

INTERSTATE - 25

E. 55TH AVENUE

CROSSROADS  
COMMERCE PARK  
FILING NO. 1  
REC.# 2015000049348

CROSSROADS COMMERCE  
PARK FILING NO. 2  
REC.# 2015000049251

E. 54TH

E. 54TH AVE.

**CCP METROPOLITAN  
DISTRICT NO. 4**

**CCP METROPOLITAN  
DISTRICT NO. 4**

WEST LINE OF THE  
NE 1/4 OF SEC. 15  
S00°07'40"E 2628.65'

ADAMS COUNTY

WASHINGTON STREET

SOUTH LINE OF THE  
NE 1/4 OF SEC. 15  
S89°32'18"W 1318.12'

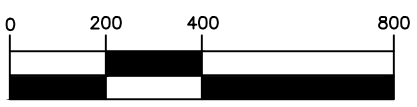
E. 52N

CITY AND COUNTY  
OF DENVER

GLOBEVILLE I, LLC  
REC.# 2014130608

**CCP METROPOLITAN  
DISTRICT NO. 4**

EAST 51ST AVENUE



1 inch = 400 ft.

NOTE: THIS DRAWING DOES NOT REPRESENT A FIELD MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\92514-01\DWG  
DWG NAME: DISTRICT 4  
DWG: JEL CHK: JRW  
DATE: 5/8/17  
SCALE: 1"=400'

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave,  
Suite 1  
Littleton, Colorado 80122  
Phone: (303)713-1898  
Fax: (303)713-1897  
[www.aztecconsultants.com](http://www.aztecconsultants.com)

**DISTRICT NO. 4 EXHIBIT**  
E1/2, SEC. 15, T3S, R68W, 6TH P.M.  
CITY AND COUNTY OF DENVER, COLORADO  
JOB NUMBER 92514-01 1 OF 1 SHEETS

**BASIS OF BEARINGS:**

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>th</sup> PRINCIPAL MERIDIAN,  
BEING MONUMENTED AS SHOWN HEREON AND ASSUMED TO BEAR  
SOUTH 00°08'29" EAST.

**PARCEL 2 - DISTRICT 4**

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN THE DOCUMENT  
RECORDED UNDER RECEPTION NUMBER 2009000092650 IN THE RECORDS OF THE CLERK AND  
RECORDER OF ADAMS COUNTY, BEING A POINT ON THE WEST RIGHT-OF-WAY OF WASHINGTON  
STREET;

THENCE NORTH 07°21'17" WEST A DISTANCE OF 734.43 FEET THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°00'00" EAST A DISTANCE OF 10.00 FEET;

THENCE NORTH 90°00'00" EAST A DISTANCE OF 10.00 FEET;

THENCE SOUTH 00°00'00" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 100 SQUARE FEET, MORE OR LESS.

# ILLUSTRATION TO EXHIBIT A

ASARCO MULTI-STATE  
CUSTODIAL TRUST

REC.# 2009000092650

NE COR, SEC. 15,  
T3S, R68W, 6th P.M.  
FOUND 3"-1/4- BRASS CAP  
IN RANGE BOX  
STAMPED "LS 30832"

PARCEL 1  
CONTAINS 100 SQ. FT.  
MORE OR LESS

PARCEL 2  
CONTAINS 100 SQ. FT.  
MORE OR LESS

P.O.B.  
DISTRICT 3

P.O.B.  
DISTRICT 4

LINE TABLE		
LINE	BEARING	LENGTH
L9	N00°00'00"E	10.00'
L10	N90°00'00"E	10.00'
L11	S00°00'00"E	10.00'
L12	N90°00'00"W	10.00'
L13	N90°00'00"W	10.00'
L14	N00°00'00"E	10.00'
L15	N90°00'00"E	10.00'
L16	S00°00'00"E	10.00'

POINT OF  
COMMENCEMENT

WASHINGTON STREET  
(60' ROW)

BASIS OF BEARINGS  
EAST LINE OF THE NE 1/4 OF SEC. 15  
S00°08'29"E

EAST 1/4, SEC. 15,  
T3S, R68W, 6th P.M.  
FOUND 3" BRASS CAP  
IN RANGE BOX  
STAMPED "LS 7104"

PATH: \\51314-10 Globeville Directors Parcels\Draw  
DWG NAME: Globeville Dir. Parcels BASE.DWG  
DWG: JEL CHK: TP  
DATE: 3/31/14  
SCALE: 1" = 50'



8000 SOUTH LINCOLN ST,  
SUITE 201  
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**DISTRICT EXHIBIT**  
NE 1/4, SEC. 15, T3S, R68W, 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO

JOB NUMBER 51314-10

3 OF 3 SHEETS

Tract D, Crossroads Commerce Park Subdivision Filing No. 2, County of Adams, State of Colorado,  
Recorded at Reception No. 2015000049251

# EXHIBIT "A"

## PARCEL DESCRIPTIONS

A PARCEL OF LAND SITUATED WITHIN THE BOUNDARY DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2014130608 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER; LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>th</sup> PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>th</sup> PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON AND ASSUMED TO BEAR SOUTH 00°09'03" EAST.

### DISTRICT 4

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2014130608 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, BEING A POINT ON THE NORTH RIGHT-OF-WAY OF EAST 51<sup>ST</sup> AVENUE;

THENCE NORTH 00°09'03" WEST, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 89°38'12" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°38'12" WEST, A DISTANCE OF 10.00 FEET;

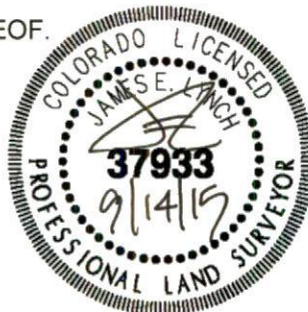
THENCE NORTH 00°09'03" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°38'12" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 00°09'03" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 100 SQUARE FEET, MORE OR LESS.

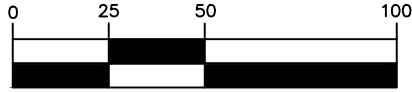
EXHIBIT ATTACHED AND MADE A PART HEREOF.



JAMES E. LYNCH, PLS NO. 37933  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
303-713-1898

# ILLUSTRATION TO EXHIBIT A

NE 1/4, SE1/4 SEC. 15,  
T.3S., R.68W., SIXTH P.M.



1 inch = 50 ft.

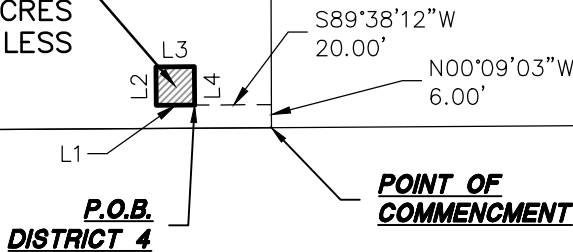


EAST 1/4, SEC. 15,  
T3S, R68W, 6th P.M.  
FOUND 3" BRASS CAP  
IN RANGE BOX  
STAMPED "LS 7104"

GLOBEVILLE I, LLC  
REC.# 2014130608

PARCEL CONTAINS  
100 (SQ.FT.)  
0.002 ACRES  
MORE OR LESS

BENTON FAMILY LIMITED  
BOOK 1483 PAGE 419



**EAST 51ST AVENUE**  
(60' ROW)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'12"W	10.00'
L2	N00°09'03"W	10.00'
L3	N89°38'12"E	10.00'
L4	S00°09'03"E	10.00'

SOUTH 1/16, SEC. 15 & SEC. 14,  
T3S, R68W, 6th P.M.  
FOUND 2-1/2"  
ALUM. CAP IN RANGE BOX  
STAMPED "LS 17477"

**WASHINGTON STREET**  
(60' ROW)

BASIS OF BEARINGS  
OF THE NE 1/4, SE 1/4 OF SEC. 15  
S00°09'03"E

PATH: V:\51314-10 Globeville Directors Parcels\Dwg  
DWG NAME: Globeville Dir. Parcels Denver 4.DWG  
DWG: JEL CHK: JRW  
DATE: 9/14/2015  
SCALE: 1" = 50'



300 E. MEDICAL AVE.  
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**DISTRICT EXHIBIT**  
SE 1/4, SEC. 15, T3S, R68W, 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
JOB NUMBER 51314-10 2 OF 2 SHEETS