

NEXUS NORTH AT DIA METROPOLITAN DISTRICT

NW 1/4 & SW 1/4 SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

NEXUS NORTH AT DIA METROPOLITAN DISTRICT

A PARCEL OF LAND BEING NEXUS NORTH FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2019000063150 AND NEXUS NORTH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2020000126372, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, AND A PORTION OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING ASSUMED TO BEAR N 00°30'30" W, FROM THE CENTER QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED PLS 38151, TO THE NORTH QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPING ILLEGIBLE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 28, THENCE S 89°31'42" W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1429.02 FEET TO THE NORTHWEST CORNER OF DIA TECH CENTER FILING NO. 8, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000095989, SAID ADAMS COUNTY RECORDS, BEING A POINT ON THE WEST LINE OF THE QUINTERO STREET RIGHT-OF-WAY, AS DEDICATED BY SAID DIA TECH CENTER FILING NO. 8 PLAT;

THENCE S 00°16'43" E, ALONG THE WEST LINE OF SAID QUINTERO STREET RIGHT-OF-WAY, A DISTANCE OF 442.41 FEET TO THE NORTHEAST CORNER OF LOT 1, DIA TECH CENTER FILING NO. 6, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000017866, SAID ADAMS COUNTY RECORDS;

THENCE S 89°33'29" W, ALONG THE NORTH LINE OF SAID LOT 1. A DISTANCE OF 1189.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, ALSO BEING A POINT ON THE EAST LINE OF SAID BUCKLEY ROAD RIGHT-OF-WAY; THENCE N 00°31'31"W, ALONG SAID EAST LINE OF THE BUCKLEY ROAD RIGHT-OF-WAY BEING 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 441.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE N 00°31'44" W, ALONG THE EAST LINE OF SAID BUCKLEY ROAD RIGHT-OF-WAY AND ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 2620.38 FEET TO A POINT BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, ALSO BEING THE SOUTH LINE OF THE EAST 88TH AVENUE RIGHT-OF-WAY; THENCE N 89°20'26" E, ALONG THE SOUTH LINE OF SAID 88TH AVENUE RIGHT-OF-WAY AND ALONG A LINE BEING 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 2621.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE S 00°30'30" E, ALONG SAID EAST LINE, A DISTANCE OF 2628.97 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7,406,115 SQUARE FEET OR 170.021 ACRES, MORE OR LESS.

THOMAS M. GIRARD
COLORADO PLS 38151
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



LGID: 67132

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 11013 NEXUS NORTH DR: J. ANTON
DATE: 03/09/2021 DS: T. GIRARD
SHEET 1 OF 2 P.M.

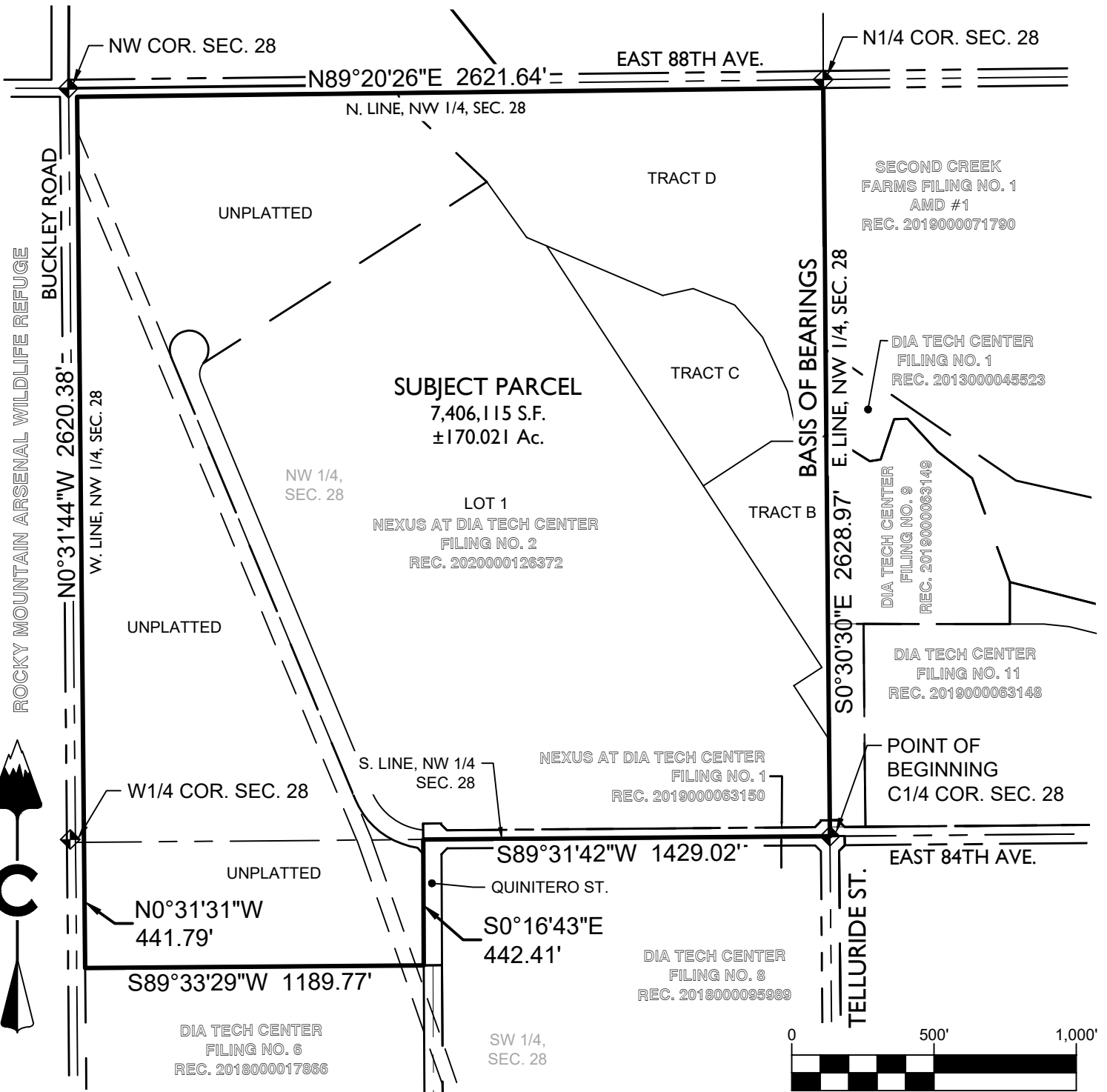
CORE

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PARCEL CONTAINS 7,406,115 S.F. OR 170.021 Ac, MORE OR LESS.

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