

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PERMANENT EASEMENT NUMBER: AP-PE-608A
PROJECT CODE: 22831
DATE: August 20, 2021
DESCRIPTION

Permanent Easement No. AP-PE-608A of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270, containing 34,611 sq. ft. (0.795 acres), more or less, in the Northwest Quarter of Section 11, Township 4 North, Range 68 West of the 6th Principal Meridian, in Weld County, Colorado, being all of the Non-Exclusive Permanent Easement recorded at Reception No. 4673580, on January 20, 2021 and a portion of that certain parcel of land described on Johnstown Commercial Annexation recorded at Reception No. 3543014, on March 21, 2008, in the Weld County Clerk and Recorder's office, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 11, Township 4 North, Range 68 West of the 6th Principal Meridian; Thence South 10°16'10" East, a distance of 768.63 feet to the northerly line of said Reception No. 4673580 and the POINT OF BEGINNING;

1. Thence North 89°59'23" East, coincident with said northerly line, a distance of 20.68 feet to the Northeast corner of said Reception No. 4673580;
2. Thence South 14°43'35" West, coincident with the easterly line of said Reception No. 4673580, a distance of 226.52 feet;
3. Thence South 04°05'53" West, continuing along said easterly line, a distance of 300.95 feet;
4. Thence South 00°23'15" East, continuing along said easterly line, a distance of 1,202.97 feet to the Southeast corner of said Reception No. 4673580;
5. Thence South 89°05'10" West, coincident with the southerly line of said Reception No. 4673580, a distance of 20.00 feet to the Southwest corner of said Reception No. 4673580 and the easterly Right-of-Way line of Interstate 25 as described on Colorado Department of Transportation Right-of-Way Plans, Project No. FAP I 25-3 (16) 251;
6. Thence North 00°23'15" West, coincident with said easterly Right-of-Way line, a distance of 1,203.93 feet;
7. Thence North 04°05'53" East, continuing along said easterly Right-of-Way line, a distance of 303.59 feet;
8. Thence North 14°43'35" East, continuing along said easterly Right-of-Way line, a distance of 223.12 feet to the POINT OF BEGINNING.

The above described permanent easement contains 34,611 square feet, (0.795 acres), more or less.

The purpose of the above described permanent easement is for permanent placement, construction, use and maintenance of roadway improvements, including utilities, irrigation facilities, an access road and all associated appurtenances.

Basis of Bearings: The West line of the Northwest Quarter of Section 11, being monumented at the Northwest Corner by a 2.5" alum. cap stamped "POWERS ELEVATION CO INC 68W 3 2 10 11 4N LS 23501", and at the West Quarter Corner by a partially illegible 2.5" alum. cap stamped "TST S10 S11 T4N R68W PLS 141", bearing South 00°23'15" East, based on Colorado State Plane North Zone (501) NAD83 (2007).

Prepared by:
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