

# EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22 TO BEAR NORTH 0°06'15" WEST, A DISTANCE OF 2657.68 FEET, BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 22 AND THE WEST QUARTER CORNER OF SAID SECTION 22, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 0°06'15" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2657.68 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 21 AND 22; THENCE NORTH 89°10'47" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 796.06 FEET; THENCE SOUTH 0°06'15" EAST, A DISTANCE OF 1750.12 FEET TO A POINT ON THE NORTH LINE OF LOT A OF RECORDED EXEMPTION NO. 0301-22-03 RECX 19-0095 AS RECORDED AT RECEPTION NO. 4566228, DATED FEBRUARY 12, 2020 IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER; THENCE SOUTH 88°39'04" WEST, ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 185.48 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 00°06'15" EAST, ALONG THE WEST LINE OF SAID LOT A, A DISTANCE OF 900.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT A, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 88°39'04" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 610.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,945,653 SQ. FT. OR 44.666 ACRES, MORE OR LESS.

KYLE R. WALKER, P.L.S. NO. 38664  
FOR AND ON BEHALF OF TOPOGRAPHIC LAND SURVEYORS

A PARCEL OF LAND LOCATED IN  
THE SOUTHWEST QUARTER OF  
SECTION 22, TOWNSHIP 10 NORTH,  
RANGE 66 WEST OF THE 6TH P.M.  
WELD COUNTY, COLORADO

#### NOTES:

1. ORIGINAL DOCUMENT SIZE: 8.5" X 11"
2. ALL DISTANCES ARE U.S. SURVEY FEET.
3. THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT".
4. SEE ATTACHED EXHIBIT "A" SHEET 2 OF 2 FOR PARCEL INFORMATION.



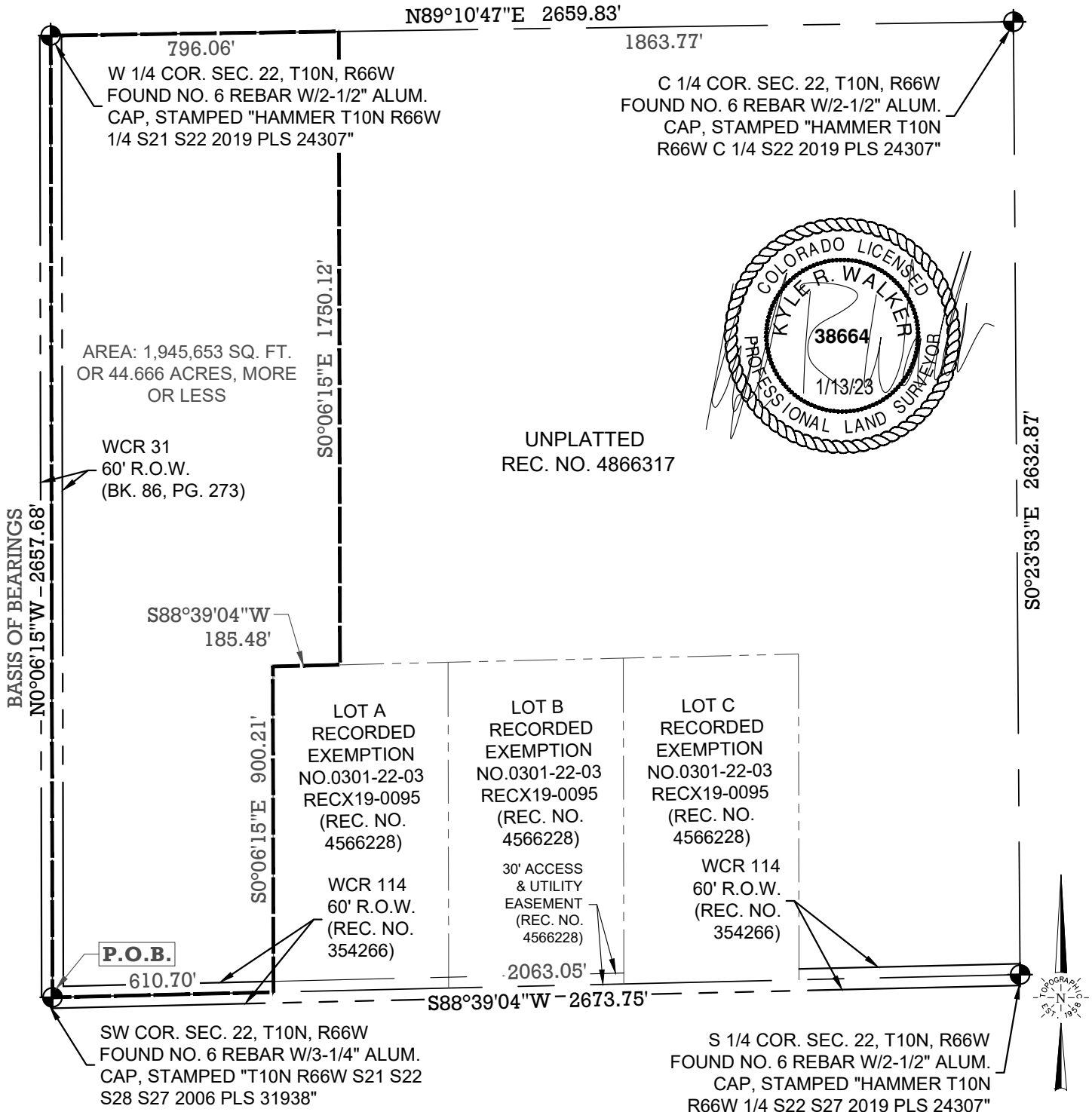
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DATE: 01/13/2023	DRAWN BY: EMD
FILE: 150301-ASTRELLA-LEGALS	SHEET: 1 OF 2

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4. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY THE CLIENT.
5. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
6. POB = POINT OF BEGINNING
7. SEE ATTACHED SHEET 1 OF 2 FOR PARCEL DESCRIPTION.

SCALE: 1" = 400'

0' 200' 400'

DATE: 01/13/2023 DRAWN BY: EMD  
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