

**EXHIBIT A-1
LEGAL DESCRIPTION**

LOT 49, EXCEPT THE EAST 50.00 FEET AS DESCRIBED IN BOOK 228 AT PAGE 479 THEREOF, AND ALL OF LOTS 50, 51, 52, 61, 62 AND 63, WILCOX SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, FILED IN PLAT BOOK 1 PAGE 16A, COUNTY OF ADAMS, STATE OF COLORADO;

EXCEPT THAT PORTION CONVEYED TO THE E-470 PUBLIC HIGHWAY AUTHORITY IN SPECIAL WARRANTY DEED RECORDED JUNE 15, 2001 UNDER RECEPTION NO. C0815266;

AND

EXCEPT THAT PORTION TAKEN BY E-470 PUBLIC HIGHWAY AUTHORITY IN RULE AND ORDER RECORDED NOVEMBER 18, 2002 UNDER RECEPTION NO. C1054594, RECORDS OF ADAMS COUNTY, COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF THORNTON, A COLORADO HOME RULE MUNICIPALITY RECORDED JULY 1, 2021 AT RECEPTION NO. 2021000079393, RECORDS OF ADAMS COUNTY, COLORADO.

CONTAINING AN AREA OF 2,795,285 SQUARE FEET OR 64.171 ACRES, MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

ILLUSTRATION TO EXHIBIT A-1

SEE PAGE 3 FOR LINE AND CURVE TABLES

E 1/4 CORNER SECTION 10,
T1S, R68W, 6TH P.M.

NORTH LINE SE 1/4 SEC. 10

N 1/2 SE 1/4 SEC. 10
T1S, R68W, 6TH P.M.

48

45

46

47

NW CORNER S 1/2
SE 1/4 SECTION 10,
T1S, R68W, 6TH P.M.

NORTH LINE S 1/2 SE 1/4 SEC. 10
N89°50'37"W 2639.27'

RIGHT-OF-WAY
PER REC. NO.
2021000079045

I-25

1321.50'
S00°22'07"E 2642.94'
EAST LINE SE 1/4 SEC. 10

L2

NE CORNER S 1/2
SE 1/4 SECTION 10,
T1S, R68W, 6TH P.M.

RIGHT-OF-WAY PER REC.
NO. 2021000079393

WILCOX SUBDIVISION
BK 1, PG 16

52

51

50

S 1/2 SE 1/4 SEC. 10
T1S, R68W, 6TH P.M.

49

WASHINGTON ST.
(VARIABLE WIDTH PUBLIC ROW)

EXCEPTION PARCEL
TK-238-2 REV-2,
REC. NO. C1054594

EXCEPTION PARCEL
TK-238 REV-2,
REC. NO. C1054594

PARCEL CONTAINS
2,795,285 SQ. FT.,
OR 64.171 ACRES,
MORE OR LESS

RIGHT-OF-WAY
BOOK 1, PAGE 16
RIGHT-OF-WAY
BOOK 228, PAGE 479
RIGHT-OF-WAY
PARCEL 12, REC.
NO. 2014000012315

I-25 WEST LINE S 1/2 SE 1/4 SEC. 10
S00°27'28"E 1321.41'

I-25

POINT OF BEGINNING

75'

L3

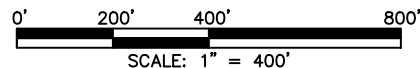
L5

GENERAL WARRANTY DEED
REC. NO. C0866189

S89°50'32"E 112.19' (TIE)
POINT OF COMMENCEMENT
S 1/4 CORNER SECTION 10,
T1S, R68W, 6TH P.M.

S89°50'32"E 2637.21'
SOUTH LINE SE 1/4 SEC. 10
(BASIS OF BEARINGS)

SE CORNER SECTION 10,
T1S, R68W, 6TH P.M.



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

ILLUSTRATION TO EXHIBIT A-1

LINE TABLE		
LINE	BEARING	LENGTH
L1	N03°17'59"E	1323.32'
L2	S89°50'37"E	2365.34'
L3	S00°22'07"E	660.72'
L4	N89°50'35"W	584.56'
L5	S00°23'28"E	660.72'
L6	N89°50'32"W	1865.72'

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DISTRICT BOUNDARY MAP
SOUTH 1/2 OF THE SOUTHEAST 1/4, SECTION 10, 1TS, R68W, 6TH P.M.
CITY OF THORNTON, ADAMS COUNTY, COLORADO

PATH: Q:\54823-05 - LPC MILE HIGH ONE FINAL PLAT\DWG\EXHIBITS\DISTRICT INCLUSION PARCEL A.DWG
JOB NUMBER: 54823-05 DATE: 04/01/2025 DWG: RDS CHK: KDS 3 OF 3 PAGES