

## Legal Description Exhibit "A"

An access and fire lane easement being in a portion of Crown Point Filing No. 1, 20<sup>th</sup> Amendment filed in the Douglas County Clerk and Recorder's office at reception No. 2015009597; situated in the Southwest ¼ of Section 3, Township 6 South, Range 66 west of the 6<sup>th</sup> P.M., Town of Parker, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the northwest corner of Section 3, Township 6 south, Range 66 west, 6<sup>th</sup> P.M.;

Thence along the west line of said Section 3, S 00° 06' 30" W, a distance of 97.63 feet to the northwest corner of said Crown Point filing No. 1, 20<sup>th</sup> amendment;

Thence S 00° 06' 30" E continuing along the said west section line, 306.89 feet;

Thence departing said west section line N 89° 53' 29" E, 35.15 feet to the True Point of Beginning;

Thence N 89° 59' 53" E, 163.06 feet to a point of curvature;

Thence on a curve to the left having a radius of 27.00 feet, a delta of 90° 00' 50", an arc length of 42.42 feet whose chord bears N 44° 59' 26" E, a chord length of 38.19 feet;

Thence N 0° 00' 59" W, 26.90 feet to a point of curve;

Thence on a curve to the right having a radius of 45.00 feet, a central angle of 109° 45' 45", a curve length of 86.21 feet and whose chord bearing is N 54° 51' 54" E, 73.62 feet to a point of curve;

Thence S70°15'14"E, 210.09 feet to a point of curve;

Thence on a curve to the left having a radius of 27.00 feet, a central angle of 89° 57' 47", an arc length of 42.39 feet whose chord bears N 64° 45' 52" E, an arc length of 38.17 feet;

Thence N 19° 46' 59" E, 65.81 feet to a point of curve;

Thence on a curve to the left having a radius of 59.25 feet, a central angle of 49° 02' 33", an arc length of 50.72 feet whose chord bears N 04° 44' 18" W, 49.18 feet to a point of the north line of Crown Point filing No. 1, 20<sup>th</sup> amendment;

Thence S68°40'13"E, 58.92 feet;

Thence S 70° 34' 46" E 13.56 feet to a point on a curve;

Thence on a curve to the left having a radius of 59.27 feet, a central angle of 51° 07' 09", an arc length of 52.88 feet whose chord bears S 45° 20' 33" W, 51.14 feet;

Thence S 19° 46' 33" W, 131.97 feet to a point of common lot line of lot 4A and 4E, Crown Point filing No.1, 20<sup>th</sup> amendment;

Thence along the common lot line of 4E and 4A, N 70° 13' 01" W, 15.00 feet to the south corner of lots 4D and 4E,

Thence leaving said common corner on a common lot line between lots 4D and 4A, 15.00 feet;

Thence departing common line N 19° 46' 59" E, 16.93 feet to a point on a line;

Thence N 70° 13' 01"W on a line parallel with the common lot line between lots 4A and 4D, 222.84 feet to a point of curve to the left having a radius of 27.00 feet, a central angle of 109° 44' 10", an arc length of 51.71 feet, whose chord bears S 54° 52' 41" W, 44.16 feet;

Thence S00°00'36"W, 345.35 feet;

Thence S 90° 00' 00" E, 43.02 feet to a point of curve;

Thence on a curve to the left having a radius of 27.00 feet, a central angle of 63° 32' 09", an arc length of 29.94, whose chord bears N 39° 30' 01" E, 28.43 feet;

Thence N 0° 00' 00" W, 233.88 feet to a point of curve, thence on a curve to the left having a radius of 27.00 feet, a central angle of 90° 00' 09", an arc length of 42.41 feet, whose chord bears N 45° 00' 05" W, 38.18 feet;

Thence S 89° 59' 53" W, 167.07 feet;

Thence N 0° 00' 00" E, 29.00 feet to the True Point of Beginning

Containing 29,269.71 square feet, 0.67 acres more or less.

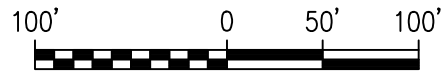
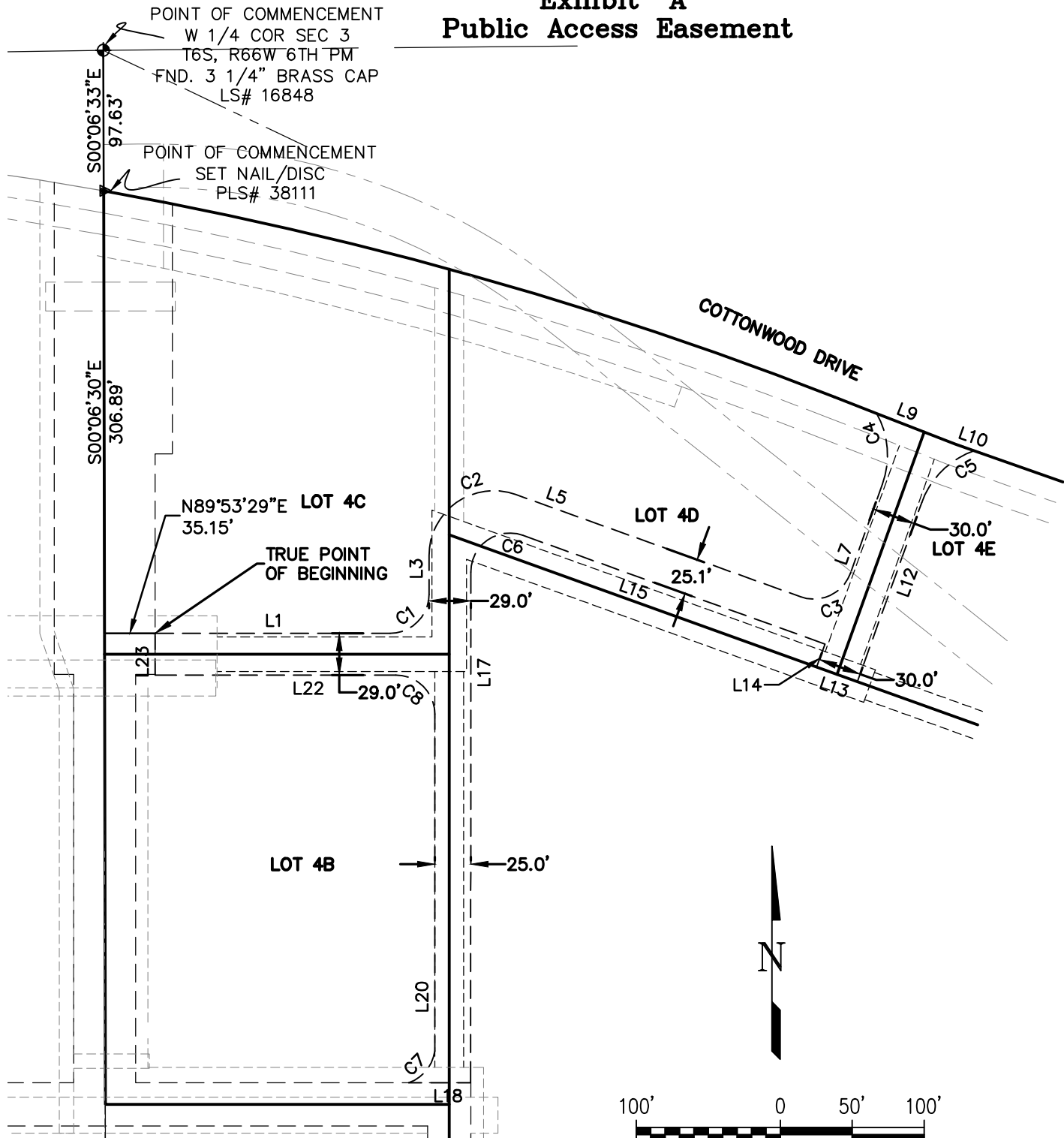
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Michael D. Miller, PLS #38111

For and on behalf of MM&D Engineering Services, Inc.

# Exhibit "A"

## Public Access Easement



SCALE: 1" = 100'

**MM&D Engineering Services, Inc.**  
**William E. Miller, P.E.**  
 ENGINEERING\*CONSTRUCTION MANAGEMENT\*SURVEYING  
 6901 S. Yosemite St. #201  
 Centennial, Colorado 801125  
 PH (303) 908-0062

Project Name:  
**Boondocks Fun Center**  
 DATE: 07/17/15  
 DES/DFT: WEM/kem  
 PROJ NO.: 13-343  
 SHEET: 1 OF 2

## Exhibit "A" Table

Line Table			Curve Table					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Angle	Ch Length
L1	163.06	N89°59'53"E	C1	42.42	27.00	090°00'50"	N44°59'26"E	38.19
L3	26.90	N00°00'59"W	C2	86.21	45.00	109°45'45"	N54°51'54"E	73.62
L5	210.09	S70°15'14"E	C3	42.39	27.00	089°57'47"	N64°45'52"E	38.17
L7	65.81	N19°46'59"E	C4	50.72	59.25	049°02'33"	N04°44'18"W	49.18
L9	58.92	S68°40'13"E	C5	52.88	59.27	051°07'09"	S45°20'33"W	51.14
L10	13.56	S70°34'46"E	C6	51.71	27.00	109°44'10"	S54°52'41"W	44.16
L12	131.97	S19°46'33"W	C7	29.94	27.00	063°32'09"	N39°30'01"E	28.43
L13	30.00	N70°13'01"W	C8	42.41	27.00	090°00'09"	N45°00'05"W	38.18
L14	16.93	N19°46'59"E						
L15	222.84	N70°13'01"W						
L17	354.35	S00°00'36"W						
L18	43.02	S90°00'00"W						
L20	233.88	N00°00'00"E						
L22	167.07	S89°59'53"W						
L23	29.00	N00°00'00"E						

**MM&D Engineering Services, Inc.**

**William E. Miller, P.E.**

**ENGINEERING\*CONSTRUCTION MANAGEMENT\*SURVEYING**

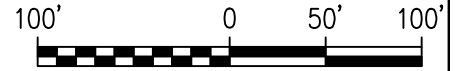
6901 S. Yosemite St. #201  
Centennial, Colorado 801125  
PH (303) 908-0062

Project Name:

**Boondocks  
Fun Center**

DATE: 07/17/15  
DES/DFT: WEM/kem  
PROJ NO.: 13-343  
SHEET: 2 OF 2

**Exhibit "B"**  
**Access & Fire Easement**  
**Lot 4A Only**



SCALE: 1" = 100'

POINT OF COMMENCEMENT

W 1/4 COR SEC 3  
 T6S, R66W 6TH PM  
 FND. 3 1/4" BRASS CAP  
 LS# 16848

S00°06'33"E  
 97.63'

POINT OF COMMENCEMENT

SET NAIL/DISC  
 PLS# 38111

COTTONWOOD DRIVE

S56°19'19"E  
 596.50'

LOT 4C

LOT 4D

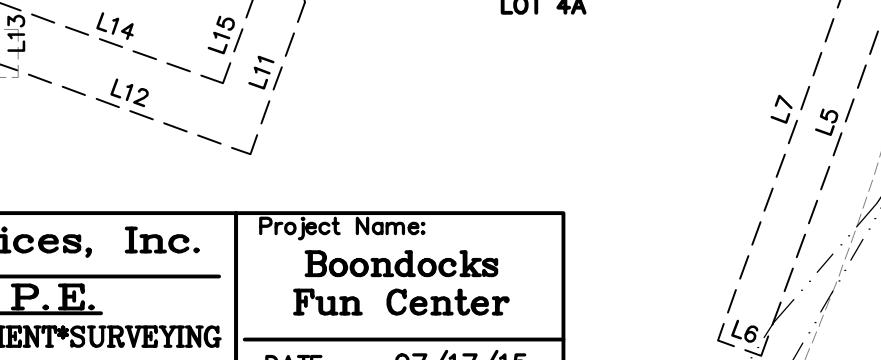
TRUE POINT  
 OF BEGINNING

LOT 4E

LOT 4B

LOT 4A

LOT 2  
 CROWN POINT F#1  
 14th AMENDMENT



**MM&D Engineering Services, Inc.**

**William E. Miller, P.E.**

**ENGINEERING\*CONSTRUCTION MANAGEMENT\*SURVEYING**

6901 S. Yosemite St. #201  
 Centennial, Colorado 801125  
 PH (303) 908-0062

Project Name:

**Boondocks  
 Fun Center**

DATE: 07/17/15  
 DES/DFT: WEM/kem  
 PROJ NO.: 13-343  
 SHEET: 1 OF 2

## Exhibit "B" Easement Table

Line Table			Curve Table					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Angle	Ch Length
L1	26.39	S70°13'01"E	C1	69.23	65.00	061°01'14"	S19°46'59"W	66.00
L2	82.50	S19°15'44"W	C2	81.63	91.00	051°23'39"	N19°46'59"E	78.92
L3	271.09	S70°13'01"E						
L4	51.37	S02°54'54"W						
L5	253.09	S19°46'59"W						
L6	24.00	N70°13'01"W						
L7	249.53	N19°46'59"E						
L8	30.01	N02°54'54"E						
L9	253.29	N70°13'01"W						
L10	119.50	S19°46'59"W						
L11	84.00	S19°46'59"W						
L12	139.15	N70°13'01"W						
L13	31.88	N00°00'00"E						
L14	123.94	S70°13'01"E						
L15	47.54	N19°46'59"E						
L16	219.54	N19°29'06"E						

**MM&D Engineering Services, Inc.**

**William E. Miller, P.E.**

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PH (303) 908-0062

Project Name:

**Boondocks  
Fun Center**

DATE: 07/17/15  
DES/DFT: WEM/kem  
PROJ NO.: 13-343  
SHEET: 2 OF 2

**Legal Description**  
**Exhibit "B"**

An Access and Fire Easement being in a portion of Crown Pointe Filing No. 1, 20<sup>th</sup> Amendment, filed in Douglas County Clerk and Recorder's office at Reception No. 2015009597; situated in the Southwest ¼ of Section 3, Township 6 South, Range 66 West of the 6<sup>th</sup> P.M., Town of Parker, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the West ¼ corner of said Section 3; Thence S00°06'33"E along the Southwesterly section line of said Section 3, a distance of 97.63 feet to the Northwest corner of said Crown Pointe Filing No.1, 20<sup>th</sup> Amendment; Thence leaving said Northwest corner, S56°19'19"E, 596.50 feet to the True Point of Beginning; said point being on the common lot line between Lots 4A and 4D; Thence along the common lot line for Lot 4A and Lot 4D and Lot 4A and Lot 4E, 26.39 feet; Thence the following 17 courses and distances:

- 1) S19°15'44"W, 82.50 feet;
- 2) S70°13'01"E, 271.09 feet;
- 3) S02°54'54"W, 51.37 feet;
- 4) S19°46'59"W, 253.09 feet;
- 5) N70°13'01"W, 24.00 feet;
- 6) N19°46'59"E, 249.53 feet;
- 7) N02°54'54"E, 30.01 feet;
- 8) N70°13'01"W, 253.29 feet;
- 9) S19°46'59"W, 119.50 feet to a point of curvature;
- 10) Thence on a curve to the left having a central angle of 61°01'14"; a radius of 65.00 feet, an arc length of 69.23' and whose chord bears S19°46'59"W, 66.00 feet;
- 11) S19°46'59"W, 84.00 feet;
- 12) N70°13'01"W, 139.15 feet;
- 13) N00°00'00"E, 31.88 feet;
- 14) S70°13'01"E, 123.94 feet;
- 15) N19°46'59"E, 47.54 feet to a point of curvature;
- 16) Thence on a curve to the right having a central angle of 51°23'39"; a radius of 91.00 feet and an arc length of 81.63 feet and whose chord bears N19°46'59"E, 78.92 feet;
- 17) N19°29'06"E, 219.54 feet to the True Point of Beginning.

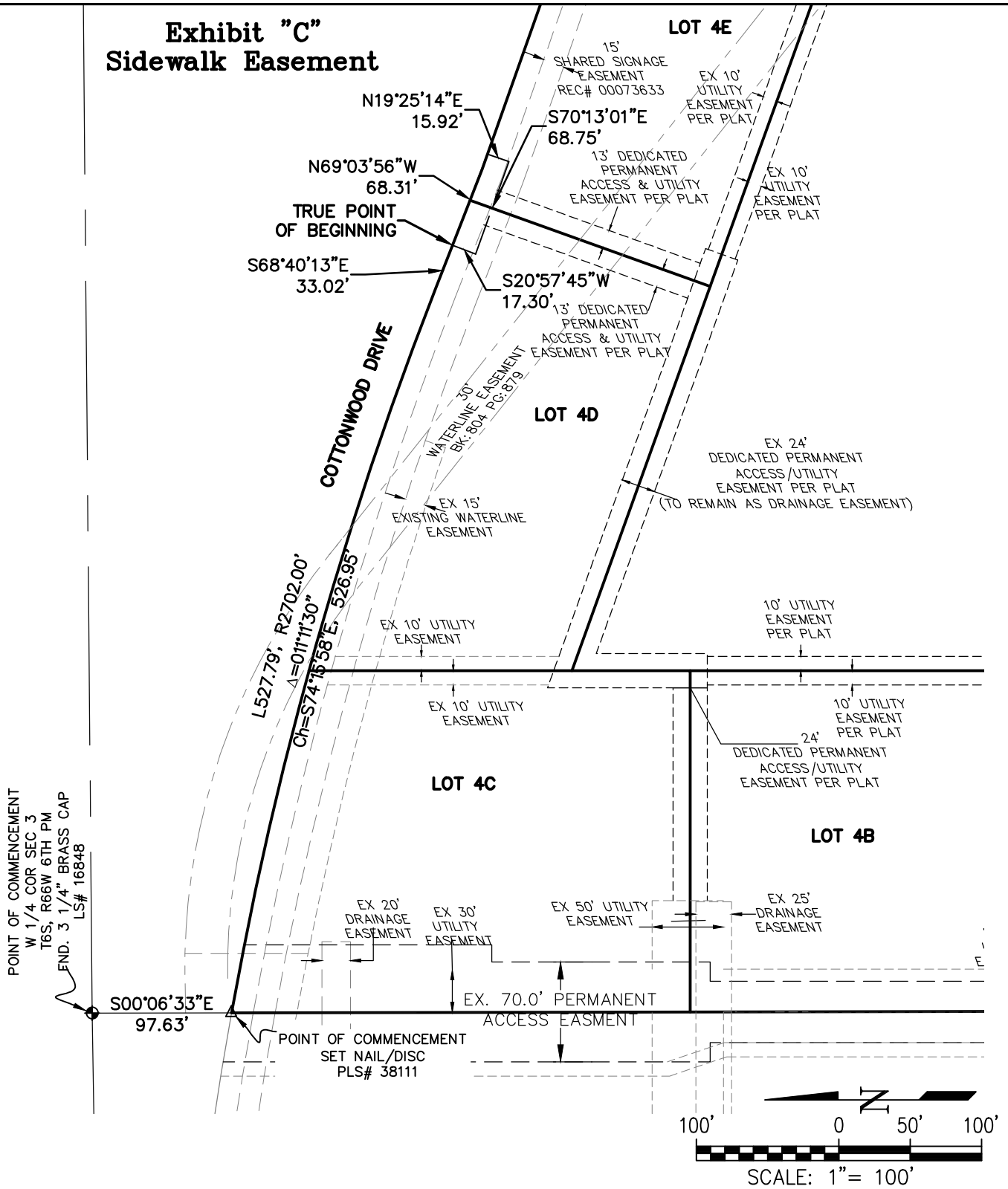
Containing 26,803.99 square feet, 0.615 acres, more or less.

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Michael D. Miller, PLS #38111

For and on behalf of MM&D Engineering Services, Inc.

# Exhibit "C" Sidewalk Easement



**MM&D Engineering Services, Inc.**

**William E. Miller, P.E.**

**ENGINEERING\*CONSTRUCTION MANAGEMENT\*SURVEYING**

6901 S. Yosemite St. #201  
Centennial, Colorado 801125  
PH (303) 908-0062

Project Name:

**Boondocks  
Fun Center**

DATE: 07/17/15  
DES/DFT: WEM/kem  
PROJ NO.: 13-343  
SHEET: 1 OF 1

**Legal Description**  
**Exhibit "C"**

A Sidewalk Easement being in a portion of Crown Pointe Filing No. 1, 20<sup>th</sup> Amendment, filed in Douglas County Clerk and Recorder's office at Reception No. 2015009597; situated in the Southwest ¼ of Section 3, Township 6 South, Range 66 West of the 6<sup>th</sup> P.M., Town of Parker, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the West ¼ corner of said Section 3; Thence S00°06'33"E along the Southwesterly section line of said Section 3, a distance of 97.63 feet to the Northwest corner of said subdivision, Thence continuing along the North property line of said subdivision, the following two courses and distances;

- 1) On a curve to the right having a central angle of 11°11'30", and arc length of 527.79 feet and a radius of 2,702.00 feet and whose cord bearing is S74°15'58"E, a chord length of 526.95 feet to a point of tangent.
- 2) Along said tangent S68°40'13"E, 33.02 feet to the True Point of Beginning;

Thence S20°57'45"W, 17.30 feet;

Thence S70°13'01"E, 68.75 feet;

Thence N19°25'14"E, 15.92 feet to a point on the Northern Property Line of Crown Pointe Filing No.1, 20<sup>th</sup> Amendment, thence continuing along the northern property line N69°03'56"W, 68.31 feet to the True Point of Beginning.

Containing 1138.30 square feet, 0.003 acres, more or less.

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Michael D. Miller, PLS #38111

For and on behalf of MM&D Engineering Services, Inc.

# Exhibit "D" Drainage Easement

POINT OF COMMENCEMENT  
W 1/4 COR SEC 3  
T6S, R66W 6TH PM  
FND. 3 1/4" BRASS CAP  
LS# 16848

S00°06'33"E  
97.63'

POINT OF COMMENCEMENT  
SET NAIL/DISC  
PLS# 38111

TRUE POINT  
OF BEGINNING  
STORM #3

COTTONWOOD DRIVE

TRUE POINT  
OF BEGINNING  
STORM #4

S44°34'34"E  
358.76'  
LOT 4C

S58°14'32"E  
630.15'  
LOT 4D

LOT 4E

LOT 4B

TRUE POINT  
OF BEGINNING  
STORM #2

LOT 4A

S13°28'15"E  
1093.88'

TRUE POINT  
OF BEGINNING  
STORM #1

L28  
L27

L20

L21

L22

L23

L24

L25

L26

L29

L30

L31

L17

L18

L19

L10

L11

L12

L13

L14

L15

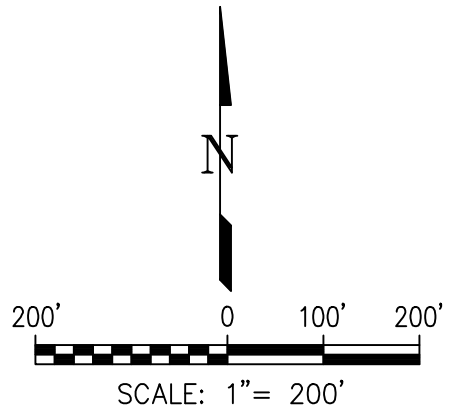
L7

L8

L5

L6

L9



**MM&D Engineering Services, Inc.**

**William E. Miller, P.E.**

**ENGINEERING\*CONSTRUCTION MANAGEMENT\*SURVEYING**

6901 S. Yosemite St. #201  
Centennial, Colorado 801125  
PH (303) 908-0062

Project Name:

**Boondocks  
Fun Center**

DATE: 07/17/15  
DES/DFT: WEM/kem  
PROJ NO.: 13-343  
SHEET: 1 OF 2

## Exhibit "D" Table

Line Table		
Line #	Length	Direction
L1	25.00	S00°00'00"W
L2	13.62	S90°00'00"E
L3	25.00	N00°00'00"W
L4	13.62	S90°00'00"W
L5	25.00	N81°44'59"E
L6	77.02	S08°15'01"E
L7	25.00	S81°44'59"W
L8	77.02	N08°15'01"W
L9	77.76	S00°00'00"E
L10	18.30	N70°13'01"W
L11	61.52	N16°04'52"E
L12	59.99	N20°05'25"W
L13	24.26	N69°54'35"E
L14	52.21	S00°00'00"E
L15	2.00	N90°00'00"W
L16	25.00	S19°47'00"W
L17	103.36	S70°12'12"E
L18	124.12	S56°37'24"E
L19	103.56	S03°16'56"W
L20	20.52	S70°11'22"E

Line Table		
Line #	Length	Direction
L21	61.66	S14°52'44"W
L22	74.40	S19°43'22"W
L23	87.48	S19°52'16"W
L24	24.96	S70°07'44"E
L25	162.98	N19°48'59"E
L26	75.08	N14°52'44"E
L27	10.68	N11°07'44"E
L28	24.10	N70°11'22"W
L29	99.31	N03°16'56"E
L30	141.50	N56°37'24"W
L31	106.34	N70°12'12"W

**MM&D Engineering Services, Inc.**

**William E. Miller, P.E.**

**ENGINEERING\*CONSTRUCTION MANAGEMENT\*SURVEYING**

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Centennial, Colorado 801125  
PH (303) 908-0062

Project Name:

**Boondocks  
Fun Center**

DATE: 07/17/15  
DES/DFT: WEM/kem  
PROJ NO.: 13-343  
SHEET: 2 OF 2

**Legal Description**  
**Exhibit "D"**

A Drainage Easements, Storm 1 thru Storm 4, being in a portion of Crown Pointe Filing No. 1, 20<sup>th</sup> Amendment, filed in Douglas County Clerk and Recorder's office at Reception No. 2015009597; situated in the Southwest ¼ of Section 3, Township 6 South, Range 66 West of the 6<sup>th</sup> P.M., Town of Parker, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the West ¼ corner of said Section 3, thence S00°06'33"E, along the southwest section line of said Section 3, 97.63 feet.

**Storm Sewer #1**

Thence S13°28'15"E, 1,093.88 feet to the True Point of Beginning;

Thence the following 4 courses and distances:

- 1) S00°00'00"W, 25.00 feet;
- 2) S90°00'00"E, 13.62 feet;
- 3) N00°00'00"E, 25.00 feet;
- 4) N90°00'00"W, 13.62 feet to the True Point of Beginning.

Containing 340.41 square feet, 0.008 acres, more or less.

**Storm Sewer #2**

Thence S22°38'03"E, 640.53 feet to the True Point of Beginning; Thence the following four courses and distances:

- 1) S08°15'01"E, 77.02 feet;
- 2) N81°44'59"E, 25.00 feet;
- 3) N08°15'01"W, 77.02 feet;
- 4) S81°44'59"W, 25.00 feet to the True Point of Beginning.

Containing 1925.59 square feet, 0.044 acres, more or less.

**Storm Sewer #3**

Thence S44°34'34"E, 358.76 feet to the True Point of Beginning; Thence the following seven courses and distances:

- 1) S00°00'00"E, 77.76 feet;
- 2) S00°00'00"E, 2.00 feet;
- 3) S00°00'00"E, 52.21 feet;
- 4) N69°54'35"E, 24.26 feet;
- 5) N20°05'25"W, 59.99 feet;
- 6) N16°04'52"E, 61.52 feet;
- 7) N70°13'01"W, 18.30 feet to the True Point of Beginning.

Containing 1340.33 square feet, 0.031 acres, more or less.

#### **Storm Sewer #4**

Thence S58°14'32"E, 630.15 feet to the True Point of Beginning; Thence the following 16 courses and distances:

- 1) S19°47'00"W, 25.00 feet;
- 2) S70°12'12"E, 103.36 feet;
- 3) S56°37'24"E, 124.12 feet;
- 4) S03°16'56"W, 103.56 feet;
- 5) S70°11'22"E, 20.52 feet;
- 6) S14°52'44"W, 61.66 feet;
- 7) S19°43'22"W, 74.40 feet;
- 8) S19°52'16"W, 87.48 feet;
- 9) S70°07'44"E, 24.96 feet;
- 10) N19°48'59"E, 162.98 feet;
- 11) N14°52'44"E, 75.08 feet;
- 12) N11°07'44"E, 10.68 feet;
- 13) N70°11'22"W, 24.10 feet;
- 14) N03°16'56"E, 99.31 feet;
- 15) N56°37'24"W, 141.50 feet;
- 16) N70°12'12"W, 106.34 feet to the True Point of Beginning.

Containing 14,931.02 square feet, 0.34 acres, more or less.

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Michael D. Miller, PLS #38111

For and on behalf of MM&D Engineering Services, Inc.