

**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 9 courses and distances:

- 1) S19°46'59"W, 226.00 feet to a point of curvature;
- 2) 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;
- 3) S19°46'59"W, 84.00 feet;
- 4) N70°13'01"W, 139.15 feet;
- 5) N00°00'00"E, 31.88 feet;
- 6) S70°13'01"E, 123.94 feet;
- 7) N19°46'59"E, 47.54 feet to a point of curvature;
- 8) 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;
- 9) N19°29'06"E, 219.54 feet to the True Point of Beginning.

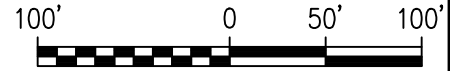
Containing 13,449.54 square feet, 0.309 acres, more or less.

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Michael D. Miller, PLS #38111

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

# Exhibit "B" Access 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

L8

LOT 4B

L7

L1

C2

C1

LOT 4A

L4

L5

L6

L2

L3

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	226.00	S19°35'34"W	C1	69.23	65.00	61°01'14"	S19°46'59"W	66.00
L2	84.00	S19°46'59"W	C2	81.63	91.00	51°23'39"	N19°46'59"E	78.92
L3	139.15	N70°13'01"W						
L4	31.88	N00°00'00"E						
L5	123.94	S70°13'01"E						
L6	47.54	N19°46'59"E						
L7	219.54	N19°29'06"E						
L8	26.39	S70°13'01"E						

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

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