

LAND DESCRIPTION

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A PORTION OF THE HORSESHOE RIDGE SUBDIVISION 3RD AMENDMENT, SITUATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO:

CONSIDERING THE SOUTH LINE OF THE SOUTHEAST $\frac{1}{4}$ SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. AS BEARING SOUTH 89°15'23" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

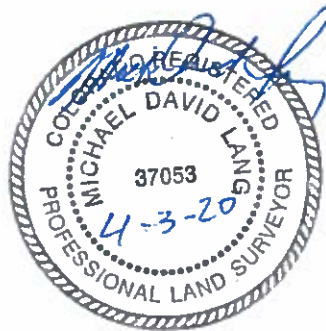
COMMENCING AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 28; THENCE ALONG THE SOUTH LINE OF SAID SECTION 28 SOUTH 89°15'23" WEST 260.25 FEET, THENCE NORTH 00°44'37" WEST TO THE POINT OF BEGINNING;

THENCE SOUTH 89°15'23" WEST, 293.64 FEET;
THENCE NORTH 68°26'06" WEST 85.67 FEET,
THENCE NORTH 45°44'48" WEST, 21.54 FEET;
THENCE SOUTH 62°48'55" WEST, 41.94 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF TRIPLE CROWN DRIVE HORSESHOE RIDGE SUBDIVISION 3RD AMENDMENT, SAID POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 01°22'17", A RADIUS OF 839.36 FEET AND THE CHORD WHICH BEARS SOUTH 44°05'04" WEST, 20.09 FEET;
THENCE ALONG THE ARC OF SAID CURVE 20.09 FEET;
THENCE SOUTH 45°28'36" EAST, 33.00 FEET;
THENCE NORTH 86°03'47" EAST, 89.90 FEET;
THENCE SOUTH 42°55'51" EAST, 37.22 FEET,
THENCE NORTH 89°00'25" EAST, 274.45 FEET;
THENCE NORTH 41°42'01" EAST, 40.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.307 ACRES, 13,369 SQUARE FEET, MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW ON RECORD OR EXISTING.



MICHAEL DAVID LANG
COLORADO REGISTRATION NO. 37053
RIDGETOP ENGINEERING AND SURVEYING



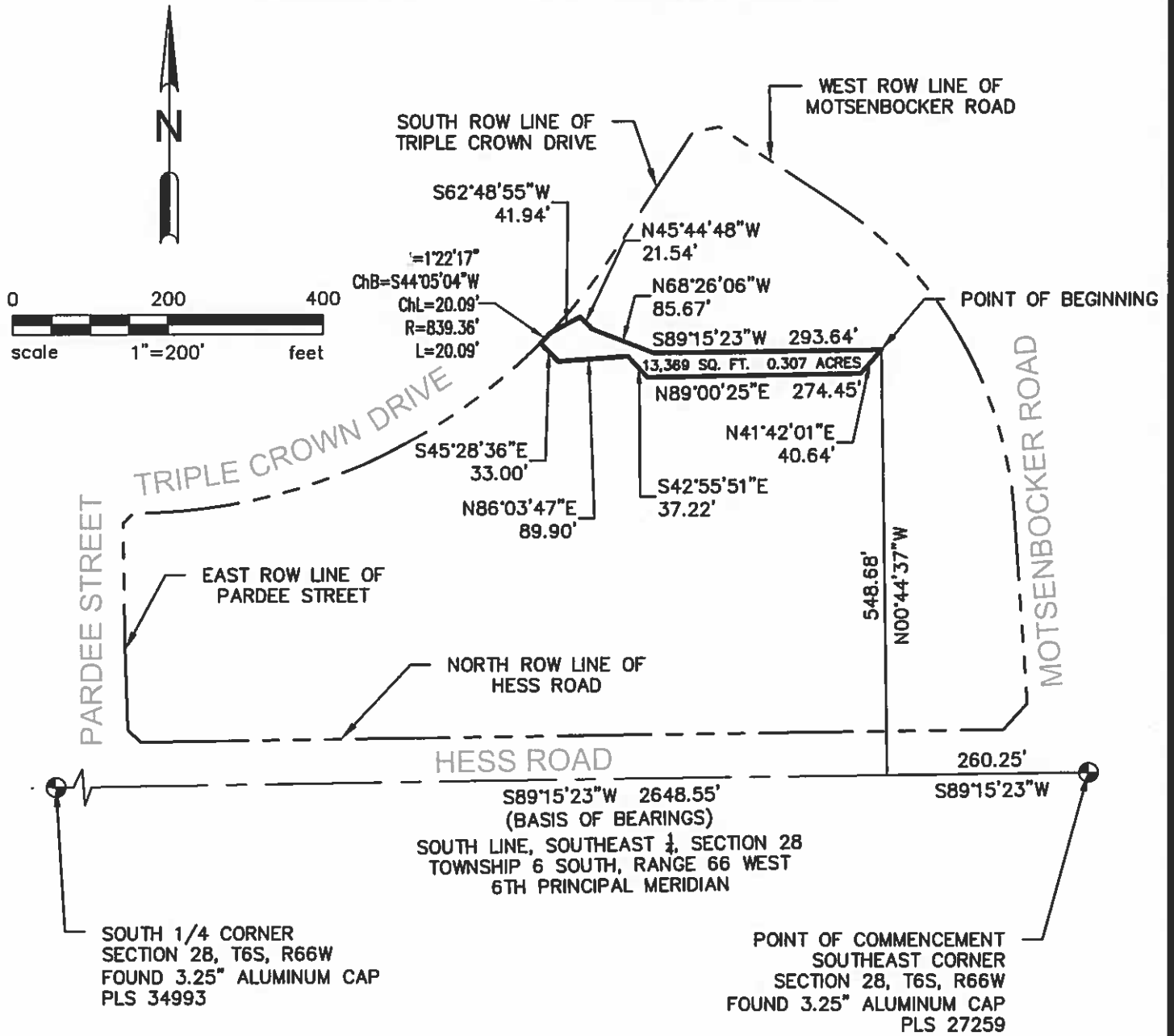
LAND DESCRIPTION
SOUTHWEST QUARTER SEC. 22,
T3S, R67W, 6TH P.M.
CITY AND COUNTY OF DENVER
STATE OF COLORADO

Project: 18-075-001
Drawing: P ESMT
Field Date:
Crew:
Drafted By: AS
Date: 04/02/20
Revised: -

Sheet:
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DRAWING FILENAME: V:\Projects\Temp\TLE LD\Perm Storm ESMT.dwg LAYOUT NAME: B.5k11 Letter Portrait DATE: Apr 02, 2020 - 12:21pm CAD OPERATOR: Asc

DESCRIPTION EXHIBIT



NOTES:

1. THIS EXHIBIT IS NOT A LAND SURVEY PLAT, OR AN IMPROVEMENT SURVEY PLAT. THE DRAWING IS ONLY INTENDED TO GRAPHICALLY REPRESENT THE WRITTEN DESCRIPTION.



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