

# 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 267.07 FEET, THENCE NORTH 00°44'37" WEST, 455.55 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°16'01" WEST, 297.93 FEET;  
THENCE NORTH 65°21'59" WEST 48.33 FEET;  
THENCE NORTH 00°32'52" WEST, 51.35 FEET;  
THENCE NORTH 87°15'52" WEST, 83.60 FEET;  
THENCE NORTH 23°37'53" WEST, 29.82 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF TRIPLE CROWN DRIVE AS SHOWN HORSESHOE RIDGE SUBDIVISION 3RD AMENDMENT, SAID POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 01°55'56", A RADIUS OF 737.24 FEET AND THE CHORD WHICH BEARS NORTH 44°19'03" EAST, 24.86 FEET;  
THENCE ALONG THE ARC OF SAID CURVE 24.86 FEET;  
THENCE SOUTH 84°24'44" EAST, 79.19 FEET;  
THENCE NORTH 89°38'29" EAST, 346.29 FEET;  
THENCE SOUTH 25°25'14" EAST, 55.78 FEET,  
THENCE SOUTH 25°11'32" WEST, 67.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.000 ACRES, 43,539 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

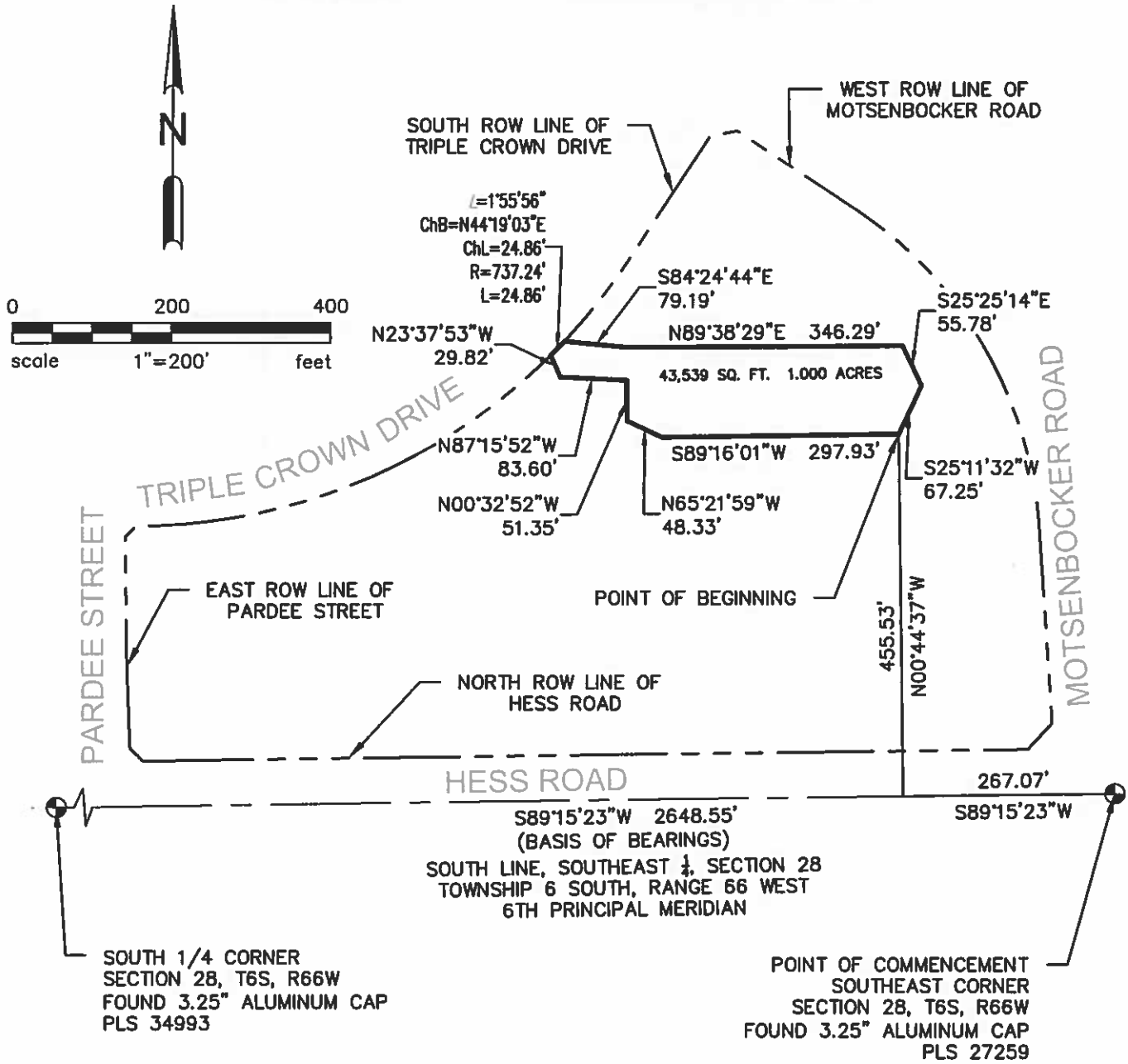


**LAND DESCRIPTION**  
SOUTHWEST QUARTER SEC. 22,  
T3S, R67W, 6TH P.M.  
CITY AND COUNTY OF DENVER  
STATE OF COLORADO

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

Sheet:  
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# 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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