



EXHIBIT  
 LOT 2, PARKER AND PINE FILING NO. 1  
 PARKER, COLORADO

Project No:	MOC000046.10
Drawn By:	EMV
Checked By:	BJD
Date:	04/20/21

**Galloway**

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EASEMENT DESCRIPTION:

A PORTION OF LOT 2, PARKER AND PINE FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE ASSUMED, BASED ON SAID PLAT OF PARKER AND PINE FILING NO. 1. THE SOUTH LINE OF SAID LOT 2 IS CONSIDERED TO BEAR S89°59'52"W, WITH ALL BEARINGS HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE WITH THE SOUTH LINE OF SAID LOT 2, S60°26'53"W A DISTANCE OF 49.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°32'59", HAVING A RADIUS OF 23.50 FEET, AN ARC LENGTH OF 12.12 FEET, AND WHOSE CHORD BEARS S75°13'23"W, A CHORD DISTANCE OF 11.99 FEET;

THENCE CONTINUING WITH SAID SOUTH LINE OF LOT 2, S89°59'52"W A DISTANCE OF 108.27 FEET;

THENCE DEPARTING SAID SOUTH LINE OF LOT 2, N00°00'08"W A DISTANCE OF 1.50 FEET TO THE **POINT OF BEGINNING**;

THENCE S89°59'52"W, A DISTANCE OF 16.41 FEET;

THENCE N0°00'08"W, A DISTANCE OF 26.00 FEET;

THENCE S89°59'52"W, A DISTANCE OF 3.59 FEET;

THENCE N0°00'08"W, A DISTANCE OF 27.40 FEET;

THENCE N89°59'52"E, A DISTANCE OF 20.00 FEET;

THENCE S0°00'08"E, A DISTANCE OF 53.40 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.02 ACRES (975 SQUARE FEET), MORE OR LESS.

DESCRIPTION PREPARED BY:

BRIAN J. DENNIS

PROJECT NO. MOC000046.10

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FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.