

**Legal Description:**

A Part of Lot 6, Parker and Pine Filing 1, recorded at Reception Number 2020059999, Douglas County, Colorado Clerk and Recorder's Office, situated in the Southeast 1/4 of Section 9, and the Southwest 1/4 of Section 10, T.6S., R.66W., 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 1/4 Corner of Section 9, T.6S., R.66W., of the 6<sup>th</sup> P.M.;  
Thence S21°06'20"E a distance of 329.87 feet to a point on the East Line of said Lot 6 and the North Line of a 25 Foot Drainage Easement recorded at Reception Number 20200059999 and the **Point of Beginning**;  
Thence N90°00'00"W along said North Line, a distance of 25.00 feet;  
Thence N00°00'08"W a distance of 71.74 feet;  
Thence N89°59'52"E a distance of 25.00 feet;  
Thence S00°00'08"E along a portion of the Easterly Line of said Lot 6, a distance of 71.74 feet to the **Point of Beginning**.

Parcel Contains (1,793 Square Feet) 0.0412 Acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Bearings shown hereon are based on the West Line of the SW ¼ of Section 10, T.6S., R.66W., of the 6<sup>th</sup> P.M. assumed to bear S00°09'13"E a distance of 2669.32 feet and monumented by a 3-1/4" Aluminum Cap stamped L.S. No. 22561 2008 found at the W 1/4 Corner of said Section 10 and a 3-1/4" Aluminum Cap stamped L.S. No. 19003 1999 found at the SW Corner of said Section 10.

Date Prepared: July 27, 2021  
Date of Last Revision:  
Prepared By: Charles N. Beckstrom, PLS No. 33202  
For and on behalf of  
Engineering Service Company  
14190 East Evans Avenue  
Aurora, Colorado 80014  
Phone: 303-337-1393



# EXHIBIT

POINT OF COMMENCEMENT  
 W 1/4 CORNER OF SECTION 10,  
 E 1/4 CORNER OF SECTION 9,  
 T.6S., R.66W. OF THE 6TH P.M.  
 (FOUND 3-1/4" ALUMINUM CAP  
 L.S. NO. 22561, DATED 2008)

PINE LANE

LOT 6  
 PARKER AND PINE FILING 1  
 (REC. NO. 2020059999)

TRACT A  
 PARKER AND PINE FILING 1  
 (REC. NO. 2020059999)

WEST LINE OF THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.  
 N00°17'51"E 2669.32' (BASIS OF BEARINGS)

S21°06'20"E  
 329.87'

N89°59'52"E

25.00'

S00°00'08"E 71.74'

N00°00'08"W  
 71.74'

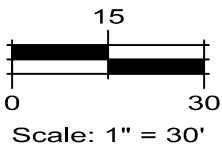
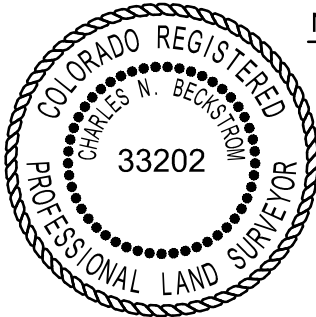
N90°00'00"W  
 25.00'

POINT OF BEGINNING

25' DRAINAGE EASEMENT  
 (REC. NO. 2020059999)

SE CORNER OF LOT 6,  
 PARKER AND PINE FILING 1

N00°00'08"W 50.11'



SW CORNER OF SECTION 10,  
 SE CORNER OF SECTION 9,  
 T.6S., R.66W. OF THE 6TH P.M.  
 (FOUND 3-1/4" ALUMINUM CAP  
 L.S. NO. 19003, DATED 1999)

**ESC**  
**ENGINEERING**  
**SERVICE**  
**COMPANY**

14190 East Evans Avenue  
 Aurora, Colorado 80014  
 P 303.337.1393 | F 303.337.7481

**PARCEL CONTAINS**  
 1,793 SQUARE FEET  
 0.0412 ACRES

## TOWN OF PARKER

Drawn By: <i>JDP</i>	Checked By: <i>CNB</i>	Project No.: <i>1520.1</i>	Date: <i>7/27/2021</i>
Scale: <i>1" = 30'</i>	File Name: <i>N:\Projects\NLD Parker LLC\Parker-12405 S Parker Rd\CAD\Exhibits\Town Esmts\12405 S Parker Rd Parker - Town Esmts.dwg</i>		

Note: This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

## 25' DRAINAGE EASEMENT

A PART OF LOT 6, PARKER AND PINE FILING 1  
 SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10,  
 T.6S., R.66W. OF THE 6TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

# Map Check Report

Date: 7/27/2021 11:57:09 AM

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Parcel Name: 25' Drainage Easement

Description: Lot 6, Parker and Pine Filing 1

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:12,361.3235'

East:50,132.5713'

Segment# 1: Line

Course: N90°00'00"W

Length: 25.00'

North: 12,361.3235'

East: 50,107.5713'

Segment# 2: Line

Course: N0°00'08"W

Length: 71.74'

North: 12,433.0635'

East: 50,107.5686'

Segment# 3: Line

Course: N89°59'52"E

Length: 25.00'

North: 12,433.0645'

East: 50,132.5686'

Segment# 4: Line

Course: S0°00'08"E

Length: 71.74'

North: 12,361.3245'

East: 50,132.5713'

Perimeter: 193.47'

Area: 1,793.40Sq.Ft.

Error Closure: 0.0010

Course: N0°00'04"W

Error North : 0.00097

East: 0.00000

Precision 1: 193,480.00