

LEGAL DESCRIPTION: METES & BOUNDS AS SURVEYED

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 29, T.6S., R.66W., OF THE 6TH P.M., BEING A PART OF LOT 1, BLOCK 10, DOUGLAS 234 FILING NO. 1, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 29;
THENCE N89°35'27"E ALONG THE SOUTH LINE OF SAID SE 1/4 A DISTANCE OF 523.48 FEET;
THENCE N00°24'33"W A DISTANCE OF 62.75 FEET TO THE NORTHERLY R.O.W. LINE OF HESS ROAD AND THE SOUTHWESTERLY CORNER OF SAID LOT 1;
THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 AND THE EASTERLY R.O.W. LINE OF SOUTH CHAMBERS ROAD THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE N52°45'43"W A DISTANCE OF 77.99 FEET;
- 2) THENCE N10°30'51"W A DISTANCE OF 170.63 FEET TO A POINT OF CURVE;
- 3) THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS N12°17'58"W A DISTANCE OF 192.20 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 3°34'13", A RADIUS OF 3085.00 FEET, AN ARC LENGTH OF 192.23 FEET TO THE **POINT OF BEGINNING**;
- 4) THENCE CONTINUING ALONG SAID CURVE WHOSE CHORD BEARS N15°39'34"W A DISTANCE OF 169.57 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 3°08'59", A RADIUS OF 3085.00 FEET, AN ARC LENGTH OF 169.59 FEET;

THENCE N72°08'11"E A DISTANCE OF 305.12 FEET;

THENCE S12°46'55"E A DISTANCE OF 181.00 FEET;

THENCE S74°14'16"W A DISTANCE OF 295.81 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS (52,454 SQUARE FEET) 1.2042 ACRES.

LOT 3, BLOCK 10, DOUGLAS 234 FILING NO. 6