

DOUGLAS 234 FILING NO. 6,  
TOWN OF PARKER  
COUNTY OF DOUGLAS  
STATE OF COLORADO

BEING FURTHER DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 BEING ASSUMED TO BEAR NORTH 89°15'13" EAST, A DISTANCE OF 2638.35 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

-THE SOUTH QUARTER CORNER OF SAID SECTION 29 BEING A FOUND 3.25" ALUMINUM CAP PLS 22561 IN RANGE BOX MATCHING MONUMENT RECORD FILED 4/30/13.

- THE SOUTHEAST CORNER OF SAID SECTION 29 BEING A FOUND 3.25" ALUMINUM CAP PLS 35593 IN RANGE BOX MATCHING MONUMENT RECORD FILED 11/29/05.

COMMENCING AT SAID SOUTH QUARTER CORNER;

THENCE ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER NORTH 89°15'13" EAST, A DISTANCE OF 523.31 FEET;

THENCE NORTH 00°44'47" WEST, A DISTANCE OF 62.63 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HESS ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 53°05'57" WEST, A DISTANCE OF 77.99 FEET;

THENCE NORTH 10°51'05" WEST, A DISTANCE OF 170.63 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3,085.00 FEET, A CENTRAL ANGLE OF 10°27'51", WHOSE CHORD BEARS NORTH 16°05'00" WEST A DISTANCE OF 562.65 FEET, FOR AN ARC DISTANCE OF 563.43 FEET;

THENCE NORTH 21°50'47" EAST, A DISTANCE OF 15.32 FEET;

THENCE NORTH 67°44'14" EAST, A DISTANCE OF 288.93 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 46.50 FEET, A CENTRAL ANGLE OF 21°32'17", WHOSE CHORD BEARS SOUTH 77°57'51" EAST A DISTANCE OF 17.38 FEET, FOR AN ARC DISTANCE OF 17.48 FEET;

THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 70.50 FEET, A CENTRAL ANGLE OF 110°55'25", WHOSE CHORD BEARS NORTH 57°20'35" EAST A DISTANCE OF 116.15 FEET, FOR AN ARC DISTANCE OF 136.49 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 17°11'35", WHOSE CHORD BEARS NORTH 60°09'45" EAST A DISTANCE OF 8.97 FEET, FOR AN ARC DISTANCE OF 9.00 FEET;

THENCE ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 972.50 FEET, A CENTRAL ANGLE OF 11°48'18", WHOSE CHORD BEARS NORTH 74°39'42" EAST A DISTANCE OF 200.02 FEET, FOR AN ARC DISTANCE OF 200.37 FEET;

THENCE SOUTH 08°15'28" EAST, A DISTANCE OF 107.11 FEET;

THENCE SOUTH 66°27'14" EAST, A DISTANCE OF 195.03 FEET;

THENCE SOUTH 01°02'54" EAST, A DISTANCE OF 790.17 FEET;

THENCE SOUTH 87°46'51" WEST, A DISTANCE OF 547.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 601,278 SQUARE FEET OR 13.803 ACRES, MORE OR LESS.