

## DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LINCOLN PROFESSIONAL PARK FILING NO. 1 RECORDED AT RECEPTION NO. \_\_\_\_\_, SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

**COMMENCING** AT A POINT AT THE NORTHEAST CORNER OF TRACT B OF SAID LINCOLN PROFESSIONAL PARK FILING NO. 1;

THENCE SOUTH 89°29'00" WEST ALONG THE NORTH LINE OF SAID TRACT B, A DISTANCE OF 177.96 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 23°12'06" EAST, A DISTANCE OF 13.43 FEET;  
THENCE SOUTH 66°47'54" WEST, A DISTANCE OF 14.98 FEET;  
THENCE SOUTH 23°12'06" EAST, A DISTANCE OF 12.24 FEET;  
THENCE SOUTH 45°30'45" EAST, A DISTANCE OF 60.17 FEET;  
THENCE SOUTH 00°30'45" EAST, A DISTANCE OF 218.48 FEET TO THE NORTH LINE OF A MULTI-USE UTILITY EASEMENT DEDICATED BY SAID LINCOLN PROFESSIONAL PARK FILING NO. 1;

THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 90°00'00" EAST, A DISTANCE OF 42.50 FEET;
- 2) NORTH 00°00'00" WEST, A DISTANCE OF 2.75 FEET;
- 3) NORTH 90°00'00" EAST, A DISTANCE OF 20.00 FEET;
- 4) SOUTH 00°00'00" EAST, A DISTANCE OF 2.75 FEET;

THENCE NORTH 90°00'00" EAST ALONG SAID NORTH LINE AND SAID LINE EXTENDED EASTERLY, A DISTANCE OF 75.47 FEET;  
THENCE SOUTH 50°51'23" EAST, A DISTANCE OF 42.70 FEET;  
THENCE SOUTH 05°49'30" EAST, A DISTANCE OF 19.30 FEET;  
THENCE NORTH 84°10'30" EAST, A DISTANCE OF 13.40 FEET TO THE EAST LINE OF LOT 6 OF SAID LINCOLN PROFESSIONAL PARK FILING NO. 1;  
THENCE SOUTH 05°51'51" EAST ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 20.00 FEET;  
THENCE SOUTH 84°10'30" WEST, A DISTANCE OF 13.39 FEET;  
THENCE SOUTH 05°51'41" EAST, A DISTANCE OF 49.30 FEET TO THE NORTH LINE OF A 25 FOOT PARKER WATER AND SANITATION DISTRICT EASEMENT RECORDED AT BOOK 342, PAGE 897;

THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 84°07'50" WEST, A DISTANCE OF 11.42 FEET;
- 2) SOUTH 82°44'13" WEST, A DISTANCE OF 18.58 FEET;

THENCE NORTH 05°51'41" WEST, A DISTANCE OF 68.97 FEET;

THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF A MULTI-USE UTILITY EASEMENT DEDICATED BY SAID LINCOLN PROFESSIONAL PARK FILING NO. 1 AND SAID LINE EXTENDED EASTERLY, A DISTANCE OF 266.77 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE SOUTH LINE SAID MULTI-USE UTILITY EASEMENT THE FOLLOWING EIGHT (8) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 25.57 FEET, SAID CURVE HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 22°32'24", AND A CHORD WHICH BEARS NORTH 78°43'48" WEST A CHORD DISTANCE OF 25.41 FEET;
- 2) NORTH 67°27'36" WEST, A DISTANCE OF 84.43 FEET TO A POINT OF CURVATURE;
- 3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 6.24 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 23°49'50", AND A CHORD WHICH BEARS NORTH 79°22'31" WEST A CHORD DISTANCE OF 6.19 FEET;
- 4) SOUTH 88°42'34" WEST, A DISTANCE OF 117.66 FEET TO A POINT OF CURVATURE;
- 5) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 7.85 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 30°00'08", AND A CHORD WHICH BEARS SOUTH 73°42'29" WEST A CHORD DISTANCE OF 7.77 FEET;
- 6) SOUTH 58°42'25" WEST, A DISTANCE OF 135.13 FEET TO A POINT OF CURVATURE;
- 7) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 34.11 FEET, SAID CURVE HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 30°04'03", AND A CHORD WHICH BEARS SOUTH 73°44'27" WEST A CHORD DISTANCE OF 33.72 FEET;
- 8) SOUTH 88°46'28" WEST, A DISTANCE OF 27.42 FEET;

THENCE SOUTH 01°22'20" EAST, A DISTANCE OF 88.71 FEET TO THE NORTH LINE OF SAID 25 FOOT PARKER WATER AND SANITATION DISTRICT EASEMENT; THENCE SOUTH 84°51'34" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.07 FEET;

THENCE NORTH 01°22'20" WEST, A DISTANCE OF 69.25 FEET;

THENCE SOUTH 88°11'20" WEST, A DISTANCE OF 2.38 FEET TO THE WEST LINE OF LOT 4 OF SAID LINCOLN PROFESSIONAL PARK FILING NO. 1;

THENCE ALONG SAID WEST LINE AND THE WEST LINE OF TRACT A OF SAID LONCOLN PROFESSIONAL PARK FILING NO. 1 THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 01°10'06" WEST, A DISTANCE OF 6.03 FEET;
- 2) NORTH 01°41'43" WEST, A DISTANCE OF 65.51 FEET TO THE NORTH LINE OF SAID MULTI-USE UTILITY EASEMENT;

THENCE ALONG SAID NORTH LINE THE FOLLOWING TWELVE (12) COURSES:

- 1) NORTH 88°46'28" EAST, A DISTANCE OF 60.28 FEET TO A POINT OF CURVATURE;

- 2) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 7.87 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 30°04'03", AND A CHORD WHICH BEARS NORTH 73°44'27" EAST A CHORD DISTANCE OF 7.78 FEET;
- 3) NORTH 58°42'25" EAST, A DISTANCE OF 135.13 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 34.04 FEET, SAID CURVE HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 30°00'08", AND A CHORD WHICH BEARS NORTH 73°42'29" EAST A CHORD DISTANCE OF 33.65 FEET;
- 5) NORTH 88°42'34" EAST, A DISTANCE OF 91.27 FEET;
- 6) NORTH 01°17'26" WEST, A DISTANCE OF 12.20 FEET;
- 7) NORTH 88°42'34" EAST, A DISTANCE OF 33.77 FEET;
- 8) SOUTH 01°17'26" EAST, A DISTANCE OF 12.62 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 9) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 19.65 FEET, SAID CURVE HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 17°19'17", AND A CHORD WHICH BEARS SOUTH 76°07'15" EAST A CHORD DISTANCE OF 19.58 FEET;
- 10) SOUTH 67°27'36" EAST, A DISTANCE OF 84.43 FEET TO A POINT OF CURVATURE;
- 11) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 5.90 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 22°32'24", AND A CHORD WHICH BEARS SOUTH 78°43'48" EAST A CHORD DISTANCE OF 5.86 FEET;
- 12) NORTH 90°00'00" EAST, A DISTANCE OF 93.47 FEET;

THENCE NORTH 00°30'45" WEST, A DISTANCE OF 185.55 FEET;  
 THENCE SOUTH 89°22'55" WEST, A DISTANCE OF 17.73 FEET;  
 THENCE NORTH 00°36'46" WEST, A DISTANCE OF 20.00 FEET;  
 THENCE NORTH 89°22'55" EAST, A DISTANCE OF 18.01 FEET;  
 THENCE NORTH 45°30'45" WEST, A DISTANCE OF 54.00 FEET;  
 THENCE NORTH 23°12'06" WEST, A DISTANCE OF 35.75 FEET;  
 THENCE NORTH 03°37'42" WEST, A DISTANCE OF 13.53 FEET TO THE NORTH LINE OF SAID TRACT B;  
 THENCE NORTH 89°29'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 43.84 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 53,258 SQUARE FEET OR 1.22 ACRES, MORE OR LESS.

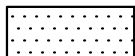

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, AS BEARING SOUTH 89°29'00" WEST PER THE PLAT OF LINCOLN PROFESSIONAL PARK FILING NO. 1

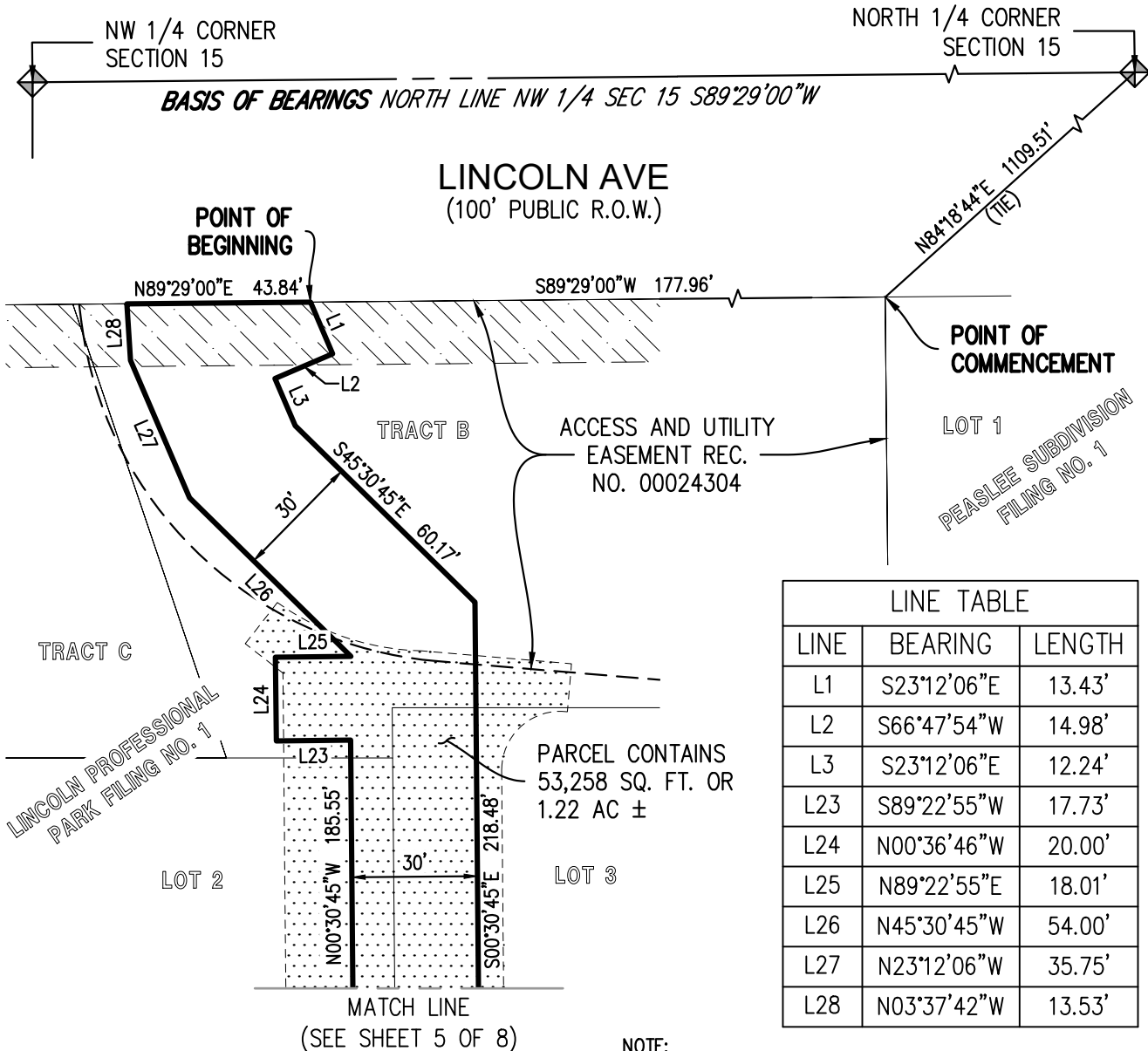
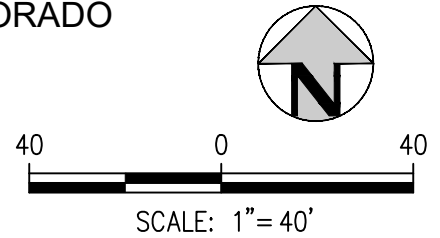
PREPARED BY: AARON MURPHY  
 PLS 38162  
 ON BEHALF OF: HARRIS KOCHER SMITH  
 1120 LINCOLN STREET, SUITE 1000  
 DENVER, CO 80203  
 303.623.6300

# ILLUSTRATION

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

## LEGEND

-  SIDEWALK EASEMENT DEDICATED BY LINCOLN PROFESSIONAL PARK FILING NO. 1
-  UTILITY EASEMENT DEDICATED BY LINCOLN PROFESSIONAL PARK FILING NO. 1



LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°12'06"E	13.43'
L2	S66°47'54"W	14.98'
L3	S23°12'06"E	12.24'
L23	S89°22'55"W	17.73'
L24	N00°36'46"W	20.00'
L25	N89°22'55"E	18.01'
L26	N45°30'45"W	54.00'
L27	N23°12'06"W	35.75'
L28	N03°37'42"W	13.53'

**NOTE:**  
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

Plotted: WED 01/18/23 11:19:53A By: John Stebbins Filepath: k:\200829\survey\esmt\_200829\_pwsd.dwg Layout: sheet 4

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

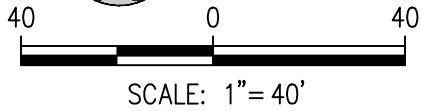
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

ILLUSTRATION

PROJECT #: 200829
CHECKED BY: AWM
DRAWN BY: JHS
SHEET NUMBER
<b>4</b>
4 OF 8

# ILLUSTRATION

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



MATCH LINE  
(SEE SHEET 4 OF 8)

LINE TABLE		
LINE	BEARING	LENGTH
L4	N90°00'00"E	42.50'
L5	N00°00'00"W	2.75'
L6	N90°00'00"E	20.00'
L7	S00°00'00"E	2.75'

LINCOLN PROFESSIONAL  
PARK FILING NO. 1

LOT 2

LOT 3

N67°27'36"W  
84.43'

N90°00'00"E 93.47'

L4 L5 L6 L7 N90°00'00"E 75.47'

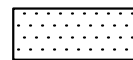
PARCEL CONTAINS  
53,258 SQ. FT. OR  
1.22 AC ±

N90°00'00"W 266.77'

LOT 5

LOT 6

### LEGEND



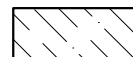
SIDEWALK EASEMENT DEDICATED BY LINCOLN PROFESSIONAL PARK FILING NO. 1



MULTI-USE UTILITY EASEMENT DEDICATED BY LINCOLN PROFESSIONAL PARK FILING NO. 1



DRAINAGE EASEMENT DEDICATED BY LINCOLN PROFESSIONAL PARK FILING NO. 1



UTILITY EASEMENT DEDICATED BY LINCOLN PROFESSIONAL PARK FILING NO. 1

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	65.00'	22°32'24"	25.57'	N78°43'48"W	25.41'
C8	15.00'	22°32'24"	5.90'	S78°43'48"E	5.86'

**NOTE:**

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

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MATCH LINE  
(SEE SHEET 6 OF 8)

MATCH LINE  
(SEE SHEET 7 OF 8)

ILLUSTRATION

PROJECT #: 200829

CHECKED BY: AWM

DRAWN BY: JHS

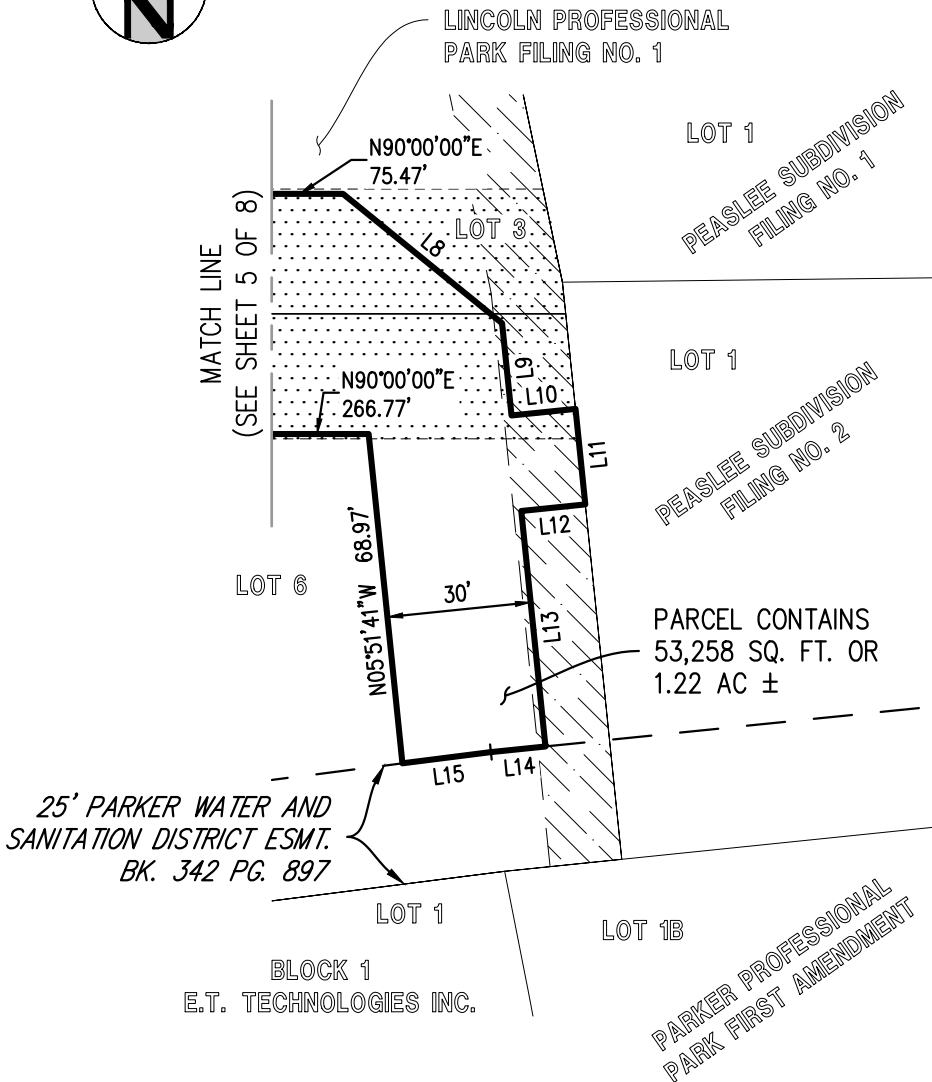
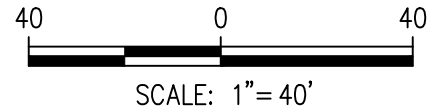
SHEET NUMBER

5

5 OF 8

# ILLUSTRATION

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



LINE TABLE		
LINE	BEARING	LENGTH
L8	S50°51'23"E	42.70'
L9	S05°49'30"E	19.30'
L10	N84°10'30"E	13.40'
L11	S05°51'51"E	20.00'
L12	S84°10'30"W	13.39'
L13	S05°51'41"E	49.30'
L14	S84°07'50"W	11.42'
L15	S82°44'13"W	18.58'

## LEGEND

- SIDEWALK EASEMENT DEDICATED BY LINCOLN PROFESSIONAL PARK FILING NO. 1
- UTILITY EASEMENT DEDICATED BY LINCOLN PROFESSIONAL PARK FILING NO. 1

**NOTE:**  
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**HKS** HARRIS KOCHER SMITH  
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ILLUSTRATION

PROJECT #: 200829
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SHEET NUMBER
<b>6</b>
6 OF 8

# ILLUSTRATION

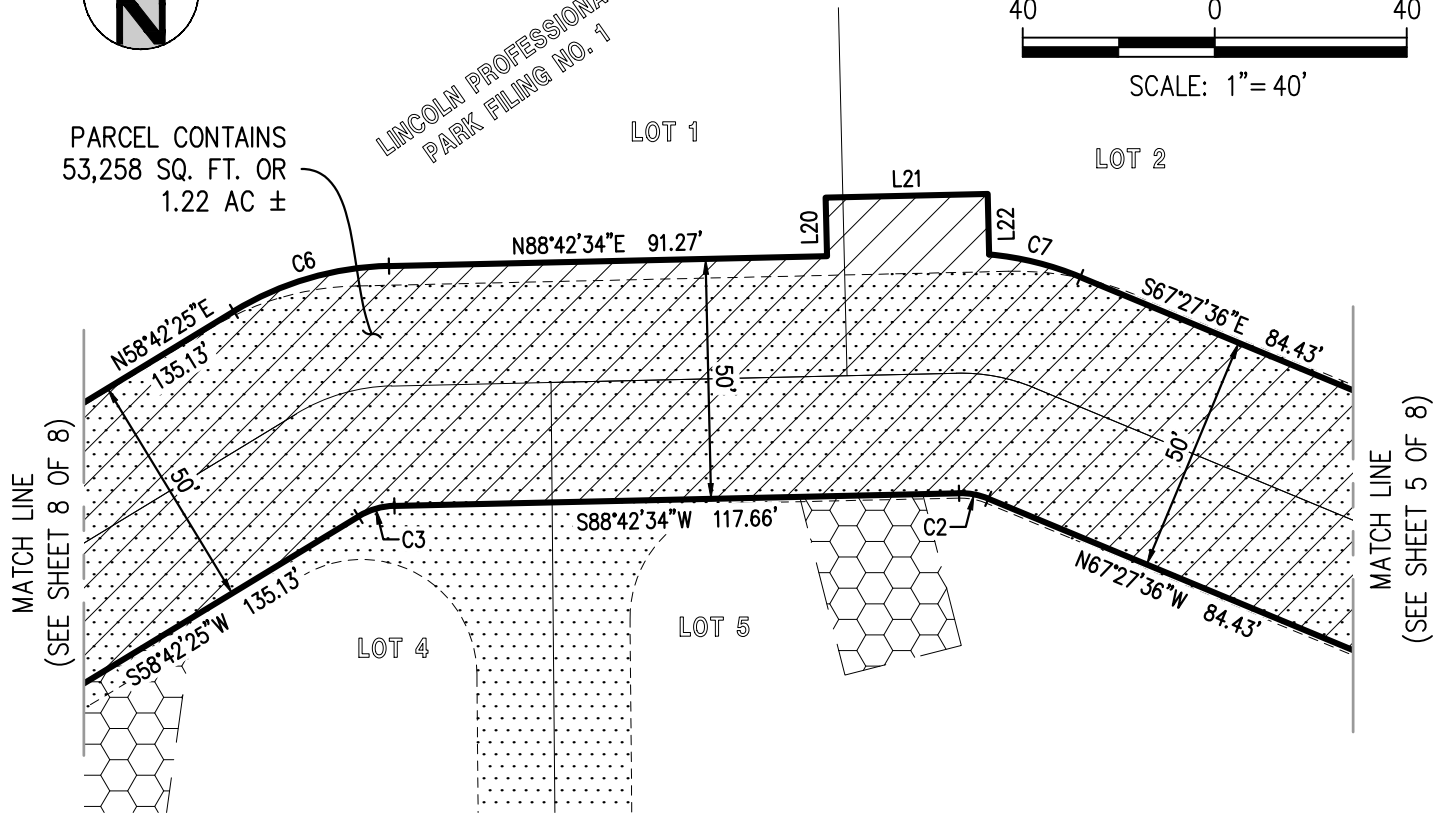
SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



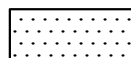
LINCOLN PROFESSIONAL PARK FILING NO. 1



PARCEL CONTAINS  
53,258 SQ. FT. OR  
1.22 AC ±



### LEGEND



SIDEWALK EASEMENT DEDICATED BY LINCOLN PROFESSIONAL PARK FILING NO. 1



MULTI-USE UTILITY EASEMENT DEDICATED BY LINCOLN PROFESSIONAL PARK FILING NO. 1



DRAINAGE EASEMENT DEDICATED BY LINCOLN PROFESSIONAL PARK FILING NO. 1

LINE TABLE		
LINE	BEARING	LENGTH
L20	N01°17'26"W	12.20'
L21	N88°42'34"E	33.77'
L22	S01°17'26"E	12.62'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C2	15.00'	23°49'50"	6.24'	N79°22'31"W	6.19'
C3	15.00'	30°00'08"	7.85'	S73°42'29"W	7.77'
C6	65.00'	30°00'08"	34.04'	N73°42'29"E	33.65'
C7	65.00'	17°19'17"	19.65'	S76°07'15"E	19.58'

**NOTE:**  
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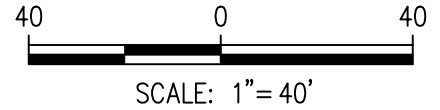
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ILLUSTRATION

PROJECT #:	200829
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SHEET NUMBER	7
	7 OF 8

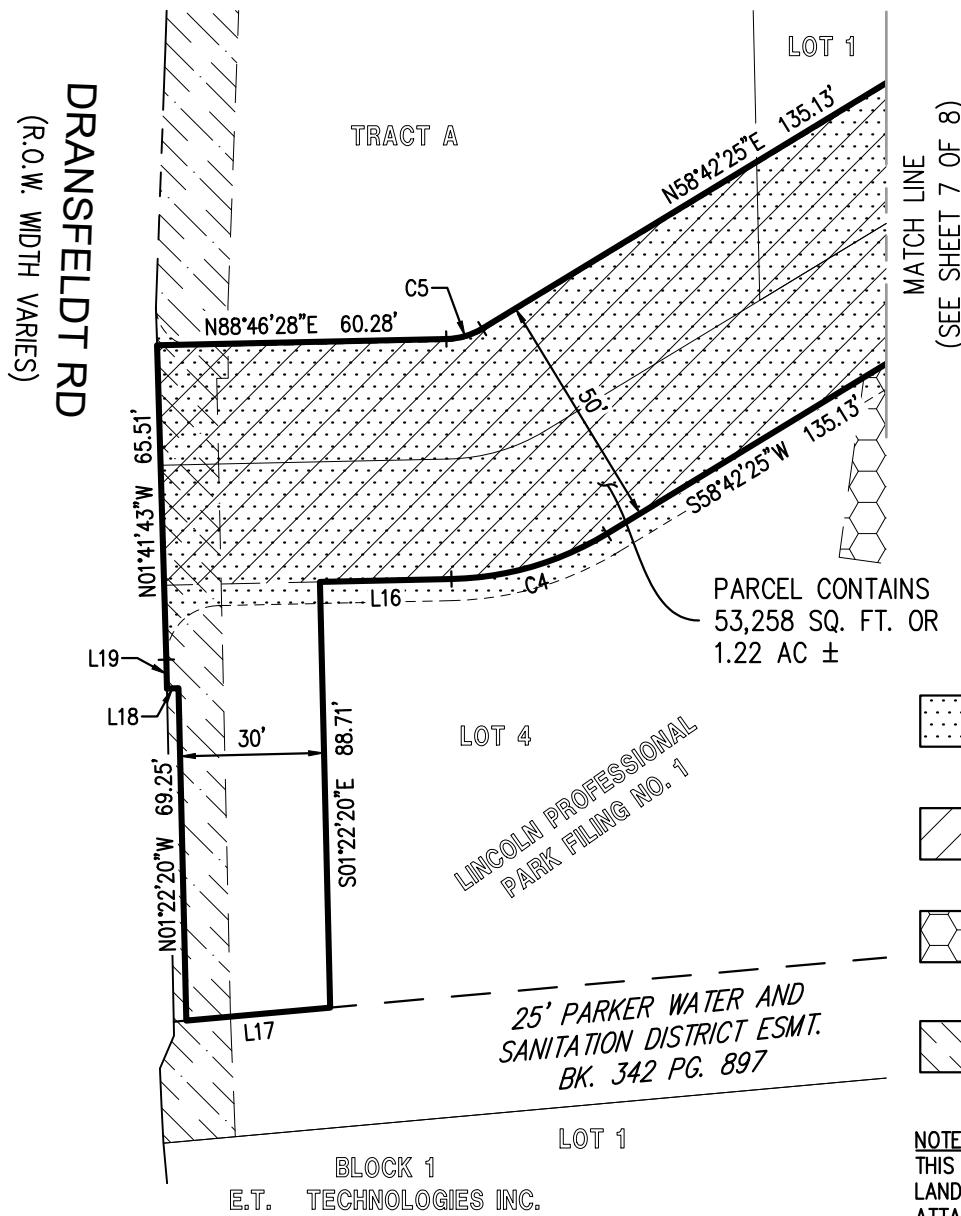
# ILLUSTRATION

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

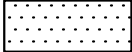


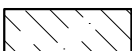


CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C4	65.00'	30°04'03"	34.11'	S73°44'27"W	33.72'
C5	15.00'	30°04'03"	7.87'	N73°44'27"E	7.78'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S88°46'28"W	27.42'
L17	S84°51'34"W	30.07'
L18	S88°11'20"W	2.38'
L19	N01°10'06"W	6.03'



### LEGEND

-  SIDEWALK EASEMENT DEDICATED BY LINCOLN PROFESSIONAL PARK FILING NO. 1
-  MULTI-USE UTILITY EASEMENT DEDICATED BY LINCOLN PROFESSIONAL PARK FILING NO. 1
-  DRAINAGE EASEMENT DEDICATED BY LINCOLN PROFESSIONAL PARK FILING NO. 1
-  UTILITY EASEMENT DEDICATED BY LINCOLN PROFESSIONAL PARK FILING NO. 1

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ILLUSTRATION

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SHEET NUMBER
<b>8</b>
8 OF 8