

DESCRIPTION

A PARCEL OF LAND BEING A PORTION LOTS 2 AND 3, AND TRACTS B AND C, 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 THE NORTHEAST CORNER OF TRACT B, 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 NORTH 90°00'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 30.00 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 9,876 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

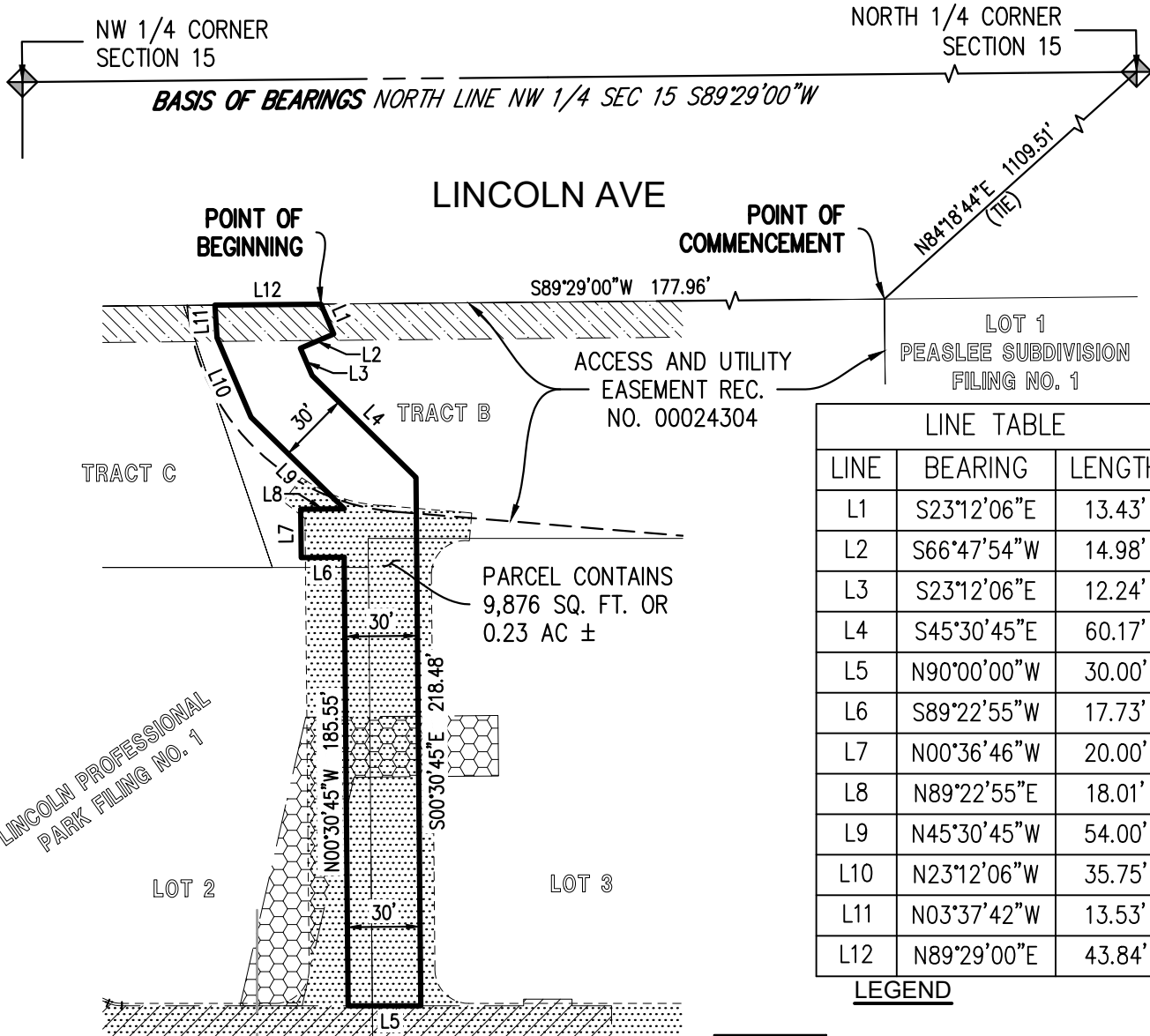
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, AS BEARING SOUTH 89°29'00" WEST PER THE PLAT OF LINCOLN PROFESSIONAL PARK FILING NO. 1.

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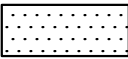

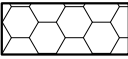
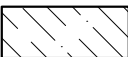
ILLUSTRATION

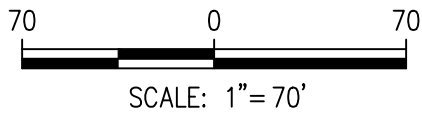
SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°12'06\"E	13.43'
L2	S66°47'54\"W	14.98'
L3	S23°12'06\"E	12.24'
L4	S45°30'45\"E	60.17'
L5	N90°00'00\"W	30.00'
L6	S89°22'55\"W	17.73'
L7	N00°36'46\"W	20.00'
L8	N89°22'55\"E	18.01'
L9	N45°30'45\"W	54.00'
L10	N23°12'06\"W	35.75'
L11	N03°37'42\"W	13.53'
L12	N89°29'00\"E	43.84'

LEGEND

-  SIDEWALK AND ACCESS 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



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

Plotted: WED 03/08/23 12:04:47P By: Aaron Murphy Filepath: k:\200829\survey\esmt_200829_pwsd.dwg Layout: 30 pwsd 1

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



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ILLUSTRATION

PROJECT #: 200829
CHECKED BY: AWM
DRAWN BY: JHS
SHEET NUMBER
2
2 OF 2