

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 6, 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 SAID LOT 6;

THENCE SOUTH 05°51'51" ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 19.90 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING 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 DESCRIBED IN BOOK 342 AT 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 NORTH 82°37'51" EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 84°10'30" EAST, A DISTANCE OF 13.40 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 2,339 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

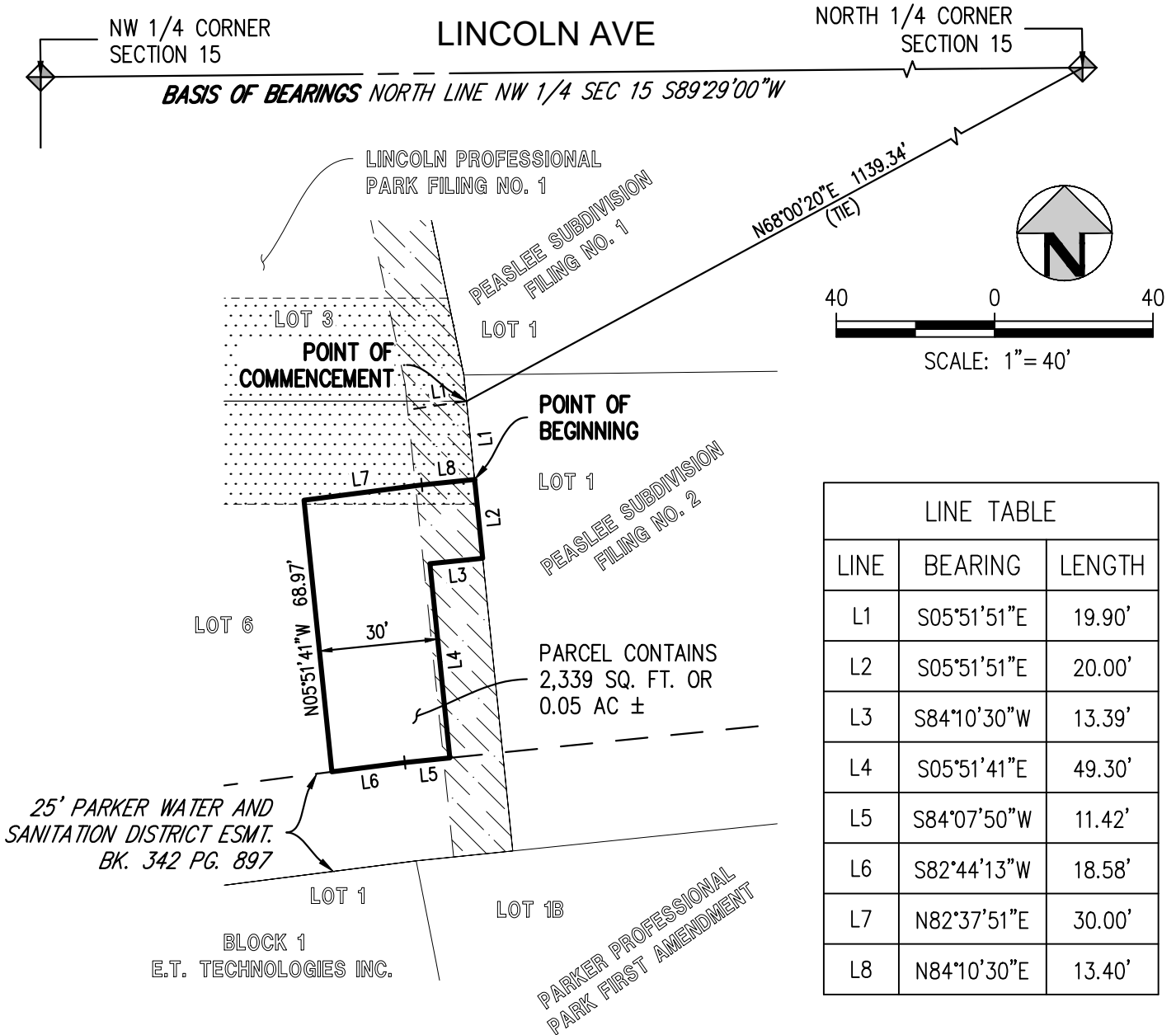
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, AS BEARING SOUTH 89°29'00" WEST PER THE PLAT OF LINCOLN PROFESSIONAL PARK FILING NO. 1.

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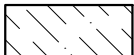


ILLUSTRATION

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



LEGEND

-  SIDEWALK AND ACCESS 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 12:04:54P By: Aaron Murphy Filepath: k:\200829\survey\esmt_200829_pwsd.dwg Layout: 30 pwsd 2

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