

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 6, TRACT A, 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 OF SAID LINCOLN PROFESSIONAL PARK FILING NO. 1;

THENCE SOUTH $81^{\circ}36'12''$ WEST, A DISTANCE OF 13.40 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH $05^{\circ}49'30''$ EAST, A DISTANCE OF 19.30 FEET;
THENCE SOUTH $82^{\circ}37'51''$ WEST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE EXTENDED EASTERLY OF A MULTI-USE UTILITY EASEMENT DEDICATED BY SAID LINCOLN PROFESSIONAL PARK FILING NO. 1;
THENCE NORTH $90^{\circ}00'00''$ WEST ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF, 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 $22^{\circ}32'24''$, AND A CHORD WHICH BEARS NORTH $78^{\circ}43'48''$ WEST A CHORD DISTANCE OF 25.41 FEET;
- 2) NORTH $67^{\circ}27'36''$ 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 $23^{\circ}49'50''$, AND A CHORD WHICH BEARS NORTH $79^{\circ}22'31''$ WEST A CHORD DISTANCE OF 6.19 FEET;
- 4) SOUTH $88^{\circ}42'34''$ 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 $30^{\circ}00'08''$, AND A CHORD WHICH BEARS SOUTH $73^{\circ}42'29''$ WEST A CHORD DISTANCE OF 7.77 FEET;
- 6) SOUTH $58^{\circ}42'25''$ 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 $30^{\circ}04'03''$, AND A CHORD WHICH BEARS SOUTH $73^{\circ}44'27''$ WEST A CHORD DISTANCE OF 33.72 FEET;
- 8) SOUTH $88^{\circ}46'28''$ WEST, A DISTANCE OF 59.87 FEET TO THE WEST LINE OF LOT 4, SAID LINCOLN PROFESSIONAL PARK FILING NO. 1;

THENCE NORTH $01^{\circ}41'43''$ WEST ALONG SAID WEST LINE AND THE WEST LINE OF SAID TRACT A, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID MULTI-USE UTILITY EASEMENT;

THENCE ALONG SAID NORTH LINE THE FOLLOWING FIFTEEN (15) 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 165.97 FEET;
- 13) NORTH 00°00'00" WEST, A DISTANCE OF 2.75 FEET;
- 14) NORTH 90°00'00" EAST, A DISTANCE OF 20.00 FEET;
- 15) 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 TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 38,299 SQUARE FEET OR 0.88 ACRES, MORE OR LESS.

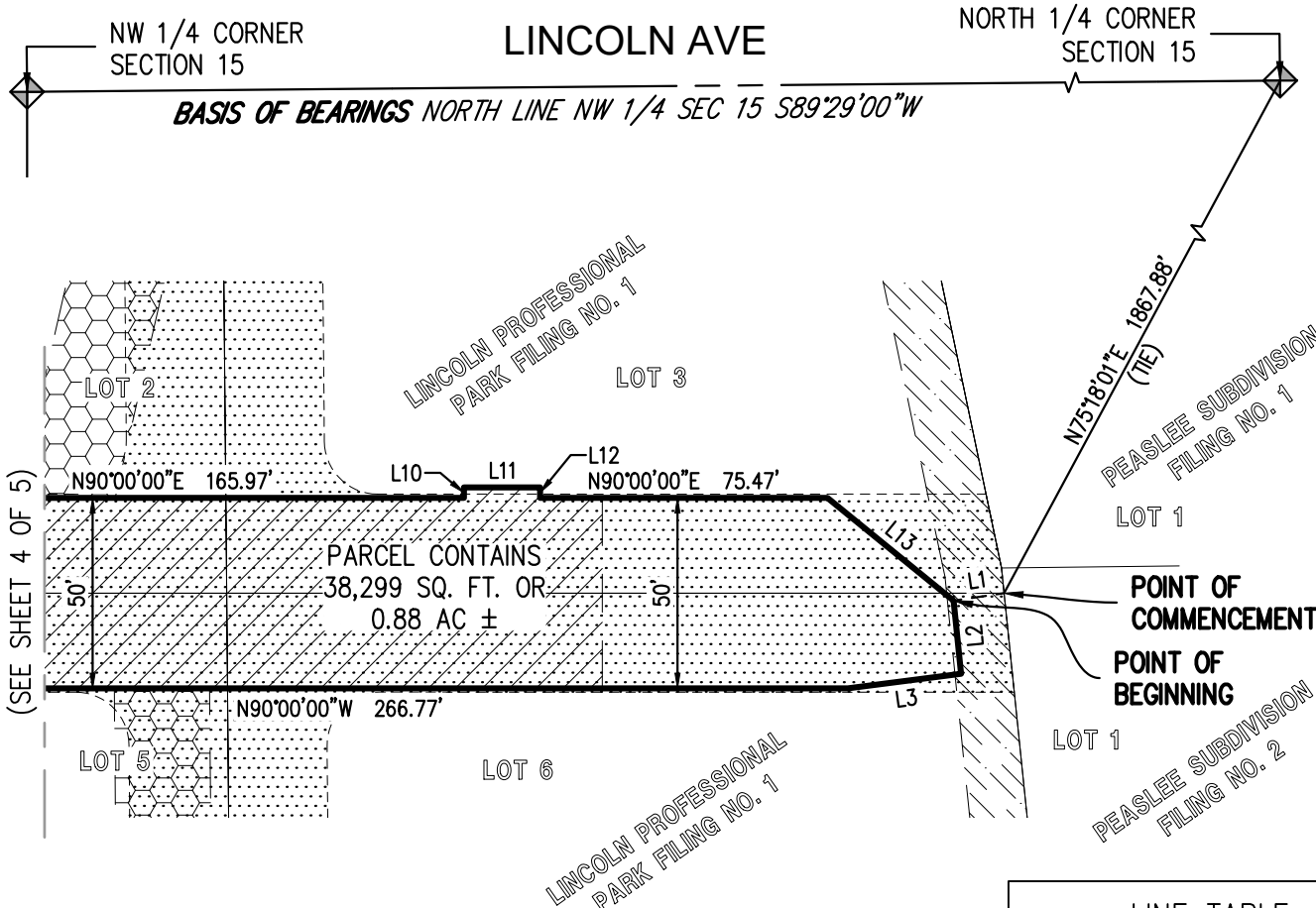
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, AS BEARING SOUTH 89°29'00" WEST PER THE PLAT OF LINCOLN PROFESSIONAL PARK FILING NO. 1.

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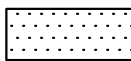
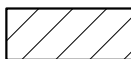
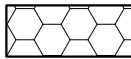
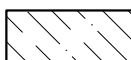


ILLUSTRATION

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
-  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



SCALE: 1" = 50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S81°36'12"W	13.40'
L2	S05°49'30"E	19.30'
L3	S82°37'51"W	30.00'
L10	N00°00'00"W	2.75'
L11	N90°00'00"E	20.00'
L12	S00°00'00"E	2.75'
L13	S50°51'23"E	42.70'

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

Plotted: WED 03/08/23 12:05:04P By: Aaron Murphy Filepath: k:\200829\survey\esmt_200829_pwsd.dwg Layout: 50 pwsd (sheet 1)

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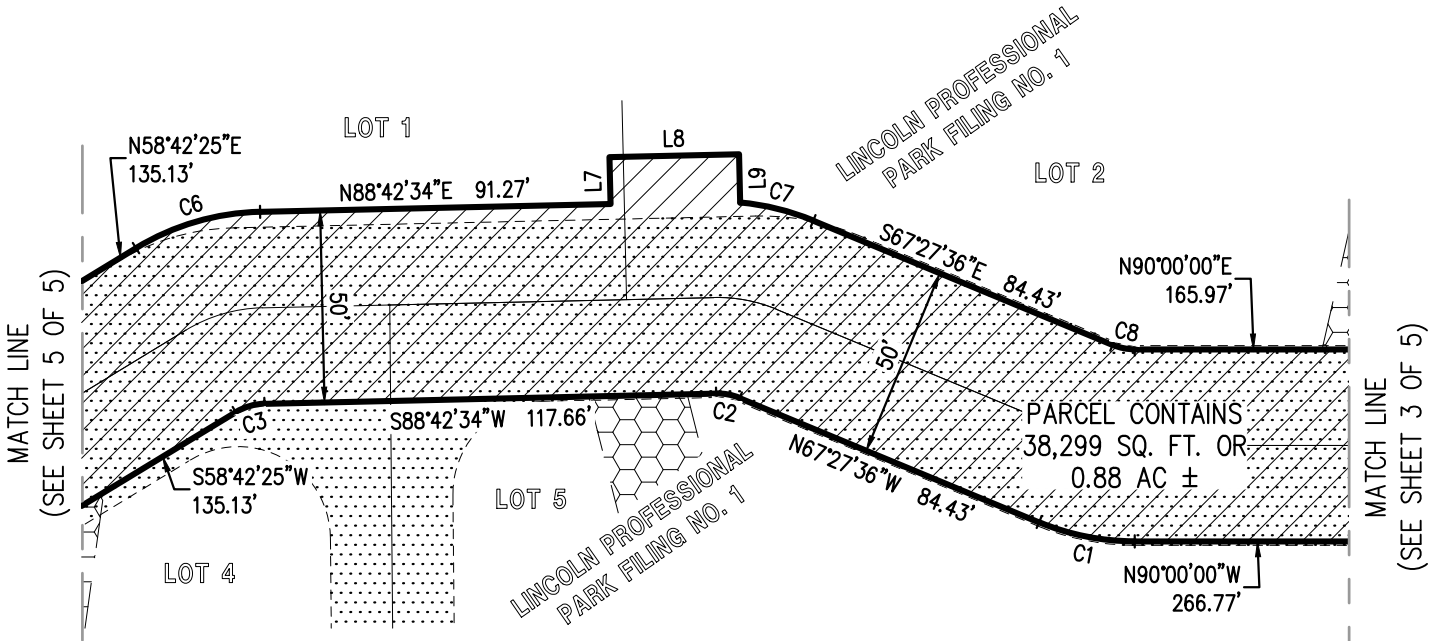
1120 Lincoln Street, Suite 1000
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ILLUSTRATION

PROJECT #: 200829
CHECKED BY: AWM
DRAWN BY: JHS
SHEET NUMBER
3
3 OF 5

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



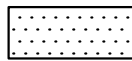
CURVE TABLE

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

LINE TABLE

LINE	BEARING	LENGTH
L7	N01°17'26"W	12.20'
L8	N88°42'34"E	33.77'
L9	S01°17'26"E	12.62'

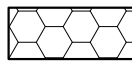
LEGEND



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



SCALE: 1" = 50'

NOTE:

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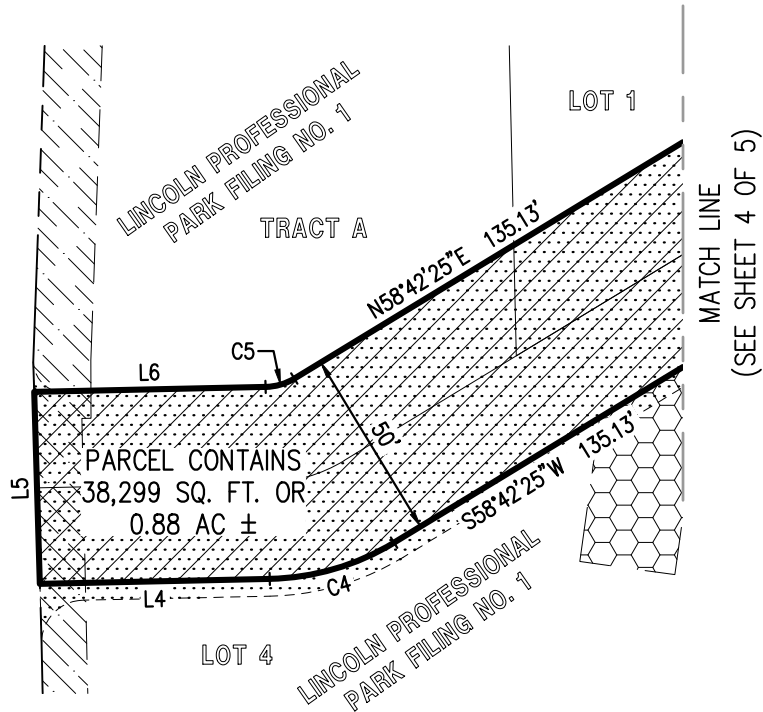
SHEET NUMBER

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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



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'

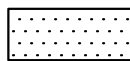


SCALE: 1" = 50'

LINE TABLE

LINE	BEARING	LENGTH
L4	S88°46'28"W	59.87'
L5	N01°41'43"W	50.00'
L6	N88°46'28"E	60.28'

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

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5 OF 5