

LTG Policy No. LTAQ70387321

Our Order No. ACT70387321

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, WHENCE THE NORTH QUARTER CORNER THEREOF BEARS NORTH 88 DEGREES 50 MINUTES 31 SECONDS EAST, A DISTANCE OF 2376.90 FEET;

THENCE SOUTH 56 DEGREES 55 MINUTES 27 SECONDS EAST, A DISTANCE OF 1531.61 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND AS RECORDED IN BOOK 138 AT PAGE 514, BEING THE POINT OF BEGINNING;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 337.30 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 482.59 FEET;

THENCE SOUTH 24 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 309.65 FEET;

THENCE NORTH 40 DEGREES 07 MINUTES 58 SECONDS WEST, A DISTANCE OF 271.21 FEET;

THENCE SOUTH 49 DEGREES 56 MINUTES 07 SECONDS WEST, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD;

THENCE NORTH 40 DEGREES 03 MINUTES 53 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 96.76 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND AS RECORDED IN BOOK 138 AT PAGE 514;

THENCE ALONG THE BOUNDARY OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

1. NORTH 24 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 212.50 FEET;
2. NORTH 00 DEGREES 26 MINUTES 08 SECONDS WEST, A DISTANCE OF 337.90 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION WAS PREPARED BY JOHN G. VIGIL P.L.S. 26606 FOR AND ON BEHALF OF VIGIL LAND CONSULTANTS, 480 YUMA STREET, DENVER, CO. 80204.