

## EXHIBIT 1

### ATRIUM DRIVE RIGHT-OF-WAY VACATION

#### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF ATRIUM WAY RIGHT-OF-WAY AS SHOWN ON THE PLAT OF CASTLE PINES COMMERCIAL FILING 12, RECORDED AT RECEPTION NO. 2006075520 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE; A PORTION OF ATRIUM DRIVE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF CASTLE PINES COMMERCIAL FILING 5, RECORDED AT RECEPTION NO. 9664761, IN SAID RECORDS AND A PORTION OF ATRIUM DRIVE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF CASTLE PINES COMMERCIAL FILING 6, RECORDED AT RECEPTION NO. 9663942 IN SAID RECORDS, BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 27, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°10'24" EAST, A DISTANCE OF 2668.84 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE SOUTH 45°06'54" EAST, A DISTANCE OF 2352.48 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF SAID ATRIUM WAY AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY NORTH 67°28'50" EAST, A DISTANCE OF 30.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID ATRIUM DRIVE AS SHOWN ON THE PLAT OF CASTLE PINES COMMERCIAL FILING NO. 6 AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 40.00 FEET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°32'34", AN ARC LENGTH OF 56.93 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 538.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°16'37", AN ARC LENGTH OF 519.04 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 40.00 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°32'39", AN ARC LENGTH OF 57.63 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, NORTH 48°40'12" EAST, A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF SAID ATRIUM DRIVE AS SHOWN ON THE PLAT OF CASTLE PINES COMMERCIAL FILING NO. 6 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 40.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 48°40'12" EAST;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°32'40", AN ARC LENGTH OF 57.63 FEET;
2. NON-TANGENT TO SAID CURVE, SOUTH 33°52'27" EAST, A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF SAID ATRIUM DRIVE AS SHOWN ON



THE PLAT OF CASTLE PINES COMMERCIAL FILING NO. 6 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 468.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 33°52'28" EAST;

THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY AS SHOWN ON THE PLAT OF CASTLE PINES COMMERCIAL FILING NO. 5 AND THE PLAT OF CASTLE PINES COMMERCIAL FILING NO. 6, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 188°42'26", AN ARC LENGTH OF 1541.39 FEET;

THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 49°21'27" EAST, A DISTANCE OF 65.16 FEET;

THENCE SOUTH 43°42'53" EAST, A DISTANCE OF 25.68 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID ATRIUM DRIVE AS SHOWN ON THE PLAT OF CASTLE PINES COMMERCIAL FILING NO. 5 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 40.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 19°04'31" WEST;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°58'43", AN ARC LENGTH OF 41.17 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID ATRIUM DRIVE AS SHOWN ON THE PLAT OF CASTLE PINES COMMERCIAL FILING NO. 6, AND THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 538.00 FEET;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°55'41", AN ARC LENGTH OF 928.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 40.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°32'39", AN ARC LENGTH OF 56.93 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID ATRIUM WAY;

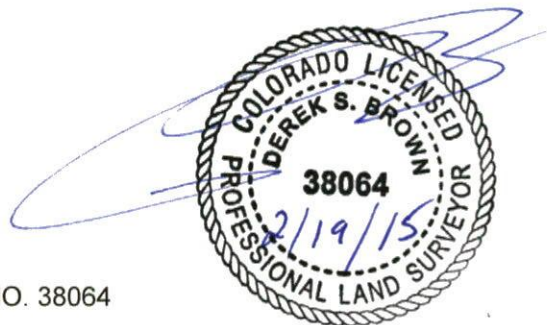
THENCE TANGENT TO SAID CURVE, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, SOUTH 67°28'50" WEST, A DISTANCE OF 30.55 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTH 22°31'10" WEST, A DISTANCE OF 90.00 FEET TO THE **POINT OF BEGINNING**.

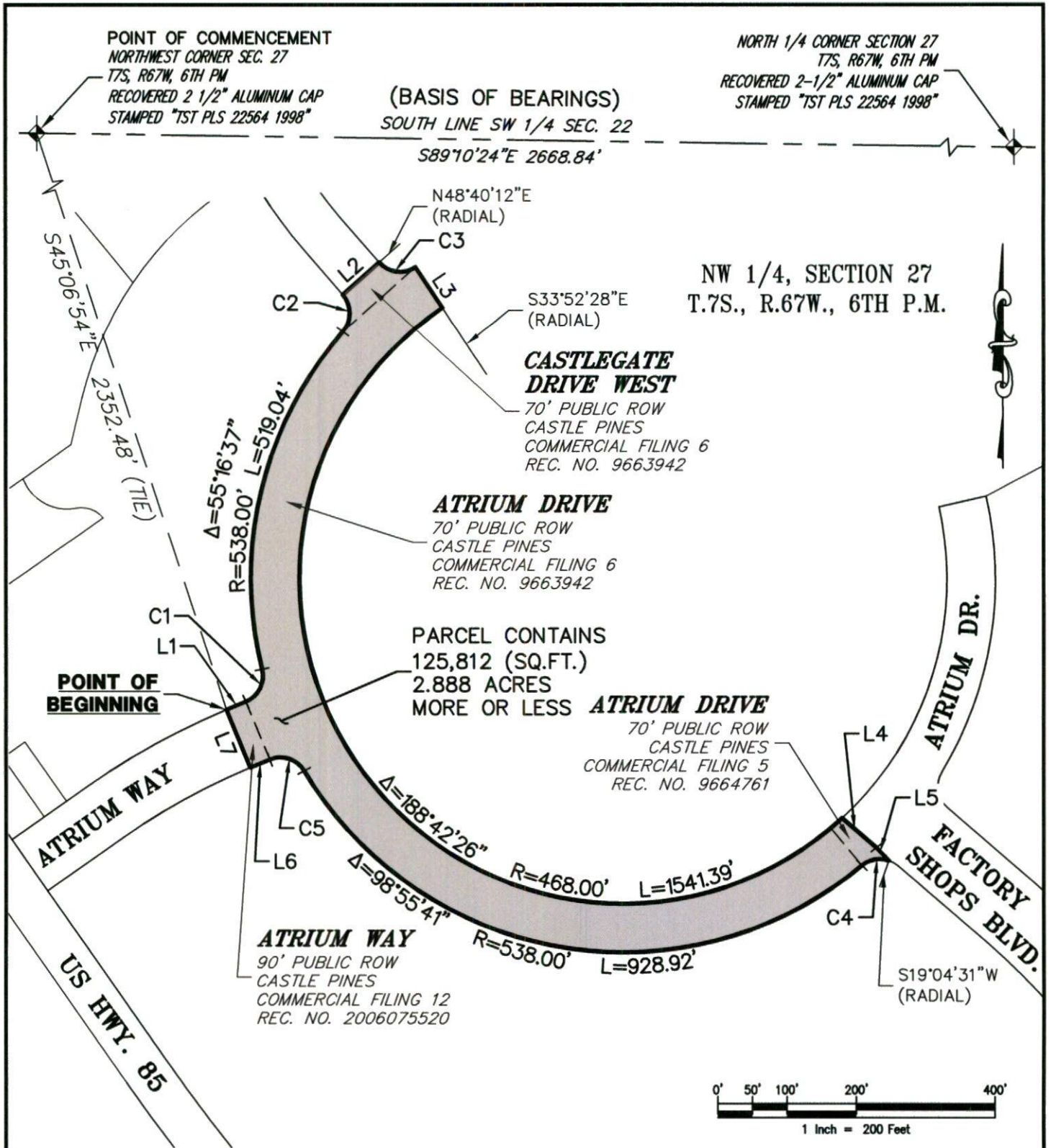
CONTAINING AN AREA OF 2.888 ACRES, (125,812 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DEREK S. BROWN  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38064  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122



# ILLUSTRATION TO EXHIBIT 1



NOTE: THIS DRAWING DOES NOT REPRESENT A FIELD MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: V:\93914-01\DWG  
 DWG NAME: DISTRICT 3-ATRIUM DR EXCLN  
 DWG: TP CHK: DSB  
 DATE: 2015-02-19  
 SCALE: 1" = 200'



300 East Mineral Ave,  
 Suite 1  
 Littleton, Colorado 80122  
 Phone: (303)713-1898  
 Fax: (303)713-1897  
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**EXHIBIT**  
**ATRIUM DRIVE R.O.W. VACATION**  
**DOUGLAS COUNTY, COLORADO**



# ILLUSTRATION TO EXHIBIT 1

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N67°28'50"E	30.55'
L2	N48°40'12"E	70.00'
L3	S33°52'27"E	70.00'
L4	S49°21'27"E	65.16'
L5	S43°42'53"E	25.68'
L6	S67°28'50"W	30.55'
L7	N22°31'10"W	90.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	81°32'34"	40.00'	56.93'
C2	82°32'39"	40.00'	57.63'
C3	82°32'40"	40.00'	57.63'
C4	58°58'43"	40.00'	41.17'
C5	81°32'39"	40.00'	56.93'

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