

# EXHIBIT

## SOUTHEAST QUARTER, SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE VALLEY VIEW DRIVE RIGHT-OF-WAY, CASTLE OAKS, A SUBDIVISION RECORDED AT RECESSION NO. 150556 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR S 88°50'09" W, FROM THE SOUTHEAST CORNER OF SAID SECTION 6, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 12405" TO THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 22100", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6, THENCE N 29°29'31" W, A DISTANCE OF 1957.04 FEET TO A POINT ON THE NORTH LINE OF SAID VALLEY VIEW DRIVE RIGHT-OF-WAY, BEING THE SOUTHEAST CORNER OF TRACT A, CASTLE OAKS ESTATES FILING NO. 6 PLAT, A SUBDIVISION PLAT RECORDED AT RECESSION NO. 2015087155, SAID DOUGLAS COUNTY RECORDS, ALSO BEING A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID VALLEY VIEW DRIVE RIGHT-OF-WAY, SAID CASTLE OAKS, THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 35°12'13" AND AN ARC LENGTH OF 165.89 FEET, THE CHORD OF WHICH BEARS N 71°57'19" E, A DISTANCE OF 163.30 FEET TO A POINT OF TANGENCY;
2. N 89°33'30" E, A DISTANCE OF 143.00 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 32°10'34" AND AN ARC LENGTH OF 117.93 FEET TO A POINT OF TANGENCY;
4. N 57°22'56" E, A DISTANCE OF 131.90 FEET;

THENCE S 27°04'36" E, A DISTANCE OF 12.50 FEET;

THENCE S 17°00'18" W, A DISTANCE OF 21.55 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 936.00 FEET, A CENTRAL ANGLE OF 02°37'54" AND AN ARC LENGTH OF 42.99 FEET, THE CHORD OF WHICH BEARS S 59°18'43" W, A DISTANCE OF 42.99 FEET;

THENCE S 57°59'46" W, A DISTANCE OF 163.06 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 414.00 FEET, A CENTRAL ANGLE OF 06°59'23" AND AN ARC LENGTH OF 50.50 FEET TO A POINT ON THE SOUTH LINE OF SAID VALLEY VIEW DRIVE RIGHT-OF-WAY, SAID CASTLE OAKS, ALSO BEING THE EAST CORNER OF TRACT B, SAID CASTLE OAKS ESTATES FILING NO. 6 PLAT, SAID DOUGLAS COUNTY RECORDS AND A POINT OF NON-TANGENT CURVATURE;

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.  
PROJECT: 14-001 DR: J. ANTON  
DATE: 07/19/16 DS: T. GIRARD  
SHEET 1 OF 4 P.M. B. CALVERT

# EXHIBIT

## SOUTHEAST QUARTER, SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

### LEGAL DESCRIPTION CONTINUED

THENCE ALONG THE SOUTH LINE OF SAID VALLEY VIEW DRIVE RIGHT-OF-WAY, AND ALONG THE NORTH LINE OF SAID TRACT B, THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 00°25'32" AND AN ARC LENGTH OF 2.00 FEET, THE CHORD OF WHICH BEARS S 89°20'44" W, A DISTANCE OF 2.00 FEET TO A POINT OF TANGENCY;
2. S 89°33'30" W, A DISTANCE OF 143.00 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 35°12'17" AND AN ARC LENGTH OF 129.03 FEET TO A POINT ON THE EAST LINE OF TRACTS A AND B, SAID CASTLE OAKS ESTATES FILING NO. 6 PLAT;

THENCE N 35°38'47" W, ALONG THE EAST LINES OF SAID TRACTS A AND B, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,294 SQUARE FEET OR 0.581 ACRES, MORE OR LESS.

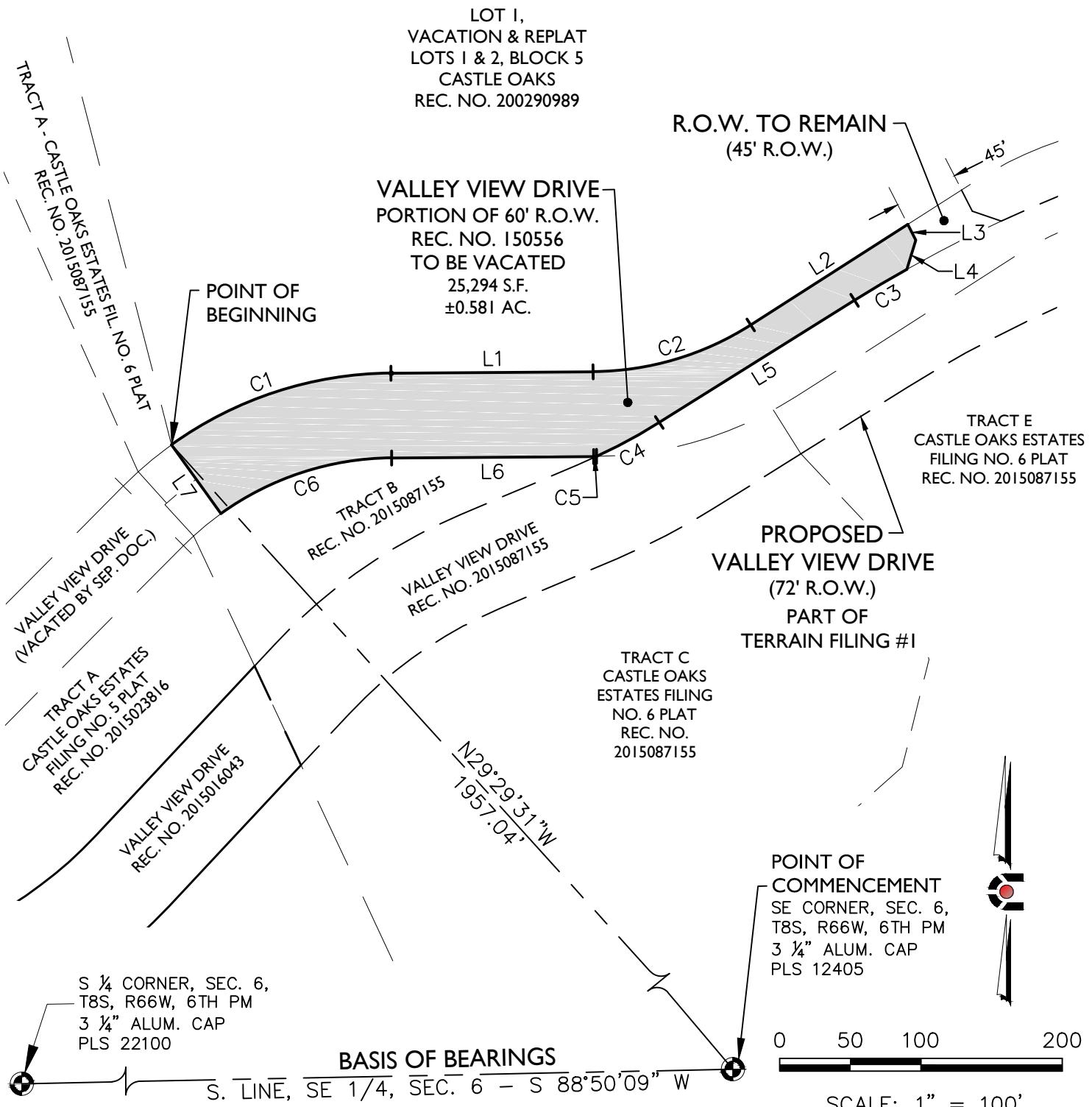
THOMAS M. GIRARD  
COLORADO PLS 38151  
FOR AND ON BEHALF OF  
CORE CONSULTANTS, INC.



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.  
PROJECT: 14-001 DR: J. ANTON  
DATE: 07/19/16 DS: T. GIRARD  
SHEET 2 OF 4 P.M. B. CALVERT

## EXHIBIT

SOUTHEAST QUARTER, SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
DOUGLAS COUNTY, COLORADO



PARCEL CONTAINS 25,294 S.F. OR 0.581 AC. MORE OR LESS.

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PROJECT: 14-001 DR: J. ANTON  
DATE: 07/19/16 DS: T. GIRARD  
SHEET 3 OF 4 P.M. B. CALVERT



**CORE**  
CONSULTANTS

CIVIL ENGINEERING  
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1950 W. Littleton Blvd., Ste. 109  
Littleton, CO 80120

# EXHIBIT

SOUTHEAST QUARTER, SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
DOUGLAS COUNTY, COLORADO

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	143.00	N89° 33' 30"E
L2	131.90	N57° 22' 56"E
L3	12.50	S27° 04' 36"E
L4	21.55	S17° 00' 18"W
L5	163.06	S57° 59' 46"W
L6	143.00	S89° 33' 30"W
L7	60.00	N35° 38' 47"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	165.89	270.00	35°12'13"	163.30	N71°57'19"E
C2	117.93	210.00	32°10'34"	116.39	N73°28'13"E
C3	42.99	936.00	2°37'54"	42.99	S59°18'43"W
C4	50.50	414.00	6°59'23"	50.47	S61°29'27"W
C5	2.00	270.00	0°25'32"	2.00	S89°20'44"W
C6	129.03	210.00	35°12'17"	127.01	S71°57'21"W

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PROJECT: 14-001 DR: J. ANTON  
DATE: 07/19/16 DS: T. GIRARD  
SHEET 4 OF 4 P.M. B. CALVERT