

DESCRIPTION

SITUATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

A PARCEL OF LAND BEING A PORTION OF PRAIRIE HAWK DRIVE RIGHT OF WAY DEDICATED AS SANTA FE BOULEVARD BY THE PLAT OF CITADEL STATION FILING NO. 2 RECORDED AT RECEPTION NO. 305817, SITUATED THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11;
THENCE SOUTH 32°33'14" EAST, A DISTANCE OF 767.27 FEET TO A NORTHERLY CORNER OF TRACT A, BLOCK 1, BRICKYARD FILING NO. 1 RECORDED AT RECEPTION NO. 2025033598, BEING THE **POINT OF BEGINNING**;
THENCE NORTH 88°03'18" EAST ALONG A NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 23.07 FEET TO AN EASTERLY CORNER OF SAID TRACT A AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 155.57 FEET, SAID CURVE HAVING A RADIUS OF 1,725.58 FEET, A CENTRAL ANGLE OF 05°09'56", AND A CHORD WHICH BEARS SOUTH 04°29'56" EAST A CHORD DISTANCE OF 155.52 FEET;
THENCE SOUTH 01°56'42" EAST, A DISTANCE OF 543.12 FEET TO A POINT OF NON-TANGENT CURVATURE AND A POINT ON THE EAST LINE OF SAID TRACT A;
THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES:
1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 255.15 FEET, SAID CURVE HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 13°32'10", AND A CHORD WHICH BEARS NORTH 08°42'47" WEST A CHORD DISTANCE OF 254.56 FEET;
2) NORTH 01°56'42" WEST, A DISTANCE OF 445.70 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 18,084 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A #6 REBAR WITH A 2.5" ALUMINUM CAP, STAMPED: PLS 6935, AND BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 1" STEEL PIPE WITH A 2" STEEL CAP, STAMPED: PLS 6935, BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF BRICKYARD FILING NO. 1.

PREPARED BY: AARON MURPHY
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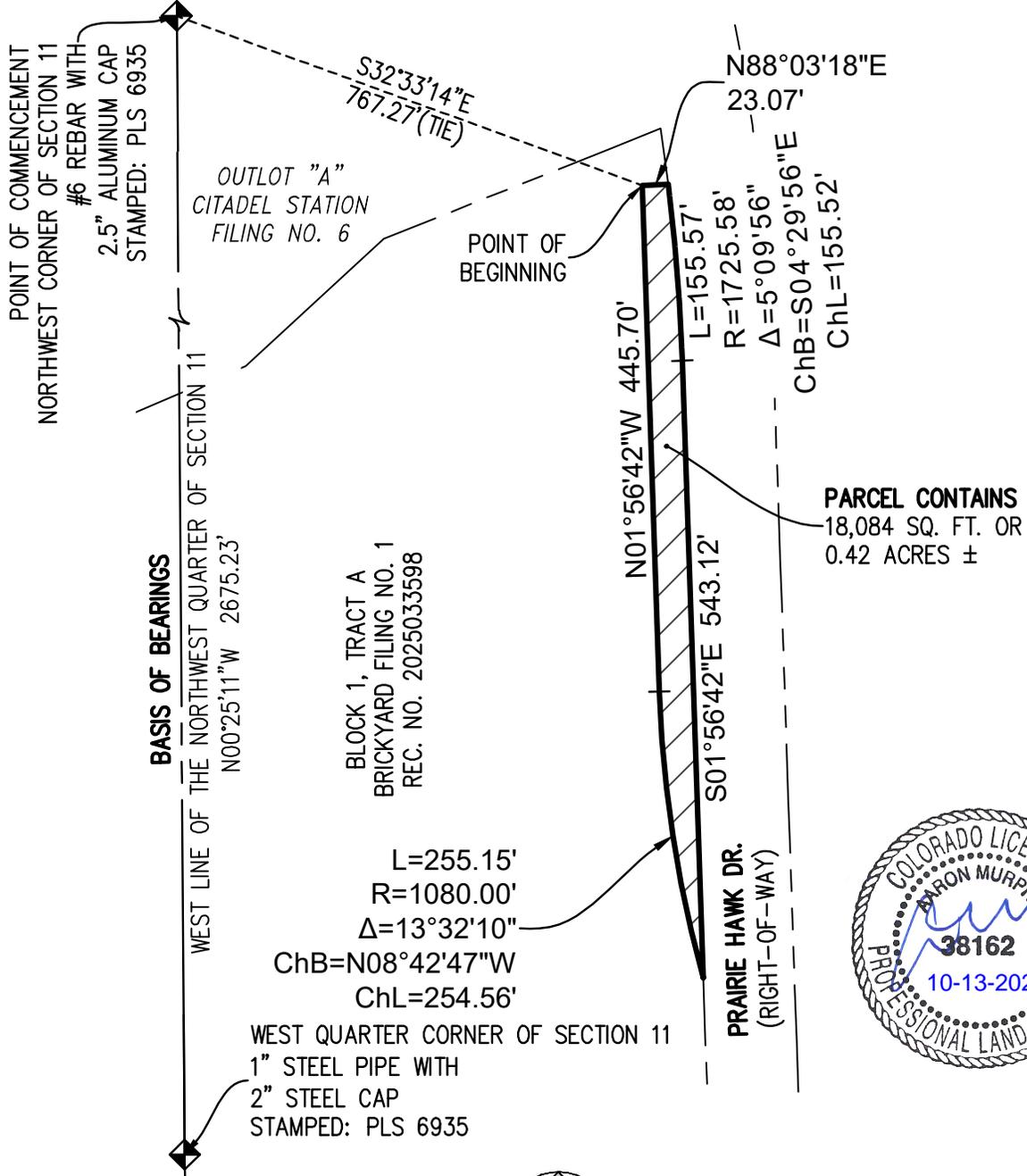
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DESCRIPTION RIGHT-OF-WAY VACATION	PROJECT #: 200726 CHECKED BY: AWM DRAWN BY: CD SHEET NUMBER 1 1 OF 2
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ILLUSTRATION

SITUATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SCALE: 1" = 150'

NOTE:

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

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ILLUSTRATION
RIGHT-OF-WAY
VACATION

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DRAWN BY: CD
SHEET NUMBER

2

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