

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST AND THE

EAST HALF OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN

OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SAID SECTIONS 7 AND 12, BEING MARKED WITH A 2-1/2"

DIAMETER ALUMINUM CAP ON MONUMENT STAMPED LS 6935; THENCE ALONG THE EAST LINE OF THE NORTH

HALF OF SAID SOUTHEAST QUARTER OF SECTION 12 NORTH 01°14'47" EAST A DISTANCE OF 109.20 FEET TO A

NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056 AND THE POINT OF BEGINNING;

THENCE SOUTH 53°18'55" WEST A DISTANCE OF 455.22 FEET; THENCE NORTH 66°06'25" WEST A DISTANCE OF

295.00 FEET; THENCE NORTH 50°55'58" WEST A DISTANCE OF 365.55 FEET;

THENCE NORTH 43°09'14" WEST A DISTANCE OF 654.85 FEET; THENCE NORTH 00°56'21" WEST A DISTANCE OF

239.21 FEET TO A POINT ON THE EASTERLY LINE OF MICHAEL'S 2ND ADDITION TO CASTLE ROCK AMENDED AS

DESCRIBED IN RECEPTION NO. 8705480; THENCE ALONG THE EASTERLY LINE OF SAID MICHAEL'S 2ND ADDITION TO CASTLE ROCK AMENDED NORTH 28°08'02" EAST A DISTANCE OF 187.28 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 1363 AT PAGE 2141, BEING A NO. 5 REBAR;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINE OF SAID PARCEL THE FOLLOWING THREE

(3) COURSES:

1. SOUTH 70°32'55" EAST A DISTANCE OF 145.49 FEET TO A REBAR WITH A 1" PLASTIC CAP STAMPED PLS 22100;

2. NORTH 12°20'25" EAST A DISTANCE OF 193.05 FEET TO A REBAR WITH A 1" PLASTIC CAP STAMPED PLS 22100;

3. NORTH 43°49'54" WEST A DISTANCE OF 236.69 FEET TO THE EAST LINE OF SAID MICHAEL'S SECOND ADDITION TO CASTLE ROCK, BEING A REBAR WITH A 1" PLASTIC CAP STAMPED PLS 22100;
THENCE ALONG SAID EASTERLY LINE OF SAID MICHAEL'S 2ND ADDITION TO CASTLE ROCK
NORTH 02°42'47" EAST A DISTANCE OF 180.06 FEET TO A NO. 5 REBAR; THENCE
NORTH 03°25'12" EAST A DISTANCE OF 325.36 FEET TO THE EASTERLY MOST COMMON
CORNER OF SAID MICHAEL'S 2ND ADDITION TO CASTLE ROCK AND MEMMEN'S 2ND ADDITION TO
CASTLE ROCK,
BEING A NO. 5 REBAR; THENCE ALONG THE EAST LINE OF SAID MEMMEN'S 2ND ADDITION TO CASTLE
ROCK
NORTH 07°00'59" WEST A DISTANCE OF 331.78 FEET BEING THE EASTERLY MOST COMMON CORNER OF
SAID
MEMMEN'S 2ND ADDITION TO CASTLE ROCK AND MEMMEN'S 3RD ADDITION TO CASTLE ROCK, AS
DESCRIBED IN
RECEPTION NO. 207418, BEING A NO. 5 REBAR; THENCE ALONG THE EAST LINE OF SAID MEMMEN'S 3RD
ADDITION TO CASTLE ROCK THE FOLLOWING SIX (6) COURSES:

1. NORTH 20°10'12" EAST A DISTANCE OF 24.26 FEET TO A REBAR WITH A 1-1/8"
DIAMETER RED PLASTIC CAP STAMPED LS 6935;
2. NORTH 18°02'51" EAST A DISTANCE OF 131.97 FEET TO A REBAR WITH A 1-1/8"
DIAMETER RED PLASTIC CAP LS 6395;
3. NORTH 10°12'52" WEST A DISTANCE OF 152.23 FEET TO A REBAR WITH A 1" PLASTIC CAP
STAMPED PLS 22100;
4. NORTH 32°15'43" WEST A DISTANCE OF 133.60 FEET TO A REBAR WITH A 1-1/8"
DIAMETER RED PLASTIC CAP STAMPED LS 6935;
5. NORTH 07°10'26" WEST A DISTANCE OF 205.77 FEET TO A NO. 5 REBAR;
6. NORTH 06°48'57" WEST A DISTANCE OF 89.39 FEET TO THE NORTHEAST CORNER OF
SAID MEMMEN'S THIRD ADDITION TO CASTLE ROCK, BEING A SHINER WITH NAIL
STAMPED PLS 22100;

THENCE ALONG THE SOUTHERLY LINES OF A PARCEL OF LAND DESCRIBED IN BOOK 115 AT
PAGE 263 AND BOOK 178 AT PAGE 494, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 87°56'51" EAST A DISTANCE OF 165.80 FEET TO A REBAR WITH 1-1/8"

DIAMETER RED PLASTIC CAP;

2. NORTH 42°34'38" EAST A DISTANCE OF 377.00 FEET TO THE SOUTHWEST CORNER OF
PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2000054670, BEING A NO. 5 REBAR;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL NORTH 57°53'34" EAST A DISTANCE OF 145.00
FEET TO

THE SOUTH CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION 2011069439, BEING A SHINER
WITH

MAG NAIL IN ROCK FACE; THENCE ALONG THE

EASTERLY LINE OF SAID PARCEL NORTH 08°53'56" EAST A DISTANCE OF 205.88 FEET TO THE
SOUTHWEST

CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2008069656,

BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;

THENCE ALONG THE SOUTHERLY LINES OF SAID PARCEL THE FOLLOWING TWO (2)
COURSES;

1. NORTH 83°09'24" EAST A DISTANCE OF 367.33 FEET TO A NO. 5 REBAR;

2. NORTH 88°46'45" EAST A DISTANCE OF 147.75 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF
LAND

DESCRIBED AT RECEPTION NO. 2008042214 BEING A REBAR WITH A RED PLASTIC CAP;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL SOUTH 52°28'06" EAST A DISTANCE OF
1490.80

FEET TO THE SOUTHWEST CORNER THEREOF, BEING A WASHER WITH A NAIL; THENCE ALONG THE
NORTHWESTERLY AND SOUTHWESTERLY AND SOUTHEASTERLY LINE OF A PARCEL OF LAND DESCRIBED
AT

RECEPTION NO. 9510408 THE FOLLOWING THREE (3) COURSES:

1. SOUTH 49°04'31" WEST A DISTANCE OF 70.96 FEET TO A NO. 5 REBAR;

2. SOUTH 40°24'20" EAST A DISTANCE OF 689.78 FEET TO A REBAR WITH A RED PLASTIC CAP;

3. NORTH 49°09'07" EAST A DISTANCE OF 274.97 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF
LAND

DESCRIBED AT RECEPTION NO. 2009078701, BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE
PLASTIC

CAP STAMPED PLS 38056;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 39°57'58" EAST A DISTANCE OF 839.70 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
2. SOUTH 05°02'02" WEST A DISTANCE OF 77.78 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
3. SOUTH 39°57'46" EAST A DISTANCE OF 46.52 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1317 AT PAGE 1156, BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;

THENCE ALONG THE NORTHERLY LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. SOUTH 61°51'44" WEST A DISTANCE OF 457.70 FEET TO A 2" DIAMETER ALUMINUM CAP STAMPED LS 9329;
2. SOUTH 35°49'21" WEST A DISTANCE OF 672.31 FEET TO THE EASTERLY CORNER OF THE PARCEL OF LAND

DESCRIBED AT RECEPTION NO. 2002068769, BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC

CAP STAMPED PLS 38056;

THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID PARCEL THE FOLLOWING FIVE

(5) COURSES:

1. NORTH 59°37'39" WEST A DISTANCE OF 438.31 FEET TO A NO. 4 REBAR;
2. SOUTH 50°26'51" WEST A DISTANCE OF 187.19 FEET TO A CHISELED "+" IN ROCK FACE;
3. SOUTH 26°23'49" EAST A DISTANCE OF 456.05 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
4. SOUTH 21°15'53" WEST A DISTANCE OF 362.12 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
5. NORTH 88°56'23" EAST A DISTANCE OF 315.30 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;

THENCE SOUTH 00°18'26" WEST A DISTANCE OF 20.14 FEET TO THE NORTHEAST CORNER OF IRVING SUBDIVISION,

BEING A REBAR WITH 1-1/8" DIAMETER RED PLASTIC CAP STAMPED LS 6935; THENCE ALONG THE NORTH LINE OF

SAID IRVING SUBDIVISION SOUTH 87°55'04" WEST A DISTANCE OF 738.58 FEET TO THE SOUTHEAST CORNER OF

THE PARCEL OF LAND DESCRIBED AT RECEPTION NO. 1999037093, BEING A NO. 4 REBAR WITH A 1" DIAMETER

ORANGE PLASTIC CAP STAMPED PLS 38056; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL THE

FOLLOWING TWO (2) COURSES;

1. NORTH 01°14'47" EAST A DISTANCE OF 109.20 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;

2. SOUTH 87°55'04" WEST A DISTANCE OF 400.00 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE

PLASTIC CAP STAMPED PLS 38056 TO THE POINT OF BEGINNING.

EXCLUDING

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

STARTING AT A POINT, POINT OF BEGINNING, WHICH BEARS SOUTH 31 DEGREES 0 MINUTES EAST, 2410 FEET FROM NORTHWEST CORNER, SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST;

THENCE SOUTH 51 DEGREES 30 MINUTES WEST 400 FEET;

THENCE SOUTH 38 DEGREES 30 MINUTES EAST 544.5 FEET;

T HENCE NORTH 51 DEGREES 30 MINUTES EAST 400 FEET,

THENCE NORTH 38 DEGREES 30 MINUTES WEST, 544.5 FEET

TO POINT OF BEGINNING;