

303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

EXHIBIT

NORTHEAST QUARTER, SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

A PORTION OF THAT PUBLIC UTILITY AND DRAINAGE EASEMENT, RECORDED AT RECEPTION NO. 2008042321, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE LYING WITHIN LOT 2A-2 BLOCK 2, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 13, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2017084363, SAID DOUGLAS COUNTY RECORDS, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF SAID LOT 2A-2, BEARING S 22°33'23" W, AS SHOWN THEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT A POINT ON THE WEST LINE OF THE FUTURE STREET RIGHT-OF-WAY, ALSO BEING THE SOUTH END OF THAT 11.41-FOOT SEGMENT LABELED AS "L3" ON THE EAST LINE OF SAID LOT 2A-2, BLOCK 1, MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 13 PLAT, THENCE S 41°07'46" W, A DISTANCE OF 29.13 FEET TO A POINT ON THE NORTH LINE OF SAID PUBLIC UTILITY AND DRAINAGE EASEMENT AND THE POINT OF BEGINNING;

THENCE S 22°10'25" W, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PUBLIC UTILITY AND DRAINAGE EASEMENT;

THENCE ALONG THE PERIMETER OF SAID PUBLIC UTILITY AND DRAINAGE EASEMENT THE FOLLOWING THREE (3) COURSES:

1. N 67°49'35" W, A DISTANCE OF 40.88 FEET;
2. N 22°10'25" E, A DISTANCE OF 20.00 FEET;
3. S 67°49'35" E, A DISTANCE OF 40.88 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 818 SQUARE FEET OR 0.019 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: 19-019
DATE: 7/16/2019
SHEET 1 OF 2

DR: J. ANTON
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