

PARCEL DESCRIPTION

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS CONTAINED HEREIN ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 WHICH BEARS SOUTH 89°27'34" EAST A DISTANCE OF 2,670.79 FEET (BEARINGS COLORADO STATE PLANE CENTRAL ZONE). MONUMENTED AT THE NORTH 1/4 CORNER BY A 2.5" ALUMINUM CAP STAMPED LS 6935 AND AT THE NORTHEAST CORNER BY A 3.25" ALUMINUM CAP STAMPED LS 13258.

COMMENCING AT SAID NORTH ONE-QUARTER CORNER; THENCE ON SAID NORTH LINE, SOUTH 89°27'34" EAST A DISTANCE OF 1,386.94 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE FORMER U.S. HIGHWAY 85 AS DESCRIBED IN BOOK 111 AT PAGE 321 OF THE DOUGLAS COUNTY RECORDS; THENCE ON SAID RIGHT-OF-WAY, SOUTH 28°20'34" EAST A DISTANCE OF 1,169.99 FEET TO THE POINT OF BEGINNING;

CONTINUING ON SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. THENCE SOUTH 28°20'34" EAST A DISTANCE OF 387.00 FEET;
2. THENCE SOUTH 02°09'26" WEST A DISTANCE OF 148.20 FEET;
3. THENCE SOUTH 28°20'34" EAST A DISTANCE OF 76.00 FEET;

THENCE SOUTH 62°19'26" WEST A DISTANCE OF 295.51 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD (FORMERLY THE DENVER & RIO GRANDE WESTERN RAILROAD);

THENCE ON SAID RAILROAD RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. THENCE NORTH 25°38'57" WEST A DISTANCE OF 214.49 FEET TO A POINT OF TANGENCY;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 80.80 FEET, A RADIUS OF 6,300.11 FEET, A DELTA ANGLE OF 0°44'06", WHOSE CHORD BEARS NORTH 25°16'54" WEST A DISTANCE OF 80.79 FEET, TO A POINT OF COMPOUND CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 297.35 FEET, A RADIUS OF 5,321.60 FEET, A DELTA ANGLE OF 3°12'05", WHOSE CHORD BEARS NORTH 23°18'49" WEST A DISTANCE OF 297.31 FEET;

THENCE NORTH 62°19'26" EAST A DISTANCE OF 330.27 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 WHICH BEARS SOUTH 89°27'34" EAST A DISTANCE OF 2670.79 FEET (BEARINGS COLORADO STATE PLANE CENTRAL ZONE). MONUMENTED AT THE NORTH 1/4 CORNER BY A 2.5" ALUMINUM CAP STAMPED LS 6935 AND AT THE NORTHEAST CORNER BY A 3.25" ALUMINUM CAP STAMPED LS 13258.

CONTIGUITY

TOTAL PERIMETER = 1,829.62 FEET  
 CONTIGUOUS PERIMETER = 611.20 FEET  
 REQUIRED 1/6  
 CONTIGUOUS PERIMETER = 304.94 FEET

TOTAL ANNEXATION AREA = 198,968 SF (4.568 ACRES)