

Gateway Mesa Legal Description

A METES AND BOUNDS PARCEL OF LAND LOCATED IN ALL OR PORTIONS OF THE SE 1/4 OF THE SW 1/4 SECTION 32, THE SW 1/4 OF THE SW 1/4 SECTION 33, T 7 S, R 66 W OF THE 6TH P.M., THE WEST HALF OF NW 1/4 SECTION 4, NORTH HALF OF THE NE 1/4 SECTION 5 AND THE NE 1/4 OF THE NW 1/4 SECTION 5, T 8 S, R 66 W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO AS DESCRIBED IN A WARRANTY DEED RECORDED UNDER RECEPTION NO. 99076429 DATED AUGUST 25, 1999 OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHEAST QUARTER SECTION 5, BEING MONUMENTED AT BOTH ENDS WITH A 3.25" ALUMINUM CAP STAMPED PLS 17669. SAID LINE IS ASSUMED TO BEAR N 89°23'25" E, A DISTANCE OF 2654.63 FEET.

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, SAID CORNER BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2003060698 OF SAID CLERK'S OFFICE,

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND REC. NO. 2003060698, SAID COMMON LINE BEING THE TOWN OF CASTLE ROCK ANNEXATION CONTIGUITY LINE OF HERITAGE FARM ANNEXATION MAP AS DESCRIBED UNDER REC. NO. 366643 THE FOLLOWING THREE COURSES:
1) N 89°23'25" E, ALONG THE NORTH LINE NE 1/4 SECTION 5, A DISTANCE OF 2654.63 FEET TO THE NORTHWEST CORNER OF SAID SECTION 4; 2) N 00°29'43" W, ALONG THE WEST LINE SW 1/4 OF THE SW 1/4 SAID SECTION 33, A DISTANCE OF 1322.64 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 33; 3) N 89°04'23" E, ALONG THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 SAID SECTION 33, A DISTANCE OF 1317.42 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 33;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND REC. NO. 2011058282 OF SAID CLERK'S OFFICE, SAID COMMON LINE BEING THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 33, S 00°10'51" W, A DISTANCE OF 1324.52 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 33;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND REC. NO. 99045243 AND REC. NO. 2017072630 OF SAID CLERK'S OFFICE, SAID COMMON LINE BEING THE EAST LINE OF THE WEST HALF OF THE NW 1/4 OF SAID SECTION 4 S 00°04'34" E, A DISTANCE OF 2581.42 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 4, SAID CORNER BEING A POINT ON THE TOWN OF CASTLE ROCK ANNEXATION CONTIGUITY LINE OF BELLA MESA ANNEXATION MAP AS DESCRIBED UNDER REC. NO. 2016004149 OF SAID CLERK'S OFFICE;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND REC. NO. 2014010035 OF SAID CLERK'S OFFICE, SAID COMMON LINE BEING THE SOUTH LINE OF THE WEST HALF OF THE NW 1/4 OF SAID SECTION 4, SAID LINE ALSO BEING ON SAID CONTIGUITY LINE OF BELLA MESA ANNEXATION MAP, S 89°29'05" W, A DISTANCE OF 1315.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND REC. NO. 8819876 OF SAID CLERK'S OFFICE, ALONG THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 4, N 00°13'01" E, A DISTANCE OF 1300.35 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 4;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND SAID REC. NO. 8819876 AND REC. NO. 99087862 OF SAID CLERK'S OFFICE, SAID COMMON LINE BEING THE SOUTH LINE OF THE NORTH HALF OF THE NE 1/4 OF SAID SECTION 5 S 89°18'45" W, A DISTANCE OF 2633.50 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 86, SAID POINT BEARS S 89°18'45" W, A DISTANCE OF 13.73 FEET +/- TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 5;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: 1) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1984.71 FEET, A CENTRAL ANGLE OF 09°44'57", AN ARC LENGTH OF 337.71 FEET, WHOSE CHORD BEARS N 14°29'49" W, A DISTANCE OF 337.30 FEET; 2) N 19°22'17" W, A DISTANCE OF 320.50 FEET; 3) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 880.02 FEET, A CENTRAL ANGLE OF 61°03'39", AN ARC LENGTH OF 937.85 FEET, WHOSE CHORD BEARS N 11°09'32" E, A DISTANCE OF 894.09 FEET TO A POINT ON THE EASTERLY LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 32, SAID POINT ALSO BEING ON SAID CONTIGUITY LINE OF HERITAGE FARM ANNEXATION MAP;

THENCE ALONG SAID EASTERLY LINE AND SAID CONTIGUITY LINE OF HERITAGE FARM ANNEXATION MAP S 00°28'13" E, A DISTANCE OF 229.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 8,682,905 SQUARE FEET OR 199.33 ACRES MORE OR LESS.