

RIDGE ESTATES BOUNDARY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36;
THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36 N89°14'58"E, 1,486.23 FEET TO THE WESTERLY BOUNDARY OF SELLERS CREEK RANCH RURAL SITE PLAN, RECORDED AT RECEPTION NO. 01063901 OF THE DOUGLAS COUNTY RECORDS;
THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING NINETEEN (19) COURSES:

1. S34°15'57"W, 288.40 FEET TO A POINT OF CURVE;
 2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 28°23'03", 101.56 FEET;
 3. S02°04'38"E, 673.40 FEET;
 4. N57°54'07"E, 372.84 FEET;
 5. S89°49'44"E, 153.99 FEET;
 6. S06°20'17"E, 554.82 FEET;
 7. S11°09'46"W, 60.00 FEET;
 8. S14°44'51"W, 462.71 FEET;
 9. S62°47'50"W, 183.08 FEET;
 10. S52°17'19"W, 568.15 FEET;
 11. S36°17'48"W, 313.93 FEET;
 12. N86°18'09"W, 247.70 FEET;
 13. N08°31'26"E, 249.70 FEET;
 14. N50°35'33"W, 424.70 FEET;
 15. N55°30'11"W, 60.00 FEET;
 16. N34°29'49"E, 339.94 FEET;
 17. N55°30'11"W, 69.01 FEET TO A POINT OF CURVE;
 18. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 78°25'46", 520.16 FEET;
 19. N67°04'24"W, 293.23 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36;
- THENCE ALONG SAID WEST LINE AND ALONG THE EAST LINE OF BELL MOUNTAIN RANCH SUBDIVISION FILING NO. 1-B, RECORDED AT RECEPTION NO. 9829016 OF THE DOUGLAS COUNTY RECORDS N01°04'20"W, 1,041.84 FEET TO THE POINT OF BEGINNING, CONTAINING 3,049,617 SQUARE FEET OR 70.010 ACRES, MORE OR LESS.

PREPARED BY:
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FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.