

LEGAL DESCRIPTION:

PER TITLE COMMITMENT NO. NCS-906466-CO WITH AN EFFECTIVE DATE OF MAY 11, 2018 AT 5:00 P.M. PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

A PARCEL OF LAND BEING A PORTION OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2010034832 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR

N 01°14'41" E, FROM THE WEST QUARTER CORNER OF SAID SECTION 7, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 22100", TO THE NORTHWEST CORNER OF SAID SECTION 7, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP WITH ILLEGIBLE STAMPING, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 7, THENCE N 78°57'10" E, A DISTANCE OF 3244.04 FEET TO THE WEST CORNER OF FOUNDERS VILLAGE FILING NO. 19, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 199607282, SAID DOUGLAS COUNTY RECORDS, ALSO BEING A POINT ON THE NORTH LINE OF THE ENDERUD BOULEVARD RIGHT-OF-WAY, AS DEDICATED BY FOUNDERS VILLAGE FILING NO. 5, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 198821181, SAID DOUGLAS COUNTY RECORDS, ALSO BEING A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING:

THENCE ALONG THE NORTH LINE OF SAID ENDERUD BOULEVARD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1042.50 FEET, A CENTRAL ANGLE OF 50°37'58" AND AN ARC LENGTH OF 821.26 FEET, THE CHORD OF WHICH BEARS S 75°40'50" W, A DISTANCE OF 691.57 FEET;
2. S 50°21'52" W, A DISTANCE OF 123.58 FEET TO A POINT ON THE EAST LINE OF THE RIDGE ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2006011874, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID RIDGE ROAD RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

1. S 89°08'17" W, A DISTANCE OF 106.32 FEET;
2. N 38°57'52" W, A DISTANCE OF 933.26 FEET;
3. N 50°02'08" E, A DISTANCE OF 40.42 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2003168482, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST AND NORTH LINES OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING THREE (3) COURSES:

1. N 24°27'57" E, A DISTANCE OF 310.02 FEET;
2. N 00°00'03" W, A DISTANCE OF 482.59 FEET;
3. S 89°59'57" W, A DISTANCE OF 337.30 FEET TO A POINT ON THE EAST LINE OF THAT DEED RECORDED AT BOOK 138 AT PAGE 514, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST AND NORTH LINES OF SAID DEED, THE FOLLOWING THREE (3) COURSES:

1. N 00°26'12" W, A DISTANCE OF 110.54 FEET;
2. S 89°48'00" W, A DISTANCE OF 150.62 FEET;
3. N 00°41'44" W, A DISTANCE OF 679.53 FEET TO A POINT ON THE SOUTH LINE OF THE STATE HIGHWAY 86 RIGHT-OF-WAY;

THENCE ALONG THE SOUTH LINE OF SAID STATE HIGHWAY 86 RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. S 78°22'34" E, A DISTANCE OF 543.25 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5770.00 FEET, A CENTRAL ANGLE OF 02°54'08", AND AN ARC LENGTH OF 292.20 FEET.

THENCE S 30°38'38" E, A DISTANCE OF 336.62 FEET;

THENCE S 46°35'36" E, A DISTANCE OF 1193.26 FEET;

THENCE S 10°23'13" E, A DISTANCE OF 706.83 FEET TO A POINT ON THE EAST LINE OF SAID FOUNDERS VILLAGE FILING NO. 19 PLAT;

THENCE S 10°59'48" W, ALONG THE EAST LINE OF SAID FOUNDERS VILLAGE FILING NO. 19 PLAT, A DISTANCE OF 58.39 FEET TO THE POINT OF BEGINNING.