





## LEGAL DESCRIPTION

A UNDESCRIBED PARCEL OF LAND, BEING THE OLD DOUGLAS COUNTY ROAD 35, ALSO KNOWN AS OLD RIDGE ROAD, LYING IN PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST, ALL IN THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SECTION 25, BEING MONUMENTED WITH A 2" ALUMINUM CAP STAMPED PLS 23515 DATED 2003, WHENCE A LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 25, BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED PLS 6935 DATED 1986, SAID LINE ASSUMED TO BEAR N 89°37'41" W, A DISTANCE OF 2612.86, SAID LINE **BEING THE BASIS OF BEARINGS** FOR THIS DESCRIPTION;

THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2024054132 OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, N 89°37'41" W, A DISTANCE OF 622.51 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2024054132, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF FOUNDERS PARKWAY AS DESCRIBED UNDER RECEPTION NO. 8603133 OF SAID CLERK'S OFFICE;

THENCE ALONG SAID RIGHT OF WAY LINE, ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 04°41'27", AN ARC LENGTH OF 82.28 FEET, WHOSE CHORD BEARS N 73°31'46" W, A DISTANCE OF 82.26 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2023036542 OF SAID CLERK'S OFFICE;

THENCE ALONG SAID SOUTHERLY LINE, N 89°47'43" E, A DISTANCE OF 729.71 FEET;

THENCE ALONG PORTIONS OF THE WESTERLY LINE OF SAID RECEPTION NO. 2023036542 AND RECEPTION NO. 2009099312 OF SAID CLERK'S OFFICE, S 00°01'17" W, A DISTANCE OF 732.27 FEET TO A CORNER OF SAID RECEPTION NO. 2009099312, SAID CORNER ALSO BEING A POINT ON SAID NORTHEASTERLY RIGHT OF WAY LINE;

THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 05°09'05", AN ARC LENGTH OF 90.36 FEET, WHOSE CHORD BEARS N 16°40'59" W, A DISTANCE OF 90.33 FEET;



THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 2024054132, N 00°11'52" W, A DISTANCE OF 615.77 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS 36,150 SQUARE FEET OR 0.83 ACRES MORE OR LESS.



WILLIAM G BUNTROCK, PLS  
COLORADO LICENSED LAND SURVEYOR NO. 35585  
TRUE NORTH SURVEYING & MAPPING, LLC  
TN 25004



# EXHIBIT A

## PAGE 4 OF 4

LINE	BEARING	DISTANCE
L1	N 89°37'41" W	622.51'
L2	N 89°47'43" E	729.71'
L3	S 00°01'17" W	732.27'
L4	N 00°11'52" W	615.77'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4°41'27"	1005.00'	82.28'	N 73°31'46" W	82.26'
C2	5°09'05"	1005.00'	90.36'	N 16°40'59" W	90.33'

NOTICE - According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



DATE	01/29/2025
DRAWN	BB
CHECKED	BB
APPROVED	BB
PROJECT NO.	TN 25004
HORZ. SCALE	1" = 200'