**LEGAL DESCRIPTION**

THAT CERTAIN PORTION OF “PARCEL I” DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 24,

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER NORTH 89°33’43” EAST, A DISTANCE OF 72.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD DESCRIBED AS EXHIBIT “A” IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2006000386390, AND THE SOUTHWEST CORNER OF EAST 38TH AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 00°16’48” WEST, A DISTANCE OF 100.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 38TH AVE, AND THE **POINT OF BEGINNING;**

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 89°50'25" EAST, A DISTANCE OF 3.99 FEET;
2. SOUTH 33°17'20" EAST, A DISTANCE OF 36.92 FEET;
3. NORTH 89°33'02" EAST, A DISTANCE OF 195.89 FEET;
4. SOUTH 86°09'08" EAST, A DISTANCE OF 160.41 FEET;
5. NORTH 89°33'44" EAST, A DISTANCE OF 2109.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
6. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'23", AN ARC LENGTH OF 39.19 FEET;
7. NORTH 00°15'39" WEST, A DISTANCE OF 29.03 FEET;
8. NORTH 89°44'21" EAST, A DISTANCE OF 8.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF TIBET ROAD AS DESCRIBED IN SPECIAL WARRANTY RECORDED AT RECEPTION NO. , IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 00°15'31" WEST, A DISTANCE OF 112.73 FEET;
2. NORTH 04°11'53" EAST, A DISTANCE OF 90.09 FEET;
3. NORTH 00°15'31" WEST, A DISTANCE OF 206.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°44'29", AN ARC LENGTH OF 39.16 FEET;
5. NORTH 00°27'37" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°00'00" WEST;
6. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°15'31", AN ARC LENGTH OF 39.38 FEET;
7. NORTH 00°15'31" WEST, A DISTANCE OF 514.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
8. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 42ND AVENUE AS DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. , IN SAID OFFICIAL RECORDS;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 89°44'29" WEST, A DISTANCE OF 410.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°44'29", AN ARC LENGTH OF 31.33 FEET;
3. NORTH 88°35'16" WEST, A DISTANCE OF 64.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 90°00'00" WEST;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°15'12", AN ARC LENGTH OF 29.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 516.80 FEET;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°48'04", AN ARC LENGTH OF 467.24 FEET TO THE SOUTHERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 3 RECORDED AT RECEPTION NO. 2020000049283 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FORTY (40) COURSES:

1. NORTH 33°27'08" WEST, A DISTANCE OF 4.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
3. SOUTH 56°32'52" WEST, A DISTANCE OF 151.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;
4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
5. SOUTH 33°27'08" EAST, A DISTANCE OF 4.50 FEET;
6. SOUTH 56°32'52" WEST, A DISTANCE OF 64.00 FEET;
7. NORTH 33°27'08" WEST, A DISTANCE OF 4.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;
8. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
9. SOUTH 56°32'52" WEST, A DISTANCE OF 223.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;
10. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
11. SOUTH 33°27'08" EAST, A DISTANCE OF 4.50 FEET;
12. SOUTH 56°32'52" WEST, A DISTANCE OF 64.00 FEET;
13. NORTH 33°27'08" WEST, A DISTANCE OF 4.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;
14. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
15. THENCE SOUTH 56°32'52" WEST, A DISTANCE OF 50.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 282.00 FEET;
16. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°59'39", AN ARC LENGTH OF 44.27 FEET;
17. SOUTH 33°27'08" EAST, A DISTANCE OF 156.22 FEET;
18. NORTH 90°00'00" WEST, A DISTANCE OF 347.32 FEET;
19. SOUTH 00°00'00" EAST, A DISTANCE OF 95.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
20. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
21. NORTH 90°00'00" EAST, A DISTANCE OF 4.50 FEET;
22. SOUTH 00°00'00" EAST, A DISTANCE OF 64.00 FEET;
23. NORTH 90°00'00" WEST, A DISTANCE OF 4.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
24. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
25. SOUTH 00°00'00" EAST, A DISTANCE OF 185.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
26. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
27. NORTH 90°00'00" EAST, A DISTANCE OF 4.50 FEET;
28. SOUTH 00°00'00" EAST, A DISTANCE OF 64.00 FEET;
29. NORTH 90°00'00" WEST, A DISTANCE OF 382.50 FEET;
30. NORTH 00°00'00" EAST, A DISTANCE OF 64.00 FEET;
31. NORTH 90°00'00" WEST, A DISTANCE OF 93.00 FEET;
32. NORTH 00°00'00" EAST, A DISTANCE OF 494.97 FEET;
33. NORTH 90°00'00" WEST, A DISTANCE OF 89.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
34. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
35. SOUTH 00°00'00" EAST, A DISTANCE OF 4.50 FEET;
36. NORTH 90°00'00" WEST, A DISTANCE OF 64.00 FEET;
37. NORTH 00°00'00" EAST, A DISTANCE OF 4.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
38. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
39. NORTH 90°00'00" WEST, A DISTANCE OF 97.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
40. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°16'48", AN ARC LENGTH OF 39.39 FEET TO SAID EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 00°16'48" EAST, A DISTANCE OF 921.21 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 56.641 ACRES, (2,467,299 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS, PLS NO. 38256

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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