

A PARCEL OF LAND BEING TRACT C, TIMBER RIDGE SUBDIVISION FILING NO. 1, AS RECORDED AT RECEPTION NUMBER D4015901 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, TOGETHER WITH A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 31, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, TO BEAR NORTH 89°46'41" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°46'41" EAST, ALONG SAID NORTH LINE AND ALONG THE SOUTHERLY LINE OF TALLYN'S REACH SUBDIVISION FILING NO. 15, RECORDED AT RECEPTION NUMBER B6011923 IN SAID RECORDS, A DISTANCE OF 771.47 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN RULE AND ORDER RECORDED AT RECEPTION NUMBER D0090573 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTH 19°47'46" WEST, A DISTANCE OF 126.21 FEET;
2. SOUTH 35°58'35" EAST, A DISTANCE OF 337.27 FEET;
3. SOUTH 77°58'13" EAST, A DISTANCE OF 9.95 FEET;
4. NORTH 84°23'13" EAST, A DISTANCE OF 62.85 FEET;
5. NORTH 17°52'43" EAST, A DISTANCE OF 46.28 FEET;
6. NORTH 70°33'05" EAST, A DISTANCE OF 90.96 FEET;
7. SOUTH 30°46'45" EAST, A DISTANCE OF 55.57 FEET;
8. SOUTH 07°54'42" EAST, A DISTANCE OF 173.86 FEET;
9. SOUTH 50°34'50" EAST, A DISTANCE OF 51.14 FEET;
10. SOUTH 15°54'29" EAST, A DISTANCE OF 29.45 FEET;
11. SOUTH 26°06'08" WEST, A DISTANCE OF 69.36 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE SOUTH 89°44'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,169.23 FEET TO THE EAST LINE OF SAID TRACT C;

THENCE SOUTH 00°03'16" WEST, ALONG SAID EAST LINE, A DISTANCE OF 21.85 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH SAMPSON GULCH WAY;

THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 46°55'54" WEST, A DISTANCE OF 41.44 FEET TO A CURVE TO THE RIGHT;
2. ALONG THE ARC OF SAID CURVE, A DISTANCE OF 251.78 FEET, HAVING A RADIUS OF 463.00 FEET, A CENTRAL ANGLE OF 31°09'27", THE CHORD OF WHICH BEARS NORTH 31°21'10" WEST, A DISTANCE OF 248.69 FEET;
3. NORTH 15°46'27" WEST, A DISTANCE OF 455.72 FEET TO THE NORTH LINE OF SAID TRACT C;

THENCE NORTH 89°46'18" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 284.27 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 752,795 SQUARE FEET OR 17.281 ACRES, MORE OR LESS.