

TRAILS AT OVERLAND RANCH FILING NO. 1

PROPERTY DESCRIPTION

A PORTION OF THAT PROPERTY RECORDED IN BOOK 5003 AT PAGE 70 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "LS 25942" AT THE WEST 1/4 CORNER AND A 3.25" ALUMINUM CAP STAMPED "LS 38098" AT THE SOUTHWEST CORNER, SAID LINE BEARING S00°23'41"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;

THENCE ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34, N00°23'41"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST LINE, N00°23'41"E A DISTANCE OF 27.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF HIGH PLAINS COUNTRY CLUB SUBDIVISION FILING NO. 3 RECORDED UNDER RECEPTION NO. D7081400 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH MONAGHAN ROAD AS RECORDED UNDER RECEPTION NO. D7081059, N89°28'36"E A DISTANCE OF 103.91 FEET, TO THE SOUTHEASTERLY CORNER OF SAID SOUTH MONAGHAN ROAD;

THENCE ON THE EASTERLY LINE OF SAID SOUTH MONAGHAN ROAD, THE FOLLOWING THREE (3) COURSES:

1. N00°23'41"E A DISTANCE OF 442.97 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5730.00 FEET, A CENTRAL ANGLE OF 07°43'16" AND AN ARC LENGTH OF 772.17 FEET, TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5730.00 FEET, A CENTRAL ANGLE OF 07°43'16" AND AN ARC LENGTH OF 772.17 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34;

THENCE ON SAID WEST LINE, N00°23'41"E A DISTANCE OF 598.69 FEET, TO THE WEST 1/4 CORNER OF SAID SECTION 34;

THENCE ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, N00°23'15"E A DISTANCE OF 460.71 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PROPERTY RECORDED IN BOOK 5003 AT PAGE 70;

THENCE ON SAID NORTHERLY LINE, N89°41'49"E A DISTANCE OF 2786.12 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, THE FOLLOWING THIRTY-SEVEN (37) COURSES:

1. S00°18'18"E A DISTANCE OF 43.20 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S28°46'46"E, HAVING A RADIUS OF 189.51 FEET, A CENTRAL ANGLE OF 38°15'29" AND AN ARC LENGTH OF 126.54 FEET, TO A POINT OF NON-TANGENT;
3. S11°27'53"W A DISTANCE OF 82.34 FEET;
4. S09°08'37"E A DISTANCE OF 60.77 FEET;
5. S00°00'00"W A DISTANCE OF 529.16 FEET;
6. S19°58'57"E A DISTANCE OF 68.02 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S18°18'32"E, HAVING A RADIUS OF 391.00 FEET, A CENTRAL ANGLE OF 15°09'08" AND AN ARC LENGTH OF 103.40 FEET, TO A POINT OF COMPOUND CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT HAVE A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 98°03'26" AND AN ARC LENGTH OF 34.23 FEET, TO A POINT OF TANGENT;
9. S41°31'06"E A DISTANCE OF 4.14 FEET;
10. S48°28'54"W A DISTANCE OF 64.00 FEET;
11. N41°31'06"W A DISTANCE OF 4.14 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 98°03'26" AND AN ARC LENGTH OF 34.23 FEET, TO A POINT OF COMPOUND CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 391.00 FEET, A CENTRAL ANGLE OF 06°00'16" AND AN ARC LENGTH OF 40.98 FEET, TO A POINT OF TANGENT;
14. S34°25'12"W A DISTANCE OF 176.11 FEET, TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°11'13" AND AN ARC LENGTH OF 30.08 FEET, TO A POINT OF REVERSE CURVE;
16. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 00°31'59" AND AN ARC LENGTH OF 7.37 FEET, TO A POINT OF NON-TANGENT;
17. S38°20'45"W A DISTANCE OF 84.00 FEET, TO A POINT OF NON-TANGENT CURVE;

18. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S38°48'57"W, HAVING A RADIUS OF 708.00 FEET, A CENTRAL ANGLE OF 20°47'11" AND AN ARC LENGTH OF 256.86 FEET, TO A POINT OF COMPOUND CURVE;
19. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND CENTRAL ANGLE OF 96°42'16" AND AN ARC LENGTH OF 33.76 FEET, TO A POINT OF COMPOUND CURVE;
20. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1468.00 FEET, A CENTRAL ANGLE OF 11°19'30" AND AN ARC LENGTH OF 290.16, TO A POINT OF TANGENT;
21. S00°00'00"E A DISTANCE OF 394.61 FEET, TO A POINT OF CURVE;
22. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
23. N90°00'00"E A DISTANCE OF 5.00 FEET;
24. S00°00'00"E A DISTANCE OF 64.00 FEET;
25. N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
26. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
27. S00°00'00"E A DISTANCE OF 210.00 FEET, TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
29. N90°00'00"E A DISTANCE OF 5.00 FEET;
30. S00°00'00"E A DISTANCE OF 64.00 FEET;
31. N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
32. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
33. S00°00'00"E A DISTANCE OF 105.00 FEET;
34. N90°00'00"E A DISTANCE OF 513.25 FEET;
35. S00°00'00"E A DISTANCE OF 131.00 FEET;
36. N90°00'00"E A DISTANCE OF 124.00 FEET;
37. S00°00'00"E A DISTANCE OF 587.67 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. S89°28'23"W A DISTANCE OF 82.14 FEET;

2. S89°28'36"W A DISTANCE OF 2675.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,456,671 SQUARE FEET OR 171.1816 ACRES MORE OR LESS.
EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO
HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE
PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE,
INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC