

Legal Description:

A Parcel of Land situated in the Southeast 1/4 of Section 7, Township 4 South, Range 66 West of the 6th Principal Meridian, being Lot 3, Block 1, Parkside at City Center Subdivision Filing No. 2, a subdivision plat recorded at reception number D9023462 in the Arapahoe County Clerk and Recorder's Office, City of Aurora, County of Arapahoe, State of Colorado, being more particularly described as follows:

Beginning at the Southwest Corner of Lot 3, Block 1, Parkside at City Center Subdivision Filing No. 2 from whence the South ¼ Corner of Section 7 bears S36°55'43"W a distance of 163.40 feet;

Thence along the Westerly Line of said Lot 3 the following seven (7) courses:

1. Thence N01°15'46"W a distance of 114.80 feet;
2. Thence N02°07'25"W a distance of 20.47 feet;
3. Thence N02°12'20"W a distance of 123.82 feet;
4. Thence N89°29'54"E a distance of 3.01 feet;
5. Thence N02°12'21"W a distance of 54.27 feet
6. Thence N89°20'23"E a distance of 4.00 feet;
7. Thence N02°12'21"W a distance of 13.90 feet to the Northwestern Corner of said Lot 3;

Thence N89°41'09"E along the Northerly Line of said Lot 3, a distance of 73.87 feet to the Northeastly Corner of said Lot 3;

Thence S00°18'51"E along the Easterly Line of said Lot 3, a distance of 302.20 feet to the Southeastly Corner of said Lot 3;

Thence along the Southerly Line of said Lot 3 the following six (6) courses:

1. Thence S44°41'09"W a distance of 53.43 feet;
2. Thence S00°18'51"E a distance of 9.90 feet;
3. Thence S44°41'09"W a distance of 9.50 feet to a point of a non-tangent curve;
4. Thence along a curve to the right having a central angle of 32°31'41", a radius of 40.00 feet, an arc length of 22.71, a chord bearing of N23°06'54"W with a chord length of 22.41 feet;
5. Thence N00°18'51"W non-tangent to the last described curve, a distance of 8.78 feet;
6. Thence S89°41'09"W a distance of 18.81 feet to the **Point of Beginning**.

Parcel Contains (24,681 Square Feet) 0.5666 Acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Bearings are based on the West Line of the Southeast 1/4 of Section 7, Township 4 South, Range 66 West of the 6th Principal Meridian having a grid bearing of N00°30'06"W as referenced on the plat of Parkside at City Center Subdivision Filing No. 2 and monumented by a 3-1/4" Aluminum Cap on a #6 Rebar in a Range Box, stamped "Survey Monument, 2015, PLS 38405, Do Not Disturb" Found at the South ¼ of said Section 7 and a 3-1/4" Aluminum Cap on a #5 Rebar in a Range Box, stamped "1995, PLS 20683" Found at the Center ¼ Corner of said Section 7, with all bearings contained herein being relative thereto.

Date Prepared: November 19, 2021

Date of Last Revision:

Prepared By: Charles N. Beckstrom, PLS No. 33202

For and on behalf of
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