

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

DESCRIPTION:

A PORTION OF ARAPAHOE ROAD SITUATED IN SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 AND MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "PLS29752" IN A RANGE BOX FOR THE N 1/4 CORNER AND MONUMENTED ON THE EAST BY A 2.5" ALUMINUM CAP STAMPED "PLS12405" FOR THE NE CORNER AND IS ASSUMED TO BEAR S 89°58'01" E.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27, THENCE ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 S 89°58'01" E A DISTANCE OF 851.88 FEET;

THENCE N 00°01'59" E A DISTANCE OF 132.08 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1028, PAGE 471, BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE OF SAID PARCEL, S 75°07'26" E A DISTANCE OF 67.64 FEET;

THENCE S 68°54'48" E A DISTANCE OF 154.47 FEET;

THENCE S 65°50'20" E A DISTANCE OF 12.93 FEET TO A POINT OF CURVATURE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°39'46", HAVING A RADIUS OF 960.68 FEET, AN ARC LENGTH OF 279.39 FEET, WHOSE CHORD BEARS S 72°25'40" E, A CHORD DISTANCE OF 278.40 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 879012;

THENCE ALONG SAID NORTH LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 879012 AND SAID PARCEL OF LAND DESCRIBED IN BOOK 1028, PAGE 471, N 89°58'35" W A DISTANCE OF 286.66 FEET TO AN ANGLE POINT IN SAID PARCEL OF LAND DESCRIBED IN BOOK 1028, PAGE 471;

THENCE CONTINUING ALONG SAID PARCEL OF LAND DESCRIBED IN BOOK 1028, PAGE 471 N 50°58'13" W A DISTANCE OF 257.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.48 ACRES (20,956 SQUARE FEET), MORE OR LESS.

DESCRIPTION PREPARED BY:
BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

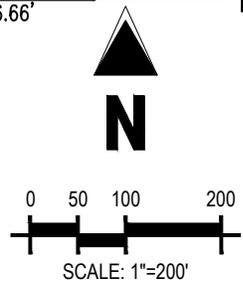


EXHIBIT A
ARAPAHOE ROAD

TOWN OF ERIE, COUNTY OF BOULDER,
STATE OF COLORADO

#	Date	Issue / Description	Init.

Galloway

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Colorado Springs, CO 80920
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Project No:	EDI000018.11
Drawn By:	EMV
Checked By:	BJD
Date:	09/25/19