

DESCRIPTION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED AT RECEPTION NO. 99065495 IN THE DOUGLAS COUNTY RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE NORTHEAST LINE OF SAID PARCEL AND ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC LENGTH OF 209.42 FEET, SAID CURVE HAVING A RADIUS OF 1,951.00 FEET, A CENTRAL ANGLE OF 06°09'01", AND A CHORD WHICH BEARS SOUTH 63°25'33" EAST A CHORD DISTANCE OF 209.32 FEET;

THENCE SOUTH 60°21'03" EAST CONTINUING ALONG SAID NORTHEAST LINE, A DISTANCE OF 36.78 FEET;

THENCE SOUTH 29°33'03" WEST, A DISTANCE OF 27.20 FEET;

THENCE NORTH 60°26'57" WEST, A DISTANCE OF 96.25 FEET;

THENCE NORTH 29°33'03" EAST, A DISTANCE OF 18.76 FEET;

THENCE NORTH 64°25'43" WEST, A DISTANCE OF 145.54 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL;

THENCE NORTH 00°00'00" EAST ALONG SAID WEST LINE, A DISTANCE OF 8.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,912 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED ON THE WEST LINE OF THE PARCEL DESCRIBED AT RECEPTION NO. 99065495, AS BEARING NORTH 00°00'00" EAST, AS SHOWN ON SAID DOCUMENT.

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ISSUE DATE: 8-04-2021	PROJECT #: 190324
DATE	REVISION COMMENTS

Plotted: WED 08/04/21 3:46:35P By: Ian MacDougall Filepath: p:\190324\survey\esmt.dwg Layout: ddesc

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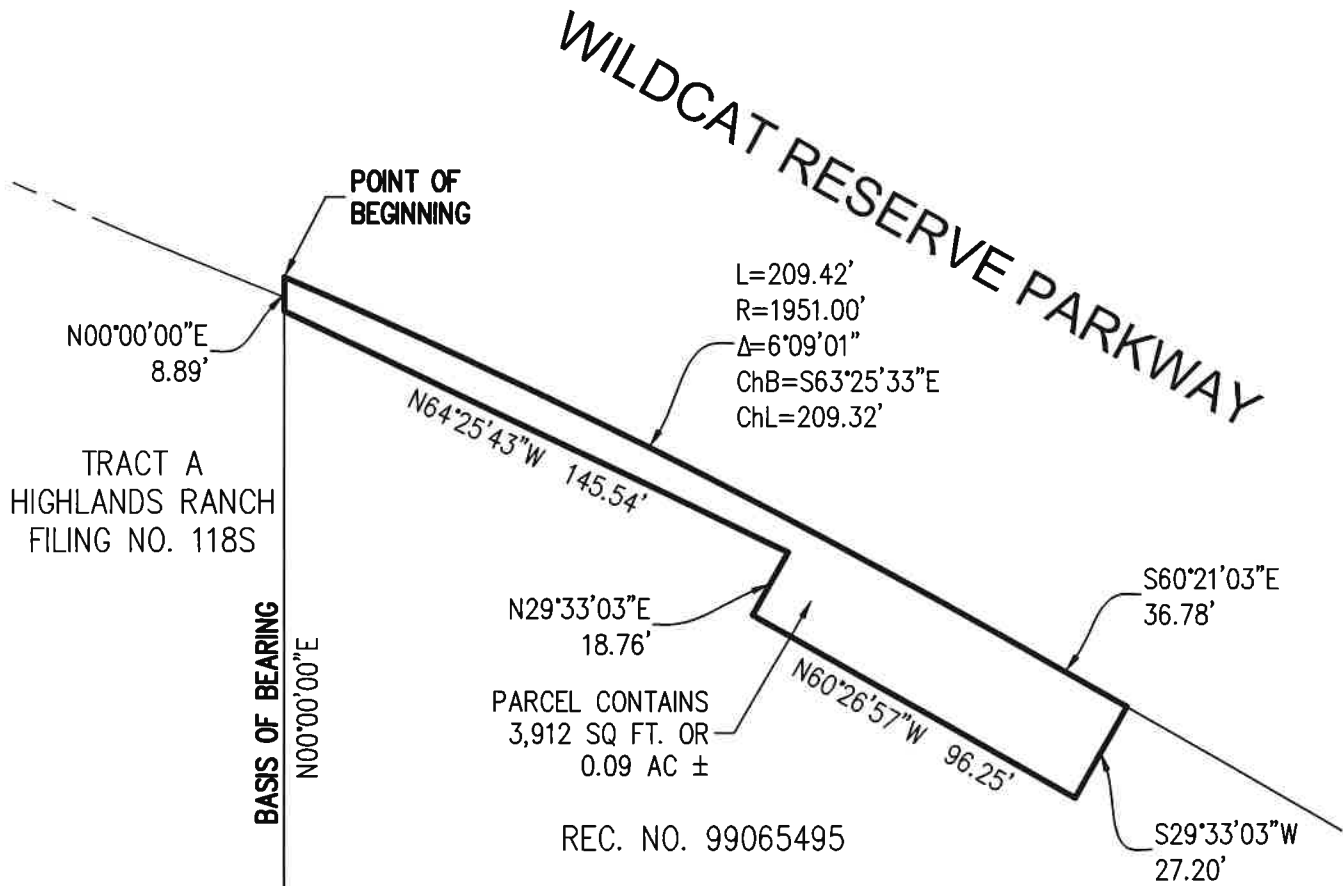
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<p>SIDEWALK EASEMENT</p> <p>DESCRIPTION</p>

PROJECT #: 190324
CHECKED BY: AWM
DRAWN BY: IDM
SHEET NUMBER
1
1 OF 2

ILLUSTRATION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



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

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SIDEWALK EASEMENT

ILLUSTRATION

PROJECT #:	190324
CHECKED BY:	AWM
DRAWN BY:	IDM
SHEET NUMBER	2
	2 OF 2

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