

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS S 00°40'11" W;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21;

THENCE N 00°38'48" E, ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21 AND ALONG THE EASTERLY LINE OF FAIRWAY VISTA FILING NO. 2 AS DESCRIBED UNDER RECEPTION NUMBER 93116776 OF THE JEFFERSON COUNTY RECORDS, A DISTANCE OF 939.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST COAL MINE AVENUE AS DESCRIBED UNDER RECEPTION NUMBER F0428585 OF THE JEFFERSON COUNTY RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WEST COAL MINE AVENUE THE FOLLOWING EIGHT (8) COURSES:

1. S 89°43'27" E, A DISTANCE OF 42.08 FEET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°29'23", A RADIUS OF 750.00 FEET, AND AN ARC LENGTH OF 176.58 FEET;
3. S 76°14'04" E, A DISTANCE OF 228.01 FEET;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°05'44", A RADIUS OF 850.00 FEET, AND AN ARC LENGTH OF 194.28 FEET;
5. S 89°19'48" E, A DISTANCE OF 181.06 FEET;
6. S 84°25'51" E, A DISTANCE OF 146.37 FEET;
7. S 89°19'48" E, A DISTANCE OF 240.16 FEET;
8. S 75°58'23" E, A DISTANCE OF 19.87 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH KIPLING STREET AS DESCRIBED UNDER RECEPTION NUMBER 81016290 OF THE JEFFERSON COUNTY RECORDS;

THENCE S 00°40'11" W, ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH KIPLING STREET, A DISTANCE OF 821.89 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21;

THENCE N 89°39'43" W, ALONG SAID SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21 AND ALONG THE NORTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 2641 AT PAGE 655 OF THE JEFFERSON COUNTY RECORDS, A DISTANCE OF 300.01 FEET;

THENCE N 89°39'43" W, CONTINUING ALONG SAID SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21 AND ALONG THE NORTHERLY LINE OF TRACT A, MEADOWS FILING NO. 1 AS DESCRIBED UNDER RECEPTION NUMBER 77923028 OF THE JEFFERSON COUNTY RECORDS, A DISTANCE OF 917.86 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 24.178 ACRES, MORE OR LESS.



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