

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1 AND LOT 2, BLOCK 1, ACADEMY PARK FILING NO. 5 & 6 LOT LINE ADJUSTMENT NO. 1 PLAT, IN THE CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO, PER THE PLAT RECORDED JANUARY 16, 2015 AT RECEPTION NO. 2015004585, IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF JEFFERSON, STATE OF COLORADO, LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, FROM WHICH THE SOUTH LINE OF SAID LOT 2 BEARS SOUTH 89°34'47" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID SOUTH LINE;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°34'47" WEST, A DISTANCE OF 304.93 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 1, SOUTH 89°33'11" WEST, A DISTANCE OF 532.63 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SAID POINT ALSO BEING ALONG THE EAST RIGHT OF WAY LINE OF SOUTH WADSWORTH BOULEVARD;

THENCE ALONG THE WEST, NORTHERLY AND EAST LINES OF SAID LOT 1, BLOCK 1 THE FOLLOWING 13 COURSES:

- 1) NORTH 00°04'56" EAST, A DISTANCE OF 724.38 FEET;
- 2) NORTH 63°11'24" EAST, A DISTANCE OF 33.68 FEET;
- 3) NORTH 88°27'44" EAST, A DISTANCE OF 121.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY;
- 4) THENCE ALONG SAID TANGENT CURVE, HAVING A RADIUS OF 232.12 FEET, THROUGH A CENTRAL ANGLE OF 18°47'21", AN ARC DISTANCE OF 76.12 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY;
- 5) THENCE ALONG SAID REVERSE CURVE, HAVING A RADIUS OF 232.12 FEET, THROUGH A CENTRAL ANGLE OF 18°53'56", AN ARC DISTANCE OF 76.56 FEET;
- 6) THENCE NORTH 89°33'11" EAST, A DISTANCE OF 232.92 FEET;
- 7) THENCE SOUTH 00°14'12" WEST, A DISTANCE OF 299.79 FEET;
- 8) THENCE NORTH 89°34'19" EAST, A DISTANCE OF 263.69 FEET;
- 9) THENCE NORTH 00°13'26" EAST, A DISTANCE OF 271.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE SOUTHWESTERLY, FROM WHICH A RADIAL LINE BEARS SOUTH 13°17'01" WEST;
- 10) THENCE ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 985.85 FEET, THROUGH A CENTRAL ANGLE OF 00°23'18", AN ARC DISTANCE OF 6.68 FEET;
- 11) THENCE SOUTH 76°20'49" EAST, A DISTANCE OF 136.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY;
- 12) THENCE ALONG SAID TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 89°46'01", AN ARC DISTANCE OF 39.17 FEET;
- 13) THENCE SOUTH 13°39'35" WEST, A DISTANCE OF 307.76 FEET

THENCE SOUTH 89°34'47" WEST, A DISTANCE OF 213.57 FEET;

THENCE SOUTH 00°13'18" WEST, A DISTANCE OF 66.72 FEET;

THENCE SOUTH 89°34'47" WEST, A DISTANCE OF 25.61 FEET;

THENCE SOUTH 00°13'18", A DISTANCE OF 70.17 FEET;
THENCE SOUTH 89°34'47" WEST, A DISTANCE OF 110.40 FEET;
THENCE SOUTH 00°13'17" WEST, A DISTANCE OF 238.25 FEET TO THE **POINT OF BEGINNING**.

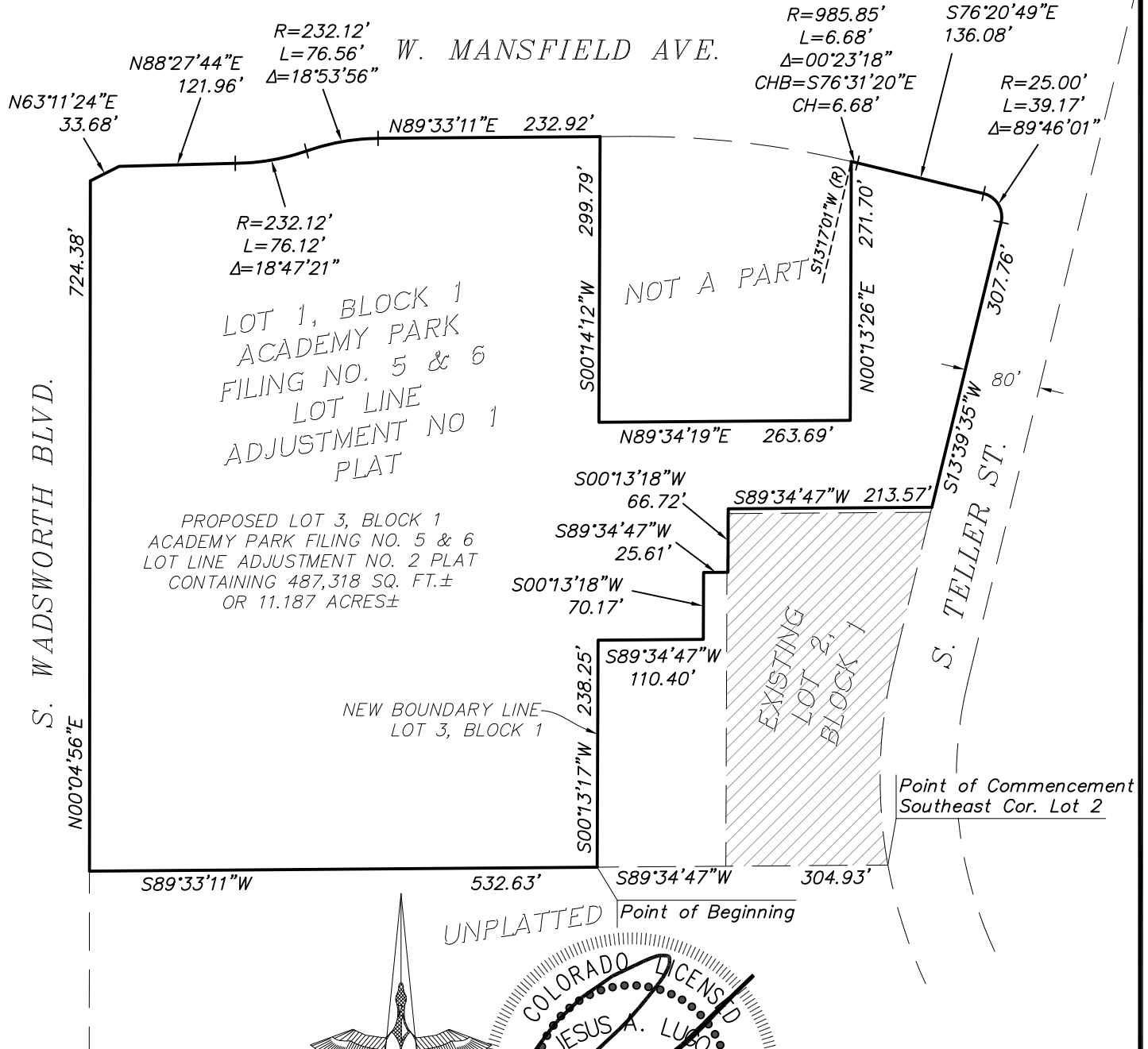
CONTAINS 487,318 SQUARE FEET OR 11.187 ACRES, MORE OR LESS.

AS SHOWN ON THE EXHIBIT ATTACHED HERETO, MADE A PART HEREOF.



JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND BEHALF OF ALTURA LAND CONSULTANTS, LLC
6950 SOUTH TUCSON WAY, UNIT C
CENTENNIAL, COLORADO 80112

EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION
 PORTION SE1/4, SECTION 2
 T5S, R69W, 6TH P.M.
 COUNTY OF JEFFERSON, STATE OF COLORADO



NOTE:
 THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. THE PURPOSE OF THIS EXHIBIT IS SOLELY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

