

**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:

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

THENCE ALONG SAID SOUTH LINE OF BLOCK 1, SOUTH 89°34'47" WEST, A DISTANCE OF 304.93 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°13'17" EAST, A DISTANCE OF 238.25 FEET;

THENCE NORTH 89°34'47" EAST, A DISTANCE OF 110.40 FEET;

THENCE NORTH 00°13'18" EAST, A DISTANCE OF 70.17 FEET;

THENCE NORTH 89°34'47" EAST, A DISTANCE OF 25.61 FEET;

THENCE NORTH 00°13'18" EAST, A DISTANCE OF 66.72 FEET;

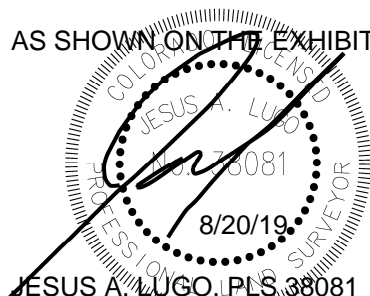
THENCE NORTH 89°34'47" EAST, A DISTANCE OF 213.57 FEET TO THE EASTERLY LINE OF SAID BLOCK 1, ACADEMY PARK FILING NO. 5 & 6 LOT LINE ADJUSTMENT NO. 1 PLAT;

THENCE ALONG SAID EASTERLY LINE OF BLOCK 1 THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 13°39'35" WEST, A DISTANCE OF 171.07 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 510.00 FEET;
- 2) SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 23°40'59", AN ARC LENGTH OF 210.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1 AND THE **POINT OF BEGINNING**.

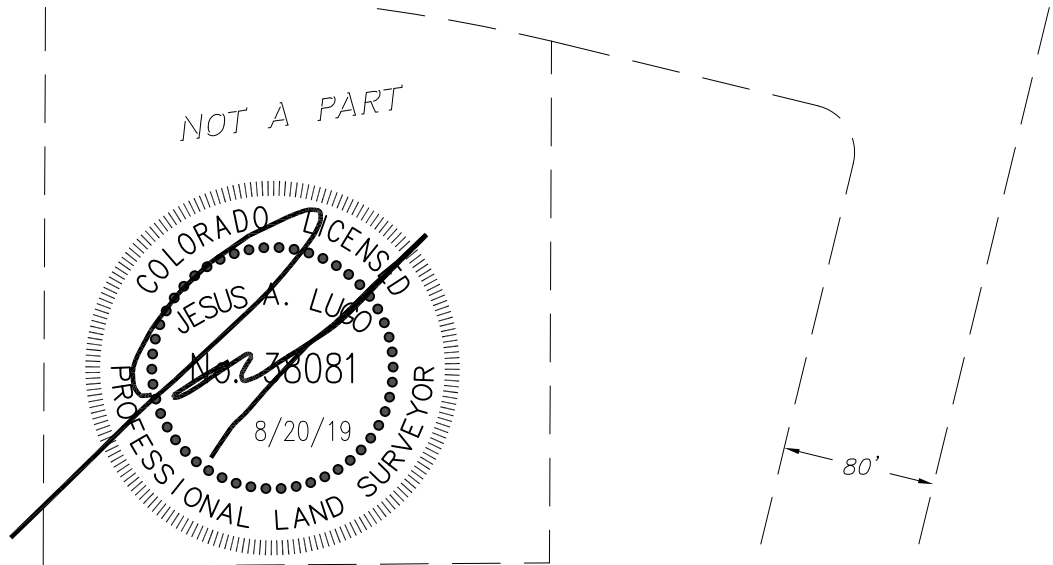
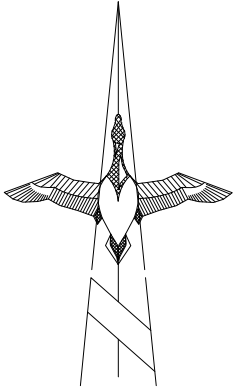
CONTAINS 100,668 SQUARE FEET OR 2.311 ACRES, MORE OR LESS.

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

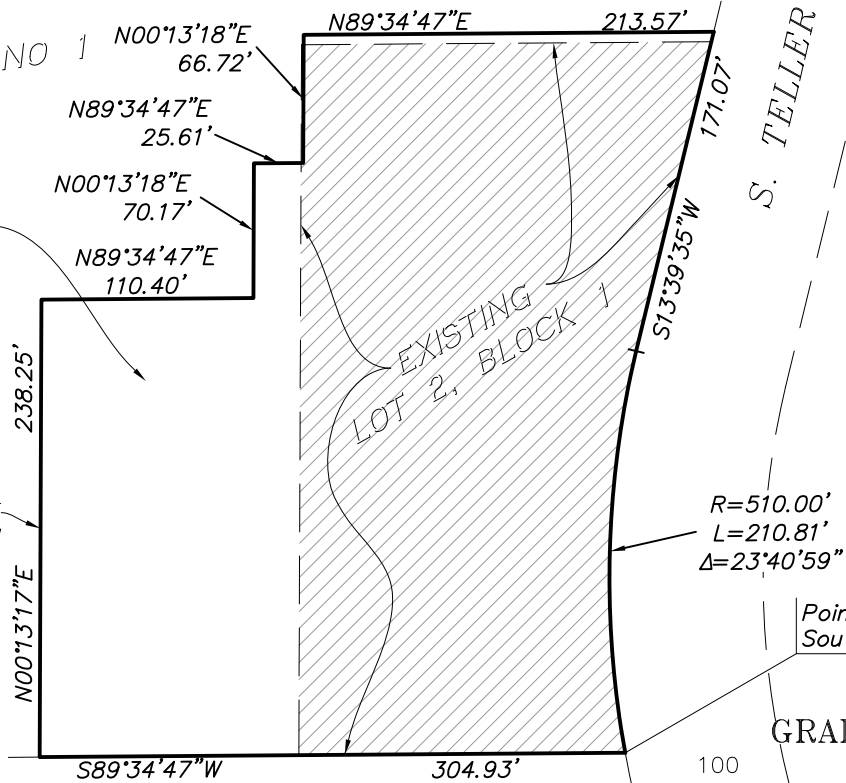
EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION  
 PORTION SE1/4, SECTION 2  
 T5S, R69W, 6TH P.M.  
 COUNTY OF JEFFERSON, STATE OF COLORADO



LOT 1, BLOCK 1  
 ACADEMY PARK  
 FILING NO. 5 & 6  
 LOT LINE  
 ADJUSTMENT NO. 1  
 PLAT

PROPOSED LOT 4  
 BLOCK 1  
 ACADEMY PARK  
 FILING NO. 5 & 6  
 LOT LINE ADJUSTMENT  
 NO. 2 PLAT  
 CONTAINING  
 100,668 SQ. FT. ±  
 OR 2.311 ACRES ±

NEW BOUNDARY LINE  
 LOT 4, BLOCK 1



UNPLATTED

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

