

# DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT ACCESS EASEMENT GRANTED BY REDTAIL RIDGE FILING NO. 1 RECORDED AT RECEPTION NO. 04071256 LOCATED IN LOT 1, BLOCK 3 THEREOF, SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29;

THENCE SOUTH 61°28'59" EAST, A DISTANCE OF 1,698.62 FEET TO THE NORTHWEST CORNER OF SAID EASEMENT, A POINT OF NON-TANGENT CURVATURE, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMETER OF SAID EASEMENT THE FOLLOWING EIGHT (8) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 42.71 FEET, SAID CURVE HAVING A RADIUS OF 111.50 FEET A CENTRAL ANGLE OF 21°56'42" AND A CHORD WHICH BEARS SOUTH 79°26'13" EAST A CHORD DISTANCE OF 42.45 FEET TO A POINT OF NON-TANGENT CURVATURE;
  2. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 11.55 FEET, SAID CURVE HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 10°10'50", AND A CHORD WHICH BEARS SOUTH 07°36'32" WEST A CHORD DISTANCE OF 11.53 FEET;
  3. SOUTH 02°31'07" WEST, A DISTANCE OF 7.24 FEET TO A POINT OF CURVATURE;
  4. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 37.43 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°46'50", AND A CHORD WHICH BEARS SOUTH 40°22'18" EAST A CHORD DISTANCE OF 34.03 FEET;
  5. SOUTH 83°15'43" EAST, A DISTANCE OF 60.35 FEET TO A POINT OF CURVATURE;
  6. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 211.91 FEET, SAID CURVE HAVING A RADIUS OF 983.50 FEET, A CENTRAL ANGLE OF 12°20'43", AND A CHORD WHICH BEARS SOUTH 77°05'21" EAST A CHORD DISTANCE OF 211.50 FEET;
  7. SOUTH 70°54'59" EAST, A DISTANCE OF 88.74 FEET TO A POINT OF CURVATURE;
  8. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 9.92 FEET, SAID CURVE HAVING A RADIUS OF 1,214.00 FEET, A CENTRAL ANGLE OF 00°28'05", AND A CHORD WHICH BEARS SOUTH 71°09'02" EAST A CHORD DISTANCE OF 9.92 FEET;
- THENCE SOUTH 16°28'47" WEST, A DISTANCE OF 24.02 FEET TO THE SOUTH LINE OF SAID EASEMENT AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE PERIMETER OF SAID EASEMENT THE FOLLOWING SIX (6) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 11.01 FEET, SAID CURVE HAVING A RADIUS OF 1,238.00 FEET, A CENTRAL ANGLE OF 00°30'34", AND A CHORD WHICH BEARS NORTH 71°10'16" WEST A CHORD DISTANCE OF 11.01 FEET;
2. NORTH 70°54'59" WEST, A DISTANCE OF 88.74 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 206.74 FEET, SAID CURVE HAVING A RADIUS OF 959.50 FEET, A CENTRAL ANGLE OF 12°20'43", AND A CHORD WHICH BEARS NORTH 77°05'21" WEST A CHORD DISTANCE OF 206.34 FEET;
4. NORTH 83°15'43" WEST, A DISTANCE OF 75.33 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 75.87 FEET, SAID CURVE HAVING A RADIUS OF 51.00 FEET, A CENTRAL ANGLE OF 85°14'12", AND A CHORD WHICH BEARS NORTH 40°38'37" WEST A CHORD DISTANCE OF 69.07 FEET;
6. NORTH 01°58'29" EAST, A DISTANCE OF 22.05 FEET TO THE **POINT OF BEGINNING**.

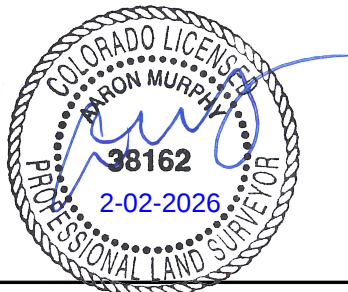
SAID PARCEL CONTAINS 11,736 SQUARE FEET OR 0.27 ACRES, MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING SOUTH 00°08'41" EAST PER THE PLAT OF REDTAIL RIDGE FILING NO.

1. SAID LINE MONUMENTED AT THE NORTH QUARTER CORNER OF SAID SECTION BY A #6 REBAR WITH A 3.25" BRASS CAP STAMPED "1998 PLS 16401", AND MONUMENTED AT THE CENTER QUARTER CORNER BY A #6 REBAR WITH A 2.5" ALUMINUM CAP 0.1' ABOVE GROUND STAMPED "DB&CO 2000 PLS 23529".

PREPARED BY: AARON MURPHY  
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DESCRIPTION

PROJECT #: 190108

CHECKED BY: AWM

DRAWN BY: TWG

SHEET NUMBER

1

1 OF 2

## ILLUSTRATION

| CURVE TABLE |          |           |         |               |         |
|-------------|----------|-----------|---------|---------------|---------|
| CURVE       | RADIUS   | DELTA     | LENGTH  | CHORD BEARING | CHORD   |
| C1          | 111.50'  | 21°56'42" | 42.71'  | S79°26'13"E   | 42.45'  |
| C2          | 65.00'   | 10°10'50" | 11.55'  | S07°36'32"W   | 11.53'  |
| C3          | 25.00'   | 85°46'50" | 37.43'  | S40°22'18"E   | 34.03'  |
| C4          | 983.50'  | 12°20'43" | 211.91' | S77°05'21"E   | 211.50' |
| C5          | 1214.00' | 0°28'05"  | 9.92'   | S71°09'02"E   | 9.92'   |

-#6 REBAR W/  
3.25" BRASS CAP  
STAMPED: 1998 PLS 16401



ROCKCRESS DR

**P.O.B.**

N01°58'29"E  
22.05'

L=75.87'  
R=51.00'  
 $\Delta=85^{\circ}14'12''$   
ChB=N40°38'37"W  
ChI=69.07'

N83°15'43"W  
75.33'

LOT 1,  
BLOCK 3\*

PARCEL  
CONTAINS

11,736 SQ. FT.  
OR 0.27 AC.±

$$\begin{aligned} L &= 206.74' \\ R &= 959.50' \\ \Delta &= 12^\circ 20' 43'' \end{aligned}$$

ChB=N77°05'21"W  
ChL=206.34'

N70°54'59"W 88.74'-  
S16°28'47"W 24.02'

L=11.01'  
R=1238.00'  
 $\Delta=0^{\circ}30'34''$   
ChB=N71°10'16"W  
ChL=11.01'

S70°54'59"E  
88.74'

24' ACCESS  
FSMT.\*

ON #6 REBAR 0.1' ABOVE GROUND  
STAMPED: DB&CO 2000 PLS 23529

\* = REDTAIL RIDGE FILING NO. 1 REC. NO. 04071256



100                      0                      100

SCALE: 1"= 100'



## ILLUSTRATION

2

2 OF 2