LEGAL DESCRIPTION

20' DRAINAGE EASEMENT VACATION

A PORTION OF AN EXISTING 20' WIDE DRAINAGE EASEMENT BEING LOCATED OVER, ACROSS, AND ON A PORTION OF LOT 9, BLOCK 1, SADDLE ROCK HIGHLANDS, FILING NO. 2, AS RECORDED AT REC. NO. B9065118, WHICH HAS BEEN REPLATTED PER SADDLE ROCK HIGHLANDS, FILING NO. 4 AS RECORDED AT REC. NO. D5037528 OF THE OFFICIAL RECORDS OF ARAPAHOE COUNTY, STATE OF COLORADO. SAID EASEMENT BEING LOCATED IN THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6™ P.M. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BASIS OF BEARINGS STATEMENT: BEARINGS ARE BASED ON THE EAST LINE OF LOT 3, BLOCK 1, SADDLE ROCK HIGHLANDS, FILING NO. 4 AS RECORDED AT SAID REC. NO. D5037528. SAID LINE BEARS S 00° 19' 52" E, A DISTANCE OF 160.15 FEET, AS MONUMENTED AND SHOWN HEREON.

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 1, SADDLE ROCK HIGHLANDS, FILING NO. 2. SAID POINT BEING LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST OXFORD AVENUE (60 FOOT WIDE RIGHT OF WAY) AND BEING MARKED BY A FOUND #5 REBAR WITH 1.5" PLASTIC CAP (PLS 33202 "ESC");

THENCE S 00° 19' 52" E, ALONG THE EAST LINE OF SAID LOT 9, BLOCK 1, A DISTANCE OF 18.41 FEET TO THE POINT OF BEGINNING.

THENCE S 00° 19' 52" E, CONTINUING ALONG THE EAST LINE OF SAID LOT 9, BLOCK 1, A DISTANCE OF 20.06 FEET;

THENCE S 85° 24' 43" W, A DISTANCE OF 224.13' TO THE EAST LINE OF THE EXISTING 20' WIDE DRAINAGE EASEMENT RECORDED WITH THE PLAT OF SAID SADDLE ROCK HIGHLANDS, FILING NO. 4 (REC NO. D5037528);

THENCE N 07° 16' 44" W, A DISTANCE OF 20.02' ALONG THE EAST LINE OF SAID EXISTING 20' WIDE DRAINAGE EASEMENT;

THENCE N 85° 24' 43" E, A DISTANCE OF 226.56', MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.103 ACRES (4507 SQ. FEET), MORE OR LESS.

THIS LEGAL DESCRIPTION AND EXHIBIT WAS PREPARED FOR AND ON BEHALF OF COBB, FENDLEY & ASSOCIATES

DARREN M. LEVEILLE, PLS 38051

COBBFENDLEY PROJECT NO.:		2006-070-02	
CLIENT PROJECT NAME:		RESOLUTE INVESTMENTS	
PROPERTY OWNER:			
DRAWN BY: DML	DATE: 6/10/25	SCALE:	1"=50'

CobbFendley
6800 South Dawson Circle, Suite 101
Centennial, Colorado 80112
PH:720-624-9270

LOT 3, BLOCK 1, SADDLE ROCK HIGHLANDS,
FILING NO. 4, THE SOUTHEAST 1/4
OF SECTION 2, TOWNSHIP 5 SOUTH,
RANGE 66 WEST, OF THE 6TH P.M., COUNTY
OF ARAPAHOE, STATE OF COLORADO

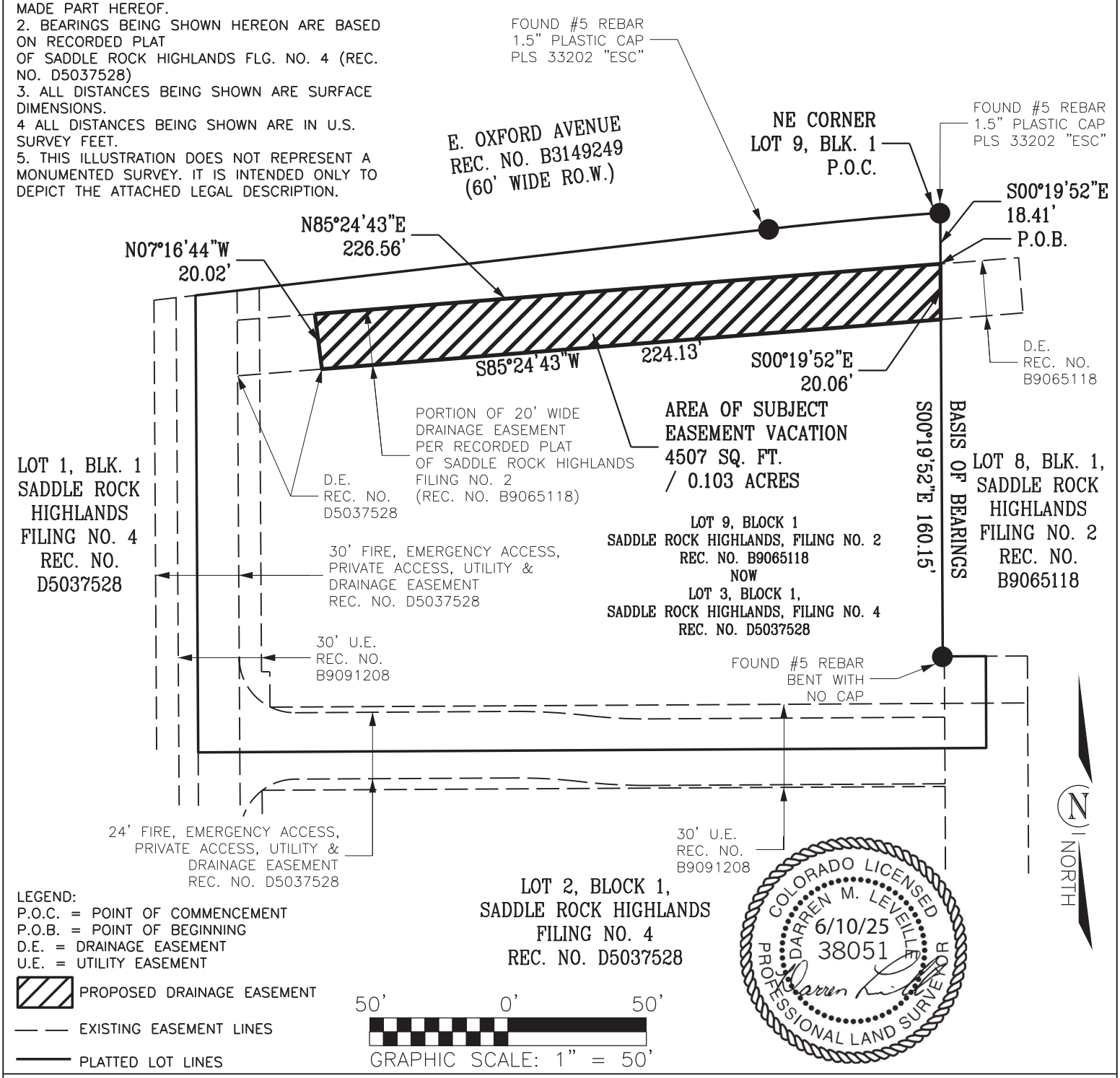
TITLE: EASEMENT VACATION

REVISION:	DRAWING NO.	SHEET NO.
	2006-070-02	1 OF 2

EXHIBIT 'A'

20' DRAINAGE EASEMENT VACATION

NOTES:
1. DRAWING ATTACHED AND BY THIS REFERENCE MADE PART HEREOF.
2. BEARINGS BEING SHOWN HEREON ARE BASED ON RECORDED PLAT OF SADDLE ROCK HIGHLANDS FLG. NO. 4 (REC. NO. D5037528)
3. ALL DISTANCES BEING SHOWN ARE SURFACE DIMENSIONS.
4 ALL DISTANCES BEING SHOWN ARE IN U.S. SURVEY FEET.
5. THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT

PROPOSED DRAINAGE EASEMENT

EXISTING EASEMENT LINES

PLATTED LOT LINES

50' 0' 50'

GRAPHIC SCALE: 1" = 50'

COLORADO LICENSED
DARREN M. LEVEILLE
6/10/25
38051
PROFESSIONAL LAND SURVEYOR

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REVISION:	DRAWING NO.	SHEET NO.
	2006-070-02	2 OF 2