

EXHIBIT B CONDEMNATION AREA

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF A THIRTY FIVE (35) FOOT PERMANENT EASEMENT 20B, AND ALL OF THAT PERMANENT EASEMENT 19B, BOTH DESCRIBED IN RECEPTION NUMBER B2033932, LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID POINT BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 28285 2017", FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 7, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "AMERICAN WEST PLS 38046 2008", BEARS SOUTH 00°54'58" EAST, A DISTANCE OF 2,616.67 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 80°16'08" WEST, A DISTANCE OF 386.68 FEET TO THE WEST LINE OF SOUTH HARVEST ROAD AND ALSO BEING THE EAST LINE OF SAID PERMANENT EASEMENT 20B, BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE OF SOUTH HARVEST ROAD AND SAID EAST LINE OF PERMANENT EASEMENT 20B, SOUTH 00°06'17" WEST, A DISTANCE OF 71.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 57.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°49'09", WITH A CHORD WHICH BEARS NORTH 41°18'18" WEST, A DISTANCE OF 52.92 FEET TO THE WEST LINE OF SAID PERMANENT EASEMENT 20B;

THENCE ALONG SAID WEST LINE OF PERMANENT EASEMENT 20B, NORTH 00°05'52" EAST, A DISTANCE OF 27.36 FEET TO THE SOUTHERLY LINE OF SAID PERMANENT EASEMENT 19B;

THENCE ALONG THE SOUTHERLY LINE OF PERMANENT EASEMENT 19B, NORTH 44°54'41" WEST, A DISTANCE OF 42.41 FEET TO THE NORTHERLY LINE OF SAID PERMANENT EASEMENT 19B;

THENCE ALONG SAID NORTHERLY LINE OF PERMANENT EASEMENT 19B, SOUTH 89°56'07" EAST, A DISTANCE OF 37.36 FEET TO THE EASTERLY LINE OF SAID PERMANENT EASEMENT 19B;

THENCE ALONG SAID EASTERLY LINE OF SAID PERMANENT EASEMENT 19B, SOUTH 00°00'39" WEST, A DISTANCE OF 25.71 FEET;

THENCE DEPARTING SAID EASTERLY LINE OF PERMANENT EASEMENT 19B, SOUTH 89°57'01" EAST, A DISTANCE OF 27.60 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,080 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.



CHRISTOPHER DUDA
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38145
FOR AND ON BEHALF OF ATWELL, LLC
August 8, 2025

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CONDEMNATION AREA DESCRIPTION

SEC. 7
T5S, R65E,
ARAPAHOE COUNTY,
COLORADO

DATE: 8/25/2025
DRAWN: MSF
CHECKED: JS
JOB NO.: 22002634

SHT.
1
OF
2

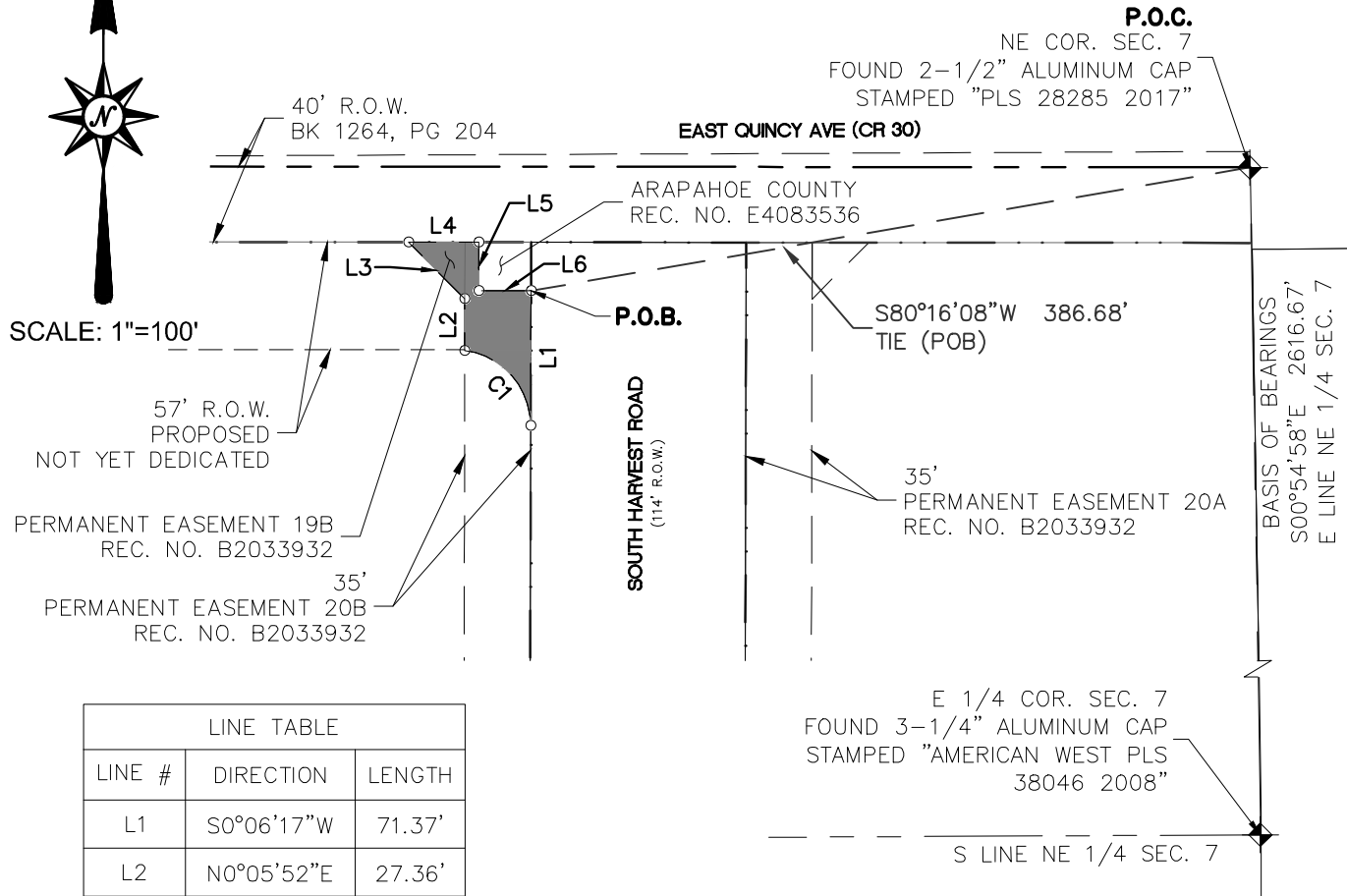


ATWELL

866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

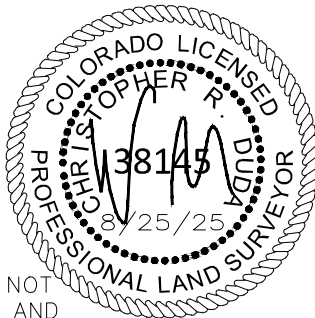
EXHIBIT B CONDEMNATION AREA

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S0°06'17"W	71.37'
L2	N0°05'52"E	27.36'
L3	N44°54'41"W	42.41'
L4	S89°56'07"E	37.36'
L5	S0°00'39"W	25.71'
L6	S89°57'01"E	27.60'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	57.82'	40.00'	82°49'09"	N41°18'18"W	52.92'



THIS EXHIBIT HAS BEEN PREPARED FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS NOT TO BE USED FOR THE SUBDIVISION OF LAND IN VIOLATION OF STATE STATUTE.

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- EXISTING EASEMENT LINE
- CONDEMNATION AREA
2,080 SQ. FT. = 0.05 ACRES
- ◆ FOUND SECTION CORNER
AS NOTED
- CHANGE IN DIRECTION

CONDEMNATION AREA DESCRIPTION

SEC. 7
T5S, R65E,
ARAPAHOE COUNTY,
COLORADO

DATE: 8/25/2025
DRAWN: MSF
CHECKED: JS
JOB NO.: 22002634

SHT.
2
OF
2



ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100