

Legal Description

A Drainage Easement of varying width situated in the East Half of the East Half of Section 6, 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 southeast corner of said Section 6 and considering the south line of the Southeast Quarter of the Southeast Quarter of said Section 6 to bear North 89°57'17" West relative to the Colorado Coordinate System of 1983, Central Zone;

Thence North 74°30'01" W, a distance of 340.17 feet to the Point of Beginning;

Thence North 89°58'35" West, a distance of 14.00 feet;
Thence North 00°30'06" East, a distance of 245.39 feet;
Thence North 00°00'00" West, a distance of 553.70 feet;
Thence along the arc of a curve to the right having a radius of 214.06 feet and a central angle of 08°05'53", an arc distance of 30.26 feet (chord bears North 04°02'57" East, 30.23 feet);
Thence North 08°05'53" East, a distance of 92.43 feet;
Thence along the arc of a curve to the left having a radius of 184.94 feet and a central angle of 08°07'25", an arc distance of 26.22 feet (chord bears North 04°02'56" East, 26.20 feet);
Thence North 00°00'02" East, a distance of 422.51 feet;
Thence along the arc of a curve to the left having a radius of 185.55 feet and a central angle of 19°14'23", an arc distance of 62.31 feet (chord bears North 09°37'10" West, 62.02 feet);
Thence North 19°14'35" West, a distance of 33.88 feet;
Thence along the arc of a curve to the left having a radius of 81.02 feet and a central angle of 70°45'38", an arc distance of 100.06 feet (chord bears North 54°37'10" West, 93.83 feet);
Thence North 89°59'59" West, a distance of 668.61 feet;
Thence along the arc of a curve to the right having a radius of 35.01 feet and a central angle of 32°52'48", an arc distance of 20.09 feet (chord bears North 16°26'24" West, 19.82 feet);
Thence North 00°00'01" East, a distance of 61.15 feet;
Thence South 89°57'56" East, a distance of 6.03 feet;
Thence North 00°02'04" East, a distance of 626.92 feet;
Thence South 79°24'29" West, a distance of 29.87 feet;
Thence North 10°35'31" West, a distance of 25.01 feet;
Thence North 79°24'29" East, a distance of 34.56 feet;
Thence North 00°02'04" East, a distance of 791.07 feet;
Thence along the arc of a curve to the right having a radius of 509.15 feet and a central angle of 41°48'10", an arc distance of 371.47 feet (chord bears North 20°56'09" East, 363.29 feet);
Thence North 36°50'14" East, a distance of 57.39 feet;
Thence North 48°09'46" West, a distance of 52.60 feet;
Thence North 41°50'14" East, a distance of 103.75 feet;
Thence South 47°53'34" East, a distance of 54.86 feet;

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Thence North 45°27'06" East, a distance of 43.48 feet;
Thence North 51°31'20" West, a distance of 100.56 feet;
Thence along the arc of a curve to the left having a radius of 44.01 feet and a central angle of 07°53'41", an arc distance of 6.06 feet (chord bears North 55°28'11" West, 6.06 feet);
Thence North 59°25'01" West, a distance of 227.50 feet;
Thence along the arc of a curve to the right having a radius of 56.02 feet and a central angle of 37°43'52", an arc distance of 36.89 feet (chord bears North 40°33'06" West, 36.23 feet);
Thence North 21°41'10" West, a distance of 83.40 feet;
Thence North 68°18'50" East, a distance of 12.00 feet;
Thence South 21°41'10" East, a distance of 83.40 feet;
Thence along the arc of a curve to the left having a radius of 44.01 feet and a central angle of 37°43'52", an arc distance of 28.98 feet (chord bears South 40°33'06" East, 28.46 feet);
Thence South 59°25'01" East, a distance of 227.50 feet;
Thence along the arc of a curve to the right having a radius of 56.02 feet and a central angle of 07°53'41", an arc distance of 7.72 feet (chord bears South 55°28'11" East, 7.71 feet);
Thence South 51°31'20" East, a distance of 101.26 feet;
Thence North 41°50'14" East, a distance of 133.55 feet;
Thence along the arc of a curve to the left having a radius of 491.14 feet and a central angle of 04°49'21", an arc distance of 41.34 feet (chord bears North 39°25'33" East, 41.33 feet);
Thence North 34°46'53" West, a distance of 43.96 feet;
Thence along the arc of a curve to the right having a radius of 12.54 feet and a central angle of 173°12'42", an arc distance of 37.91 feet (chord bears North 52°19'04" East, 25.04 feet);
Thence South 34°46'53" East, a distance of 36.24 feet;
Thence along the arc of a curve to the left having a radius of 491.17 feet and a central angle of 23°09'58", an arc distance of 198.59 feet (chord bears North 22°19'52" East, 197.24 feet);
Thence North 10°51'34" East, a distance of 429.49 feet;
Thence along the arc of a curve to the left having a radius of 991.29 feet and a central angle of 02°26'53", an arc distance of 42.36 feet (chord bears North 09°38'07" East, 42.35 feet);
Thence North 08°24'40" East, a distance of 138.30 feet;
Thence North 60°53'05" West, a distance of 89.36 feet;
Thence along the arc of a curve to the right having a radius of 37.84 feet and a central angle of 56°45'07", an arc distance of 37.48 feet (chord bears North 29°44'25" East, 35.97 feet);
Thence South 60°53'05" East, a distance of 156.02 feet;
Thence South 27°21'36" West, a distance of 35.98 feet;
Thence North 60°53'05" West, a distance of 48.91 feet;
Thence South 08°24'40" West, a distance of 131.49 feet;

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Thence along the arc of a curve to the right having a radius of 1009.29 feet and a central angle of $02^{\circ}26'53''$, an arc distance of 43.13 feet (chord bears South $09^{\circ}38'07''$ West, 43.12 feet);
Thence South $10^{\circ}51'34''$ West, a distance of 430.45 feet;
Thence along the arc of a curve to the right having a radius of 509.15 feet and a central angle of $23^{\circ}50'36''$, an arc distance of 211.88 feet (chord bears South $22^{\circ}46'51''$ West, 210.35 feet);
Thence South $34^{\circ}46'53''$ East, a distance of 34.32 feet;
Thence South $55^{\circ}13'07''$ West, a distance of 25.01 feet;
Thence North $34^{\circ}46'53''$ West, a distance of 25.69 feet;
Thence along the arc of a curve to the right having a radius of 509.15 feet and a central angle of $04^{\circ}09'27''$, an arc distance of 36.94 feet (chord bears South $39^{\circ}45'30''$ West, 36.94 feet);
Thence South $41^{\circ}50'14''$ West, a distance of 134.15 feet;
Thence South $48^{\circ}53'04''$ East, a distance of 32.59 feet;
Thence along the arc of a curve to the right having a radius of 56.02 feet and a central angle of $13^{\circ}15'55''$, an arc distance of 12.97 feet (chord bears South $42^{\circ}22'58''$ East, 12.94 feet);
Thence South $35^{\circ}45'01''$ East, a distance of 185.43 feet;
Thence South $54^{\circ}14'59''$ West, a distance of 12.00 feet;
Thence North $35^{\circ}45'01''$ West, a distance of 185.43 feet;
Thence along the arc of a curve to the left having a radius of 44.01 feet and a central angle of $13^{\circ}15'55''$, an arc distance of 10.19 feet (chord bears North $42^{\circ}22'58''$ West, 10.17 feet);
Thence North $49^{\circ}00'55''$ West, a distance of 32.77 feet;
Thence South $35^{\circ}07'16''$ West, a distance of 42.77 feet;
Thence South $48^{\circ}09'46''$ East, a distance of 42.04 feet;
Thence South $42^{\circ}20'43''$ West, a distance of 103.75 feet;
Thence North $48^{\circ}09'46''$ West, a distance of 41.12 feet;
Thence South $46^{\circ}50'13''$ West, a distance of 57.39 feet;
Thence along the arc of a curve to the left having a radius of 491.14 feet and a central angle of $41^{\circ}48'10''$, an arc distance of 358.33 feet (chord bears South $20^{\circ}56'09''$ West, 350.44 feet);
Thence South $00^{\circ}02'04''$ West, a distance of 787.70 feet;
Thence North $79^{\circ}22'05''$ East, a distance of 45.29 feet;
Thence along the arc of a curve to the right having a radius of 15.33 feet and a central angle of $109^{\circ}20'34''$, an arc distance of 29.25 feet (chord bears South $10^{\circ}38'39''$ East, 25.01 feet);
Thence South $79^{\circ}22'20''$ West, a distance of 50.00 feet;
Thence South $00^{\circ}02'04''$ West, a distance of 600.54 feet;
Thence South $89^{\circ}57'56''$ East, a distance of 33.93 feet;

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Thence along the arc of a curve to the left having a radius of 73.02 feet and a central angle of $41^{\circ}11'36''$, an arc distance of 52.50 feet (chord bears North $69^{\circ}24'12''$ East, 51.38 feet);
Thence North $48^{\circ}48'24''$ East, a distance of 29.26 feet;
Thence along the arc of a curve to the right having a radius of 87.03 feet and a central angle of $62^{\circ}23'15''$, an arc distance of 94.76 feet (chord bears North $80^{\circ}00'01''$ East, 90.15 feet);
Thence South $68^{\circ}48'21''$ East, a distance of 30.22 feet;
Thence along the arc of a curve to the left having a radius of 73.02 feet and a central angle of $19^{\circ}45'46''$, an arc distance of 25.19 feet (chord bears South $78^{\circ}41'14''$ East, 25.06 feet);
Thence South $88^{\circ}34'07''$ East, a distance of 517.19 feet;
Thence along the arc of a curve to the left having a radius of 43.01 feet and a central angle of $19^{\circ}32'00''$, an arc distance of 14.66 feet (chord bears North $81^{\circ}39'53''$ East, 14.59 feet);
Thence North $00^{\circ}00'09''$ West, a distance of 155.01 feet;
Thence along the arc of a curve to the right having a radius of 95.59 feet and a central angle of $90^{\circ}43'46''$, an arc distance of 151.36 feet (chord bears North $42^{\circ}07'25''$ East, 136.04 feet);
Thence North $72^{\circ}55'37''$ East, a distance of 27.04 feet;
Thence North $89^{\circ}57'39''$ East, a distance of 64.11 feet;
Thence North $83^{\circ}55'13''$ East, a distance of 14.33 feet;
Thence North $08^{\circ}49'30''$ East, a distance of 234.05 feet;
Thence North $23^{\circ}48'56''$ West, a distance of 35.04 feet;
Thence North $12^{\circ}05'49''$ East, a distance of 217.03 feet;
Thence North $01^{\circ}39'58''$ East, a distance of 82.55 feet;
Thence South $46^{\circ}29'52''$ East, a distance of 45.79 feet;
Thence South $02^{\circ}32'31''$ East, a distance of 55.23 feet;
Thence South $04^{\circ}52'23''$ West, a distance of 218.01 feet;
Thence South $43^{\circ}42'35''$ West, a distance of 38.04 feet;
Thence South $08^{\circ}49'30''$ West, a distance of 236.64 feet;
Thence along the arc of a curve to the right having a radius of 117.07 feet and a central angle of $61^{\circ}31'42''$, an arc distance of 125.72 feet (chord bears South $48^{\circ}50'32''$ East, 119.76 feet);
Thence South $00^{\circ}28'35''$ West along the east line of said East Half of the East Half of Section 6, a distance of 204.70 feet;
Thence along the arc of a curve to the right having a radius of 96.56 feet and a central angle of $86^{\circ}23'53''$, an arc distance of 145.61 feet (chord bears South $51^{\circ}05'32''$ West, 132.20 feet);
Thence South $53^{\circ}32'14''$ West, a distance of 96.87 feet;
Thence North $43^{\circ}29'34''$ West, a distance of 206.47 feet;
Thence North $88^{\circ}34'07''$ West, a distance of 517.19 feet;

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Thence along the arc of a curve to the right having a radius of 87.03 feet and a central angle of $19^{\circ}45'46''$, an arc distance of 30.02 feet (chord bears North $78^{\circ}41'14''$ West, 29.87 feet);
Thence North $68^{\circ}48'21''$ West, a distance of 30.22 feet;
Thence along the arc of a curve to the left having a radius of 73.02 feet and a central angle of $62^{\circ}23'15''$, an arc distance of 79.51 feet (chord bears South $80^{\circ}00'01''$ West, 75.64 feet);
Thence South $48^{\circ}48'24''$ West, a distance of 29.26 feet;
Thence along the arc of a curve to the right having a radius of 87.03 feet and a central angle of $41^{\circ}11'36''$, an arc distance of 62.57 feet (chord bears South $69^{\circ}24'12''$ West, 61.23 feet);
Thence North $89^{\circ}57'56''$ West, a distance of 33.94 feet;
Thence South $00^{\circ}02'04''$ West, a distance of 15.73 feet;
Thence South $90^{\circ}00'00''$ East, a distance of 5.98 feet;
Thence South $00^{\circ}00'33''$ West, a distance of 21.13 feet;
Thence along the arc of a curve to the left having a radius of 45.01 feet and a central angle of $90^{\circ}00'25''$, an arc distance of 70.71 feet (chord bears South $44^{\circ}59'48''$ East, 63.66 feet);
Thence South $89^{\circ}59'59''$ East, a distance of 599.20 feet;
Thence along the arc of a curve to the right having a radius of 95.03 feet and a central angle of $70^{\circ}45'38''$, an arc distance of 117.36 feet (chord bears South $54^{\circ}37'10''$ East, 110.04 feet);
Thence South $19^{\circ}14'35''$ East, a distance of 33.88 feet;
Thence along the arc of a curve to the right having a radius of 199.56 feet and a central angle of $19^{\circ}14'23''$, an arc distance of 67.01 feet (chord bears South $09^{\circ}37'10''$ East, 66.70 feet);
Thence South $00^{\circ}00'02''$ West, a distance of 422.51 feet;
Thence along the arc of a curve to the right having a radius of 198.92 feet and a central angle of $08^{\circ}07'25''$, an arc distance of 28.20 feet (chord bears South $04^{\circ}02'57''$ West, 28.18 feet);
Thence South $08^{\circ}05'53''$ West, a distance of 92.42 feet;
Thence along the arc of a curve to the left having a radius of 200.06 feet and a central angle of $08^{\circ}05'53''$, an arc distance of 28.28 feet (chord bears South $04^{\circ}02'57''$ West, 28.25 feet);
Thence South $00^{\circ}00'00''$ East, a distance of 553.44 feet;
Thence South $00^{\circ}30'04''$ West, a distance of 245.66 feet to the Point of Beginning,

containing 258,750 Square Feet, or 5.940 Acres, more or less.

All lineal distances are represented in U.S. survey feet.

Prepared October 31, 2023 by L.J. Ludeman
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