

DESCRIPTION:

A PORTION OF THE WEST HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 TO BEAR NORTH 02°11'45" WEST, AS MONUMENTED BY SAID WEST QUARTER CORNER OF SECTION 3, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "RLS 16401", AND BY THE NORTHWEST CORNER OF SAID SECTION 3, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 24968", WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 NORTH 02°11'45" WEST A DISTANCE OF 295.98 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PARK MEADOWS DRIVE, THE NORTHWESTERLY CORNER OF THAT EASEMENT AS DESCRIBED IN BOOK 1348, PAGE 868, DOUGLAS COUNTY RECORDS, BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID EASEMENT DESCRIBED IN BOOK 1348, PAGE 868, DOUGLAS COUNTY RECORDS, NORTH 71°18'43" EAST A DISTANCE OF 400.51 FEET TO A POINT ON THE WESTERLY LINE TRACT E, PARK MEADOWS FILING NO. 1 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID WESTERLY LINE OF SAID TRACT E AND THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1850.00 FEET, A CENTRAL ANGLE OF 7°22'06", A CHORD WHICH BEARS NORTH 16°16'28" WEST 237.75 FEET, AN ARC DISTANCE OF 237.92 FEET TO A POINT OF TANGENCY ON SAID WESTERLY LINE OF SAID TRACT E;

THENCE CONTINUING ALONG SAID WESTERLY LINE OF SAID TRACT E NORTH 12°48'53" WEST A DISTANCE OF 80.86 FEET TO AN ANGLE POINT ON SAID WESTERLY LINE OF SAID TRACT E;

THENCE CONTINUING ALONG SAID WESTERLY LINE OF SAID TRACT E NORTH 12°26'51" WEST A DISTANCE OF 432.07 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF C-470 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF C-470 AND THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3669.78 FEET, A CENTRAL ANGLE OF 7°21'53", A CHORD WHICH BEARS SOUTH 44°48'49" EAST 471.39 FEET, AN ARC DISTANCE OF 471.71 FEET TO THE NORTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 1358, PAGE 193, DOUGLAS COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1358, PAGE 193, DOUGLAS COUNTY RECORDS, SOUTH 25°45'50" EAST A DISTANCE OF 487.26 FEET TO AN ANGLE POINT IN SAID WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1358, PAGE 193, DOUGLAS COUNTY RECORDS;

THENCE CONTINUING ALONG SAID WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1358, PAGE 193, DOUGLAS COUNTY RECORDS SOUTH 28°07'30" EAST A DISTANCE OF 171.11 FEET TO AN ANGLE POINT IN SAID WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1358, PAGE 193, DOUGLAS COUNTY RECORDS;

THENCE CONTINUING ALONG SAID WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1358, PAGE 193, DOUGLAS COUNTY RECORDS SOUTH 32°54'53" EAST A DISTANCE OF 484.30 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF YOSEMITE STREET;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF YOSEMITE STREET SOUTH 34°40'15" WEST A DISTANCE OF 654.67 FEET TO A TANGENT CURVE TO THE RIGHT ALONG THE NORTHEASTERLY RIGHT OF WAY OF PARK MEADOWS DRIVE;

THENCE ALONG THE ARC OF SAID CURVE BEING THE NORTHEASTERLY RIGHT OF WAY OF PARK MEADOWS DRIVE, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 89°59'50", A CHORD WHICH BEARS SOUTH 79°40'10" WEST 56.57 FEET, AN ARC DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY ON THE NORTHEASTERLY RIGHT OF WAY LINE OF PARK MEADOWS DRIVE;

THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF PARK MEADOWS DRIVE NORTH 55°19'46" WEST A DISTANCE OF 33.57 FEET TO AN ANGLE POINT IN SAID NORTHEASTERLY RIGHT OF WAY LINE OF PARK MEADOWS DRIVE;

THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF PARK MEADOWS DRIVE NORTH 57°05'07" WEST A DISTANCE OF 264.14 FEET TO THE WESTERN MOST CORNER OF TRACT BA, PARK MEADOWS FILING NO. 1;

THENCE ALONG THE WEST LINE OF SAID TRACT BA, PARK MEADOWS FILING NO. 1, NORTH 06°02'41" EAST A DISTANCE OF 265.53 FEET TO THE NORTHWEST CORNER OF SAID TRACT BA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN QUITCLAIM DEED AT RECEPTION NO. 9631988, DOUGLAS COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN QUITCLAIM DEED AT RECEPTION NO. 9631988, DOUGLAS COUNTY RECORDS NORTH 06°03'47" EAST A DISTANCE OF 61.94 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN QUITCLAIM DEED AT RECEPTION NO. 9631988, DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTHWEST LINE OF SAID TRACT OF LAND DESCRIBED IN QUITCLAIM DEED AT RECEPTION NO. 9631988, DOUGLAS COUNTY RECORDS NORTH 45°58'00" EAST A DISTANCE OF 265.48 FEET TO A POINT ON THE WEST LINE OF TRACT E, PARK MEADOWS FILING NO. 1, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID WEST LINE OF SAID TRACT E AND THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1850.00 FEET, A CENTRAL ANGLE OF 10°39'20", A CHORD WHICH BEARS NORTH 31°30'06" WEST 343.55 FEET, AN ARC DISTANCE OF 344.05 FEET TO THE EASTERN MOST CORNER OF THAT EASEMENT DESCRIBED IN BOOK 1348, PAGE 868, DOUGLAS COUNTY RECORDS;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID EASEMENT DESCRIBED IN BOOK 1348, PAGE 868, DOUGLAS COUNTY RECORDS SOUTH 71°18'43" WEST A DISTANCE OF 401.81 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PARK MEADOWS DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID EAST RIGHT OF WAY LINE OF PARK MEADOWS DRIVE AND THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 584.94 FEET, A CENTRAL ANGLE OF 19°44'09", A CHORD WHICH BEARS NORTH 22°41'47" WEST 200.49 FEET, AN ARC DISTANCE OF 201.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.458 ACRES, MORE OR LESS.

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EXHIBIT
VILLAGE AT LONETREE
DOUGLAS COUNTY, COLORADO

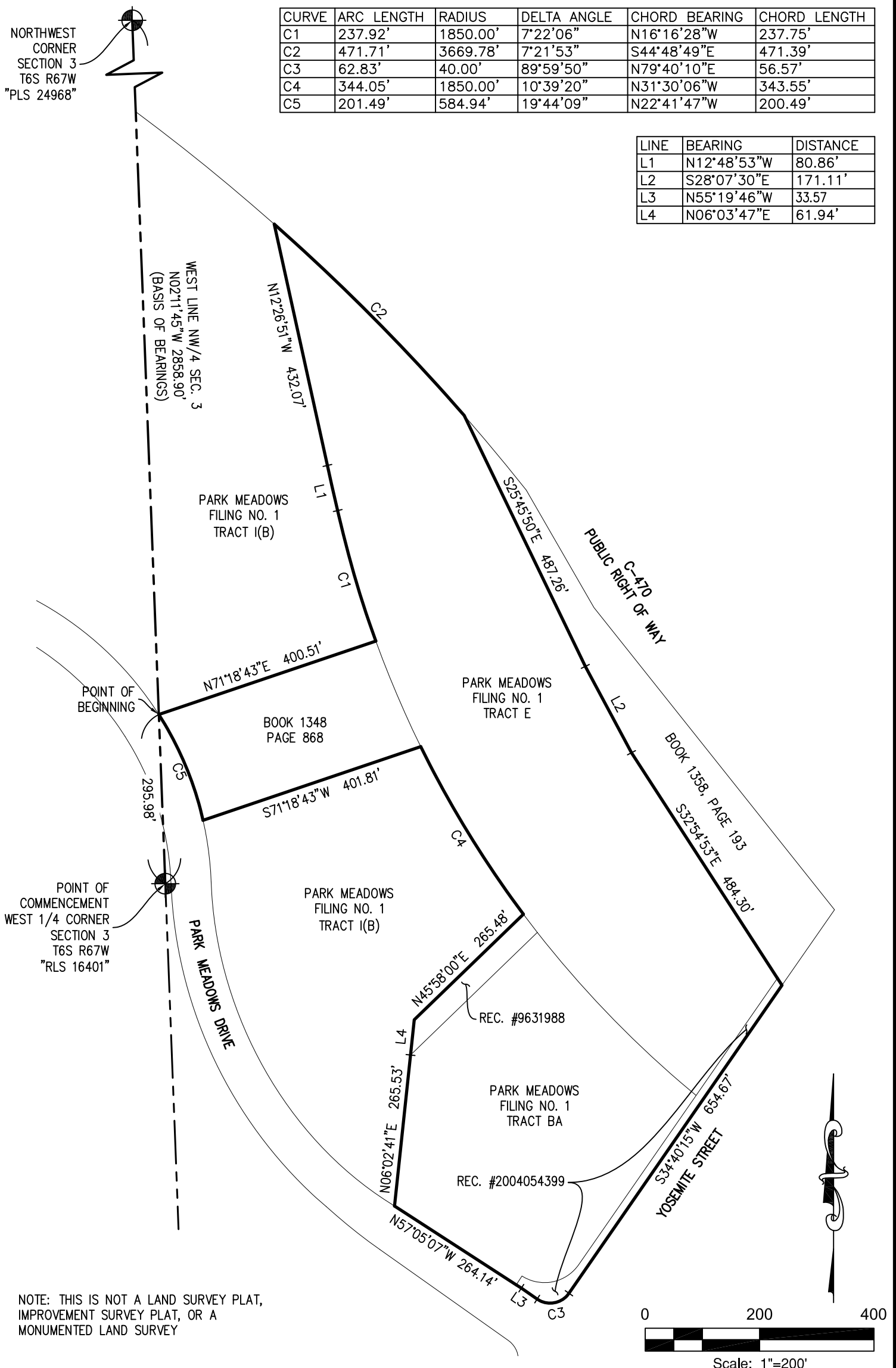
FEBRUARY 22, 2016

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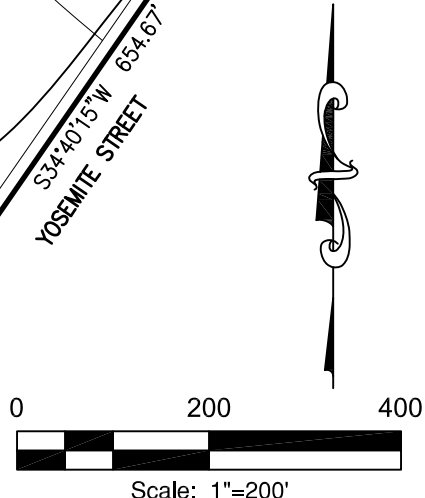
NORTHWEST
CORNER
SECTION 3
T6S R67W
"PLS 24968"

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	237.92'	1850.00'	7°22'06"	N16°16'28"W	237.75'
C2	471.71'	3669.78'	7°21'53"	S44°48'49"E	471.39'
C3	62.83'	40.00'	89°59'50"	N79°40'10"E	56.57'
C4	344.05'	1850.00'	10°39'20"	N31°30'06"W	343.55'
C5	201.49'	584.94'	19°44'09"	N22°41'47"W	200.49'

LINE	BEARING	DISTANCE
L1	N12°48'53"W	80.86'
L2	S28°07'30"E	171.11'
L3	N55°19'46"W	33.57'
L4	N06°03'47"E	61.94'



NOTE: THIS IS NOT A LAND SURVEY PLAT,
IMPROVEMENT SURVEY PLAT, OR A
MONUMENTED LAND SURVEY



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