

LEGAL DESCRIPTIONS

PARCEL "A"

A Tract of land situated in the south 1/2 of the Northeast 1/4 of Section 32, Township 3 South, range 72 West of the 6th P.M., Clear Creek County, Colorado described as follows:

BEGINNING at a point from whence the East 1/4 corner of said Section 32 bears S.76°53'32"E., a distance of 451.78 feet, thence S.89°19'00"W. a distance of 220.34 feet to a point on a curve with a chord which bears S.85°11'50"W., a distance of 88.46 feet; thence along said curve to the left, having a radius of 868.6 feet through a central angle of 5° 50'16" an arc length of 88.46 feet; thence leaving said curve N.35°09'45"E., a distance of 378.91 feet; thence S.45°37'53"E., a distance of 424.99 feet; thence S.89°19'00"W., a distance of 213.56 feet to the point of Beginning, containing 1.79 acres more or less.

PARCEL "A-1"

A Tract of land situated in the south 1/2 of the Northeast 1/4 of Section 32, Township 3 South, range 72 West of the 6th P.M., Clear Creek County, Colorado described as follows:

BEGINNING at a point from whence the East 1/4 corner of said Section 32 bears S.76°53'32"E., a distance of 451.78 feet, thence N.17°30'38"W., a distance of 263.35 feet; thence N.12°47'12"W., a distance of 49.82' to the True Point of Beginning of the parcel herein described; thence S.35°09'45"W., a distance of 378.91 feet; thence N.81°01'30"W., a distance of 110.00 feet; thence N.13°51'00"W., a distance of 295.00 feet thence N.65°00'00"E., a distance of 398.00 feet; thence S.12°47'12"E., a distance of 166.14 feet to the True Point of Beginning, containing 2.48 acres more or less.

PARCEL "B"

A Tract of land situated in the south 1/2 of the Northeast 1/4 of Section 32, Township 3 South, range 72 West of the 6th P.M., Clear Creek County, Colorado described as follows:

BEGINNING at a point from whence the East 1/4 corner of said Section 32 bears S.00° 12'00"E., a distance of 107.70 feet; thence N.00°12'00"W., a distance of 235.00 feet; thence N.28°33'00"W., a distance of 118.36 feet; thence S.44°23'29"W., a distance of 337.99 feet; thence N.45°37'53"W., a distance of 344.05 feet; thence S.12°47'12"E., a distance of 44.65 feet; thence S.45°37'53"E., a distance of 424.99 feet; thence N.89°19'00"E., a distance of 226.11 feet to the Point of Beginning, containing 1.70 acres more or less.

PARCEL "C"

A Tract of land situated in the south 1/2 of the Northeast 1/4 of Section 32, Township 3 South, range 72 West of the 6th P.M., Clear Creek County, Colorado described as follows:

BEGINNING at a point from whence the East 1/4 corner of said Section 32 bears S.76°53'32"E., a distance of 451.78 feet; thence N.17°30'38"W., a distance of 263.35 feet; thence N.12°47'12"W., a distance of 94.47 feet to the True Point of Beginning; thence N.12°47'12"W., a distance of 121.49 feet; thence N.65°00'00"E., 92.00 feet; thence S.77°00'00"E., 400.00 feet; thence S.28°33'00"E., a distance of 75.64 feet; thence S.44°23'29"W., a distance of 337.99 feet; thence N.45°37'53"W., a distance of 344.05 feet to the True Point of Beginning, containing 2.59 acres more or less.

PEDESTRIAN EASEMENT

A tract of land for a pedestrian easement over and across a strip of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 3 South, Range 72 West of the 6th P.M., described as follows:

BEGINNING at a point from whence the East 1/4 corner of said Section 32 bears S.00°12'E., a distance of 107.70 feet; thence N.00°12'W., a distance of 49.80 feet; thence N.42°42'21"W., a distance of 243.49 feet; thence N.44°00'W., a distance of 215.13 feet; thence N.66°00'W., a distance of 102.82 feet; thence N.76°00'W., a distance of 78.00 feet; thence S.80°W., a distance of 57.60 feet; thence N.12°47'12"W., a distance of 29.12 feet; thence N.80°00'E., a distance of 75.00 feet; thence S.76°00'E., a distance of 75.00 feet; thence S.66°00'E., a distance of 100 feet; thence S.44°00'E., a distance of 213.47 feet; thence S.42°42'42"E., a distance of 231.68 feet; thence S.00°12'E. a distance of 51.51 feet; thence N.89°19'E., a distance of 15.00 feet to the Point of Beginning.

NOTE: 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.

CERTIFICATE OF SURVEY:

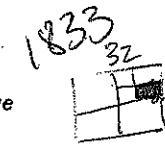
This certifies that on the date shown hereon a survey was made under my supervision of the property hereon described and that to the best of my knowledge and belief the attached is a true and correct map of said survey and that the corners shown were set or found as indicated.

Charles L. Carner
 CHARLES L. CARNER, P.L.S. 20128

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 PS.

DATE: MARCH 05, 1987	DRAWN BY: TIM M. SMITH ENGINEERING
DRAWING NUMBER: A - 2	DESIGN CONTRACT: 130521
SHEET 2 OF 6	

Hyland Designers
 30440 Stagecoach Blvd., Suite B, 303-674-3045
 Evergreen, CO 80439
 Computer-Aided Architectural Design
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57.90



OFFICIAL DEVELOPMENT PLAN
 HIDDEN VALLEY BUSINESS PARK

