

SANDY POINT
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 10, BEING MONUMENTED BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED, "T3S R65W, S10/S11/S15/S14, PLS 13155-1991", FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 10, BEING MONUMENTED BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED, "T3S R65W 1/4 S10/S15 PLS 13155-1991" IS ASSUMED TO BEAR SOUTH 89°26'43" WEST, A DISTANCE OF 2653.30 FEET, WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 89°26'43" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 2653.30 FEET TO SAID SOUTH QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 89°25'39" WEST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 1330.52 FEET TO THE WEST 1/16TH CORNER OF SAID SECTION 10, BEING MONUMENTED BY FOUND A 3-1/4" ALUMINUM CAP STAMPED "REAMS & PATTERSON INC. W 1/16 S10/S15 1990 LS 13239" IN RANGE BOX;

THENCE NORTH 00°28'16" WEST ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 2648.20 FEET TO THE CENTER WEST 1/16TH CORNER OF SAID SECTION 10, BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "REAMS PATTERSON W 1-16 C-C S10 1990 LS NO. 13239";

THENCE NORTH 89°22'53" EAST ALONG THE NORTH LINE OF SAID EAST HALF, A DISTANCE OF 1328.24 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 10, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "T3S R65W C 1/4 2021 PLS 38534";

THENCE NORTH 89°22'53" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2648.67 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 10, BEING MONUMENTED BY A FOUND 2" PIPE WITH A 3-1/4" ALUMINUM CAP STAMPED "JR DEVELOPERS LTD RLS 10377 10/11 DO NOT DISTURB SURVEY MONUMENT;

THENCE SOUTH 00°37'14" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2652.21 FEET TO SAID SOUTHEAST CORNER OF SAID SECTION 10 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 10,548,233 SQUARE FEET OR 242.154 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

I, JEAN P. HALPIN, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JEAN P. HALPIN, PLS 38474
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
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