

LEGAL DESCRIPTION

HAVANA OFFICE PARK SUBDIVISION FILING NO. 2

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE N00°11'55"E, 566.04 FEET; THENCE S89°48'05"W, 55.00 FEET TO THE NORTHWEST CORNER OF HAVANA OFFICE PARK SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. 1714597 IN THE ARAPAHOE COUNTY CLERK RECORDERS OFFICE TO THE POINT OF BEGINNING.

THENCE N89°08'46"E, 1259.85 FEET ALONG THE NORTH LINE OF SAID HAVANA OFFICE PARK FILING NO 1;

THENCE S00°13'21"E, 696.08 FEET ALONG EASTERLY LINE OF SAID HAVANA OFFICE PARK SUBDIVISION FILING NO 1 TO THE NORTHERLY RIGHT-OF-WAY OF BAYAUD AVENUE; BOOK 4578 PAGE 114; AT ARAPAHOE COUNTY CLERK AND RECORDES OFFICE.

THENCE S58°42'38"W, 17.91 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY OF SAID BAYAUD AVENUE TO A POINT OF CURVE TO THE LEFT;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE TO THE LEFT 77.94 FEET, SAID ARC HAVING A RADIUS OF 147.93 FEET, THROUGH A CENTRAL ANGLE OF 30°11'17" BEING SUBTENDED BY A CHORD THAT BEARS S74°05'59" W, 77.04 FEET TO A POINT OF TANGENCY AND NORTHERLY RIGHT-OF-WAY OF SAID EAST BAYAUD AVENUE;

THENCE S89°06'48"W, 307.82 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY OF SAID EAST BAYAUD AVENUE TO THE SOUTHEAST CORNER OF LOT 1 BLOCK 1 OF NAUGHTON SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. D3092101 IN ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE;

THENCE N27°58'12"W, 30.82 FEET ALONG THE NORTHEASTERLY LINE OF SAID OF LOT 1 BLOCK 1 OF NAUGHTON SUBDIVISION FILING NO. 1;

THENCE N54°11'06"W, 161.00 FEET ALONG SAID OF LOT 1 BLOCK 1 OF NAUGHTON SUBDIVISION FILING NO. 1;

THENCE N75°06'06"W, 461.76 FEET ALONG SAID NORTHEASTERLY LINE AND NORTHEASTERLY LINE OF LOT 1, BLOCK 1 OF PRECISION AUTOMOTIVE PARK SUBDIVISION RECORDED AT RECEPTION NO. E2008941;

THENCE N85°23'55"W, 238.18 FEET ALONG SAID NORTHEASTERLY OF LOT 1, BLOCK 1 OF PRECISION AUTOMOTIVE PARK SUBDIVISION LINE AND NORTHEASTERLY LINE OF LOT 1 AND LOT 2 OF MORR ADDITION RECORDED AT RECEPTION NO.E2008940 IN ARAPAHOE COUNTY CLERK AND RECORDS OFFICE;

THENCE N00°11'55"W, 42.94 FEET ALONG EASTERLY LINE OF SAID HAVANA OFFICE PARK FILING NO. 1;

THENCE S89°48'05"W, 35.00 FEET ALONG NORTHERLY LINE OF SAID HAVANA OFFICE PARK TO EASTERLY RIGHT-OF-WAY OF S. HAVANA STREET AS RECORDED AT BOOK 762 PAGE 77-79 AT ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE;

THENCE N00°11'55"W, 410.40 FEET ALONG SAID EASTERLY RIGHT-OF-WAY OF S. HAVANA TO THE POINT OF BEGINNING;

CONTAINS 17.1511 AC. (747,104) S.F. MORE OR LESS

