

LAND DESCRIPTION
3550 Chambers Road

Being a parcel of land recorded at Reception No. 2017000103554 and situate in the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 29, Township 3 South, Range 66 West of the 6th Principal Meridian, except that portion conveyed in the deed recorded February 25, 1987 in Book 3278 at Page 305, and except that portion conveyed in the deed recorded January 21, 1989 in Book 3409 at Page 974, County of Adams, State of Colorado, and being more particularly described as follows:

Beginning at a 5/8-inch iron pin with orange plastic cap set at the intersection of the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 29, also being the north right-of-way line of East 33rd Place, with the west right-of-way line of Helena Street;

Thence along said South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 29, also being the north right-of-way line of East 33rd Place, S89°38'14"W, 538.78 feet to a 5/8-inch iron pin with orange plastic cap set at an easterly point of the right-of-way dedication recorded under book 3409 at page 974;

Thence along said right-of-way dedication recorded under book 3409 at page 974, N45°26'50"W, 42.49 feet to a 5/8-inch iron pin with orange plastic cap set on a point of non-tangent curve concave northeasterly, having a radius of 25.09 feet and a long chord of N44°55'44"W, 35.63 feet being a point on the right-of-way dedication recorded under book 3278 at page 305;

Thence northwesterly along said non-tangent curve and the right-of-way dedication recorded under book 3278 at page 305, 39.62 feet through a central angle of 90°27'58" to a 5/8-inch iron pin with orange plastic cap set at a point of non-tangency;

Thence continuing along said right-of-way dedication recorded under book 3278 at page 305, N00°31'07"E, 221.07 feet to a 5/8-inch iron pin with orange plastic cap set at a point of curve concave southeasterly having a radius of 25.00 feet and a long chord of N45°04'28"E, 35.08 feet;

Thence northeasterly along said curve and continuing along said right-of-way dedication recorded under book 3278 at page 305, 38.88 feet through a central angle of 89°06'13" to a 5/8-inch iron pin with orange plastic cap set at a point of non-tangency;

Thence continuing along said right-of-way dedication recorded under book 3278 at page 305, N00°22'40"W, 10.00 feet to a 5/8-inch iron pin with orange plastic cap set in the south right-of-way line of East 35th Avenue;

Thence along the south right-of-way line of said East 35th Avenue, N89°37'44"E, 569.37 feet to a 5/8-inch iron pin with orange plastic cap set at the westerly right-of-way line of Helena Street;

Thence along the west right-of-way line of said Helena Street, S00°21'07"W, 311.15 feet to the POINT OF BEGINNING.

Containing 183,134 square feet or 4.204 acres.

Bearings used herein are based on the West line of the Southwest 1/4 of the Northwest 1/4 of Section 29 being N00°31'07"E; as monumented on the south by a found 3-inch City of Aurora Cap stamped LS No. 12021, 1981, and monumented on the north by a found 3-inch Brass Cap stamped LS 23527, 1987.

I, Douglas H. Ort III, a professional land surveyor in the State of Colorado, do hereby certify that this land description was made by me or under my direct supervision and accurately and properly within the applicable standards of practice based upon my knowledge, information and belief. This is not a guarantee or warranty, either expressed or implied.



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