

LEGAL DESCRIPTION

MURPHY CREEK PARCEL 16:

A PART OF SOUTH 1/2 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 19, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 19 BEARS SOUTH 89 DEGREES 36 MINUTES 25 SECONDS WEST, A DISTANCE OF 2640.92 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF EAST JEWELL AVENUE;

THENCE SOUTH 89 DEGREES 36 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 710.87 FEET TO A POINT ON AN EASTERLY LINE OF LOT 1, BLOCK 4 OF HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1, A SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY IN BOOK 161 AT PAGE 48;

THENCE ALONG AN EASTERLY, SOUTHERLY AND WESTERLY LINE OF SAID HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1 THE FOLLOWING FOUR (4) COURSES:

1. NORTH 22 DEGREES 03 MINUTES 58 SECONDS EAST, A DISTANCE OF 765.13 FEET;
2. NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST, A DISTANCE OF 170.00 FEET;
3. SOUTH 38 DEGREES 04 MINUTES 25 SECONDS EAST, A DISTANCE OF 306.39 FEET;
4. SOUTH 14 DEGREES 56 MINUTES 31 SECONDS EAST, A DISTANCE OF 480.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE;

THENCE SOUTH 89 DEGREES 36 MINUTES 40 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 59.29 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 8.294 ACRES (328,280 SQUARE FEET).

MURPHY CREEK PARCEL 20:

THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30, WHENCE THE NORTHWEST CORNER OF SAID SECTION 30, BEARS SOUTH 89°36'21" WEST, A DISTANCE OF 2640.73 FEET, AND ALL BEARINGS HEREON RELATIVE THERETO;

THENCE SOUTH 00°23'26" EAST, A DISTANCE OF 70 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST JEWELL AVENUE, BEING THE POINT OF BEGINNING.

THENCE, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 89°36'34" EAST, A DISTANCE OF 250.16 FEET, TO THE BOUNDARY LINE OF HOMESTEAD AT MUPRHY CREEK SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. A9080446, IN SAID COUNTY RECORDS;

THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, AND ALONG THE BOUNDARY LINE OF SAID HOMESTEAD AT MUPRHY CREEK SUBDIVISION FILING NO. 1, THE FOLLOWING TEN (10) COURSES:

1. SOUTH 04°28'22" EAST, A DISTANCE OF 61.79 FEET;
2. SOUTH 46°56'27" WEST, A DISTANCE OF 427.09 FEET;
3. SOUTH 54°26'29" WEST, A DISTANCE OF 226.03 FEET;
4. SOUTH 56°02'47" WEST, A DISTANCE OF 324.93 FEET;
5. NORTH 43°08'38" WEST, A DISTANCE OF 252.91 FEET;
6. SOUTH 33°27'56" WEST, A DISTANCE OF 121.02 FEET;
7. NORTH 65°02'58" WEST, A DISTANCE OF 115.38 FEET;
8. NORTH 06°50'55" WEST, A DISTANCE OF 449.15 FEET;
9. NORTH 89°36'21" EAST, A DISTANCE OF 197.00 FEET;
10. NORTH 00°23'39" WEST, A DISTANCE OF 79.97 FEET, TO THE SOUTHERLY RIGHT OF WAY OF EAST JEWELL AVENUE. THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, NORTH 89°36'21" EAST, A DISTANCE OF 711.91 FEET TO THE POINT OF BEGINNING.