

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT HE IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, KNOWN AS TRACT E, SADDLE ROCK NORTH SUBDIVISION FILING NO. 4, RECORDED AT RECEPTION NO. A9156591, ON 09/24/1999 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP WITH "P.R. FLETCHER & ASSOC. T5S R66W C · 1/4 1999 PLS 29039" AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AND A 3-1/4" ALUMINUM CAP WITH "JR ENGINEERING 1989 T5S R66W 24/25 · 1/4 RLS 10377" AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 BEARING N00°08'57"W;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE N89°25'45"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1,466.04 FEET;

THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, N00°34'15"W, A DISTANCE OF 20.01 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PONDEROSA TRAIL SOUTH, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00" AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS N45°34'15"W, A DISTANCE OF 28.28 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH WENATCHEE STREET;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF SAID SOUTH WENATCHEE STREET THE FOLLOWING TWO (2) COURSES:

1. N00°34'15"W, A DISTANCE OF 17.41 FEET TO A POINT OF CURVATURE;
2. ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 195.00 FEET, A DELTA ANGLE OF 09°15'07" AN ARC LENGTH OF 31.49 FEET, THE CHORD OF WHICH BEARS N05°11'48"W, A DISTANCE OF 31.45 FEET TO THE SOUTHWEST CORNER OF BLOCK 3 OF SAID SADDLE ROCK NORTH SUBDIVISION FILING NO. 4;

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF SOUTH WENATCHEE STREET AND ALONG THE EAST LINE OF SAID BLOCK 3, THE FOLLOWING TEN (10) COURSES:

1. N50°12'16"E, A DISTANCE OF 49.46 FEET;
2. N38°51'05"E, A DISTANCE OF 59.64 FEET;
3. N27°29'54"E, A DISTANCE OF 56.54 FEET;
4. N17°19'14"E, A DISTANCE OF 193.48 FEET;
5. N00°13'05"W, A DISTANCE OF 105.08 FEET;
6. N22°47'20"W, A DISTANCE OF 120.72 FEET;
7. N46°10'05"W, A DISTANCE OF 61.45 FEET;
8. N39°57'14"E, A DISTANCE OF 225.90 FEET;
9. N00°58'24"E, A DISTANCE OF 117.38 FEET;
10. N26°54'24"W, A DISTANCE OF 26.72 FEET TO THE SOUTHWEST CORNER OF TRACT B, SADDLE ROCK NORTH SUBDIVISION FILING NO. 4;

THENCE DEPARTING SAID EAST LINE OF BLOCK 3 AND ALONG THE SOUTHEASTERLY LINE OF SAID TRACT B, N57°49'20"E, A DISTANCE OF 83.62 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B, ALSO BEING A POINT ON THE SOUTH LINE OF BLOCK 2, SADDLE ROCK NORTH SUBDIVISION FILING NO. 4;

THENCE DEPARTING SAID SOUTHEASTERLY LINE OF TRACT B AND ALONG SAID SOUTH LINE OF BLOCK 2 THE FOLLOWING FOUR (4) COURSES:

1. S32°10'40"E, A DISTANCE OF 83.61 FEET;
2. S31°23'09"E, A DISTANCE OF 60.00 FEET;
3. S52°37'39"E, A DISTANCE OF 119.37 FEET;
4. S73°12'01"E, A DISTANCE 151.37 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF SAID PONDEROSA TRAIL SOUTH;

THENCE DEPARTING SAID SOUTH LINE OF BLOCK 2 AND ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF PONDEROSA TRAIL SOUTH, THE FOLLOWING THREE (4) COURSES:

1. ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 11°48'29" AN ARC LENGTH OF 56.68, THE CHORD OF WHICH BEARS S05°17'59"W, A DISTANCE OF 56.58 FEET TO A POINT OF TANGENCY;
2. S00°36'17"E, A DISTANCE OF 198.87 FEET TO A POINT OF CURVATURE;
3. ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 90°02'02" AN ARC LENGTH OF 785.69 FEET, THE CHORD OF WHICH BEARS S44°24'44"W, A DISTANCE OF 707.32 FEET TO A POINT OF TANGENCY;
4. S89°25'45"W, A DISTANCE OF 67.59 FEET TO SAID POINT OF BEGINNING.

CONTAINING AN AREA OF 348,480 SQUARE FEET OR 8.00 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SADDLE ROCK NORTH SUBDIVISION FILING NO. 5, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.