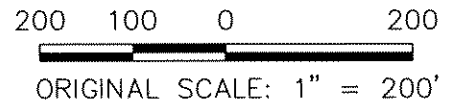
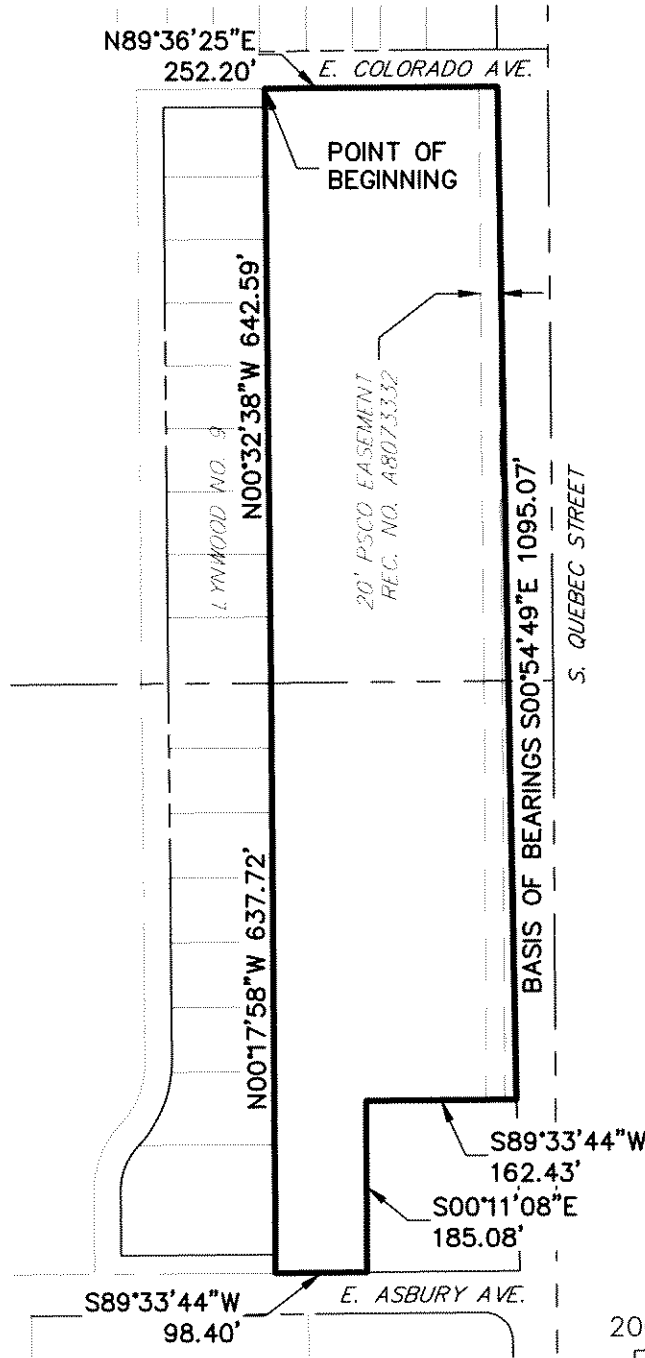


East Virginia Village Metropolitan District

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NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

SITE DESCRIPTION
QUEBEC AND COLORADO
PROJECT NO.: 16020.00
DATE: 09/29/2020



Centennial 303-740-9393 • Colorado Springs 719-598-2593
Fort Collins 970-491-9888 • www.jrengineering.com

East Virginia Village Metropolitan District



JR ENGINEERING

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WESTERLY RIGHT-OF-WAY LINE QUEBEC STREET DESCRIBED AS PARCEL 5, PROJECT NUMBER STU-C100-019, RECORDED UNDER RECEPTION NO. B6076510 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, BEING MONUMENTED AT BOTH ENDS BY A 3-1/4" ALUMINUM CAP STAMPED "STU-100019 2007" SAID LINE BEARING S00°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

BEGINNING AT THE NORTHEASTERLY CORNER OF LYNWOOD NO. 9 RECORDED UNDER RECEPTION NO. 67352 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO AVENUE, N89°36'25"E A DISTANCE OF 252.20 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH QUEBEC STREET RECORDED UNDER RECEPTION NO. B6076510;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°54'49"E A DISTANCE OF 1,095.07 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. S89°33'44"W A DISTANCE OF 162.43 FEET;
2. S00°11'08"E A DISTANCE OF 185.08 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST ASBURY AVENUE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°33'44"W A DISTANCE OF 98.40 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LYNWOOD NO. 9;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. N00°17'58"W A DISTANCE OF 637.72 FEET;
2. N00°32'38"W A DISTANCE OF 642.59 FEET, TO THE POINT OF BEGINNING.

CONTAINING 6.8581 ACRES MORE OR LESS:

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