

PARCEL NO. 4

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 2, PANORAMA OFFICE PARK II, AS RECORDED AT RECEPTION NO. 2370229, SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 5°30'36", A RADIUS OF 245.00 FEET AND A CHORD WHICH BEARS S58°04'26"W A DISTANCE OF 23.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LOT LINE, 10.00 FEET THE ARC OF ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 2°20'22", A RADIUS OF 245.00 FEET AND A CHORD WHICH BEARS S61°59'55"W A DISTANCE OF 10.00 FEET; THENCE N26°41'58"W A DISTANCE OF 20.00 FEET; THENCE 10.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 2°32'51", A RADIUS OF 225.00 FEET AND A CHORD WHICH BEARS N61°52'58"E A DISTANCE OF 10.00 FEET; THENCE S26°41'58"E A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.005 ACRES, (200 SQUARE FEET), MORE OR LESS.

ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARING

BEARINGS ARE BASED ON WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 37 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR N00°12'23"W AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX LS #27011 AT THE NORTHWEST CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX ILLEGIBLE AT THE WEST QUARTER CORNER.

PREPARED BY DENNIS PETER  
REVIEWED BY RICHARD A. NOBBE, PLS  
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
SEPTEMBER 16, 2019



PARCEL NO. 4

