

Legal Description of Entire Property Proposed to be Annexed

A parcel of land located in the Northeast One-quarter (NE 1/4) of Section 6, and the Northwest One-quarter (NW 1/4) of Section 5, Township 4 South, Range 69 West, 6th Principal Meridian, County of Jefferson, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of Section 6; thence $S00^{\circ}02'E$, a distance of 121.75 feet along the East line of said Section 6 to the South line of Lot 2, Tanglewood as recorded at Plat Book 18, Page 45, of the Jefferson County Clerk and Recorder's records and the True Point of Beginning;

thence continuing along said East section line and said line being in common with the West line of said Section 5 $S00^{\circ}02'E$, a distance of 40.04 feet to the southerly line of the Agricultural Ditch;

thence northerly and easterly along said southerly line of said ditch the following nine (9) courses lying within said NW 1/4 of Section 5;

1. $N89^{\circ}58'00"E$, a distance of 28.30 feet;
2. Thence along an arc of a curve to the right, whose radius is 285.00 feet, central angle $04^{\circ}58'34"$, an arc distance of 24.75 feet;
3. Thence $S85^{\circ}03'26"E$, a distance of 152.18 feet;
4. Thence along an arc of a curve to the left, whose radius is 525.00 feet, central angle is $14^{\circ}43'43"$, an arc distance of 134.96 feet;
5. Thence $N80^{\circ}12'51"E$, a distance of 74.53 feet;
6. Thence along an arc of a curve to the left, whose radius is 705.00 feet, central angle is $08^{\circ}44'09"$, an arc distance of 107.49 feet;
7. Thence $N71^{\circ}28'42"E$, a distance of 17.56 feet;
8. Thence along an arc of a curve to the left, whose radius is 140.00 feet, central angle is $57^{\circ}40'25"$, an arc distance of 140.92 feet;
9. Thence $N13^{\circ}48'17"E$, a distance of 30.41 feet to a point on the North line of said NW 1/4, Section 5; Thence $N89^{\circ}43'00"E$ along said North line, a distance of 102.43 feet to a point on the northwesterly line of Youngfield Street and being the edge of asphalt for said Youngfield Street; Thence along said edge of asphalt the following ten (10) courses:

1. $S38^{\circ}54'09"W$, a distance of 42.65 feet;

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2. Thence along an arc of a curve to the right, whose radius is 509.20 feet, central angle is $06^{\circ}36'45''$ (having a long chord bearing of $S45^{\circ}28'09''W$, a chord length of 58.73 feet), an arc distance of 58.77 feet;
3. Thence $S49^{\circ}48'43''W$, a distance of 66.86 feet;
4. Thence along an arc of a curve to the right, whose radius is 280.00 feet, central angle is $28^{\circ}08'07''$ (having a long chord bearing of $S63^{\circ}47'07''W$, a chord length of 136.12 feet), an arc distance of 137.50 feet;
5. Thence $S77^{\circ}04'56''W$, a distance of 83.34 feet;
6. Thence along an arc of a curve to the right, whose radius is 784.35 feet, central angle is $13^{\circ}59'46''$ (having a long chord bearing of $S86^{\circ}22'04''W$, a chord length of 191.12 feet), an arc distance of 191.60 feet;
7. Thence $N84^{\circ}51'36''W$, a distance of 58.65 feet;
8. Thence along an arc of a curve to the left, whose radius is 109.28 feet, central angle is $32^{\circ}50'09''$ (having a long chord bearing of $S76^{\circ}14'29''W$, a chord length of 61.78 feet), an arc distance of 62.63 feet;
9. Thence $S45^{\circ}29'57''W$, a distance of 92.74 feet;
10. Thence along an arc of a curve to the right, whose radius is 190.85 feet, central angle is $13^{\circ}57'47''$ (having a long chord bearing of $S50^{\circ}58'36''W$, a chord length of 46.40 feet), an arc distance of 46.51 feet to a point on common line of Section 5 and 6;

thence $N00^{\circ}02'W$, a distance of 9.01 feet along said common line and said common line also being the East line of Parcel No. II as described by the instrument in Book 415, at Page 45 of said County records, to the Northeast corner of said Parcel No. II; thence $S81^{\circ}47'W$ along the northerly line of said Parcel No. II, a distance of 470.00 feet; to a point on the southerly line of the Agricultural Ditch as referenced in said Book 415, Page 45 for Parcel No. II also being the westernmost corner of the tract described at Reception No. F0083086, of said County records; thence along the westerly line of said tract $N19^{\circ}45'24''E$, a distance of 68.28 feet to the angle point on the southerly line of Lot 7, said Tanglewood; thence $N36^{\circ}41'E$ along the southerly lines of Lot 7, Lot 6, and Lot 5, said Tanglewood, a distance of 218.37 feet to the angle point on the southerly line of said Lot 5, said Tanglewood; thence $N89^{\circ}03'E$ along the southerly line of Lot 5 and of Lot 4, Lot 3, and Lot 2, said Tanglewood, a distance of 307.06 feet to the angle point on the southerly line of said Lot 2, said Tanglewood; thence $N85^{\circ}43'E$ along the southerly line of Lot 2, said Tanglewood, a distance of 4.53 feet to the True Point of Beginning, containing an area of 2.635 acres, or 114,800 square feet, more or less.