

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE NORTH GOLDEN EAGLE PARKWAY RIGHT-OF-WAY, AS DEDICATED ON THE PLAT OF BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT, RECORDED UNDER RECEPTION NO. 2024000070957, AND THAT DOCUMENT RECORDED UNDER RECEPTION NO. C1194143 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, WHENCE THE NORTH LINE OF SAID NORTHWEST QUARTER BEARS NORTH 89°19'55" EAST, A DISTANCE OF 2633.96 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE SOUTH 36°14'19" EAST, A DISTANCE 5080.76 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID GOLDEN EAGLE PARKWAY AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 40.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 23°17'25" WEST, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES:

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°25'19", AN ARC LENGTH OF 46.37 FEET;
2. SOUTH 00°17'16" EAST, A DISTANCE OF 106.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 635.00 FEET;
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°21'25", AN ARC LENGTH OF 92.62 FEET;
4. SOUTH 08°38'42" EAST, A DISTANCE OF 228.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 665.00 FEET;
5. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°00'00", AN ARC LENGTH OF 92.85 FEET;
6. SOUTH 00°38'42" EAST, A DISTANCE OF 152.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET;
7. THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'56", AN ARC LENGTH OF 78.54 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 89°21'16" EAST, A DISTANCE OF 50.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 53.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 61°43'47" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°58'20", AN ARC LENGTH OF 12.00 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 696.50 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°20'31", AN ARC LENGTH OF 101.41 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 690.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°49'34", AN ARC LENGTH OF 46.08 FEET;

THENCE NORTH 03°07'48" EAST, A DISTANCE OF 46.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 698.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°21'18" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°59'59", AN ARC LENGTH OF 97.46 FEET;

THENCE NORTH 08°38'42" WEST, A DISTANCE OF 228.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 602.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°35'07", AN ARC LENGTH OF 37.67 FEET;

THENCE NORTH 05°03'35" WEST, A DISTANCE OF 79.24 FEET;

THENCE NORTH 07°09'13" WEST, A DISTANCE OF 40.48 FEET;

THENCE NORTH 05°07'17" WEST, A DISTANCE OF 19.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 38.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°29'32", AN ARC LENGTH OF 20.89 FEET;

THENCE NORTH 36°36'49" WEST, A DISTANCE OF 24.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 46.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°31'34", AN ARC LENGTH OF 30.46 FEET;

THENCE SOUTH 00°17'16" EAST, A DISTANCE OF 1.63 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.495 ACRES, (21,543 SQUARE FEET), MORE OR LESS.