

JOB NO 951226

TA COMM NO 5533238

LEGAL DESCRIPTION**PARCEL D**

A portion of the North 1/2 of the Southeast 1/4 of Section 15, Township 6 South, Range 71 West of the 6th P.M., County of Jefferson, State of Colorado, more particularly described as follows:
Commencing at the Center 1/4 corner of said Section 15,
thence N 90 deg. E a distance of 12.5 feet to a point;
thence S 02 deg. 09 min. 45 sec. W, a distance of 48.09 feet to the Northeast corner of Lot 1, Block F, Shadow Mountain,
thence N 89 deg. 41 min. 31 sec. E along the Southerly line of Lots 563 through 572, Block B, Shadow Mountain, a distance of 248.88 feet to the Point of Beginning, said point being the True Point of Beginning of a tract of land described in deed recorded December 31, 1990 as Reception No. 90109606;
thence N 89 deg. 41 min. 30 sec. E along the Southerly line of Lots 562 through 556, Block B, Shadow Mountain, a distance of 174.22 feet to the Northeast corner of said tract;
thence S 0 deg. 46 min. 00 sec. W departing said Southerly line and along the Easterly line of said tract, a distance of 250.00 feet to the Southeast corner of said tract;
thence S 89 deg. 43 min. 26 sec. W, a distance of 174.40 feet to the Southwest corner of said tract;
thence N 0 deg. 48 min. 30 sec. E, a distance of 249.91 feet to the Point of Beginning,
County of Jefferson, State of Colorado.

NOTE: The historical legal description has been amended per survey of Evergreen Surveying and Engineering Inc. No. B5684 dated March 15, 1994.

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Together with a non-exclusive easement nine (9) feet in width across Lots 430 and 507 of Block C immediately adjacent to the Easterly boundary of an existing road, and also across Lots 506, 507 and 531 through 535 of Block C immediately adjacent to the Westerly and Southerly boundary of an existing road, said existing road being that 16 foot wide road which is substantially as shown on Shadow Mountain Subdivision Plat dated December 31, 1924 and recorded January 10, 1925, Jefferson County Records, and said lots and block being as shown on said Shadow Mountain Subdivision Plat. The purpose of said nine (9) foot wide easement is to provide a portion of a 25 foot wide roadway for ingress and egress across Shadow Mountain Subdivision from the Shadow Mountain Drive county maintained road to the Eastern boundary of Lot 531 of Block C of said Shadow Mountain Subdivision.

AND

A non-exclusive easement nine (9) feet in width across Lots 518 through 520 of Block C and Lots 469 and 470 of Block B immediately adjacent to the Southerly boundary of an existing road, said existing road being that 16 foot wide road substantially as shown on Shadow Mountain Subdivision Plat dated December 31, 1924 and recorded January 10, 1925, Jefferson County Records, and said lots and blocks being as shown on said Shadow Mountain Subdivision Plat. The purpose of said nine (9) foot easement is to provide a portion of a 25 foot wide roadway for ingress and egress across Shadow Mountain Subdivision from the Shadow Mountain Drive county maintained road to the Southern boundary of Shadow Mountain Subdivision at the South end of Lots 566 and 567 of Block B of said Shadow Mountain Subdivision.

AND

A non-exclusive 25 foot wide ingress, egress, utility drainage and emergency access easement over and across portions of Block B and Block C, Shadow Mountain and a portion of the North 1/2 of the Southeast 1/4 of Section 15, Township 6 South, Range 71 West of the 6th P.M., County of Jefferson, State of Colorado, lying 12.5 feet on both sides of the following described centerline:

Commencing at the Northwest corner of Lot 10, Block F, Shadow Mountain, thence N 0 deg. 24 min. 57 sec. E a distance of 94.39 feet to a point on the West line of Lot 530, said Block C, the Point of Beginning:
 thence N 67 deg. 10 min. 39 sec. E, a distance of 24.57 feet to a point;
 thence N 48 deg. 51 min. 53 sec. E, a distance of 25.86 feet to a point;
 thence N 59 deg. 46 min. 09 sec. E, a distance of 64.54 feet to a point;
 thence N 77 deg. 57 min. 33 sec. E, a distance of 37.67 feet to a point;
 thence S 83 deg. 35 min. 51 sec. E, a distance of 40.23 feet to a point on the Easterly line of Lot 517, said Block C, a Point of Terminus:
 thence S 69 deg. 32 min. 23 sec. E, a distance of 88.46 feet to a point on the Northerly line of 572, said Block B, a Point of Beginning:
 thence S 60 deg. 55 min. 35 sec. E, a distance of 47.89 feet to a point on the Easterly line of Lot 571, said Block B, a Point of Terminus:
 thence S 44 deg. 34 min. 43 sec. E, a distance of 141.84 feet to a point on the Southerly line of Lot 567, said Block B, a Point of Beginning:
 thence S 35 deg. 30 min. 10 sec. E, a distance of 163.88 feet to a point;
 thence S 34 deg. 36 min. 34 sec. E, a distance of 22.69 feet to Point "A";
 thence S 34 deg. 36 min. 34 sec. E, a distance of 70.13 feet to a point;
 thence S 43 deg. 12 min. 16 sec. E, a distance of 53.32 feet to a point on the Southerly line of Parcel D, a Point of Terminus, whence the Southeast corner of Parcel D bears N 89 deg. 43 min. 26 sec. E a distance of 86.81 feet;
 thence Beginning at Point "A", and continuing S 32 deg. 41 min. 48 sec. W, a distance of 67.15 feet to a point;
 thence S 53 deg. 54 min. 20 sec. W, a distance of 48.47 feet to a point;
 thence N 89 deg. 43 min. 26 sec. E, a distance of 184.61 feet to a point on the Easterly line of Lot 104, Block F, Shadow Mountain, the Point of Terminus, whence the Southeast corner of said Lot 104 bears S 0 deg. 52 min. 19 sec. W, a distance of 12.5 feet.

County of Jefferson, State of Colorado.