

ORDINANCE NO. 3.53

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP  
OF THE TOWN OF LARKSPUR, COLORADO

WHEREAS, the Town Planning Commission and Town Council of Larkspur, Colorado have previously held public hearings regarding the proposed rezoning of the Douglas Valley Estates Subdivision of certain real property located in the Town of Larkspur known as Douglas Valley Estates, which property is legally described on Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Town Council has found that the requested zone change is appropriate;

NOW, THEREFORE, be it ordained by the Town Council of the Town of Larkspur, Colorado as follows:

1. The zone classification of the real property described on Exhibits "B-1" and "B-2" which are attached hereto and incorporated herein by reference, is hereby changed to C-Commercial Zone District.

2. The zone classification of the real property described on Exhibits "C-1" and "C-2" which are attached hereto and incorporated herein by reference, is hereby changed to A-Agricultural Zone District.

3. This ordinance shall take effect five (5) days after it is posted, in accordance with Section 3.20 of the Town Charter.

Introduced as an ordinance at a special meeting of the Town Council of the Town of Larkspur, Colorado, on the 17th day of July, 1993, and passed by a vote of 5 for, 1 against, and 0 abstentions.

Hermann Busch  
Mayor

ATTEST:

Brenda J. Anderson  
Town Clerk

I hereby certify that the within Ordinance No. 3.53 was posted on the bulletin board at the Town Hall of the Town of Larkspur from Aug 10, 1993, 1993 to Aug 11, 1993, 1993.

Brenda J. Anderson  
Town Clerk

## EXHIBIT "A"

## LEGAL DESCRIPTION -- PARCEL A (24.0307 ACRES)

A PARCEL OF LAND BEING A PART OF SECTIONS 22 AND 27, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;  
 THENCE S 87° 46' 04" E, ALONG THE SOUTH LINE OF SAID SECTION 27, FOR A DISTANCE OF 407.22 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SPRUCE MOUNTAIN ROAD;  
 THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING COURSES:  
 THENCE N 04° 30' 28" E, FOR A DISTANCE OF 745.72 FEET;  
 THENCE S 85° 29' 32" E, FOR A DISTANCE OF 10.00 FEET;  
 THENCE N 04° 30' 28" E, FOR A DISTANCE OF 192.17 FEET TO A POINT OF CURVE;  
 THENCE NORTHERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 503.09 FEET, SAID CURVE HAS A RADIUS OF 2865.00 FEET AND A CENTRAL ANGLE OF 10° 03' 40", TO A POINT OF TANGENT;  
 THENCE N 14° 34' 09" E, ALONG SAID TANGENT, A DISTANCE OF 718.09 FEET TO A POINT OF CURVE;  
 THENCE NORTHERLY, ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 766.34 FEET, SAID CURVE HAS A RADIUS OF 2040.08 FEET AND A CENTRAL ANGLE OF 21° 31' 22", TO A POINT OF TANGENT;  
 THENCE N 6° 57' 13" W, ALONG SAID TANGENT, A DISTANCE OF 1147.14 FEET TO THE NORTH RIGHT-OF-WAY FENCE LINE OF STATE HIGHWAY NO. 18, AND THE TRUE POINT OF BEGINNING;

THENCE N 06° 57' 13" W, FOR A DISTANCE OF 940.46 FEET;  
 THENCE N 83° 02' 47" E, FOR A DISTANCE OF 40.00 FEET;  
 THENCE N 06° 57' 13" W, FOR A DISTANCE OF 400.00 FEET; THENCE S 83° 02' 47" W, FOR A DISTANCE OF 40.00 FEET;  
 THENCE N 06° 57' 13" W, FOR A DISTANCE OF 168.89 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 231 AT PAGE 376 OF THE DOUGLAS COUNTY RECORDS;  
 THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, S 85° 57' 13" E, A DISTANCE OF 78.75 FEET TO THE SOUTHEAST CORNER OF SAID DESCRIBED TRACT;  
 THENCE N 00° 32' 47" E, A DISTANCE OF 310.00 FEET TO THE MOST EASTERLY CORNER OF SAID DESCRIBED TRACT AND TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 85-87, SAID POINT BEING ON A CURVE;  
 THENCE SOUTHEASTERLY AND ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 5907.00 FEET, A CENTRAL ANGLE OF 04° 11' 07", AN ARC LENGTH OF 431.47 FEET TO A POINT OF TANGENT;  
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID TANGENT, S 42° 08' 44" E, FOR A DISTANCE OF 697.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, SAID POINT BEING A POINT ON A CURVE;  
 THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 1084.82 FEET, SAID CURVE HAS A RADIUS OF 5463.85 FEET, A CENTRAL ANGLE OF 11° 22' 33" AND A CHORD THAT BEARS S 04° 25' 22" E, A DISTANCE OF 1083.04 FEET TO THE NORTH RIGHT-OF-WAY FENCE OF STATE HIGHWAY NO. 18;  
 THENCE N 72° 29' 55" W, ALONG SAID NORTH RIGHT-OF-WAY FENCE, A DISTANCE OF 87.96 FEET;  
 THENCE N 81° 22' 16" W, ALONG SAID NORTH RIGHT-OF-WAY FENCE, A DISTANCE OF 651.08 FEET, TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION -- PARCEL B (44.5473 ACRES)

A PARCEL OF LAND BEING A PART OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE S 87° 46' 04" E, ALONG THE SOUTH LINE OF SAID SECTION 27, FOR A DISTANCE OF 407.22 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SPRUCE MOUNTAIN ROAD;  
 THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING COURSES:  
 THENCE N 04° 30' 28" E, FOR A DISTANCE OF 745.72 FEET;  
 THENCE S 85° 29' 32" E, FOR A DISTANCE OF 10.00 FEET;  
 THENCE N 04° 30' 28" E, FOR A DISTANCE OF 192.17 FEET TO A POINT OF CURVE;  
 THENCE NORTHERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2865.00 FEET, A CENTRAL ANGLE OF 06° 54' 22", AN ARC LENGTH OF 345.33 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUING ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 157.76 FEET, SAID CURVE HAS A RADIUS OF 2865.00 FEET AND A CENTRAL ANGLE OF 3° 09' 18", TO A POINT OF TANGENT;  
 THENCE N 14° 34' 09" E, A DISTANCE OF 458.95 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 397 AT PAGE 656 OF THE DOUGLAS COUNTY RECORDS;  
 THENCE S 85° 21' 42" E, A DISTANCE OF 453.12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;  
 THENCE N 04° 38' 18" E, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT;  
 THENCE N 85° 21' 42" W, A DISTANCE OF 418.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT AND TO THE EAST RIGHT-OF-WAY LINE OF SPRUCE MOUNTAIN ROAD;  
 THENCE N 14° 34' 09" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 56.10 FEET TO A POINT OF CURVE;  
 THENCE NORTHERLY, ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 766.34 FEET, SAID CURVE HAS A RADIUS OF 2040.08 FEET AND A CENTRAL ANGLE OF 21° 31' 22", TO A POINT OF TANGENT;  
 THENCE N 6° 57' 13" W, ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG SAID TANGENT, A DISTANCE OF 1028.55 FEET TO THE SOUTH RIGHT-OF-WAY FENCE OF STATE HIGHWAY NO. 18;  
 THENCE N 79° 31' 28" E, ALONG SAID SOUTH RIGHT-OF-WAY FENCE, A DISTANCE OF 135.17 FEET;  
 THENCE S 81° 20' 36" E, ALONG SAID SOUTH RIGHT-OF-WAY FENCE, A DISTANCE OF 598.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD;  
 THENCE SOUTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT FIVE (5) COURSES:  
 1. THENCE SOUTHERLY, ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 11.02 FEET, SAID CURVE HAS A RADIUS OF 5463.85 FEET, A CENTRAL ANGLE OF 00° 06' 56", AND A CHORD THAT BEARS S 10° 47' 52" E, A DISTANCE OF 11.02 FEET;  
 2. THENCE S 11° 25' 29" E, A DISTANCE OF 160.72 FEET;  
 3. THENCE S 11° 42' 27" E, A DISTANCE OF 1080.40 FEET;  
 4. THENCE S 10° 41' 43" E, A DISTANCE OF 297.39 FEET;  
 5. THENCE SOUTHERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 505.29 FEET, SAID CURVE HAS A RADIUS OF 2787.97 FEET, A CENTRAL ANGLE OF 10° 27' 33", AND A CHORD THAT BEARS S 03° 25' 39" E, A DISTANCE OF 504.58 FEET;  
 THENCE S 65° 46' 07" W, A DISTANCE OF 1321.15 FEET, TO THE POINT OF BEGINNING.

EXHIBIT "B-1"

LEGAL DESCRIPTION: "ZONING C", PARCEL A

A PARCEL OF LAND BEING A PART OF SECTIONS 22 AND 27, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE S 87°46'04" E, ALONG THE SOUTH LINE OF SAID SECTION 27, FOR A DISTANCE OF 407.22 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DOUGLAS COUNTY ROAD NO. 53; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING COURSES:

THENCE N 4°30'28" E, FOR A DISTANCE OF 745.72 FEET; THENCE S 85°29'32" E, FOR A DISTANCE OF 10.00 FEET; THENCE N 4°30'28" E, FOR A DISTANCE OF 192.17 FEET TO A POINT OF CURVE; THENCE NORTHERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 503.09 FEET, SAID CURVE HAS A RADIUS OF 2865.00 FEET AND A CENTRAL ANGLE OF 10°03'40", TO A POINT OF TANGENT; THENCE N 14°34'09" E, ALONG SAID TANGENT, A DISTANCE OF 718.09 FEET TO A POINT OF CURVE; THENCE NORTHERLY, ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 766.34 FEET, SAID CURVE HAS A RADIUS OF 2040.08 FEET AND A CENTRAL ANGLE OF 21°31'22", TO A POINT OF TANGENT; THENCE N 6°57'13" W, ALONG SAID TANGENT, A DISTANCE OF 1147.14 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 18, AND THE TRUE POINT OF BEGINNING;

THENCE N 6°57'13" W, FOR A DISTANCE OF 940.46 FEET; THENCE N 83°02'47" E, FOR A DISTANCE OF 40.00 FEET; THENCE S 29°57'53" E, FOR A DISTANCE OF 695.00 FEET; THENCE S 5°21'32" E, FOR A DISTANCE OF 384.85 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 18; THENCE N 81°22'16" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 312.46 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES, MORE OR LESS.

EXHIBIT "B-2"

LEGAL DESCRIPTION: "ZONING C", PARCEL B

A PARCEL OF LAND BEING A PART OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE S 87°46'04" E, ALONG THE SOUTH LINE OF SAID SECTION 27, FOR A DISTANCE OF 407.22 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DOUGLAS COUNTY ROAD NO. 53; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING COURSES:

THENCE N 4°30'28" E, FOR A DISTANCE OF 745.72 FEET; THENCE S 85°29'32" E, FOR A DISTANCE OF 10.00 FEET; THENCE N 4°30'28" E, FOR A DISTANCE OF 192.17 FEET TO A POINT OF CURVE; THENCE NORTHERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2865.00 FEET, A CENTRAL ANGLE OF 6°54'22", AN ARC LENGTH OF 345.33 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 157.76 FEET, SAID CURVE HAS A RADIUS OF 2865.00 FEET AND A CENTRAL ANGLE OF 3°09'18", TO A POINT OF TANGENT; THENCE N 14°34'09" E, A DISTANCE OF 458.95 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 397 AT PAGE 656 OF THE DOUGLAS COUNTY RECORDS; THENCE S 85°21'42" E, A DISTANCE OF 453.12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N 4°38'18" E, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE N 85°21'42" W, A DISTANCE OF 418.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT AND TO THE EAST RIGHT-OF-WAY LINE OF DOUGLAS COUNTY ROAD NO. 53; THENCE N 14°34'09" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 56.10 FEET TO A POINT OF CURVE; THENCE NORTHERLY, ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 766.34 FEET, SAID CURVE HAS A RADIUS OF 2040.08 FEET AND A CENTRAL ANGLE OF 21°31'22", TO A POINT OF TANGENT; THENCE N 6°57'13" W, ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG SAID TANGENT, A DISTANCE OF 1028.55 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 18; THENCE S 79°31'28" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 135.17 FEET; THENCE S 81°20'36" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 170.3 FEET; THENCE S 5°21'32" E FOR A DISTANCE OF 1876.39 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 397 AT PAGE 656 OF THE DOUGLAS COUNTY RECORDS; THENCE S 4°38'18" W, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE S 4°38'18" W, A DISTANCE OF 302.04 FEET; THENCE S 65°46'07" W, A DISTANCE OF 633.98 FEET, TO THE POINT OF BEGINNING, CONTAINING 18.0 ACRES, MORE OR LESS.

EXHIBIT "C-1"

LEGAL DESCRIPTION: "ZONING A", PARCEL A

A PARCEL OF LAND BEING A PART OF SECTIONS 22 AND 27, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE S 87°46'04" E, ALONG THE SOUTH LINE OF SAID SECTION 27, FOR A DISTANCE OF 407.22 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DOUGLAS COUNTY ROAD NO. 53; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING COURSES: THENCE N 4°30'28" E, FOR A DISTANCE OF 745.72 FEET; THENCE S 85°29'32" E, FOR A DISTANCE OF 10.00 FEET; THENCE N 4°30'28" E, FOR A DISTANCE OF 192.17 FEET TO A POINT OF CURVE; THENCE NORTHERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 503.09 FEET, SAID CURVE HAS A RADIUS OF 2865.00 FEET AND A CENTRAL ANGLE OF 10°03'40", TO A POINT OF TANGENT; THENCE N 14°34'09" E, ALONG SAID TANGENT, A DISTANCE OF 718.09 FEET TO A POINT OF CURVE; THENCE NORTHERLY, ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 766.34 FEET, SAID CURVE HAS A RADIUS OF 2040.08 FEET AND A CENTRAL ANGLE OF 21°31'22", TO A POINT OF TANGENT; THENCE N 6°57'13" W, ALONG SAID TANGENT, A DISTANCE OF 1147.14 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 18; THENCE N 6°57'13" W, FOR A DISTANCE OF 940.46 FEET; THENCE N 83°02'47" E, FOR A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 6°57'13" W, FOR A DISTANCE OF 400.00 FEET; THENCE S 83°02'47" W, FOR A DISTANCE OF 40.00 FEET; THENCE N 6°57'13" W, FOR A DISTANCE OF 168.89 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 231 AT PAGE 376 OF THE DOUGLAS COUNTY RECORDS; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, S 85°57'13" E, A DISTANCE OF 78.75 FEET TO THE SOUTHEAST CORNER OF SAID DESCRIBED TRACT; THENCE N 0°32'47" E, A DISTANCE OF 310.00 FEET TO THE MOST EASTERLY CORNER OF SAID DESCRIBED TRACT AND TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 85-87, SAID POINT BEING ON A CURVE; THENCE SOUTHEASTERLY AND ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 5907.00 FEET, A CENTRAL ANGLE OF 4°11'07", AN ARC LENGTH OF 431.47 FEET TO A POINT OF TANGENT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID TANGENT, S 42°08'44" E, FOR A DISTANCE OF 697.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE RAILROAD, SAID POINT BEING A POINT ON A CURVE; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 1084.82 FEET, SAID CURVE HAS A RADIUS OF 5463.85 FEET, A CENTRAL ANGLE OF 11°22'33" AND A CHORD THAT BEARS S 4°25'22" E, A DISTANCE OF 1083.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 18; THENCE N 72°29'55" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 87.96 FEET; THENCE N 81°22'16" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 338.62 FEET; THENCE N 5°21'32" W FOR A DISTANCE OF 384.85 FEET; THENCE N 29°57'53" W FOR A DISTANCE OF 695.00 FEET TO THE POINT OF BEGINNING, CONTAINING 19.0 ACRES, MORE OR LESS.

EXHIBIT "C-2"

LEGAL DESCRIPTION: "ZONING A", PARCEL B

A PARCEL OF LAND BEING A PART OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE S 87°46'04" E, ALONG THE SOUTH LINE OF SAID SECTION 27, FOR A DISTANCE OF 407.22 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DOUGLAS COUNTY ROAD NO. 53; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING COURSES:

THENCE N 4°30'28" E, FOR A DISTANCE OF 745.72 FEET; THENCE S 85°29'32" E, FOR A DISTANCE OF 10.00 FEET; THENCE N 4°30'28" E, FOR A DISTANCE OF 192.17 FEET TO A POINT OF CURVE; THENCE NORTHERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2865.00 FEET, A CENTRAL ANGLE OF 6°54'22", AN ARC LENGTH OF 345.33 FEET; THENCE N 65°46'07" E A DISTANCE OF 633.98 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 4°38'18" E FOR A DISTANCE OF 302.04 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 397 AT PAGE 656 OF THE DOUGLAS COUNTY RECORDS; THENCE N 4°38'18" E, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE N 5°21'32" W, A DISTANCE OF 1876.39 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 18; THENCE S 81°20'36" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 427.67 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE RAILROAD; THENCE SOUTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT FIVE (5) COURSES:

1. THENCE SOUTHERLY, ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 11.02 FEET, SAID CURVE HAS A RADIUS OF 5463.85 FEET, A CENTRAL ANGLE OF 00°06'56", AND A CHORD THAT BEARS S 10°47'52" E, A DISTANCE OF 11.02 FEET;
2. THENCE S 11°25'29" E, A DISTANCE OF 160.72 FEET;
3. THENCE S 11°42'27" E, A DISTANCE OF 1080.40 FEET;
4. THENCE S 10°41'43" E, A DISTANCE OF 297.39 FEET;
5. THENCE SOUTHERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 505.29 FEET, SAID CURVE HAS A RADIUS OF 2767.97 FEET, A CENTRAL ANGLE OF 10°27'33", AND A CHORD THAT BEARS S 3°25'39" E, A DISTANCE OF 504.58 FEET;

THENCE S 65°46'07" W, A DISTANCE OF 687.17 FEET, TO THE POINT OF BEGINNING, CONTAINING 26.6 ACRES, MORE OR LESS.