

**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-570

FROM

Matt Barr and Margaret Barr
536 Ireland Drive
Denver, CO 80222

FOR

Project Code: 13429
Project Number: NH 0852-086, Phase VI
Location: US 160 @ CR222/223 Safety Improvement
U.S. Highway 160

EXHIBIT "A"

PROJECT CODE: 13429
PROJECT NUMBER: NH 0852-086, PHASE VI
PARCEL NUMBER RW-570
DATE: JANUARY 19, 2009

LEGAL DESCRIPTION

A tract or parcel of land No. RW-570 of the Department of Transportation, State of Colorado, Project Code 13429, Project Number NH 0852-086, Phase VI containing 232,207 square feet (5.331 acres), more or less, located in the N½ of Section 19 and the SW ¼ of Section 18, Township 7 South, Range 67 West of the Sixth Principal Meridian and the SE ¼ of Section 13, Township 7 South, Range 68 West, of the Sixth Principal Meridian, in Douglas County, Colorado, said tract or parcel being more particularly described as follows:

That portion of tract or parcel RW-570 lying within said Section 13 being a portion of Utility Easement 170A as described in Land Survey Plat 3605, deposited September 28, 2004 at the Douglas County Clerk and Records Office, more particularly described as follows: Commencing at the Southeast corner of said Section 13; Thence along the East line of said Section 13, North 00°42'38" West, to a point on the east right of way line of SH 85 (January 2009), a distance of 29.83 feet, said point also being the TRUE POINT OF BEGINNING;

Thence along said east right of way line the following 5 (five) courses:

1. Thence South 82°09'45" West, a distance of 77.52 feet;
2. Thence North 83°26'37" West, a distance of 410.05 feet;
3. Thence North 79°29'09" West, a distance of 157.40 feet;
4. Thence North 89°45'29" West, a distance of 103.19 feet;
5. Thence North 83°26'37" West, a distance of 383.63 feet;
6. Thence departing said east right of way line, North 09°43'36" East, to the northerly boundary of aforementioned Utility Easement 170A, a distance of 44.96 feet;

Thence along said northerly Utility Easement 170A boundary the following 2 (two) courses:

7. Thence South 83°02'12" East, a distance of 1073.46 feet;
8. Thence North 82°09'45" East, to the East line of said Section 13, a distance of 50.18 feet;
9. Thence departing said northerly Utility Easement 170A boundary along said East line, South 00°42'38" East, a distance of 30.23 feet to the TRUE POINT OF BEGINNING.

The above described portion of tract or parcel RW-570 contains 43,933 square feet (1.009 acres), more or less.

ALSO

That portion of tract or parcel RW-570 lying within aforementioned Section 18 being the same as Utility Easement 170B as described in Land Survey Plat 3605, deposited September 28, 2004 at the Douglas County Clerk and Recorders Office, being more particularly described as follows: Commencing at the Southwest corner of said Section 18; Thence along the West line of said Section 18, North 00°42'38" West, to a point on the east right of way of SH 85 (January 2009), a distance of 29.83 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence continuing along said West line, North 00°42'38" West, to the northerly boundary of said Utility Easement 170B, a distance of 30.23 feet;
2. Thence along said northerly Utility Easement 170B boundary, North 82°09'45" East, a distance of 32.36 feet;
3. Thence continuing along said northerly Utility Easement 170B boundary, South 81°09'23" East, to the South line of said Section 18, a distance of 345.82 feet;
4. Thence along said South line, South 88°15'52" West, to a point on said east right of way line of SH 85 (January 2009), a distance of 200.61 feet;
5. Thence along said east right of way line, North 78°32'11" West, a distance of 145.04 feet;
6. Thence continuing along said east right of way line, South 82°09'45" West, a distance of 31.01 feet to the TRUE POINT OF BEGINNING.

The above described portion of tract or parcel RW-570 contains 9,495 square feet (0.218 acres), more or less.

ALSO

That portion of tract or parcel RW-570 lying within said Section 19 being the same as Utility Easement 170C as described in Land Survey Plat 3605, deposited September 28, 2004 at the Douglas County Clerk and Recorders Office being more particularly described as follows: Commencing at the Northwest corner of said Section 19; Thence along the North line of said Section 19, North 88°15'52" East, to a point on the east right of way line of SH 85 (January 2009), a distance of 172.58 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence continuing along said North line, North 88°15'52" East, to the northerly boundary of said Utility Easement 170C, a distance of 200.61 feet;

Thence along said northerly Utility Easement 170C boundary the following 12 (twelve) courses

2. Thence South 80°54'37" East, a distance of 702.94 feet;
3. Thence South 79°25'46" East, a distance of 320.83 feet;
4. Thence South 60°16'15" East, a distance of 247.27 feet;

5. Thence South $66^{\circ}28'48''$ East, a distance of 405.64 feet to a point of curvature;
6. Thence along the arc of a curve to the left having a radius of 1,970.00 feet, a central angle of $12^{\circ}42'41''$, an arc length of 437.06 feet and a chord which bears South $72^{\circ}50'09''$ East a distance of 436.16 feet;
7. Thence South $79^{\circ}11'30''$ East, a distance of 895.69 feet;
8. Thence South $75^{\circ}22'58''$ East, a distance of 445.27 feet to a point of curvature;
9. Thence along the arc of a curve to the right having a radius of 3,030.00 feet, a central angle of $07^{\circ}48'11''$, and arc length of 412.65 feet and a chord which bears South $71^{\circ}28'52''$ East, a distance of 412.33 feet;
10. Thence South $67^{\circ}34'47''$ East, a distance of 433.24 feet to a point of curvature;
11. Thence along the arc of a curve to the left having a radius of 2,470.00 feet, a central angle of $10^{\circ}49'07''$, an arc length of 466.38 feet and a chord which bears South $72^{\circ}59'20''$ East, a distance of 465.69 feet;
12. Thence South $78^{\circ}23'54''$ East, a distance of 114.17 feet;
13. Thence South $89^{\circ}37'43''$ East, to the East line of said Section 19, a distance of 219.31 feet;
14. Thence departing said northerly Utility Easement 170C boundary along said East line, South $00^{\circ}03'58''$ West, to a point on aforementioned east right of way line, a distance of 35.00 feet;

Thence along said east right of way line the following 21 (twenty-one) courses:

15. Thence North $89^{\circ}37'43''$ West, a distance of 197.27 feet;
16. Thence North $78^{\circ}23'54''$ West, a distance of 142.79 feet to a point of curvature;
17. Thence along the arc of a curve to the right having a radius of 2,500.00 feet, a central angle of $10^{\circ}49'07''$, an arc length of 472.05 feet and a chord which bears North $72^{\circ}59'20''$ West, a distance of 471.35 feet;
18. Thence North $67^{\circ}34'47''$ West, a distance of 433.24 feet to a point of curvature;
19. Thence along the arc of a curve to the left having a radius of 3,000.00 feet, a central angle of $10^{\circ}39'19''$, an arc length of 557.91 feet and a chord which bears North $72^{\circ}54'27''$ West, a distance of 557.11 feet;
20. Thence North $78^{\circ}14'06''$ West, a distance of 161.09 feet;
21. Thence North $70^{\circ}27'54''$ West, a distance of 133.60 feet;

22. Thence North 87°44'43" West, a distance of 139.59 feet;
23. Thence North 78°14'06" West, a distance of 554.88 feet;
24. Thence North 73°33'39" West, a distance of 100.33 feet;
25. Thence North 78°14'06" West, a distance of 136.36 feet to a point of curvature;
26. Thence along the arc of a curve to the right having a radius of 2,000.00 feet, a central angle of 11°45'18", an arc length of 410.32 feet and a chord which bears North 72°21'27" West, a distance of 409.60 feet;
27. Thence North 66°28'48" West, a distance of 453.49 feet;
28. Thence North 60°16'15" West, a distance of 195.89 feet;
29. Thence North 83°01'47" West, a distance of 206.78 feet;
30. Thence North 72°25'40" West, a distance of 109.65 feet;
31. Thence North 80°43'00" West, a distance of 597.41 feet;
32. Thence North 77°34'53" West, a distance of 53.79 feet;
33. Thence North 85°57'43" West, a distance of 70.24 feet;
34. Thence North 81°44'31" West, a distance of 161.68 feet;
35. Thence North 78°32'11" West, a distance of 17.14 feet to the TRUE POINT OF BEGINNING;

The above described portion of tract or parcel RW-570 contains 178,779 square feet (4.104 acres), more or less, with the total area of tract or parcel 570 being 232,207 square feet (5.331 acres), more or less.

Basis of Bearings: All bearings used in the calculations of coordinates are based on a grid bearing of North 00°42'38" West from SE Corner Section 13, Township 7 South, Range 68 West of the Sixth Principal Meridian, being a 2" aluminum cap stamped appropriately for its position to E ¼ Section 13, Township 7 South, Range 68 West of the Sixth Principal Meridian, being a 3 ¼" aluminum cap stamped appropriately for its position. The survey data was obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

For and on Behalf of the Colorado Department of Transportation
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