



UTILITY EASEMENT

PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON, AND BEING CONSIDERED TO BEAR N00°24'21"W A DISTANCE OF 2648.29 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 8;

THENCE ALONG THE EAST LINE OF SAID NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 8, N00°24'21"W A DISTANCE OF 105.85 FEET;

THENCE S89°35'41"W A DISTANCE OF 40.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF WAY LINE OF MONACO STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S89°16'20"W A DISTANCE OF 431.56 FEET;

THENCE S00°43'40"E A DISTANCE OF 5.50 FEET;

THENCE S89°16'20"W A DISTANCE OF 10.00 FEET;

THENCE N00°43'40"W A DISTANCE OF 5.50 FEET;

THENCE S89°16'20"W A DISTANCE OF 333.26 FEET;

THENCE S00°43'40"E A DISTANCE OF 105.81 FEET, TO THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 8;

THENCE ALONG SAID SOUTH LINE, S89°16'30"W A DISTANCE OF 20.00 FEET;

THENCE N00°43'40"W A DISTANCE OF 105.81 FEET;

THENCE S89°16'20"W A DISTANCE OF 6.01 FEET;

THENCE S00°43'40"E A DISTANCE OF 5.50 FEET;

THENCE S89°16'20"W A DISTANCE OF 10.00 FEET;

THENCE N00°43'40"W A DISTANCE OF 5.50 FEET;

THENCE S89°16'20"W A DISTANCE OF 436.91 FEET;

THENCE N78°43'40"W A DISTANCE OF 57.26 FEET;

THENCE N00°27'07"W A DISTANCE OF 30.64 FEET;

THENCE S78°43'40"E A DISTANCE OF 60.33 FEET;

THENCE N89°16'20"E A DISTANCE OF 1244.76 FEET, TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF MONACO STREET;

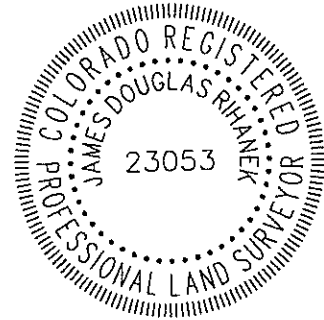
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°24'21"E A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 41,377 SQUARE FEET OR 0.950 ACRES, MORE OR LESS.

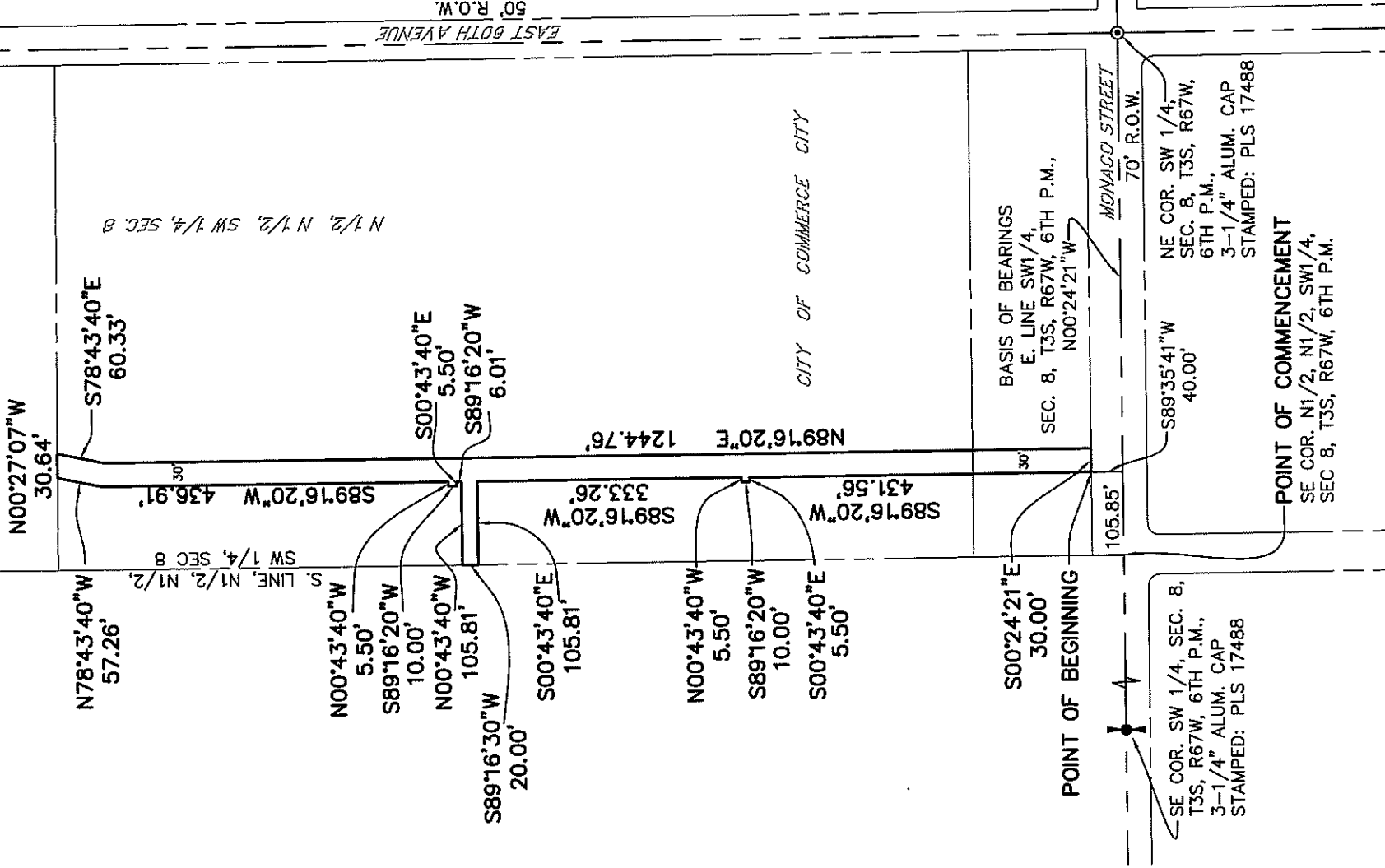
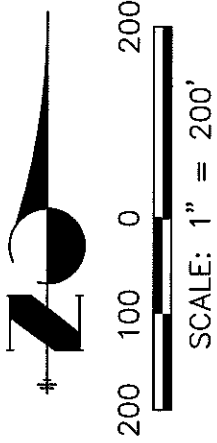
PARCEL DESCRIPTION STATEMENT

I, JAMES D. RIHANEK, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PARCEL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

JAMES D. RIHANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 23053
FOR AND ON BEHALF OF JR ENGINEERING, LLC
6020 GREENWOOD PLAZA BOULEVARD
ENGLEWOOD, COLORADO 80111



EXHIBIT



UTILITY EASEMENT
PIONEER PARK
JOB NO. 15263.00
08/24/06 REV 09/08/06
SHEET 3 OF 3

UTILITY EASEMENT CONTAINS 41,377 SQUARE FEET, OR
0.950 ACRES, MORE OR LESS.

NOTE: THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED BOUNDARY SURVEY, AND IS INTENDED
ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



J.R. ENGINEERING
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