

EMERALD VISTA ESTATES
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 3, SAID POINT BEING A 3.25 INCH BRASS CAP LS NO. 844; THENCE FOLLOWING ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3 S00°36'18"E, 1310.47 FEET TO THE POINT OF BEGINNING AND CREATING THE BEARING BASIS FOR THIS LEGAL DESCRIPTION, SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 SAID POINT BEING A ALUMINUM CAP LS NO. 26296; THENCE FOLLOWING ALONG THE NORTHERLY BOUNDARY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 N88°06'32"E, 1311.94 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, SAID POINT BEING A NO. 6 REBAR WITH 2 INCH ALUMINUM CAP LS NO. 23518; THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING ALONG THE EASTERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, S00°32'50"E, 1309.88 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 3, SAID POINT BEING A 2 INCH ALUMINUM CAP LS NO. 26296 AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3; THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING ALONG SAID SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 S88°05'05"W, 1310.46 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 3 SAID POINT BEING AN ALUMINUM CAP LS NO. 18454 REMONUMENTED WITH A 3-1/4 INCH ALUMINUM CAP LS NO. 23518; THENCE FOLLOWING ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, S88°05'55"W, 663.76 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, SAID POINT BEING A PIN AND CAP LS NO. 18454; THENCE CONTINUING ALONG SAID SOUTH LINE S88°03'11"W, 162.76 FEET TO A POINT, SAID POINT BEING A NO. 5 REBAR WITH 1-1/4 INCH PLASTIC CAP LS NO. 23518; THENCE LEAVING SAID SOUTHERLY LINE AND CONTINUING ALONG THE FOLLOWING SIX (6) COURSES: 1) N02°22'34"E, 141.99 FEET TO A POINT, SAID POINT BEING A NO. 5 REBAR WITH 1-1/4 INCH PLASTIC CAP LS NO. 23518; 2) THENCE N04°2'43"E, 112.52 FEET TO A POINT, SAID POINT BEING A NO. 5 REBAR WITH 1-1/4 INCH PLASTIC CAP LS NO. 23518; 3) THENCE N04°28'00"E, 370.71 FEET TO A POINT, SAID POINT BEING A NO. 5 REBAR WITH 1-1/4 INCH PLASTIC CAP LS NO. 23518; 4) THENCE N02°47'46"E, 175.72 FEET TO A POINT, SAID POINT BEING A NO. 5 REBAR WITH 1-1/4 INCH PLASTIC CAP LS NO. 23518; 5) THENCE N01°48'22"E, 240.05 FEET TO A POINT, SAID POINT BEING A NO. 5 REBAR WITH 1-1/4 INCH PLASTIC CAP LS NO. 23518; 6) THENCE N01°45'37"E, 273.17 FEET TO A POINT ON THE NORTHERLY LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, SAID POINT BEING A NO. 5 REBAR WITH 1-1/4 INCH PLASTIC CAP LS NO. 23518; THENCE FOLLOWING ALONG SAID NORTHERLY LINE N88°04'19"E, 82.26 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, SAID POINT BEING AN ALUMINUM CAP LS NO. 25633; THENCE ALONG SAID NORTHERLY LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, N88°00'55"E, 662.69 FEET MORE OR LESS TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 62.89 ACRES MORE OR LESS. COUNTY OF JEFFERSON, STATE OF COLORADO.