

SANTA FE PARK SUBDIVISION EXEMPTION
CLOSURE REPORT
6-20-2017

North: 1636997.43' East: 3133457.55'

Segment #1 : Line
Course: S69°39'40"E Length: 930.25'
North: 1636674.10' East: 3134329.80'

Segment #2 : Line
Course: S06°15'04"W Length: 134.04'
North: 1636540.86' East: 3134315.20'

Segment #3 : Line
Course: S13°24'58"W Length: 590.30'
North: 1635966.67' East: 3134178.24'

Segment #4 : Line
Course: S21°30'04"W Length: 672.17'
North: 1635341.27' East: 3133931.88'

Segment #5 : Line
Course: S89°39'28"W Length: 758.44'
North: 1635336.74' East: 3133173.45'

Segment #6 : Line
Course: N00°16'35"E Length: 189.77'
North: 1635526.51' East: 3133174.37'

Segment #7 : Line
Course: N27°39'51"E Length: 272.39'
North: 1635767.76' East: 3133300.84'

Segment #8 : Line
Course: N02°37'05"W Length: 401.93'
North: 1636169.27' East: 3133282.48'

Segment #9 : Line
Course: N28°04'01"W Length: 451.10'
North: 1636567.32' East: 3133070.23'

Segment #10 : Line
Course: N42°00'11"E Length: 578.80'
North: 1636997.44' East: 3133457.55'

Perimeter: 4979.21' Area: 1452239.81 Sq. Ft.
Error Closure: 0.00 Course: N04°55'28"E

Error North: 0.004 East: 0.000

Precision 1: 4979190000.00

A PARCEL OF LAND BEING LOT 1, BLOCK 1, SANTA FE PARK FILING NO. 1, RECORDED AT RECEPTION NO. 161781 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, TOGETHER WITH A PORTION OF THE PARCEL DESCRIBED IN BOOK 4160 AT PAGE 33 OF SAID RECORDS, AND TOGETHER WITH A PORTION OF THE PARCEL DESCRIBED IN BOOK 3603 AT PAGE 77 OF SAID RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32;
THENCE SOUTH 89°29'27" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1039.53 FEET;

THENCE SOUTH 00°30'33" EAST, A DISTANCE OF 181.09 FEET TO A POINT ON THE SOUTH LINE OF WEST MINERAL AVENUE, SAID POINT ALSO BEING THE NORTH CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE SOUTH 69°39'40" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 930.25 FEET TO THE WEST LINE OF SANTA FE DRIVE;

THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 06°15'04" WEST, A DISTANCE OF 134.04 FEET;
- 2) SOUTH 13°24'58" WEST, A DISTANCE OF 590.30 FEET;
- 3) SOUTH 21°30'04" WEST, A DISTANCE OF 672.17 FEET TO THE SOUTH LINE OF SAID PARCEL

DESCRIBED IN BOOK 3603 AT PAGE 77;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 89°39'28" WEST, A DISTANCE OF 758.44 FEET;
- 2) NORTH 00°16'35" EAST, A DISTANCE OF 189.77 FEET;
- 3) NORTH 27°39'51" EAST, A DISTANCE OF 272.39 FEET TO THE SOUTHWEST CORNER OF SAID

PARCEL DESCRIBED IN BOOK 4160 AT PAGE 33;

THENCE NORTH 02°37'05" WEST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 201.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES:

- 1) CONTINUING NORTH 02°37'05" WEST, A DISTANCE OF 200.00 FEET;
- 2) NORTH 28°04'01" WEST, A DISTANCE OF 451.10 FEET;
- 3) NORTH 42°00'11" EAST, A DISTANCE OF 578.80 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1,452,240 SQUARE FEET OR 33.34 ACRES, MORE OR LESS.

HARVEST AREA DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32; WHENCE THE NORTHWEST QUARTER OF SAID SECTION 32 BEARS SOUTH 89°29'27" WEST, A DISTANCE OF 2626.31 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 17°52'20" WEST, A DISTANCE OF 539.69 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 06°15'04" WEST, A DISTANCE OF 134.04 FEET;
THENCE SOUTH 13°24'58" WEST, A DISTANCE OF 590.30 FEET;
THENCE SOUTH 21°30'04" WEST, A DISTANCE OF 305.42 FEET;
THENCE NORTH 69°39'40" WEST, A DISTANCE OF 601.50 FEET;
THENCE NORTH 20°20'20" EAST, A DISTANCE OF 1,021.37 FEET;
THENCE SOUTH 69°39'40" EAST, A DISTANCE OF 503.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 587,514 SQUARE FEET OR 13.49 ACRES, MORE OR LESS.

PREPARED BY: RYAN BRYSON

PLS 38538

ON BEHALF OF: HARRIS KOCHER SMITH

1120 LINCOLN STREET, SUITE 1000

DENVER, CO 80203

303.623.6300

HOMESTEAD AREA DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32; WHENCE THE NORTHWEST QUARTER OF SAID SECTION 32 BEARS SOUTH 89°29'27" WEST, A DISTANCE OF 2626.31 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 15°54'44" WEST, A DISTANCE OF 1,565.23 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 21°30'04" WEST, A DISTANCE OF 366.75 FEET;

THENCE SOUTH 89°39'28" WEST, A DISTANCE OF 634.98 FEET;

THENCE NORTH 20°20'20" EAST, A DISTANCE OF 590.93 FEET;

THENCE SOUTH 69°39'40" EAST, A DISTANCE OF 601.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 285,802 SQUARE FEET OR 6.56 ACRES, MORE OR LESS.

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PLS 38538

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RIVER AREA DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32; WHENCE THE NORTHWEST QUARTER OF SAID SECTION 32 BEARS SOUTH 89°29'27" WEST, A DISTANCE OF 2626.31 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 62°03'21" WEST, A DISTANCE OF 722.35 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 20°20'20" WEST, A DISTANCE OF 1,612.30 FEET;
THENCE SOUTH 89°39'28" WEST, A DISTANCE OF 123.46 FEET;
THENCE NORTH 00°16'35" EAST, A DISTANCE OF 189.77 FEET;
THENCE NORTH 27°39'51" EAST, A DISTANCE OF 272.39 FEET;
THENCE NORTH 02°37'05" WEST, A DISTANCE OF 401.93 FEET;
THENCE NORTH 28°04'01" WEST, A DISTANCE OF 451.10 FEET;
THENCE NORTH 42°00'11" EAST, A DISTANCE OF 578.80 FEET;
THENCE SOUTH 69°39'40" EAST, A DISTANCE OF 426.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 578,923 SQUARE FEET OR 13.29 ACRES, MORE OR LESS.

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