

EXHIBIT A
LEGAL DESCRIPTION

A VARIABLE WIDTH DRAINAGE EASEMENT SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29, WHENCE THE SOUTH LINE OF SAID SOUTHWEST QUARTER BEARS SOUTH 89°34'42" WEST, A DISTANCE OF 2,645.72 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 09°34'37" WEST, A DISTANCE OF 1,623.75 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°45'52" WEST, A DISTANCE OF 68.16 FEET;

THENCE SOUTH 47°09'13" WEST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 95.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 47°09'13" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°41'03", AN ARC LENGTH OF 102.28 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 160.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°23'23", AN ARC LENGTH OF 40.18 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°51'33" WEST, A DISTANCE OF 30.67 FEET;

THENCE NORTH 00°08'27" WEST, A DISTANCE OF 169.44 FEET;

THENCE NORTH 20°07'37" WEST, A DISTANCE OF 202.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,635.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 23°23'16" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°40'37", AN ARC LENGTH OF 162.00 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 60°56'05" EAST, A DISTANCE OF 104.52 FEET;

THENCE SOUTH 63°17'57" EAST, A DISTANCE OF 40.18 FEET;

THENCE SOUTH 74°03'55" EAST, A DISTANCE OF 46.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 892.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 67°24'00" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°30'39", AN ARC LENGTH OF 39.09 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 47°37'53" EAST, A DISTANCE OF 115.51 FEET;

THENCE SOUTH 42°22'07" EAST, A DISTANCE OF 16.00 FEET;

THENCE SOUTH 47°37'53" WEST, A DISTANCE OF 122.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 892.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 71°01'34" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°38'38", AN ARC LENGTH OF 290.26 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°14'08" EAST, A DISTANCE OF 56.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 3.161 ACRES, (137,712 SQUARE FEET), MORE OR LESS.

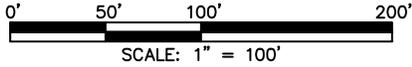
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET

ILLUSTRATION ATTACHED AND MADE A PART HEREOF

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION FOR EXHIBIT A

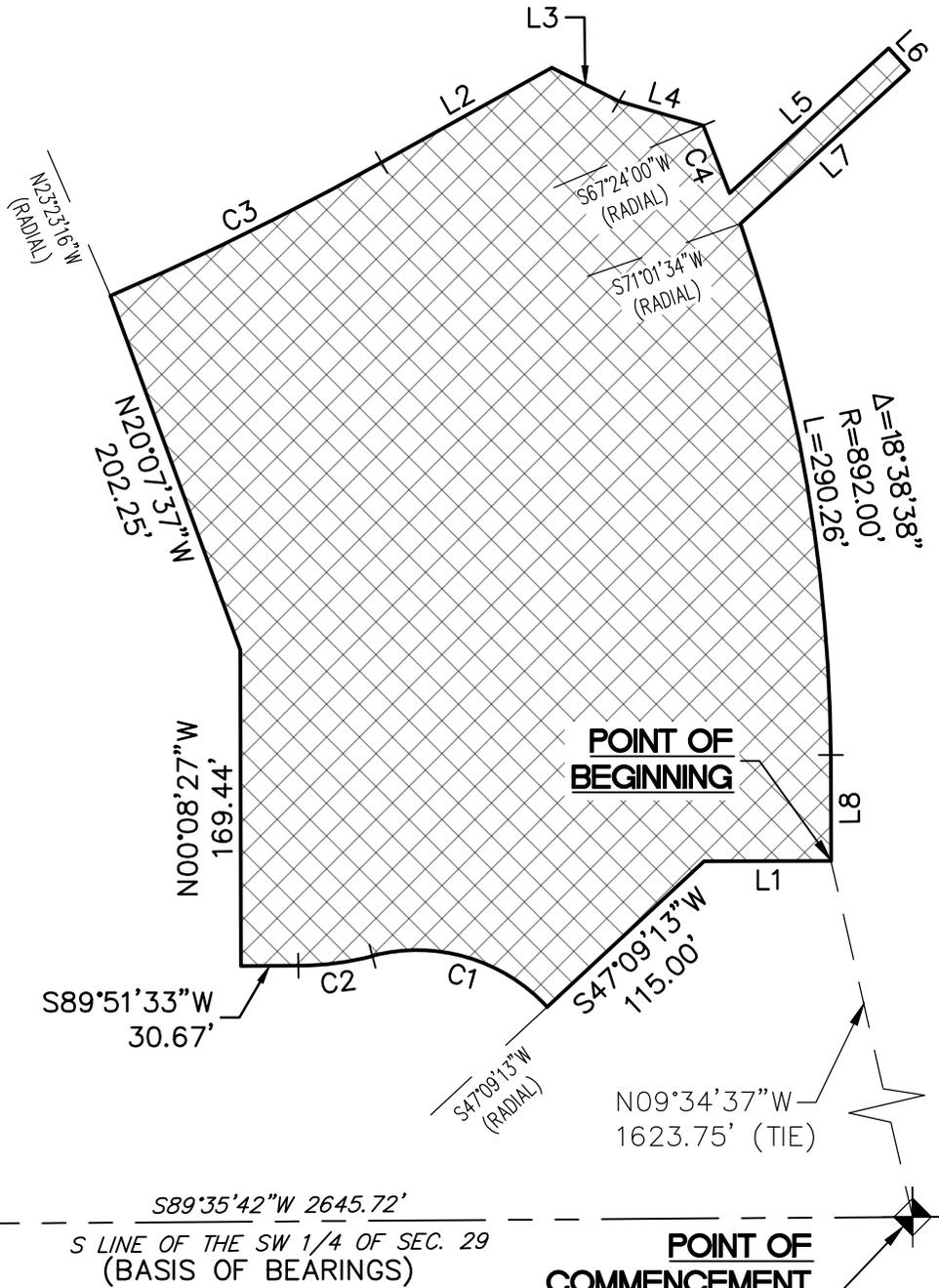
SHEET 2 OF 3



SEE SHEET 3 FOR LINE
AND CURVE TABLES

SW 1/4 SEC. 29,
T.3S., R.65W.,
SIXTH P.M.

TRACT E
**THE AURORA HIGHLANDS
SUBDIVISION**
FILING NO. 1
REC. NO. 2019000089309



NOTE:
This illustration does not represent a
monumented survey. It is intended
only to depict the attached description.
PARCEL CONTAINS 3.161 ACRES (137,712 SQ FT)

OWNER:
AURORA HIGHLANDS, LLC
250 PILOT ROAD, SUITE 150
LAS VEGAS, NV 89119

CITY OF AURORA, COLORADO

A DRAINAGE EASEMENT
SITUATED IN THE SW 1/4 OF SECTION 29, T.3S.,
R.65W., 6TH P.M., ADAMS COUNTY, COLORADO, BEING
A PART OF TRACT E
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1

DRAWN BY: RDR	SCALE: 1"=100'	R-O-W FILE NO.
CHECKED BY: BJM	DATE: 5/22/2024	JOB NO. 132421-04

ILLUSTRATION FOR EXHIBIT A
SHEET 3 OF 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°45'52"W	68.16'
L2	N60°56'05"E	104.52'
L3	S63°17'57"E	40.18'
L4	S74°03'55"E	46.97'
L5	N47°37'53"E	115.51'
L6	S42°22'07"E	16.00'
L7	S47°37'53"W	122.25'
L8	S00°14'08"E	56.76'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	61°41'03"	95.00'	102.28'
C2	14°23'23"	160.00'	40.18'
C3	5°40'37"	1635.00'	162.00'
C4	2°30'39"	892.00'	39.09'

NOTE:

This illustration does not represent a monumented survey. It is intended only to depict the attached description.

CITY OF AURORA, COLORADO

DRAWN BY: RDR	SCALE: N/A	R-O-W FILE NO.
CHECKED BY: BJM	DATE: 5/22/2024	JOB NO. 132421-04

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