

**EXHIBIT A**

**LEGAL DESCRIPTION**

THOSE CERTAIN 17 FOOT PUBLIC ACCESS AND UTILITY EASEMENTS, THOSE CERTAIN 34 FOOT PUBLIC ACCESS AND UTILITY EASEMENTS, THOSE CERTAIN 26 FOOT FIRE LANE AND UTILITY EASEMENTS AND THOSE CERTAIN 16 FOOT UTILITY EASEMENTS LOCATED WITHIN A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14, RECORDED AT RECEPTION NO. B7077623 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ARAPAHOE, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 27;

THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER, NORTH 89°49'51" EAST, A DISTANCE OF 1169.74 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 00°10'09" WEST, A DISTANCE OF 154.90 FEET TO THE NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1305 AT PAGE 530 IN SAID OFFICIAL RECORDS AND THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 1, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG THE BOUNDARY OF SAID STERLING HILLS SUBDIVISION FILING NO. 14, THE FOLLOWING TWENTY-TWO (22) COURSES:

1. NORTH 00°28'33" WEST, A DISTANCE OF 124.70 FEET;
2. NORTH 89°31'27" EAST, A DISTANCE OF 136.79 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 63.00 FEET;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°23'19", AN ARC LENGTH OF 43.31 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;
4. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°24'54", AN ARC LENGTH OF 19.22 FEET;
5. NON-TANGENT TO SAID CURVE, SOUTH 56°26'27" EAST, A DISTANCE OF 20.23 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 37.00 FEET;
6. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'24", AN ARC LENGTH OF 7.42 FEET;
7. NON-TANGENT TO SAID CURVE, SOUTH 44°56'55" EAST, A DISTANCE OF 87.27 FEET;

8. NORTH 89°49'51" EAST, A DISTANCE OF 43.32 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 79.00 FEET;
9. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°46'40", AN ARC LENGTH OF 61.74 FEET;
10. NON-TANGENT TO SAID CURVE, NORTH 45°03'05" EAST, A DISTANCE OF 31.54 FEET;
11. NORTH 44°56'55" WEST, A DISTANCE OF 244.57 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2000.00 FEET;
12. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°18'54", AN ARC LENGTH OF 185.53 FEET;
13. TANGENT TO SAID CURVE, NORTH 39°38'00" WEST, A DISTANCE OF 194.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1000.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 39°38'13" WEST;
14. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°03'24", AN ARC LENGTH OF 280.24 FEET;
15. TANGENT TO SAID CURVE, NORTH 34°18'23" EAST, A DISTANCE OF 135.13 FEET TO THE BEGINNING OF A TANGENT CONCAVE CURVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;
16. EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'01", AN ARC LENGTH OF 39.27 FEET;
17. TANGENT TO SAID CURVE, SOUTH 55°41'37" EAST, A DISTANCE OF 220.12 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 785.00 FEET;
18. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18'26", AN ARC LENGTH OF 168.62 FEET;
19. TANGENT TO SAID CURVE, SOUTH 68°00'03" EAST, A DISTANCE OF 239.84 FEET;
20. SOUTH 21°59'57" WEST, A DISTANCE OF 134.66 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 204.00 FEET;
21. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°03'11", AN ARC LENGTH OF 82.08 FEET;
22. TANGENT TO SAID CURVE, SOUTH 45°03'05" WEST, A DISTANCE OF 576.03 FEET TO SAID NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN BOOK 1305 AT PAGE 530;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°49'54" WEST, A DISTANCE OF 325.80 FEET TO THE **POINT OF BEGINNING**.

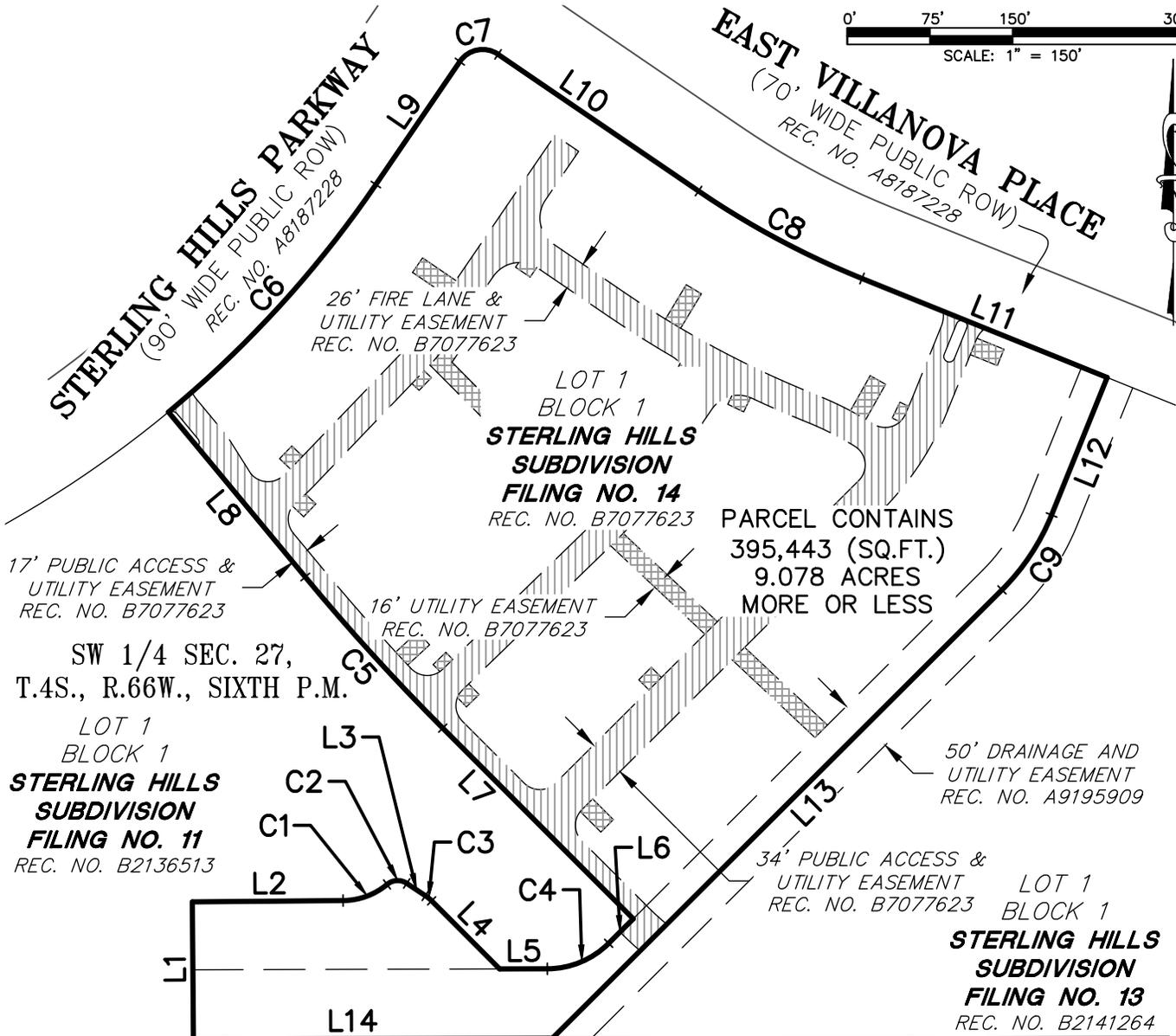
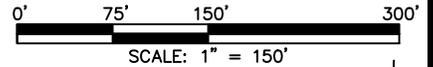
CONTAINING AN AREA OF 9.078 ACRES, (395,443 SQUARE FEET), MORE OR LESS.

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

DANIEL E. DAVIS, PLS 38256  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122

ILLUSTRATION FOR EXHIBIT A

SHEET 4 OF 5



SW 1/4 SEC. 27,  
T.4S., R.66W., SIXTH P.M.

LOT 1  
BLOCK 1  
**STERLING HILLS  
SUBDIVISION  
FILING NO. 11**  
REC. NO. B2136513

PARCEL CONTAINS  
395,443 (SQ.FT.)  
9.078 ACRES  
MORE OR LESS

50' DRAINAGE AND  
UTILITY EASEMENT  
REC. NO. A9195909

34' PUBLIC ACCESS &  
UTILITY EASEMENT  
REC. NO. B7077623

LOT 1  
BLOCK 1  
**STERLING HILLS  
SUBDIVISION  
FILING NO. 13**  
REC. NO. B2141264

**POINT OF BEGINNING**  
SW CORNER LOT 1  
BLOCK 1, STERLING HILLS  
SUBDIVISION FILING NO. 14

**UNPLATTED**  
P.S.C.O. OF COLORADO  
BK 1305 PG 530

S 1/4 COR.  
SECTION 27

1169.74'  
(TIE)

N00°10'09"W 154.90' (TIE)

(BASIS OF BEARINGS)  
N89°49'51"E 2634.81' (M)

**POINT OF COMMENCEMENT**  
SW COR. SECTION 27

SOUTH LINE OF THE SW 1/4 OF SEC. 27

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

CITY OF AURORA, COLORADO

LOT 1 BLOCK 1, STERLING HILLS  
SUBDIVISION FILING NO. 14  
SITUATED IN THE SW1/4 OF SEC. 27, T4S, R66W,  
OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO

DRAWN BY: KDS	SCALE: 1"=150'	R-O-W FILE NO.
CHECKED BY: DED	DATE: 08/12/2019	JOB NO. 146119-03

**ILLUSTRATION FOR EXHIBIT A**  
SHEET 5 OF 5

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°28'33"W	124.70'
L2	N89°31'27"E	136.79'
L3	S56°26'27"E	20.23'
L4	S44°56'55"E	87.27'
L5	N89°49'51"E	43.32'
L6	N45°03'05"E	31.54'
L7	N44°56'55"W	244.57'
L8	N39°38'00"W	194.47'
L9	N34°18'23"E	135.13'
L10	S55°41'37"E	220.12'
L11	S68°00'03"E	239.84'
L12	N21°59'57"E	134.66'
L13	S45°03'05"W	576.03'
L14	S89°49'54"W	325.80'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	39°23'19"	63.00'	43.31'
C2	73°24'54"	15.00'	19.22'
C3	11°29'24"	37.00'	7.42'
C4	44°46'40"	79.00'	61.74'
C5	5°18'54"	2000.00'	185.53'
C6	16°03'24"	1000.00'	280.24'
C7	90°00'01"	25.00'	39.27'
C8	12°18'26"	785.00'	168.62'
C9	23°03'11"	204.00'	82.08'

**EASEMENT HATCH LEGEND**

 PUBLIC ACCESS, FIRE LANE & UTILITY EASEMENT TO BE RELINQUISHED REC. NO. B7077623

 UTILITY EASEMENT TO BE RELINQUISHED REC. NO. B7077623

(M) MEASURED

**CITY OF AURORA, COLORADO**

LOT 1 BLOCK 1, STERLING HILLS  
SUBDIVISION FILING NO. 14  
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