

Legal Description:

A Parcel of Land situated in the Northeast 1/4 of Section 31, Township 3 South, Range 66 West of the 6th Principal Meridian containing a portion of Tracts 27 and 28, Altura Farms tract Two, a subdivision plat recorded in Plat Book 1 at Page 18 in the office of the Adams County Clerk and Recorder, City of Aurora, County of Adams, State of Colorado, more particularly described as follows:

Beginning at the Center 1/4 Corner of said Section 31;

Thence N00°26'46"W along the West Line of the Northeast 1/4 of said Section 31, a distance of 329.98 feet to the Centerline of the East 21st Avenue Right-of-Way (R.O.W.) extended;

Thence N89°29'08"E along said Centerline of East 21st Avenue a distance of 662.42 feet to the West Line extended of a Parcel of Land described in a Warranty Deed recorded at Reception No. 2011000036454 in said Adams County;

Thence S00°26'46"E along the West Line extended of said Parcel of a Land, a distance of 330.82 feet to a point on the South Line of said Northeast 1/4 of Section 31;

Thence S89°33'31"W along said South Line a distance of 662.42 feet to the **Point of Beginning**.

Parcel Contains (218,864 Square Feet) 5.0244 Acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Bearings are based on the West Line of the Northeast 1/4 of Section 31, Township 3 South, Range 66 West of the 6th Principal Meridian having a Grid Bearing of N00°26'46"W based on NAD 83/2011 Colorado State Plane Central Zone and monumented by a badly marred 3" brass cap, 0.75' below grade in range box (water box), stamped "Sec 31, 1/4, 3S R66, LS 13327" found at the Center 1/4 Corner of said Section 31 and by a 3" brass cap, 0.45' below grade in asphalt, stamped "City of Aurora, T3S, 1/4, 30|31, R66W, LS 13327" found at the North 1/4 Corner of said Section 31, with all bearing contained herein being relative thereto.

Date Prepared: July 6, 2023

Date of Last Revision:

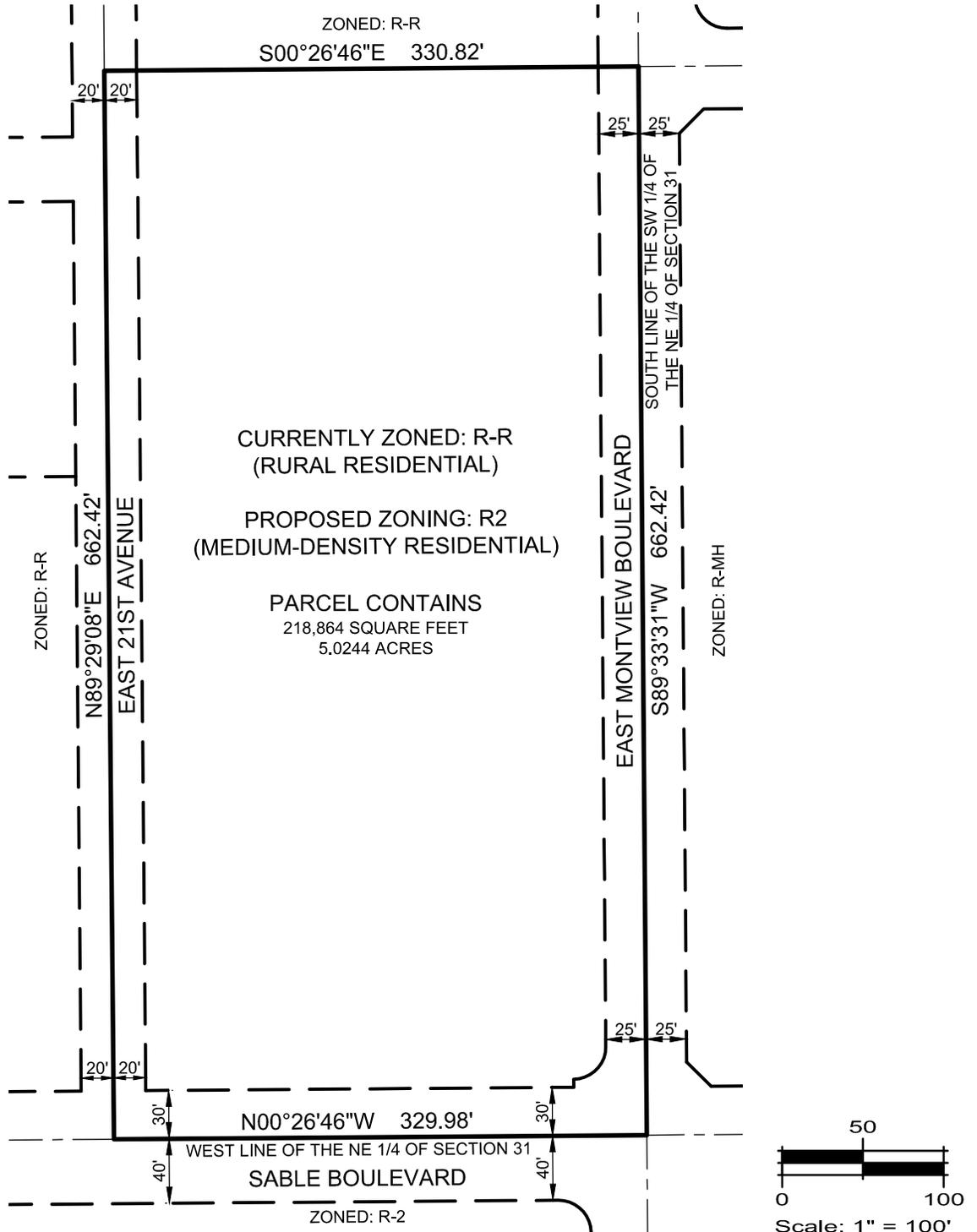
Prepared By: Charles N. Beckstrom,

Colorado PLS No. 33202

For and on behalf of

Engineering Service Company

REZONE EXHIBIT



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CITY OF AURORA

Drawn By: <i>JDP</i>	Checked By: <i>JDP</i>	Project No.: 1641.1	Date: 9/27/2023
Scale: 1" = 100'	File Name: <i>N:\Projects\Utah Dev Grp (Diaz)\Aurora - Sable & Montview\CAD\Exhibits\ReZone\Sable & Montview Aurora - ReZone.dwg</i>		

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

REZONE EXHIBIT

BEING A PART OF TRACT 27 AND 28, ALTURA FARMS TRACT TWO
SITUATED IN THE NE 1/4 OF SECTION 31, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO