

VACATION DESCRIPTION

A portion of Right-of-Way situated within the West Half of Section 19, Township 4 South, Range 65 West of the Sixth Principal Meridian and the East Half of Section 24, Township 4 South, Range 66 West of the Sixth Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, also being a portion of Right-of-Way described in the documents recorded in Book 262 at Pages 52, 60, and 61, records of the County Clerk and Recorder's Office, County of Arapahoe, State of Colorado, more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon a line assumed to bear North 44°50'04" East, a distance of 3,746.85 Feet from the West Quarter Corner of said Section 19 monumented by 3-Inch Brass Cap in a Range Box, stamped "PLS 16419, 1986" to the North Quarter Corner of said Section 19 monumented by a 3-1/4-Inch Aluminum Cap in a Range Box, stamped "AZTEC CONSULTANTS INC., T4S R65W, ¼ * S1 / S19, 2004, PLS 36580".

COMMENCING at said West Quarter Corner of Section 19; Thence South 89°21'36" West, a distance of 30.00 Feet to a line parallel with and 30.00 Feet Westerly of the West Line of said Section 19, also being the West Right-of-Way Line of (Old) South Gun Club Road described in the document recorded in Book 262 at Page 61, also being the **POINT OF BEGINNING**;

Thence North 00°29'14" West along said West Right-of-Way Line, a distance of 0.11 Feet;

Thence North 00°28'40" West continuing along said West Right-of-Way Line, a distance of 470.22 Feet to the West Line of Block 7, Lot 1 of Homestead at Murphy Creek Subdivision Filing No. 1 at Reception No. A9080446, also being **POINT "A"**;

Thence South 37°24'07" East along said West Line of Block 7, Lot 1, a distance of 99.87 Feet, to a line parallel with and 30.00 Feet Easterly of said West Line of Section 19, also being the East Right-of-Way Line of (Old) Gun Club Road described in the document recorded in Book 262 at Page 52;

Thence South 00°28'40" East along said East Right-of-Way Line, a distance of 390.37 Feet;

Thence South 00°29'14" East continuing along said East Right-of-Way Line, a distance of 681.69 Feet to the East Right-of-Way Line of State Highway 30 (East 6th Avenue) as described in the document recorded at Reception No. B0072747, also to a point of non-tangent curvature;

Thence Northwesterly 325.61 Feet along the arc of a curve to the left, having a radius of 3,890.00 Feet and a central angle of 4°47'45", subtended by a chord which bears North 11°06'32" West, a distance of 325.52 Feet, along said East Right-of-Way Line of State Highway 30, to said line parallel with and 30.00 Feet Westerly of the West Line of Section 19, also being the West Right-of-Way Line of (Old) Gun Club Road described in the document recorded in Book 262 at Page 60;

Thence North 00°29'14" West along said West Right-of-Way Line, a distance of 455.18 Feet to the **POINT OF BEGINNING**;

TOGETHER WITH,

A portion of said Rights-of-Way described in the documents recorded in Book 262 at Pages 52 and 61, more particularly described as follows:

COMMENCING at **POINT "A"** as described above; Thence North 00°28'40" West along the West Right-of-Way Line of (Old) Gun Club Road described in the document recorded in Book 262 at Page 61, a distance of 479.40 Feet to the North Line of Block 7, Lot 1 of Homestead at Murphy Creek Subdivision Filing No. 1 at Reception No. A9080446, also being the **POINT OF BEGINNING**;

Thence North 00°28'40" West along said West Right-of-Way Line, a distance of 811.21 Feet to the South Right-of-Way Line of East Louisiana Parkway as described in the document recorded at Reception No. B3167939, also being a point of non-tangent curvature;

Thence Southeasterly 237.62 Feet along the arc of a curve to the right, having a radius of 459.97 Feet and a central angle of 29°35'54", subtended by a chord which bears South 15°16'17" East, a distance of 234.98 Feet, along said South Right-of-Way Line;

Thence South 00°28'40" East along said South Right-of-Way Line, a distance of 59.74 Feet, also being along the East Right-of-Way Line of (Old) Gun Club Road described in the document recorded in Book 262 at Page 52;

Thence South 00°28'40" East along said East Right-of-Way Line, a distance of 471.02 Feet to said North Line of Block 7, Lot 1;

Thence South 47°55'45" West along said North Line of Block 7, Lot 1, a distance of 80.23 Feet to the **POINT OF BEGINNING**;

Containing 99,039 Square Feet (2.274 Acres), more or less.

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

Samuel L. Gallucci III
Colorado PLS 38584
For and On Behalf of
CORE Consultants, Inc.

