



5/27/2025

Scale: 1 inch= 225 feet

File: Overall_from Metes and Bounds.ndp

Tract 1: 37.1066 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5550 ft.

01 s00.3329e 1535.06
02 s89.2631w 1168.08
03 n41.0137w 267.12
04 n56.5406w 51.87
05 n06.1545w 176.22
06 n23.5743e 76.24
07 n20.3519e 262.30
08 n23.3903e 384.81
09 n27.0356e 40.45
10 n89.2955e 662.01

11 n00.3609w 454.50
12 n88.3042e 386.92
13 s01.2918e 34.00
14 n88.3042e 50.25

LAND DESCRIPTION

A PARCEL OF LAND BEING LOT 3, BLOCK 1, HP ELEVATED SUBDIVISION FILING NO. 1, RECORDED AUGUST 04, 2023 AT RECEPTION NO. 2023000044677, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 1 AND THE NORTHWEST CORNER OF LOT 1, BLOCK 1, HIGHPOINT SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. 2022000041899, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 3, BLOCK 1 AND THE WESTERLY LINE OF SAID LOT 1, BLOCK 1 AND THE WESTERLY LINE OF LOT 1, BLOCK 1, HP ELEVATED SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 RECORDED AT 2023000061095, S00°33'29"E A DISTANCE OF 1535.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 3, BLOCK 1 AND THE NORTHERLY LINE OF LOT 2, BLOCK 1, OF SAID HP ELEVATED SUBDIVISION FILING NO. 1, S89°26'31"W A DISTANCE OF 1168.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 1 AND THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1 AND A POINT ON THE EASTERLY LINE OF TRACT D, HIGHPOINT SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2021000111759;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 3, BLOCK 1, WHICH IS ALSO COINCIDENT WITH THE EASTERLY LINES OF SAID TRACT D, HIGHPOINT SUBDIVISION FILING NO. 1 AND TRACT D AND E, HP ELEVATED SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. _____ THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES:

- 1) N41°01'37"W A DISTANCE OF 267.12 FEET;
 - 2) THENCE N56°54'06"W A DISTANCE OF 51.87 FEET;
 - 3) THENCE N06°15'45"W A DISTANCE OF 176.22 FEET;
 - 4) THENCE N23°57'43"E A DISTANCE OF 76.24 FEET;
 - 5) THENCE N20°35'19"E A DISTANCE OF 262.30 FEET;
 - 6) THENCE N23°39'03"E A DISTANCE OF 384.81 FEET;
 - 7) THENCE N27°03'56"E A DISTANCE OF 40.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 1 AND THE SOUTHWEST CORNER OF TRACT A OF SAID HP ELEVATED SUBDIVISION FILING NO. 1;
- THENCE ALONG SAID NORTHERLY AND SOUTHERLY LINES, N89°29'55"E A DISTANCE OF 662.01 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 3, BLOCK 1 AND THE EASTERLY LINE OF SAID TRACT A, N00°36'09"W A DISTANCE OF 454.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT A AND THE NORTHWESTERLY MOST CORNER OF SAID LOT 3, BLOCK 1;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 3, BLOCK 1 THE FOLLOWING THREE (3) CONSECUTIVE COURSES:

- 1) N88°30'42"E A DISTANCE OF 386.92 FEET;
- 2) THENCE S01°29'18"E A DISTANCE OF 34.00 FEET;
- 3) THENCE N88°30'42"E A DISTANCE OF 50.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37.107 ACRES OR 1.616,360 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, STATE OF COLORADO ASSUMED TO BEAR N00°20'57"W AND BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP PLS #28649 AT THE WEST QUARTER CORNER AND A FOUND 2" ALUMINUM CAP IN RANGE BOX PLS #28649 AT THE NORTHWEST CORNER.

PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
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