

EXHIBIT A  
PLANNING AREA 3  
1 OF 2

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 25, THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER N00°27'01"W A DISTANCE OF 722.59 FEET, THENCE S89°30'30"W A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE S89°25'57"W A DISTANCE OF 397.00 FEET;

THENCE N00°27'01"W A DISTANCE OF 560.00 FEET;

THENCE N89°25'57"E A DISTANCE OF 397.00 FEET;

THENCE S00°27'01"E A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.104 ACRES OR 222,320 SQUARE FEET MORE OR LESS.

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

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING ASSUMED TO BEAR S89°23'41"W AND BEING MONUMENTED BY A FOUND REBAR WITH 3"BRASS CAP PLS #16419 IN RANGE BOX AT THE WEST QUARTER CORNER AND A FOUND REBAR WITH 2"ALUMINUM CAP PLS #10945 AT THE CENTER QUARTER CORNER.

PREPARED BY JOHANA RODRIGUEZ  
REVIEWED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
MAY 07, 2020  
303-431-6100  
JOB NUMBER: 23.1060

# ILLUSTRATION FOR EXHIBIT A

LOT 1 & LOT 2, BLOCK 1  
JEWELL MARKETPLACE SUBDIVISION FILING NO.1  
(REC.#B8069449)  
OWNER: WAL-MART STORES INC

FUTURE NORTH ACCESS ROAD ASSUMED  
THREE LANE COLLECTOR WITH 80 FOOT ROW

NE 1/4  
SEC 25  
T4S, R66W

EXISTING PLANNING  
AREA 3 MU-R TO BE  
REZONED TO MU-C  
5.104 ACRES  
222,320 SQ. FT.



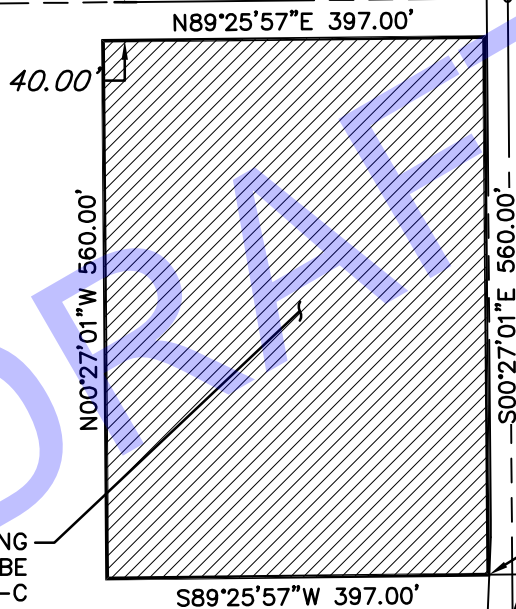
SCALE: 1"=200'

ALL LINEAL  
DIMENSIONS ARE IN  
U.S. SURVEY FEET

PREPARED BY:  
MARTIN/MARTIN, INC.  
12499 W. COLFAX AVE.  
LAKEWOOD, CO 80215

THE ABOVE DESCRIBED PARCEL CONTAINS 222,320 SQUARE FEET OR (5.104 ACRES) MORE OR LESS.

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



S89°30'30"W 75.00'  
(TIE LINE)

N00°27'01"W 722.59'  
(TIE LINE)

FUTURE SOUTH GUN CLUB ROAD  
SIX LANE ARTERIAL WITH 144 FOOT ROW  
EASTERLY LINE NE1/4, SEC. 25, T4S, R66W, 6TH P.M.

P.O.B.

P.O.C  
E1/4 COR., SEC. 25,  
T4S, R66W, 6TH P.M.  
FOUND 3-1/4" ALUM. CAP  
PLS #26294

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING

CITY OF AURORA, COLORADO

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF  
SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO

DRAWN BY: J.RODRIGUEZ	SCALE: 1"=200'	R.O.W. FILE NUMBER
CHECKED BY: XXX	DATE: 05/07/2024	JOB NUMBER: 23.1060

n89°25'57"e  
397



560  
n00°27'01"w

s00°27'01"e  
560

DRAFT

397  
s89°25'57"w

5/7/2024

Scale: 1 inch= 64 feet

File: PLANNING AREA 3.ndp

Tract 1: 5.1038 Acres (222320 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1914 ft.

01 s89.2557w 397  
02 n00.2701w 560  
03 n89.2557e 397  
04 s00.2701e 560