

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT UNDERSIGNED WARRANT THEY ARE THE OWNER OF LOTS 2, 3, AND 4, BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. E2080572 OF THE ARAPAHOE COUNTY RECORDS, SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 6, THENCE ALONG SAID EAST LINE S00°02'05" W, A DISTANCE OF 387.04 FEET TO A POINT ON THE CENTERLINE OF EAST 10TH AVENUE; THENCE ALONG SAID CENTERLINE S89°24'18" W, A DISTANCE OF 2592.18 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GUN CLUB ROAD, THENCE ALONG SAID RIGHT-OF-WAY, N00°18'42" W, A DISTANCE OF 65.12 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE PERIMETER OF SAID LOTS 2, 3 AND 4 OF BLOCK 1 THE FOLLOWING TWENTY-THREE (23) COURSES;

1. N00°18'42" W, A DISTANCE OF 321.43 FEET;
2. N00°19'00" W, A DISTANCE OF 223.93 FEET;
3. ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 518.00 FEET, A CENTRAL ANGLE OF 31°02'05", AN ARC DISTANCE OF 280.58 FEET, AND A CHORD BEARING AND DISTANCE OF N 28°03'53" E, 277.16 FEET;
4. ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 15°08'04", AN ARC DISTANCE OF 26.41 FEET AND A CHORD BEARING AND DISTANCE OF N36°00'53" E, 26.34 FEET;
5. ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 57.50 FEET, A CENTRAL ANGLE OF 61°22'38", AN ARC DISTANCE OF 61.60 FEET AND A CHORD BEARING AND DISTANCE OF N59°08'10" E, 58.69 FEET;
5. N89°49'30" E, A DISTANCE OF 44.02 FEET;
6. ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 101.00 FEET, A CENTRAL ANGLE OF 28°19'02", AN ARC DISTANCE OF 49.92 FEET AND A CHORD BEARING AND DISTANCE OF N75°39'58" E, 49.41 FEET;
7. ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 797.00 FEET, A CENTRAL ANGLE OF 27°59'21", AN ARC DISTANCE OF 389.34 FEET AND A CHORD BEARING AND DISTANCE OF N75°30'08" E, 385.48 FEET;
8. N89°29'48" E, A DISTANCE OF 584.66 FEET;
9. ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 614.50 FEET, A CENTRAL ANGLE OF 07°09'11", AN ARC DISTANCE OF 76.72 FEET AND A CHORD BEARING AND DISTANCE OF S86°55'36" E, 76.67 FEET;
10. ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 370.50 FEET, A CENTRAL ANGLE OF 22°51'44", AN ARC DISTANCE OF 147.84 FEET AND A CHORD BEARING AND DISTANCE OF N85°13'08" E, 146.86 FEET;
11. N73°47'15" E, A DISTANCE OF 26.37 FEET;

12. ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 94.00 FEET, A CENTRAL ANGLE OF $31^{\circ}54'45''$, AN ARC DISTANCE OF 52.36 FEET AND A CHORD BEARING AND DISTANCE OF $N89^{\circ}44'38'' E$, 51.68 FEET;
13. $S74^{\circ}17'59'' E$, A DISTANCE OF 38.05 FEET;
14. $S15^{\circ}42'01'' W$, A DISTANCE OF 0.00 FEET;
15. $S48^{\circ}20'54'' E$, A DISTANCE OF 59.09 FEET;
16. ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 731.00 FEET, A CENTRAL ANGLE OF $03^{\circ}30'34''$, AN ARC DISTANCE OF 44.78 FEET AND A CHORD BEARING AND DISTANCE OF $S 46^{\circ}35'37'' E$, 44.77 FEET;
17. $N45^{\circ}02'02'' E$, A DISTANCE OF 11.52 FEET;
18. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 236.49 FEET, A CENTRAL ANGLE OF $27^{\circ}29'55''$, AN ARC DISTANCE OF 113.50 FEET AND A CHORD BEARING AND DISTANCE OF $S56^{\circ}47'20'' E$, 112.41 FEET;
18. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 145.50 FEET, A CENTRAL ANGLE OF $15^{\circ}56'38''$, AN ARC DISTANCE OF 40.49 FEET AND A CHORD BEARING AND DISTANCE OF $S76^{\circ}50'31'' E$, 40.36 FEET;
19. $S48^{\circ}22'33'' E$, A DISTANCE OF 23.16 FEET;
20. $S89^{\circ}57'58'' E$, A DISTANCE OF 70.28 FEET;
21. $S00^{\circ}01'54'' W$, A DISTANCE OF 818.25 FEET;
22. $S89^{\circ}24'18'' W$, A DISTANCE OF 1,859.70 FEET;
23. ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $90^{\circ}16'29''$, AN ARC DISTANCE OF 39.39 FEET AND A CHORD BEARING AND DISTANCE OF $N 45^{\circ}27'12'' W$, 35.44 FEET TO THE POINT OF BEGINNING

CONTAINING 1,735,996 SQUARE FEET OR 39.8530 ACRES OF LAND.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF AURORA CROSSROADS SUBDIVISION FILING NO. 3 AND BY THESE PRESENTS THE CITY OF AURORA DOES HEREBY DESIGNATE FOR THE PERPETUAL USE OF THE PUBLIC THE STREETS AND CORRIDORS SHOWN HEREON AND NOT PREVIOUSLY DESIGNATED FOR PUBLIC USE.