

April 4, 2025

Sarah Wile, AICP  
City of Aurora  
Senior Planner III  
15151 E Alameda Parkway  
Aurora, CO 80012

**Re: Picadilly Road Letter of Introduction**

Dear Ms. Wile,

Merrick & Company is pleased to introduce the Picadilly Road improvement project in the City of Aurora on behalf of Horizon Uptown. The Project lies within existing City Right of Way, previously subdivided Tracts, and unplatted land along the west edge of the Horizon Uptown master planned community. The 3,300 LF of roadway improvements begin at the intersection of 6<sup>th</sup> Ave and Picadilly Rd and continues north of 11<sup>th</sup> Ave with both limits connecting to future Picadilly Rd improvements. The improvements are proposed in accordance with the Horizon Uptown Framework Development Plan (FDP) approved on June 27, 2018. The proposed improvements are intended to be an interim condition for Picadilly Rd until the western portion of the roadway are improved by others, as was discussed and agreed to in a meeting with City Staff on August 28, 2024.

This Application is being made in anticipation of traffic warrants from upcoming development, as well as the City's ongoing Picadilly Road Traffic Study. Merrick & Company was able to attend the Open House on February 26<sup>th</sup> and has provided a public comment on behalf of the Development, which is included in this Letter.

The Site Plan is being submitted with a few known conflicts and design challenges due to vertical site constraints, existing utilities, and future improvements. Along with the standard Development Application, we have provided supplemental grading exhibits demonstrating some of these challenges. We hope that the design process of this Project can be cooperative with the City in order to not only minimize the variances required, but also provide the best ultimate condition and product for this Major Arterial roadway.

Horizon Uptown recognizes the challenges and difficulties of this project and looks forward to future coordination with the City, Arapahoe County, and adjacent Developers.

Sincerely,

Brandon Curiel, PE  
Project Manager

Attachments: Picadilly Road Traffic Study Public Comment – March 12, 2025  
Abutting Property Owners  
Special Warranty Deed  
Picadilly Rd Plan and Profile Exhibit – April 4, 2025  
Picadilly Rd Cross Sections Exhibit – April 4, 2025

Employee Owned



8051 E. Maplewood Avenue  
Suite 300  
Greenwood Village, CO 80111



Tel: +1 303-751-0741



hello@merrick.com  
www.merrick.com

March 12, 2025

Steve Gomez  
City of Aurora  
Senior Engineer - Traffic

**Re: Picadilly Road Traffic Study Public Comment**

Dear Mr. Gomez,

Please accept this public comment on behalf of the Development Team of Uptown Horizon. The Developer has reviewed the Project Documents provided at the Open House and on the City's website. After a thoughtful review, we have concerns that the two proposed alternatives may not in the best interest of the Horizon Uptown Community. Both alternatives create a much different communal, pedestrian, and driver experience than what the Horizon Uptown is entitled to in its Framework Development Plan (FDP).

Both proposed alternatives consist of a single 10-ft walk outside of the Right of Way within the Horizon Uptown Tract and Landscaping Buffer. This is a change from the split trail network that is shown in the FDP. Horizon Uptown is in favor of the FDP section which includes a 10-ft bike path, and a 6-ft sidewalk and 4-ft soft surface trail. The split trail system serves as a benefit to cyclists and pedestrians as well as an amenity to the Community and should be considered in the City's study.

Both proposed alternatives shift the eastern most curb and drive lane closer to the development (and ROW) than what is approved in the FDP. This shift further reduces the buffer and landscaping (and trail network) between the active traffic and the residences within Horizon Uptown. This change impacts not only existing residences, but also future Filings and residences.

It was also noted that the City Alternatives did not show the future E. 10<sup>th</sup> Ave intersection which is included in the approved Filing 6 development. The recorded Filing 6 Plat (Rec #E4066580) is provided with this letter for your reference and consideration.

Horizon Uptown is responsible to dedicate a majority of the future 144-ft ROW to accommodate the Arterial Road, and we hope that Horizon Uptown will be considered in future stakeholder meetings regarding this significant project. Picadilly Road is a complex project and Horizon Uptown looks forward to the opportunity to participate with the City, Arapahoe County, and other adjacent developments.

Sincerely,  
Brandon Curiel, PE  
Project Manager

Cc: David Andrews – Edifice North  
David Crowder – LanCraft Corp  
Gloria Lee – Merrick & Company  
Tyler Scarlett – Merrick & Company  
Alex Marbury – Merrick & Company

Attachments: City Alternatives Exhibits  
Typical Section Alternatives  
Signals for future Intersections  
Horizon Uptown Subdivision Filing No. 6 (Rec #E4066580)

Employee Owned



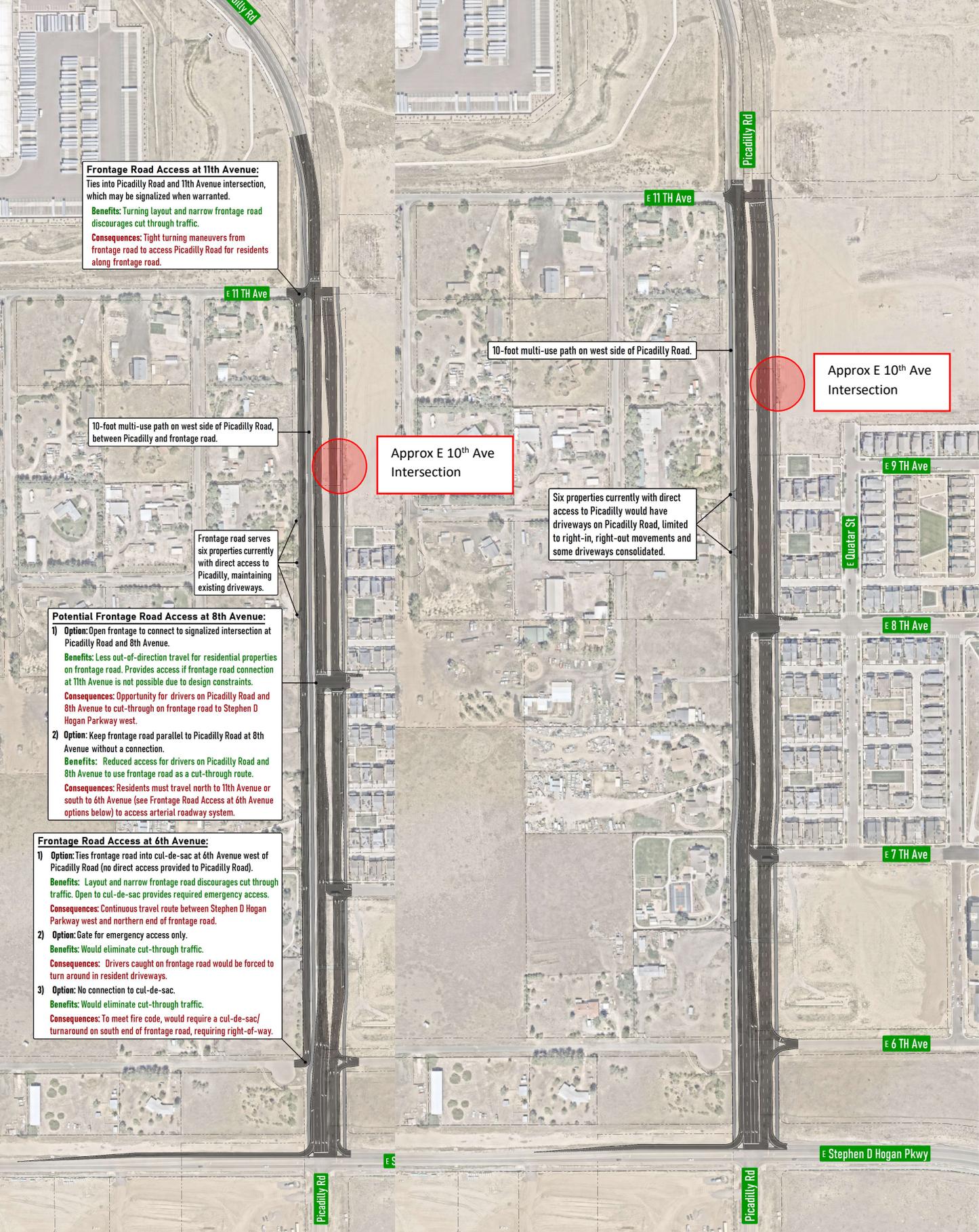
8051 E. Maplewood Avenue  
Suite 300  
Greenwood Village, CO 80111



Tel: +1 303-751-0741



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www.merrick.com



**Frontage Road Access at 11th Avenue:**

Ties into Picadilly Road and 11th Avenue intersection, which may be signalized when warranted.  
**Benefits:** Turning layout and narrow frontage road discourages cut through traffic.  
**Consequences:** Tight turning maneuvers from frontage road to access Picadilly Road for residents along frontage road.

10-foot multi-use path on west side of Picadilly Road, between Picadilly and frontage road.

Frontage road serves six properties currently with direct access to Picadilly, maintaining existing driveways.

**Potential Frontage Road Access at 8th Avenue:**

- Option:** Open frontage to connect to signalized intersection at Picadilly Road and 8th Avenue.  
**Benefits:** Less out-of-direction travel for residential properties on frontage road. Provides access if frontage road connection at 11th Avenue is not possible due to design constraints.  
**Consequences:** Opportunity for drivers on Picadilly Road and 8th Avenue to cut-through on frontage road to Stephen D Hogan Parkway west.
- Option:** Keep frontage road parallel to Picadilly Road at 8th Avenue without a connection.  
**Benefits:** Reduced access for drivers on Picadilly Road and 8th Avenue to use frontage road as a cut-through route.  
**Consequences:** Residents must travel north to 11th Avenue or south to 6th Avenue (see Frontage Road Access at 6th Avenue options below) to access arterial roadway system.

**Frontage Road Access at 6th Avenue:**

- Option:** Ties frontage road into cul-de-sac at 6th Avenue west of Picadilly Road (no direct access provided to Picadilly Road).  
**Benefits:** Layout and narrow frontage road discourages cut through traffic. Open to cul-de-sac provides required emergency access.  
**Consequences:** Continuous travel route between Stephen D Hogan Parkway west and northern end of frontage road.
- Option:** Gate for emergency access only.  
**Benefits:** Would eliminate cut-through traffic.  
**Consequences:** Drivers caught on frontage road would be forced to turn around in resident driveways.
- Option:** No connection to cul-de-sac.  
**Benefits:** Would eliminate cut-through traffic.  
**Consequences:** To meet fire code, would require a cul-de-sac/turnaround on south end of frontage road, requiring right-of-way.

10-foot multi-use path on west side of Picadilly Road.

Approx E 10<sup>th</sup> Ave Intersection

Six properties currently with direct access to Picadilly would have driveways on Picadilly Road, limited to right-in, right-out movements and some driveways consolidated.

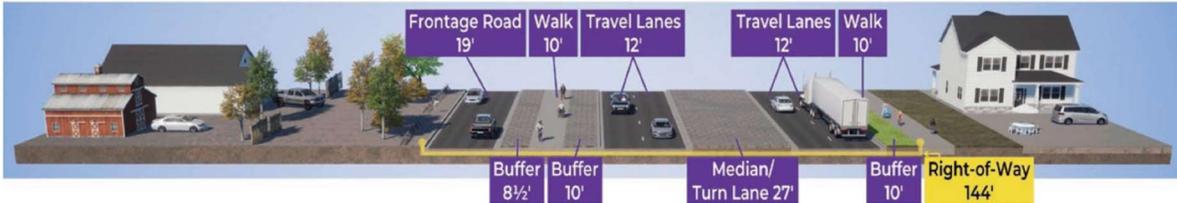
Approx E 10<sup>th</sup> Ave Intersection

ALTERNATIVE 1 – 4-lane Road with Frontage Road

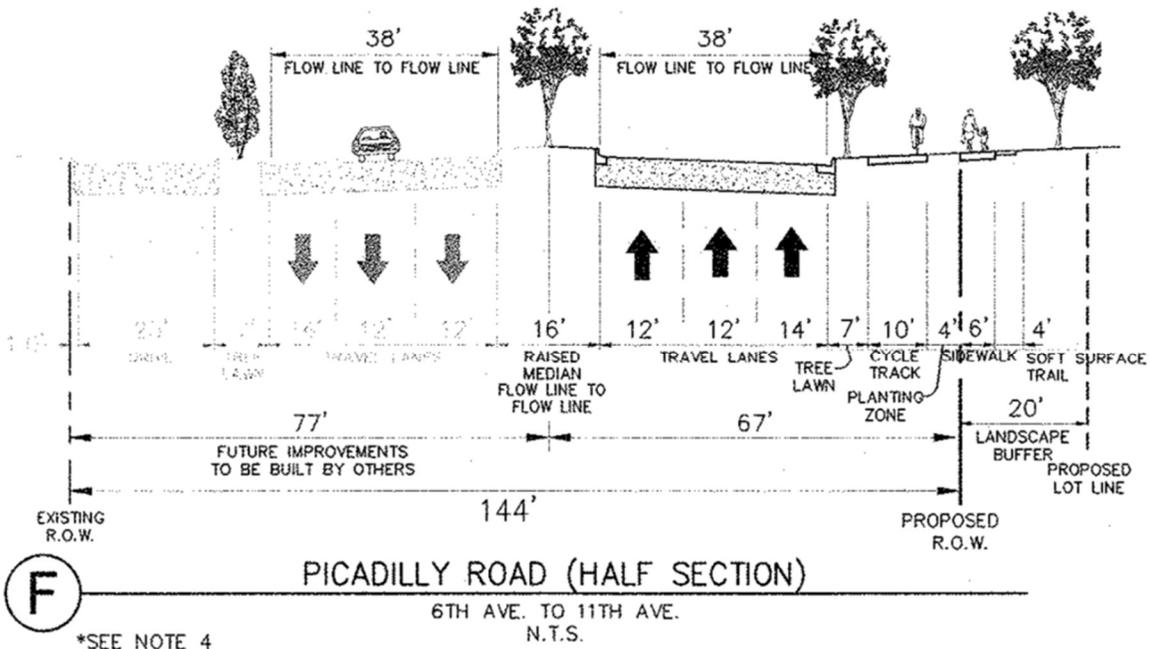
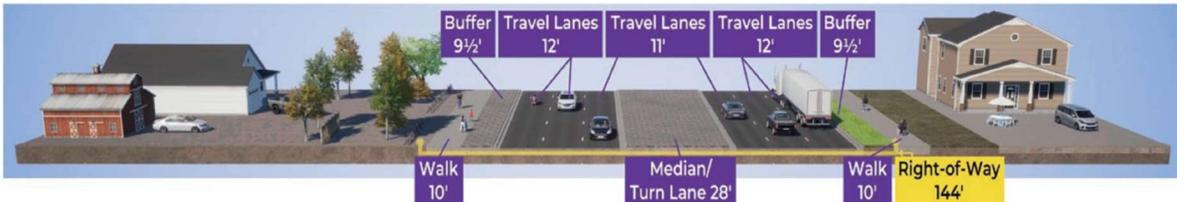
ALTERNATIVE 2 – 6-lane Road



### Alternative 1: Four Lanes with Frontage Road



### Alternative 2: Six Lanes

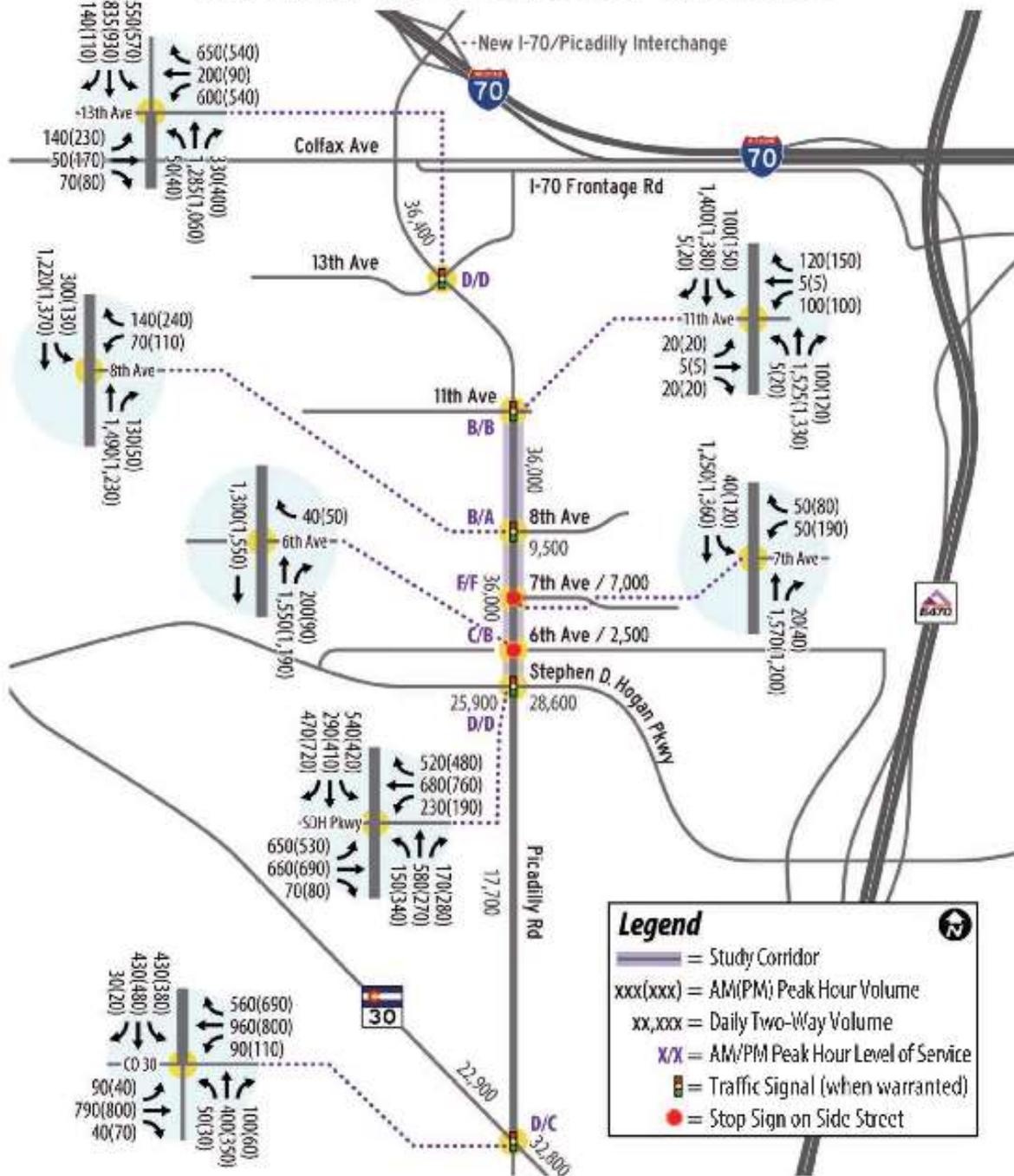


APPROVED FDP CROSS SECTION





### Corridor 2050 Traffic Forecasts



Parcel ID	Street Address	City, State & Zip	Owner
1975-01-3-20-066	null	null	MELODY HOMES INC
1975-02-4-01-008	965 PICADILLY RD	AURORA CO, 80018-3098	HAMANN ELMERT, HAMANN PATTIE
1975-01-3-20-055	null	null	MELODY HOMES INC
1975-01-3-04-016	709 N QUATAR ST	AURORA CO, 80018	HERNANDEZ NOEL O, HERNANDEZ MAYRA L
1975-01-3-20-059	null	null	MELODY HOMES INC
1975-01-3-04-028			HORIZON METROPOLITAN DISTRICT NO 1
1975-01-3-04-027			HORIZON METROPOLITAN DISTRICT NO 1
1975-01-3-04-024			HORIZON UPTOWN SPV LLC
1975-02-1-00-009			NP STAFFORD I LLC
1975-01-3-24-001	null	null	MELODY HOMES INC
1975-02-4-01-010	21600 E 11TH AVE	AURORA CO, 80018-4510	MCCLAY WESLEY W, MCCLAY BEVERLY J
1975-02-4-00-017	21651 E 6TH AVE	AURORA CO, 80018-4502	LABORDA YOSLAY LAZO, CARMENATES MARISLAY LAZO
1975-01-3-20-052	null	null	MELODY HOMES INC
1975-01-3-20-001	null	null	MELODY HOMES INC
1975-01-3-04-007	767 N QUATAR ST	AURORA CO, 80018	MUKAMUGEMANYI ALICE
1975-01-3-03-022			HORIZON UPTOWN SPV LLC
1975-01-3-20-060	null	null	MELODY HOMES INC
1975-01-3-03-008	869 N QUATAR ST	AURORA CO, 80018	GHIMIRE SANJOG, UPADHYAY NITL
1975-01-3-04-025			HORIZON METROPOLITAN DISTRICT NO 1
1975-01-3-03-016	21763 E 8TH AVE	AURORA CO, 80018	AGUILAR-GUADARRAMA JORGE, CASTILLO TATIANA ESMERAL
1975-01-3-04-008	747 N QUATAR ST	AURORA CO, 80018	MARES LILIANA SANDOVAL, SANDOVAL MARES YESICA ALEJANDRA, DELGADO DIAZ LAURA ALICIA
1975-01-3-24-012	null	null	MELODY HOMES INC
1975-01-3-15-002			HORIZON UPTOWN SPV LLC
1975-01-3-03-019			HORIZON METROPOLITAN DISTRICT NO 1
1975-01-3-20-056	null	null	MELODY HOMES INC
1975-02-1-01-002			NP STAFFORD II LLC
1975-01-2-00-001			HORIZON UPTOWN SPV LLC
1975-01-3-03-001	889 N QUATAR ST	AURORA CO, 80018	HUANG SZU-WEI
1975-01-3-04-015	727 N QUATAR ST	AURORA CO, 80018	GREEN BRYAN A, HOLDERMAN JOSHUA R
1975-01-3-20-054	null	null	MELODY HOMES INC
1975-01-3-03-018			HORIZON METROPOLITAN DISTRICT NO 1
1975-01-1-00-014			HORIZON UPTOWN SPV LLC
1975-01-3-04-026			HORIZON METROPOLITAN DISTRICT NO 1
1975-02-4-00-010	691 PICADILLY RD	AURORA CO, 80018-3097	NEPHI ALLRED FAMILY TRUST
1975-01-3-24-010	null	null	MELODY HOMES INC
1975-02-4-01-043	875 PICADILLY RD	AURORA CO, 80018-3098	NEWELL RICKIE G, NEWELL JACALYN P
1975-01-3-20-051	null	null	MELODY HOMES INC
1975-01-3-20-057	null	null	MELODY HOMES INC
1975-02-4-01-009	1018 PERTH ST	AURORA CO, 80018-4529	GDCM MORGAN TRUST
1975-01-3-04-029			HORIZON METROPOLITAN DISTRICT NO 1
1975-01-3-24-013	null	null	MELODY HOMES INC

<b>Parcel ID</b>	<b>Street Address</b>	<b>City, State &amp; Zip</b>	<b>Owner</b>
1975-01-3-03-020			HORIZON METROPOLITAN DISTRICT NO 1
1975-02-4-00-019	725 PICADILLY RD	AURORA CO, 80018-3097	ALMARAZ J CRUZ MENDIOLA, MENDIOLA ALICIA
1975-01-3-03-017			HORIZON UPTOWN SPV LLC
1975-01-3-20-053	null	null	MELODY HOMES INC
1975-02-4-00-018	775 PICADILLY RD	AURORA CO, 80018-3097	FIFITA TEVITA U, FIFITA FAAFETA S
1975-01-3-24-011	null	null	MELODY HOMES INC
1975-01-3-10-015	21741 E 7TH AVE	AURORA CO, 80018	MACIAS AARRON C
1975-02-4-00-024	815 PICADILLY RD	AURORA CO, 80018-3098	VARGAS MIGDALIA E SERRATO, TELLEZ LUIS MANUEL GUTIERREZ
1975-01-3-03-009	847 N QUATAR ST	AURORA CO, 80018	847NQS TRUST
1975-01-3-20-065	null	null	MELODY HOMES INC
1975-01-3-04-023			HORIZON UPTOWN SPV LLC
1975-01-3-03-021			HORIZON METROPOLITAN DISTRICT NO 1
1975-01-3-20-058	null	null	MELODY HOMES INC
1975-01-3-10-001	21742 E 8TH AVE	AURORA CO, 80018	DELARA JORDAN R



Certified to be a full, true, and correct copy of the recorded document in my custody, Joan Lopez, Arapahoe County Clerk and Recorder.

Arapahoe County Clerk and Recorder



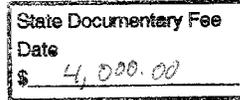
Digitally signed by: Joan Lopez  
Date: Apr 01, 2025 05:18 PM -06:00

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06/26/2024 01:00 PM RF: \$138.00 DF: \$4,000.00  
Arapahoe County Clerk, CO  
Page: 1 of 26 **E4040384**  
Joan Lopez, Clerk & Recorder  
Electronically Recorded

**WHEN RECORDED, RETURN TO:**

Avanti Management Corporation  
923 N. Pennsylvania Avenue  
Winter Park, FL 32789



**SPECIAL WARRANTY DEED**

This Special Warranty Deed is dated this 25 day of June, 2024, by **LENDLEASE HORIZON LLC**, a Delaware limited liability company, who took title as Lend Lease Horizon LLC, a Delaware limited liability company, as to LL Parcel 1A, LL Parcel 2, and LL Parcel 3, and **HULAND I LLC**, a Delaware limited liability company, as to Parcel A, Parcel HUL1 Parcel 1A, and HUL1 Parcel 1B (collectively, "**Grantor**"), with an address of 200 Park Avenue, 9<sup>th</sup> Floor, New York, NY 10166, to **HORIZON UPTOWN (DENVER) SPV, LLC**, a Delaware limited liability company ("**Grantee**") with an address of c/o Avanti Management Corporation, 923 N. Pennsylvania Avenue, Winter Park, FL 32789.

Grantor, for and in consideration of the sum of \$10.00, the receipt and sufficiency of which are hereby acknowledged, hereby sells and conveys to Grantee that certain real property in the County of Arapahoe, State of Colorado, more particularly described in Exhibit A attached hereto, which is incorporated herein by reference (the "**Property**");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the Property;

SUBJECT TO the "**Permitted Exceptions**" attached hereto as Exhibit B and incorporated herein by this reference;

TO HAVE AND TO HOLD the Property above bargained and described unto Grantee forever;

AND Grantor, covenants and agrees to and with Grantee, to warrant and defend the quiet and peaceable possession of the Property, by Grantee, against every person who lawfully claims the Property or any part thereof, by, through or under Grantor, subject to the Permitted Exceptions.

*[Signatures on Following Pages]*



Certified to be a full, true, and correct copy of the recorded document in my custody, Joan Lopez, Arapahoe County Clerk and Recorder.



Digitally signed by: Joan Lopez  
Date: Apr 01, 2025 05:18 PM -06:00

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Arapahoe County

E4040384

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

**LENLEASE HORIZON LLC**, a Delaware limited liability company

By: Karen Voit  
Name: Karen Voit  
Title: Authorized Person

STATE OF COLORADO        )  
  ) ss  
COUNTY OF ARAPAHOE    )

This foregoing instrument was acknowledged before me this 20 day of June, 2024, by Karen Voit as Authorized Person of LENLEASE HORIZON LLC, a Delaware limited liability company.

My Commission Expires: 03-14-2027

**STEVEN ZAUGG**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20034009024**  
**MY COMMISSION EXPIRES 03/14/2027**

Steven Zaugg  
Notary Public



Certified to be a full, true, and correct copy of the recorded document in my custody, Joan Lopez, Arapahoe County Clerk and Recorder.

**Arapahoe County Clerk and Recorder**



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Arapahoe County

E4040384

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**HULAND1 LLC**, a Delaware limited liability company

By: Karen Voit  
Name: Karen Voit  
Title: Authorized Person

STATE OF COLORADO        )  
  ) ss  
COUNTY OF ARAPAHOE    )

This foregoing instrument was acknowledged before me this 20 day of June, 2024, by Karen Voit as Authorized Person of HULAND1 LLC, a Delaware limited liability company.

My Commission Expires: 05-14-2027

**STEVEN ZAUGG**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20034008024**  
**MY COMMISSION EXPIRES 03/14/2027**

Stev Zaugg  
Notary Public



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**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

**LL PARCEL 1A:**

A PARCEL OF LAND LOCATED IN SECTION 1, 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 SOUTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 89°16'46" WEST, ALONG THE SOUTH SECTION LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1308.04 FEET TO THE WESTERLY RIGHT OF WAY LINE OF E-470 PUBLIC HIGHWAY AS RECORDED AT RECEPTION NO. A8083185 OF THE CLERK AND RECORDER'S OFFICE RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO;

THENCE NORTH 0°00'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF E-470 PUBLIC HIGHWAY, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 6TH AVENUE AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 6TH AVENUE THE FOLLOWING TWO (2) COURSES:

- 1. SOUTH 89°16'46" WEST A DISTANCE OF 1346.34 FEET;
- 2. SOUTH 89°17'37" WEST A DISTANCE OF 226.13 FEET TO THE SOUTHEAST CORNER OF HORIZON UPTOWN SUBDIVISION FILING NO. 3 AS RECORDED AT RECEPTION NO. E1067745, OF SAID CLERK AND RECORDER'S OFFICE RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID HORIZON UPTOWN SUBDIVISION FILING NO. 3, COINCIDENTLY BEING THE EAST RIGHT OF WAY LINE OF NORTH TEMPE STREET THE FOLLOWING THREE (3) COURSES:

- 1. NORTH 0°22'42" WEST A DISTANCE OF 16.59 FEET TO A POINT OF CURVE;
- 2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°46'22", AN ARC LENGTH OF 31.34 FEET AND WHOSE CHORD BEARS NORTH 45°21'57" WEST A DISTANCE OF 28.23 FEET;
- 3. NORTH 0°28'45" WEST A DISTANCE OF 63.67 FEET TO THE SOUTHERLY LINE A PARCEL OF LAND DESCRIBED AT RECEPTION NO. E3040287 OF SAID CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID SOUTHERLY LINE AND THE EASTERLY AND NORTHERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING TWENTY-FOUR (24) COURSES:



Certified to be a full, true, and correct copy of the recorded document in my custody, Joan Lopez, Arapahoe County Clerk and Recorder.



Digitally signed by: Joan Lopez  
Date: Apr 01, 2025 05:18 PM -06:00

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1. NORTH 89°31'15" EAST A DISTANCE OF 672.38 FEET;
2. NORTH 0°28'45" WEST A DISTANCE OF 23.00 FEET TO A POINT OF NON-TANGENT CURVE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 45.55 FEET AND WHOSE CHORD BEARS NORTH 45°28'45" WEST A DISTANCE OF 41.01 FEET;
4. NORTH 0°28'45" WEST A DISTANCE OF 56.00 FEET;
5. NORTH 89°31'15" EAST A DISTANCE OF 38.00 FEET;
6. NORTH 0°28'45" WEST A DISTANCE OF 64.00 FEET;
7. SOUTH 89°31'15" WEST A DISTANCE OF 38.00 FEET;
8. NORTH 0°28'45" WEST A DISTANCE OF 54.00 FEET TO A POINT OF CURVE;
9. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 45.55 FEET AND WHOSE CHORD BEARS NORTH 44°31'15" EAST A DISTANCE OF 41.01 FEET;
10. NORTH 0°28'45" WEST A DISTANCE OF 23.00 FEET TO A POINT OF NON-TANGENT CURVE;
11. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 89°59'56", AN ARC LENGTH OF 45.55 FEET AND WHOSE CHORD BEARS NORTH 45°28'48" WEST A DISTANCE OF 41.01 FEET;
12. NORTH 0°28'45" WEST A DISTANCE OF 156.00 FEET TO A POINT OF CURVE;
13. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 45.55 FEET AND WHOSE CHORD BEARS NORTH 44°31'15" EAST A DISTANCE OF 41.01 FEET;
14. NORTH 0°28'45" WEST A DISTANCE OF 23.00 FEET;
15. SOUTH 89°31'15" WEST A DISTANCE OF 15.00 FEET;
16. NORTH 0°28'45" WEST A DISTANCE OF 81.00 FEET;
17. NORTH 89°31'15" EAST A DISTANCE OF 24.00 FEET;
18. NORTH 0°28'45" WEST A DISTANCE OF 64.00 FEET;
19. SOUTH 89°31'15" WEST A DISTANCE OF 121.00 FEET TO A POINT OF CURVE;



Certified to be a full, true, and correct copy of the recorded document in my custody, Joan Lopez, Arapahoe County Clerk and Recorder.

Arapahoe County Clerk and Recorder



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20. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET AND WHOSE CHORD BEARS NORTH 45°28'45" WEST A DISTANCE OF 21.21 FEET;

21. SOUTH 89°31'15" WEST A DISTANCE OF 64.00 FEET TO A POINT OF CURVE;

22. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET AND WHOSE CHORD BEARS SOUTH 44°31'15" WEST A DISTANCE OF 21.21 FEET;

23. SOUTH 89°31'15" WEST A DISTANCE OF 189.38 FEET TO A POINT OF CURVE;

24. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°59'57", AN ARC LENGTH OF 23.56 FEET AND WHOSE CHORD BEARS NORTH 45°28'47" WEST A DISTANCE OF 21.21 FEET TO SAID EASTERLY LINE OF SAID HORIZON UPTOWN SUBDIVISION FILING NO. 3, COINCIDENTLY BEING THE EAST RIGHT OF WAY LINE OF NORTH TIBET STREET;

THENCE NORTH 0°28'45" WEST, ALONG SAID EASTERLY SUBDIVISION LINE, A DISTANCE OF 723.00 FEET TO THE NORTHEAST CORNER OF SAID HORIZON UPTOWN SUBDIVISION FILING NO. 3;

THENCE ALONG THE NORTHERLY LINE OF SAID HORIZON UPTOWN SUBDIVISION FILING NO. 3, COINCIDENTLY BEING THE NORTH RIGHT OF WAY LINE OF EAST 8TH AVENUE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°31'15" WEST A DISTANCE OF 1416.32 FEET TO A POINT OF CURVE;

2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 423.00 FEET, A CENTRAL ANGLE OF 4°47'51", AN ARC LENGTH OF 35.42 FEET AND WHOSE CHORD BEARS SOUTH 87°07'19" WEST A DISTANCE OF 35.41 FEET TO A POINT OF REVERSE CURVE;

3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 82°13'12", AN ARC LENGTH OF 28.70 FEET AND WHOSE CHORD BEARS NORTH 54°10'01" WEST A DISTANCE OF 26.30 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. E3078095 OF SAID CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING SIXTEEN (16) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 11°37'37", AN ARC LENGTH OF 22.32 FEET AND WHOSE CHORD BEARS NORTH 6°17'34" WEST A DISTANCE OF 22.28 FEET;

2. NORTH 0°28'45" WEST A DISTANCE OF 976.08 FEET TO A POINT OF CURVE;



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3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET AND WHOSE CHORD BEARS NORTH 44°31'15" EAST A DISTANCE OF 28.28 FEET;

4. NORTH 0°28'45" WEST A DISTANCE OF 96.00 FEET TO A POINT OF NON-TANGENT CURVE;

5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET AND WHOSE CHORD BEARS NORTH 45°28'45" WEST A DISTANCE OF 28.28 FEET;

6. SOUTH 89°31'15" WEST A DISTANCE OF 80.00 FEET TO A POINT OF NON-TANGENT CURVE;

7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET AND WHOSE CHORD BEARS SOUTH 44°31'15" WEST A DISTANCE OF 28.28 FEET;

8. SOUTH 89°31'15" WEST A DISTANCE OF 384.01 FEET TO A POINT OF CURVE;

9. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET AND WHOSE CHORD BEARS NORTH 45°28'45" WEST A DISTANCE OF 28.28 FEET;

10. SOUTH 89°31'15" WEST A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENT CURVE;

11. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET AND WHOSE CHORD BEARS SOUTH 44°31'15" WEST A DISTANCE OF 28.28 FEET;

12. SOUTH 89°31'15" WEST A DISTANCE OF 287.06 FEET;

13. NORTH 87°02'44" WEST A DISTANCE OF 50.09 FEET;

14. SOUTH 89°31'15" WEST A DISTANCE OF 129.40 FEET TO A POINT OF CURVE;

15. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°01'02", AN ARC LENGTH OF 39.28 FEET AND WHOSE CHORD BEARS NORTH 45°28'14" WEST A DISTANCE OF 35.36 FEET;

16. SOUTH 89°32'17" WEST A DISTANCE OF 84.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PICADILLY ROAD;

THENCE NORTH 0°27'43" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2461.11 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID E-470 PUBLIC HIGHWAY;



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THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE EASTERLY RIGHT OF WAY LINE OF E-470 PUBLIC HIGHWAY THE FOLLOWING FOURTEEN (14) COURSES:

1. NORTH 89°25'40" EAST A DISTANCE OF 81.85 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 451.81 FEET, A CENTRAL ANGLE OF 22°24'46", AN ARC LENGTH OF 176.74 FEET AND WHOSE CHORD BEARS SOUTH 79°21'57" EAST A DISTANCE OF 175.61 FEET;
3. SOUTH 68°09'34" EAST A DISTANCE OF 313.45 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 749.12 FEET, A CENTRAL ANGLE OF 22°27'09", AN ARC LENGTH OF 293.55 FEET AND WHOSE CHORD BEARS SOUTH 79°23'08" EAST A DISTANCE OF 291.68 FEET;
5. NORTH 89°23'18" EAST A DISTANCE OF 2423.70 FEET TO A POINT OF CURVE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 946.50 FEET, A CENTRAL ANGLE OF 78°06'37", AN ARC LENGTH OF 1290.35 FEET AND WHOSE CHORD BEARS SOUTH 51°33'24" EAST A DISTANCE OF 1192.72 FEET;
7. SOUTH 12°30'05" EAST A DISTANCE OF 1801.90 FEET TO A POINT OF CURVE;
8. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1223.24 FEET, A CENTRAL ANGLE OF 11°10'18", AN ARC LENGTH OF 238.51 FEET AND WHOSE CHORD BEARS SOUTH 6°54'56" EAST A DISTANCE OF 238.13 FEET;
9. SOUTH 9°28'21" WEST A DISTANCE OF 292.75 FEET;
10. SOUTH 12°29'50" WEST A DISTANCE OF 1020.69 FEET TO A POINT OF CURVE;
11. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 646.20 FEET, A CENTRAL ANGLE OF 17°00'00", AN ARC LENGTH OF 191.73 FEET AND WHOSE CHORD BEARS SOUTH 20°59'50" WEST A DISTANCE OF 191.03 FEET;
12. SOUTH 29°29'50" WEST A DISTANCE OF 403.10 FEET TO A POINT OF CURVE;
13. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 476.26 FEET, A CENTRAL ANGLE OF 29°29'50", AN ARC LENGTH OF 245.19 FEET AND WHOSE CHORD BEARS SOUTH 14°44'55" WEST A DISTANCE OF 242.49 FEET;
14. SOUTH 0°00'00" EAST A DISTANCE OF 113.65 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

BASIS OF BEARING: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF



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COLORADO, SAID LINE HAVING BEEN FOUND TO BEAR NORTH 0°28'45" WEST (A DISTANCE OF 2,640.71 FEET). THE SOUTHWEST CORNER OF SAID SECTION 1 FOUND 3-1/4" ALUMINUM CAP IN A MONUMENT BOX STAMPED: "LUCHETTI SURVEYING PLS 36053". THE WEST QUARTER CORNER OF SAID SECTION 1 IS A 3" BRASS CAP IN A MONUMENT BOX STAMPED: "CITY OF AURORA LS 16419".

LEGAL DESCRIPTION PREPARED BY:  
STAN VERMILYEA, P.L.S. 25381  
FOR AND ON BEHALF OF AECOM  
7595 TECHNOLOGY WAY,  
SUITE 200, DENVER, CO 80237  
PHONE 303.694.2770

**LL PARCEL 2:**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, 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 SOUTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 89°16'46" WEST, ALONG THE SOUTH SECTION LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 700.44 FEET TO THE EASTERLY RIGHT OF WAY LINE OF E-470 PUBLIC HIGHWAY AS RECORDED AT RECEPTION NO. A8083185 OF THE CLERK AND RECORDER'S OFFICE RECORDS OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO;

THENCE NORTH 11°21'09" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF E-470 PUBLIC HIGHWAY, A DISTANCE OF 30.68 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 6TH AVENUE AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. NORTH 11°21'09" EAST A DISTANCE OF 313.00 FEET;
2. NORTH 6°52'41" EAST A DISTANCE OF 204.03 FEET;
3. NORTH 12°29'53" EAST A DISTANCE OF 1031.46 FEET;
4. SOUTH 77°30'07" EAST A DISTANCE OF 355.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GUN CLUB ROAD;

THENCE SOUTH 0°18'36" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF GUN CLUB ROAD, A DISTANCE OF 1431.17 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF 6TH AVENUE;



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THENCE SOUTH 89°16'46" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 6TH AVENUE, A DISTANCE OF 664.23 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARING: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, SAID LINE HAVING BEEN FOUND TO BEAR NORTH 0°28'45" WEST (A DISTANCE OF 2,640.71 FEET). THE SOUTHWEST CORNER OF SAID SECTION 1 FOUND 3-1/4" ALUMINUM CAP IN A MONUMENT BOX STAMPED: "LUCHETTI SURVEYING PLS 36053". THE WEST QUARTER CORNER OF SAID SECTION 1 IS A 3" BRASS CAP IN A MONUMENT BOX STAMPED: "CITY OF AURORA LS 16419".

LEGAL DESCRIPTION PREPARED BY:  
STAN VERMILYEA, P.L.S. 25381  
FOR AND ON BEHALF OF AECOM  
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SUITE 200, DENVER, CO 80237  
PHONE 303.694.2770

**LL PARCEL 3:**

LOT 2, BLOCK 1, HORIZON UPTOWN SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**PARCEL A:**

TRACT A, TRACT B, TRACT L, TRACT M, AND TRACT V, HORIZON UPTOWN SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. D9050780, OF THE CLERK AND RECORDER'S OFFICE RECORDS OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO.

**HUL1 PARCEL 1A:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HORIZON UPTOWN SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NUMBER D9050780 OF THE CLERK AND RECORDER'S OFFICE RECORDS OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO;

THENCE NORTH 0°28'45" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PICADILLY ROAD, A DISTANCE OF 140.55 FEET TO A WESTERLY CORNER OF A



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PARCEL OF LAND DESCRIBED AT RECEPTION NO. E3078095 OF SAID CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE WESTERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

- 1. NORTH 89°31'15" EAST A DISTANCE OF 84.00 FEET TO A POINT OF NON-TANGENT CURVE;
- 2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°27'47", AN ARC LENGTH OF 34.24 FEET AND WHOSE CHORD BEARS NORTH 38°45'08" EAST A DISTANCE OF 31.62 FEET;
- 3. SOUTH 0°28'45" EAST A DISTANCE OF 165.05 FEET TO THE NORTHERLY LINE OF SAID HORIZON UPTOWN SUBDIVISION FILING NO. 1;

THENCE SOUTH 89°31'15" WEST, ALONG SAID NORTHERLY SUBDIVISION LINE, A DISTANCE OF 104.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BASIS OF BEARING: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, SAID LINE HAVING BEEN FOUND TO BEAR NORTH 0°28'45" WEST (A DISTANCE OF 2,640.71 FEET). THE SOUTHWEST CORNER OF SAID SECTION 1 IS A 3-1/4" ALUMINUM CAP IN MONUMENT BOX STAMPED: "LUCETTI SURVEYING PLS 36053". THE WEST QUARTER CORNER OF SAID SECTION 1 IS A 3" BRASS CAP IN A MONUMENT BOX STAMPED: "CITY OF AURORA LS 16419".

**HULI PARCEL 1B:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE HORIZON UPTOWN SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NUMBER D9050780 OF THE CLERK AND RECORDER'S OFFICE RECORDS OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO;

THENCE NORTH 0°28'45" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PICADILLY ROAD, A DISTANCE OF 264.55 FEET TO A WESTERLY CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. E3078095 OF SAID CLERK AND RECORDER'S OFFICE, MORE OR LESS, TO THE POINT OF BEGINNING;

THENCE NORTH 0°28'45" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 456.14 FEET TO A WESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. E3078095;



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THENCE ALONG THE WESTERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING FIVE (5) COURSES:

1. NORTH 89°31'15" EAST A DISTANCE OF 84.00 FEET TO A POINT OF NON-TANGENT CURVE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°27'47", AN ARCLength OF 34.24 FEET AND WHOSE CHORD BEARS NORTH 38°45'08" EAST A DISTANCE OF 31.62 FEET;
3. SOUTH 0°28'45" EAST A DISTANCE OF 505.13 FEET TO A POINT OF NON-TANGENT CURVE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°27'47", AN ARC LENGTH OF 34.24 FEET AND WHOSE CHORD BEARS NORTH 39°42'39" WEST A DISTANCE OF 31.62 FEET;
5. SOUTH 89°31'15" WEST A DISTANCE OF 84.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BASIS OF BEARING: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, SAID LINE HAVING BEEN FOUND TO BEAR NORTH 0°28'45" WEST (A DISTANCE OF 2,640.71 FEET). THE SOUTHWEST CORNER OF SAID SECTION 1 IS A 3-1/4" ALUMINUM CAP IN MONUMENT BOX STAMPED: "LUCHETTI SURVEYING PLS 36053". THE WEST QUARTER CORNER OF SAID SECTION 1 IS A 3" BRASS CAP IN A MONUMENT BOX STAMPED: "CITY OF AURORA LS 16419".

LEGAL DESCRIPTIONS PREPARED BY:  
STAN VERMILYEA, P.L.S. 25381  
FOR AND ON BEHALF OF AECOM  
7595 TECHNOLOGY WAY, SUITE 200  
DENVER, CO 80237  
PHONE 303.694.2770



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**THE FOREGOING PROPERTY IS ALSO DESCRIBED AS FOLLOWS:**

**TRACT 1 – LL PARCEL 1A**

A PARCEL OF LAND LOCATED IN SECTION 1, 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 SOUTHEAST CORNER OF SAID SECTION 1;

THENCE COINCIDENT WITH THE SOUTH SECTION LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, SOUTH 89°16'46" WEST, A DISTANCE OF 1307.99 FEET TO THE WESTERLY RIGHT OF WAY LINE OF E-470 PUBLIC HIGHWAY AS RECORDED AT RECEPTION NO. A8083185 IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE COINCIDENT WITH SAID WESTERLY LINE, NORTH 00°01'33" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 6TH AVENUE AND THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°16'46" WEST, A DISTANCE OF 1346.40 FEET;
- 2) SOUTH 89°17'37" WEST, A DISTANCE OF 226.13 TO THE SOUTHEAST CORNER OF HORIZON UPTOWN SUBDIVISION FILING NO. 3, RECORDED AT RECEPTION NO. E1067745, IN SAID RECORDS;

THENCE COINCIDENT WITH SAID EAST LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°22'42" WEST, A DISTANCE OF 16.59 FEET TO A NON-TANGENT CURVE;
- 2) ON SAID NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 89°46'22", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.34 FEET; AND A CHORD BEARING AND DISTANCE OF NORTH 45°21'57" WEST, 28.23 FEET;
- 3) NORTH 00°28'45" WEST, A DISTANCE OF 63.67 FEET TO THE SOUTHWEST CORNER OF TRACT N, HORIZON UPTOWN SUBDIVISION FILING NO. 5, RECORDED AT RECEPTION NO. E4004134, IN SAID RECORDS;

THENCE COINCIDENT WITH THE PERIMETER OF SAID SUBDIVISION THE FOLLOWING TWENTY FOUR (24) COURSES:

- 1) NORTH 89°31'15" EAST, A DISTANCE OF 672.38 FEET;
- 2) NORTH 00°28'45" WEST, A DISTANCE OF 23.00 FEET TO A NON-TANGENT CURVE;
- 3) ON SAID NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 29.00 FEET, AN ARC LENGTH OF 45.55 FEET; AND A CHORD BEARING AND DISTANCE OF NORTH 45°28'45" WEST, 41.01 FEET;
- 4) NORTH 00°28'45" WEST, A DISTANCE OF 56.00 FEET;
- 5) NORTH 89°31'15" EAST, A DISTANCE OF 38.00 FEET;
- 6) NORTH 00°28'45" WEST, A DISTANCE OF 64.00 FEET;



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*Joan Lopez*

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- 7) SOUTH 89°31'15" WEST, A DISTANCE OF 38.00 FEET;
  - 8) NORTH 00°28'45" WEST, A DISTANCE OF 54.00 FEET TO A TANGENT CURVE;
  - 9) ON SAID TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 29.00 FEET, AN ARC LENGTH OF 45.55 FEET; AND A CHORD BEARING AND DISTANCE OF NORTH 44°31'15" EAST, 41.01 FEET;
  - 10) NORTH 00°28'45" WEST, A DISTANCE OF 23.00 FEET TO A NON-TANGENT CURVE
  - 11) ON SAID NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 89°59'56", A RADIUS OF 29.00 FEET, AN ARC LENGTH OF 45.55 FEET; AND A CHORD BEARING AND DISTANCE OF NORTH 45°28'48" WEST, 41.01 FEET;
  - 12) NORTH 00°28'45" WEST, A DISTANCE OF 156.00 FEET TO A TANGENT CURVE;
  - 13) ON SAID TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 29.00 FEET, AN ARC LENGTH OF 45.55 FEET; AND A CHORD BEARING AND DISTANCE OF NORTH 44°31'15" EAST, 41.01 FEET;
  - 14) NORTH 00°28'45" WEST, A DISTANCE OF 23.00 FEET;
  - 15) SOUTH 89°31'15" WEST, A DISTANCE OF 15.00 FEET;
  - 16) NORTH 00°28'45" WEST, A DISTANCE OF 81.00 FEET;
  - 17) NORTH 89°31'15" EAST, A DISTANCE OF 24.00 FEET;
  - 18) NORTH 00°28'45" WEST, A DISTANCE OF 64.00 FEET;
  - 19) SOUTH 89°31'15" WEST, A DISTANCE OF 121.00 FEET TO A TANGENT CURVE;
  - 20) ON SAID TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET; AND A CHORD BEARING AND DISTANCE OF NORTH 45°28'45" WEST, 21.21 FEET;
  - 21) THENCE SOUTH 89°31'15" WEST, A DISTANCE OF 64.00 FEET TO A NON-TANGENT CURVE;
  - 22) ON SAID NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET; AND A CHORD BEARING AND DISTANCE OF SOUTH 44°31'15" WEST, 21.21 FEET;
  - 23) SOUTH 89°31'15" WEST, A DISTANCE OF 189.38 FEET TO A TANGENT CURVE;
  - 24) ON SAID TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 89°59'57", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET; AND A CHORD BEARING AND DISTANCE OF NORTH 45°28'47" WEST, 21.21 FEET TO THE EAST LINE OF SAID HORIZON UPTOWN SUBDIVISION FILING NO. 3;
- THENCE COINCIDENT WITH SAID EAST LINE, NORTH 00°28'45" WEST, A DISTANCE OF 723.00 FEET TO THE NORTHEAST CORNER OF SAID HORIZON UPTOWN SUBDIVISION FILING NO. 3.
- THENCE COINCIDENT WITH THE NORTH LINE OF SAID HORIZON UPTOWN SUBDIVISION FILING NO. 3 THE FOLLOWING THREE (3) COURSES:
- 1) SOUTH 89°31'15" WEST, A DISTANCE OF 1,416.32 FEET TO A TANGENT CURVE;
  - 2) ON SAID TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 04°47'51", A RADIUS OF 423.00 FEET, AN ARC LENGTH OF 35.42 FEET; AND A CHORD BEARING AND DISTANCE OF SOUTH 87°07'19" WEST, 35.41 FEET TO A REVERSE CURVE;
  - 3) ON SAID REVERSE CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 82°13'08", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 28.70 FEET; AND A CHORD BEARING AND DISTANCE OF NORTH 54°10'01" WEST, 26.30 FEET TO



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Arapahoe County Clerk and Recorder



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THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. E3078095 IN SAID RECORDS;  
THENCE COINCIDENT WITH THE EASTERLY AND NORTHERLY LINES OF SAID PARCEL THE FOLLOWING SIXTEEN (16) COURSES:

- 1) ON A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 11°37'39", A RADIUS OF 110.00 FEET, AN ARC LENGTH OF 22.32 FEET; AND A CHORD BEARING AND DISTANCE OF NORTH 06°17'34" WEST, 22.28 FEET;
  - 2) NORTH 00°28'45" WEST, A DISTANCE OF 976.08 FEET TO A TANGENT CURVE;
  - 3) ON SAID TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET; AND A CHORD BEARING AND DISTANCE OF NORTH 44°31'15" EAST, 28.28 FEET;
  - 4) NORTH 00°28'45" WEST, A DISTANCE OF 96.00 FEET TO A NON-TANGENT CURVE;
  - 5) ON SAID NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 89°58'58", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET; AND A CHORD BEARING AND DISTANCE OF NORTH 45°28'45" WEST, 28.28 FEET;
  - 6) SOUTH 89°31'15" WEST, A DISTANCE OF 80.00 FEET TO A NON-TANGENT CURVE;
  - 7) ON SAID NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET; AND A CHORD BEARING AND DISTANCE OF SOUTH 44°31'15" WEST, 28.28 FEET;
  - 8) SOUTH 89°31'15" WEST, A DISTANCE OF 384.01 FEET TO A TANGENT CURVE;
  - 9) ON SAID TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET; AND A CHORD BEARING AND DISTANCE OF NORTH 45°28'45" WEST, 28.28 FEET;
  - 10) SOUTH 89°31'15" WEST, A DISTANCE OF 64.00 FEET TO A NON-TANGENT CURVE;
  - 11) ON SAID NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET; AND A CHORD BEARING AND DISTANCE OF SOUTH 44°31'15" WEST, 28.28 FEET;
  - 12) SOUTH 89°31'15" WEST, A DISTANCE OF 287.06 FEET;
  - 13) NORTH 87°02'44" WEST, A DISTANCE OF 50.09 FEET;
  - 14) SOUTH 89°31'15" WEST, A DISTANCE OF 129.40 FEET TO A TANGENT CURVE;
  - 15) ON A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°01'02", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.28 FEET; AND A CHORD BEARING AND DISTANCE OF NORTH 45°28'14" WEST, 35.36 FEET;
  - 16) SOUTH 89°32'17" WEST, A DISTANCE OF 84.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF PICADILLY ROAD;
- THENCE COINCIDENT WITH SAID EAST LINE, NORTH 00°27'43" WEST, A DISTANCE OF 2,461.62 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF E-470;  
THENCE COINCIDENT WITH SAID SOUTHERLY LINE AND THE EASTERLY LINE OF SAID E-470 THE FOLLOWING FOURTEEN (14) COURSES:
- 1) NORTH 89°41'30" EAST, A DISTANCE OF 81.95 FEET TO A NON-TANGENT CURVE;



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- 2) ON SAID NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 22°25'19", A RADIUS OF 451.81 FEET, AN ARC LENGTH OF 176.81 FEET; AND A CHORD BEARING AND DISTANCE OF SOUTH 79°22'45" EAST, 175.68 FEET;
- 3) SOUTH 68°11'09" EAST, A DISTANCE OF 313.45 FEET TO A NON-TANGENT CURVE;
- 4) ON SAID NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 22°27'01", A RADIUS OF 749.12 FEET, AN ARC LENGTH OF 293.53 FEET; AND A CHORD BEARING AND DISTANCE OF SOUTH 79°20'51" EAST, 291.65 FEET;
- 5) NORTH 89°22'54" EAST, A DISTANCE OF 2,424.07 FEET TO A NON-TANGENT CURVE;
- 6) ON SAID NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 78°06'29", A RADIUS OF 946.50 FEET, AN ARC LENGTH OF 1,290.31 FEET; AND A CHORD BEARING AND DISTANCE OF SOUTH 51°32'23" EAST, 1,192.69 FEET;
- 7) SOUTH 12°29'09" EAST, A DISTANCE OF 1,801.85 FEET TO A NON-TANGENT CURVE;
- 8) ON SAID NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 11°10'10", A RADIUS OF 1,223.24 FEET, AN ARC LENGTH OF 238.46 FEET; AND A CHORD BEARING AND DISTANCE OF SOUTH 06°57'56" EAST, 238.08 FEET;
- 9) SOUTH 09°25'09" WEST, A DISTANCE OF 292.91 FEET;
- 10) SOUTH 12°30'43" WEST, A DISTANCE OF 1,020.67 FEET TO A NON-TANGENT CURVE;
- 11) ON SAID NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 17°00'27", A RADIUS OF 646.20 FEET, AN ARC LENGTH OF 191.82 FEET; AND A CHORD BEARING AND DISTANCE OF SOUTH 21°01'38" WEST, 191.11 FEET;
- 12) SOUTH 29°27'56" WEST, A DISTANCE OF 402.90 FEET TO A NON-TANGENT CURVE;
- 13) ON SAID NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 29°30'38", A RADIUS OF 476.26 FEET, AN ARC LENGTH OF 245.30 FEET; AND A CHORD BEARING AND DISTANCE OF SOUTH 14°45'19" WEST, 242.60 FEET;
- 14) SOUTH 00°01'33" WEST, A DISTANCE OF 113.60 FEET TO THE **POINT OF BEGINNING.**

**TRACT 2 – LL PARCEL 2:**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, 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 SOUTHEAST CORNER OF SAID SECTION 1; THENCE COINCIDENT WITH THE SOUTH SECTION LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, SOUTH 89°16'46" WEST, A DISTANCE OF 700.50 FEET TO THE EASTERLY RIGHT OF WAY LINE OF E-470 PUBLIC HIGHWAY AS DESCRIBED IN RECEPTION NO. A8083185 IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER;



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THENCE COINCIDENT WITH SAID EASTERLY LINE NORTH 11°22'48" EAST, A DISTANCE OF 30.68 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 6TH AVENUE AND THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH LAST SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 11°22'48" EAST, A DISTANCE OF 313.00 FEET;
- 2) NORTH 06°51'31" EAST, A DISTANCE OF 204.02 FEET;
- 3) NORTH 12°30'18" EAST, A DISTANCE OF 1031.45 FEET;
- 4) SOUTH 77°30'29" EAST, A DISTANCE OF 355.44 FEET TO THE WEST RIGHT OF WAY LINE OF GUN CLUB ROAD

THENCE COINCIDENT WITH SAID WEST LINE SOUTH 00°18'36" EAST, A DISTANCE OF 1431.17 FEET TO THE NORTH RIGHT OF WAY LINE OF 6<sup>TH</sup> AVENUE;

THENCE COINCIDENT WITH SAID NORTH LINE SOUTH 89°16'46" WEST, A DISTANCE OF 664.28 FEET TO THE **POINT OF BEGINNING**;

**TRACT 3 – LL PARCEL 3:**

LOT 2, BLOCK 1, HORIZON UPTOWN SUBDIVISION FILING NO. 4, RECORDED MAY 19, 2023 AT RECEPTION NO. E3033840, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**TRACT 4 – PARCEL A:**

TRACT A, TRACT B, TRACT L, TRACT M, AND TRACT V, HORIZON UPTOWN SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. D9050780, OF THE CLERK AND RECORDER’S OFFICE RECORDS OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO

**TRACT 5 – HULI PARCEL 1A:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, 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:

BEGINNING AT THE NORTHWEST CORNER OF HORIZON UPTOWN SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. D9050780 IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER TO THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF PICADILLY ROAD, NORTH 00°28'45" W, A DISTANCE OF 140.55 FEET TO A WESTERLY CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. E3078095 IN SAID RECORDS;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1. NORTH 89°31'15" EAST, A DISTANCE OF 84.00 FEET TO A NON-TANGENT CURVE;



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- 2. ON SAID NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 78°28'29", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 34.24; AND A CHORD BEARING AND DISTANCE OF NORTH 38°44'33" EAST, 31.63 FEET;
  - 3. SOUTH 00°28'45" EAST, A DISTANCE OF 165.05 FEET TO THE NORTH LINE OF SAID HORIZON UPTOWN SUBDIVISION FILING NO. 1;
- THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°31'15" WEST, A DISTANCE OF 104.00 FEET TO THE **POINT OF BEGINNING**;

**TRACT 6 – HUL1 PARCEL 1B:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, 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 NORTHWEST CORNER OF HORIZON UPTOWN SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. D9050780 IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER;  
 THENCE COINCIDENT WITH THE EAST LINE OF PICADILLY ROAD, NORTH N00°28'45" WEST, A DISTANCE OF 264.55 FEET TO A WESTERLY CORNER OF A PARCEL DESCRIBED AT RECEPTION NO. E3078095 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ON LAST SAID LINE NORTH 00°28'45" WEST, A DISTANCE OF 456.14 TO A WESTERLY CORNER OF LAST SAID PARCEL;  
 THENCE ALONG THE WESTERLY LINES OF LAST SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 89°31'15" EAST, A DISTANCE OF 84.00 FEET TO A NON-TANGENT CURVE;
- 2) ON SAID NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 78°27'17", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 34.24; AND A CHORD BEARING AND DISTANCE NORTH 38°45'08" EAST, 31.62;
- 3) SOUTH 00°28'45" EAST, A DISTANCE OF 505.13 FEET TO A NON-TANGENT CURVE;
- 4) ON SAID NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 78°27'17", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 34.24 FEET; AND A CHORD BEARING AND DISTANCE OF NORTH 39°42'39" WEST, 31.62 FEET;
- 5) SOUTH 89°31'15" WEST, A DISTANCE OF 84.00 FEET TO THE **POINT OF BEGINNING**.

LEGAL DESCRIPTION PREPARED BY:  
 DARREN R. WOLTERSTORFF, P.L.S. #38281  
 FOR AND ON BEHALF OF KIMLEY-HORN  
 6200 S. Syracuse Way, #300  
 Greenwood Village, CO 80111  
 (303) 228-2300



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**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. RESERVATION BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY; (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR MINE AND REMOVE OIL, COAL AND OTHER MINERALS ALL AS CONTAINED IN DEED RECORDED NOVEMBER 21, 1932 IN BOOK 334 AT PAGE 340. RELINQUISHMENT AND QUITCLAIM IN CONNECTION THEREWITH RECORDED JULY 7, 2008 UNDER RECEPTION NO. B8077130.
2. 16-5' COMMUNICATIONS EASEMENT AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENT RECORDED JUNE 07, 1960, IN BOOK 1193 AT PAGE 437.
3. OIL AND GAS LEASE BETWEEN CHAMPLIN PETROLEUM COMPANY AND AMOCO PRODUCTION COMPANY, RECORDED OCTOBER 17, 1972 IN BOOK 2067 AT PAGE 486 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
4. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 16, 2002 UNDER RECEPTION NO. B2090877.
5. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN 16-FOOT BY 12-FOOT DRAINAGE AND UTILITY EASEMENT RECORDED AUGUST 29, 2005 UNDER RECEPTION NO. B5128525.
6. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SABLE-ALTURA FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 5, 1972 IN BOOK 2064 AT PAGE 548.
7. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN 16-FOOT RIGHT OF WAY EASEMENT RECORDED NOVEMBER 21, 1984 IN BOOK 4312 AT PAGE 539.
8. TERMS, CONDITIONS AND PROVISIONS OF SCHOOL SITE AGREEMENT RECORDED MARCH 06, 1991 IN BOOK 6108 AT PAGE 97.
9. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 90-130, REGARDING ZONING RECORDED MARCH 12, 1991 IN BOOK 6111 AT PAGE 284.
10. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED MARCH 25, 1991 IN BOOK 6118 AT PAGE 207.
11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS TO THE WATER RIGHTS AS DEFINED AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MAY 07, 1991 IN BOOK 6150 AT PAGE 784.



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12. 5-FOOT RIGHT OF WAY EASEMENT AS GRANTED TO U S WEST COMMUNICATIONS, INC., A COLORADO CORPORATION IN INSTRUMENT RECORDED JANUARY 15, 1992, IN BOOK 6352 AT PAGE 71.
13. INCLUSION OF SAID LAND IN THE E-470 PUBLIC HIGHWAY AUTHORITY, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 19, 1995, UNDER RECEPTION NO. A5133863.
14. MULTI-USE EASEMENTS AND ACCESS LIMITATIONS AS SET FORTH IN RULE AND ORDER RECORDED JUNE 3, 1998 UNDER RECEPTION NO. A8083185 UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN.
15. EFFECT OF ORDINANCE NO. 2000-99, REZONING A PARCEL OF LAND RECORDED OCTOBER 18, 2000 UNDER RECEPTION NO. B0134934.
16. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HORIZON METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 20, 2021 UNDER RECEPTION NO. E1190525. RESOLUTION 2021-01-01 IMPOSING FEES, WHICH, UNTIL PAID, CONSTITUTE A STATUTORY AND PERPETUAL LIEN ON AND AGAINST THE PROPERTY SERVED RECORDED JANUARY 19, 2021 UNDER RECEPTION NO. E1008806. RESOLUTION NO. 2021-04-01 FOR THE IMPOSITION OF FEES FOR THE CENTRALIZED PROVISION OF TRASH REMOVAL AND RECYCLING SERVICES RECORDED APRIL 27, 2021 UNDER RECEPTION NO. E1069193. SECOND AMENDED AND RESTATED JOINT RESOLUTION OF HORIZON METROPOLITAN DISTRICT NO. 1 REGARDING IMPOSITION OF FACILITIES FEE RECORDED JULY 06, 2021 UNDER RECEPTION NO. E1106729. FIRST AMENDED AND RESTATED RESOLUTION OF HORIZON METROPOLITAN DISTRICT NO. 1 RECORDED JULY 06, 2021 UNDER RECEPTION NO. E1106730. SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT DISCLOSURE TO PURCHASERS RECORDED AUGUST 11, 2021 UNDER RECEPTION NO. E1125820. ORDER FOR EXCLUSION RECORDED DECEMBER 21, 2021 UNDER RECEPTION NO. E1191378. FIRST AMENDMENT TO SPECIAL DISTRICT DISCLOSURE DOCUMENT RECORDED JANUARY 06, 2022 UNDER RECEPTION NO. E2002377 AND E2002378. JOINT RESOLUTION REGARDING IMPOSITION OF FACILITIES FEE RECORDED JUNE 03, 2022 UNDER RECEPTION NO. E2061164. RESOLUTION APPROVING A COVENANT ENFORCEMENT AND FINE POLICY RECORDED SEPTEMBER 20, 2022 UNDER RECEPTION NO. E2096498. RESOLUTION APPROVING THE IMPOSITION OF A TRASH AND RECYCLING FEE RECORDED FEBRUARY 5, 2024 UNDER RECEPTION NO. E4006681.
17. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HORIZON METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 23, 2018, UNDER RECEPTION NO. D8017986 AND MARCH 26, 2021 UNDER RECEPTION NO. E1051092. RESOLUTION 2021-01-01 IMPOSING FEES, WHICH, UNTIL PAID, CONSTITUTE A STATUTORY AND PERPETUAL LIEN ON AND AGAINST THE PROPERTY SERVED RECORDED JANUARY 19, 2021 UNDER RECEPTION NO. E1008806. SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT DISCLOSURE TO PURCHASERS RECORDED FEBRUARY 19, 2021 UNDER RECEPTION NO. E1028451. DECLARATION OF COVENANT AND DELEGATION TO HORIZON METROPOLITAN DISTRICT NO. 2 AUTHORITY TO ENFORCE, PERFORM, OR CONTRACT FOR THE PROVISIONS OF TRASH COLLECTION SERVICES,

Exhibit B-2



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RECORDED MARCH 01, 2021 UNDER RECEPTION NO. E1034529. ORDER FOR EXCLUSION RECORDED APRIL 28, 2021 UNDER RECEPTION NO. E1069864. RESOLUTION NO. 2021-04-01 FOR THE IMPOSITION OF FEES FOR THE CENTRALIZED PROVISION OF TRASH REMOVAL AND RECYCLING SERVICES RECORDED APRIL 27, 2021 UNDER RECEPTION NO. E1069193. SECOND AMENDMENT TO SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED MAY 11, 2021 UNDER RECEPTION NO. E1076555. SECOND AMENDED AND RESTATED JOINT RESOLUTION OF HORIZON METROPOLITAN DISTRICT NO. 2 REGARDING IMPOSITION OF FACILITIES FEE RECORDED JULY 06, 2021 UNDER RECEPTION NO. E1106729. AMENDED AND RESTATED SPECIAL DISTRICT DISCLOSURE DOCUMENT RECORDED AUGUST 11, 2021 UNDER RECEPTION NO. E1125821. THIRD AMENDMENT TO SPECIAL DISTRICT DISCLOSURE RECORDED JULY 29, 2022 UNDER RECEPTION NO. E2080143. RESOLUTION APPROVING THE IMPOSITION OF A TRASH AND RECYCLING FEE RECORDED FEBRUARY 5, 2024 UNDER RECEPTION NO. E4006681.

- 18. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HORIZON METROPOLITAN DISTRICT NO. 6, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 20, 2021 UNDER RECEPTION NO. E1190528. RESOLUTION APPROVING THE IMPOSITION OF A TRASH AND RECYCLING FEE RECORDED FEBRUARY 5, 2024 UNDER RECEPTION NO. E4006681.
- 19. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HORIZON METROPOLITAN DISTRICT NO. 7, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 20, 2021 UNDER RECEPTION NO. E1190529. RESOLUTION APPROVING THE IMPOSITION OF A TRASH AND RECYCLING FEE RECORDED FEBRUARY 5, 2024 UNDER RECEPTION NO. E4006681.
- 20. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HORIZON METROPOLITAN DISTRICT NO. 10, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 20, 2021 UNDER RECEPTION NO. E1191043. RESOLUTION APPROVING THE IMPOSITION OF A TRASH AND RECYCLING FEE RECORDED FEBRUARY 5, 2024 UNDER RECEPTION NO. E4006681.
- 21. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HORIZON METROPOLITAN DISTRICT NO. 5, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 20, 2021 UNDER RECEPTION NO. E1190527. JOINT RESOLUTION REGARDING THE IMPOSITION OF FACILITIES FEE RECORDED JUNE 03, 2022 UNDER RECEPTION NO. E2061165. SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT DISCLOSURE TO PURCHASERS RECORDED AUGUST 16, 2022 UNDER RECEPTION NO. E2085752. RESOLUTION APPROVING THE IMPOSITION OF A TRASH AND RECYCLING FEE RECORDED FEBRUARY 5, 2024 UNDER RECEPTION NO. E4006681.
- 22. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HORIZON METROPOLITAN DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 20, 2021 UNDER RECEPTION NO. E1190526. JOINT RESOLUTION REGARDING THE IMPOSITION OF FACILITIES FEE RECORDED JUNE 03, 2022 UNDER RECEPTION NO.



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- E2061164. RESOLUTION APPROVING THE IMPOSITION OF A TRASH AND RECYCLING FEE RECORDED FEBRUARY 5, 2024 UNDER RECEPTION NO. E4006681.
23. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HORIZON METROPOLITAN DISTRICT NO. 8, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 20, 2021 UNDER RECEPTION NO. E1190530. RESOLUTION APPROVING THE IMPOSITION OF A TRASH AND RECYCLING FEE RECORDED FEBRUARY 5, 2024 UNDER RECEPTION NO. E4006681.
  24. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HORIZON METROPOLITAN DISTRICT NO. 9, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 20, 2021 UNDER RECEPTION NO. E1190531. RESOLUTION APPROVING THE IMPOSITION OF A TRASH AND RECYCLING FEE RECORDED FEBRUARY 5, 2024 UNDER RECEPTION NO. E4006681.
  25. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED OCTOBER 22, 2008 AT RECEPTION NO. B8118227.
  26. RESTRICTIVE COVENANTS, AS CONTAINED IN INSTRUMENT RECORDED MAY 29, 2009, UNDER RECEPTION NO. B9055788. FIRST AMENDMENT TO RESTRICTIVE COVENANTS RECORDED NOVEMBER 30, 2020 UNDER RECEPTION NO. E0165230.
  27. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN 55 DECIBEL AVIGATION EASEMENT RECORDED JUNE 29, 2009 UNDER RECEPTION NO. B9069477.
  28. INFRASTRUCTURE CONTEXTUAL SITE PLAN NO. 1 AT HORIZON UPTOWN MAP RECORDED OCTOBER 30, 2009, UNDER RECEPTION NO. B9119051.
  29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS IN HORIZON UPTOWN FRAMEWORK DEVELOPMENT PLANS RECORDED DECEMBER 29, 2009, UNDER RECEPTION NO. B9140296 AND RECORDED MAY 01, 2019 UNDER RECEPTION NO. D9039507.
  30. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DRAINAGE EASEMENT 6TH AVENUE PARKWAY EXTENSION PROJECT PARCEL PE-147B RECORDED FEBRUARY 21, 2018 UNDER RECEPTION NO. D8016922.
  31. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 2018-04-01 RECORDED MAY 17, 2018 UNDER RECEPTION NO. D8048150.
  32. OIL AND GAS LEASE BETWEEN ANADARKO LAND CORP., A NEBRASKA CORPORATION AND ANADARKO OIL & GAS 5, LLC, RECORDED JUNE 04, 2018 UNDER RECEPTION NO. D8052721 AND AS AMENDED IN INSTRUMENT RECORDED JULY 13, 2018 UNDER RECEPTION NO. D8068874. NOTE: SAID LEASE AFFECTED BY RELINQUISHMENT AND QUITCLAIM RECORDED JULY 7, 2008 UNDER RECEPTION NO. B8077130 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.



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Arapahoe County Clerk and Recorder



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- 33. 10-FOOT UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 15, 2019 UNDER RECEPTION NO. D9021398.
- 34. NATURAL GAS UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 15, 2019 UNDER RECEPTION NO. D9021399.
- 35. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PUBLIC SERVICE COMPANY OF COLORADO 10-FOOT UTILITY EASEMENT RECORDED MARCH 15, 2019 UNDER RECEPTION NO. D9021401.
- 36. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF HORIZON UPTOWN SUBDIVISION, FILING NO. 1 RECORDED MAY 31, 2019 UNDER RECEPTION NO. D9050780. QUIT CLAIM DEEDS AFFECTING CERTAIN EASEMENTS RECORDED OCTOBER 26, 2020 UNDER RECEPTION NO. E0145512 AND E0145513.
- 37. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN STORMWATER MAINTENANCE AGREEMENT RECORDED JUNE 26, 2019 UNDER RECEPTION NO. D9061703. (AFFECTS PARCEL A).
- 38. 5-FOOT UTILITY EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 31, 2019, UNDER RECEPTION NO. D9076719.
- 39. 5-FOOT UTILITY EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 31, 2019, UNDER RECEPTION NO. D9076720.
- 40. 5-FOOT UTILITY EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 31, 2019, UNDER RECEPTION NO. D9076721.
- 41. 5-FOOT UTILITY EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 30, 2019, UNDER RECEPTION NO. D9076722.
- 42. 20-FOOT UTILITY EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 31, 2019, UNDER RECEPTION NO. D9076761.
- 43. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN HORIZON UPTOWN CONTEXTUAL SITE PLAN NO. 1 RECORDED NOVEMBER 06, 2019 UNDER RECEPTION NO. D9120560.
- 44. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 04, 2020, UNDER RECEPTION NO. E0066133.
- 45. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 04, 2020, UNDER RECEPTION NO. E0066134.



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- 46. 4.5-FOOT UTILITY EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 07, 2020, UNDER RECEPTION NO. E100965.
- 47. 4.5 UTILITY EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 07, 2020, UNDER RECEPTION NO. E0100969.
- 48. RESERVATIONS CONTAINED IN SPECIAL WARRANTY DEED RECORDED OCTOBER 25, 2021 UNDER RECEPTION NO. E1162985.
- 49. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DRAINAGE EASEMENT RECORDED FEBRUARY 02, 2022 UNDER RECEPTION NO. E2012711. QUIT CLAIM DEED IN CONNECTION THEREWITH RECORDED DECEMBER 14, 2023 UNDER RECEPTION NO. E3083462
- 50. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UTILITY EASEMENT RECORDED FEBRUARY 02, 2022 UNDER RECEPTION NO. E2012712. QUIT CLAIM DEED IN CONNECTION THEREWITH RECORDED DECEMBER 14, 2023 UNDER RECEPTION NO. E3083463
- 51. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 07, 2022, UNDER RECEPTION NO. E2039434.
- 52. 10-FOOT UTILITY EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 07, 2022, UNDER RECEPTION NO. E2039436.
- 53. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WATER SERVICE CONNECTION FEE ALLOCATION AGREEMENT RECORDED JULY 20, 2022 UNDER RECEPTION NO. E2077426.
- 54. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CONSTRUCTION, ACCESS, USE AND MAINTENANCE EASEMENT AGREEMENT RECORDED SEPTEMBER 30, 2022 UNDER RECEPTION NO. E2099390.
- 55. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN TRAFFIC SIGNALIZATION EASEMENT RECORDED NOVEMBER 16, 2022 UNDER RECEPTION NO. E2112270.
- 56. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DRAINAGE EASEMENT RECORDED NOVEMBER 16, 2022 UNDER RECEPTION NO. E2112271.
- 57. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN WATER, STORM AND SEWER UTILITY EASEMENT RECORDED NOVEMBER 18, 2022 UNDER RECEPTION NO. E2112984.



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*Joan Lopez*

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- 58. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF HORIZON UPTOWN SUBDIVISION FILING NO. 4 RECORDED MAY 19, 2023 UNDER RECEPTION NO. E3033840.
- 59. RESERVATION OF WATER AND MINERAL RIGHTS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED OCTOBER 23, 2023 UNDER RECEPTION NO. E3072473.
- 60. EASEMENT GRANTED TO THE CITY OF AURORA, FOR DRAINAGE FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED NOVEMBER 15, 2023, UNDER RECEPTION NO. E3077476.
- 61. EASEMENT GRANTED TO MELODY HOMES, INC., A DELAWARE CORPORATION, FOR TEMPORARY CONSTRUCTION, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED NOVEMBER 17, 2023, UNDER RECEPTION NO. E3078097.
- 62. EASEMENT GRANTED TO MELODY HOMES, INC., A DELAWARE CORPORATION, FOR TEMPORARY CONSTRUCTION, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED NOVEMBER 17, 2023, UNDER RECEPTION NO. E3078098.
- 63. EASEMENT GRANTED TO MELODY HOMES, INC., A DELAWARE CORPORATION, FOR TEMPORARY CONSTRUCTION, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED NOVEMBER 22, 2023, UNDER RECEPTION NO. E3079125.
- 64. EASEMENT GRANTED TO THE CITY OF AURORA, FOR STORM, SANITARY AND SEWER TRANSMISSION MAINS, A WATER METER, FIRE HYDRANT AND WATER TRANSMISSION MAINS, LINES, FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 05, 2024, UNDER RECEPTION NO. E4000941.
- 65. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM REGARDING PUBLIC FINANCE AND REDEVELOPMENT AGREEMENT RECORDED AUGUST 05, 2010 UNDER RECEPTION NO. D0075829.
- 66. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED JUNE 24, 2024, PREPARED BY KIMLEY HORN AND ASSOCIATES, INC., JOB #196859001:
  - A) FENCE LINES NOT COINCIDENT WITH PROPERTY LINES.
  - B) CONCRETE WALK LOCATED ON PROPERTY WITHOUT THE APPARENT BENEFIT OF A RECORDED EASEMENT.
  - C) CONCRETE CURB LOCATED ON PROPERTY WITHOUT THE APPARENT BENEFIT OF A RECORDED EASEMENT.



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- 67. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AMENDED AND RESTATED VESTING DEVELOPMENT AGREEMENT RECORDED JUNE 12, 2024 UNDER RECEPTION NO. E4036609.
- 68. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS SET FORTH AND GRANTED IN PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED JUNE 12, 2024 UNDER RECEPTION NO. E4036750.