

**EXHIBIT B**  
**LEGAL DESCRIPTION**

A WATER LINE EASEMENT, BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 8, BEING MONUMENTED BY A 2.25 INCH ALUMINUM PIPE WITH A 3.25 INCH ALUMINUM CAP STAMPED "LAMP RYNEARSON T3S R65W ¼ S7 S8 2018 PLS 38318", FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION, BEING MONUMENTED BY A No. 6 REBAR WITH 2.5 INCH ALUMINUM CAP, IN A RANGE BOX, STAMPED "VLC T3S R65W S7/S8/S18/S17 1999 LS 20699", IS ASSUMED TO BEAR SOUTH 00°47'32" EAST, A DISTANCE OF 2656.99 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 80°31'00" EAST A DISTANCE OF 1964.25 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF JACKSON GAP STREET, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2013000094501, BEING THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING EIGHTEEN (18) COURSES;

1. NORTH 00°12'38" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 20.02 FEET;
2. DEPARTING SAID RIGHT OF WAY LINE, SOUTH 87°09'21" EAST, A DISTANCE OF 27.69 FEET;
3. SOUTH 89°24'47" EAST, A DISTANCE OF 15.35 FEET;
4. NORTH 00°07'47" EAST, A DISTANCE OF 569.55 FEET;
5. SOUTH 88°57'59" WEST, A DISTANCE OF 42.03 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE;
6. NORTH 00°12'50" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET;
7. DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 88°57'59" EAST, A DISTANCE OF 42.00 FEET;
8. NORTH 00°07'47" EAST, A DISTANCE OF 94.52 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
9. SOUTHEASTERLY, A DISTANCE OF 55.06 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 849.00 FEET, A CENTRAL ANGLE OF 03°42'56", A CHORD BEARING OF SOUTH 21°10'28" EAST, AND A CHORD LENGTH OF 55.05 FEET TO A POINT OF NON-TANGENCY;
10. SOUTH 00°07'47" WEST, A DISTANCE OF 4.83 FEET;
11. SOUTH 87°07'49" EAST, A DISTANCE OF 2.13 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
12. SOUTHEASTERLY, A DISTANCE OF 22.45 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 849.00 FEET, A CENTRAL ANGLE OF 01°30'55", A CHORD BEARING OF SOUTH 24°09'08" EAST, AND A CHORD LENGTH OF 22.45 FEET TO A POINT OF NON-TANGENCY;
13. NORTH 87°07'49" WEST, A DISTANCE OF 11.37 FEET;
14. SOUTH 00°07'47" WEST, A DISTANCE OF 601.28 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
15. SOUTHWESTERLY, A DISTANCE OF 55.50 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 787.00 FEET, A CENTRAL ANGLE OF 04°02'25", A CHORD BEARING OF SOUTH 21°15'31" WEST, AND A CHORD LENGTH OF 55.48 FEET TO A POINT OF NON-TANGENCY;
16. NORTH 00°07'47" EAST, A DISTANCE OF 25.10 FEET;

17. NORTH 89°24'47" WEST, A DISTANCE OF 15.90 FEET;

18. NORTH 87°09'21" WEST, A DISTANCE OF 27.16 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 15,354 SQUARE FEET OR 0.352 ACRE, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

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PATRICK M. STEENBURG, PLS 38004  
FOR AND ON BEHALF OF  
WESTWOOD PROFESSIONAL SERVICES, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112

VICINITY MAP

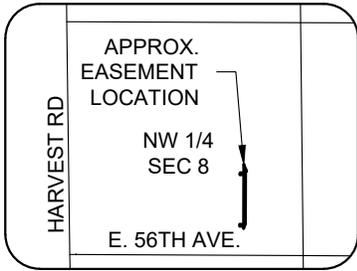


ILLUSTRATION FOR EXHIBIT B

OWNER:  
ACP DIA 1287 INVESTORS LLC  
4530 E SHEA BLVD STE 100  
PHOENIX AZ 85028-6066

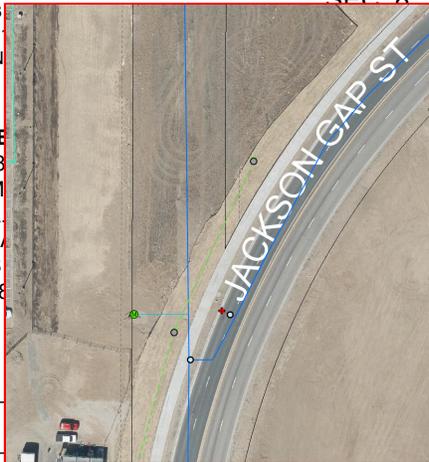
FIRE LANE & ACCESS EASEMENT  
REC. NO. 2021000087881

APPROACH @ 34L  
REC. NO. 2021000087881

OWNER:  
KROGER OZ3  
CINCIN

NW 1/4  
SEC 8

POINT OF COMMENCEMENT  
NW 1/4 COR. SEC. 8  
FND. 2-1/4" ALUM.  
WITH A 3-1/4" DIA.  
CAP STAMPED "L"  
RYNEARSON T3S  
S7 S8 2018 PLS 38  
IN A RANGE BOX



W. LINE, SW 1/4, SEC 8  
S00°47'32"E 2656.99'  
(BASIS OF BEARINGS)

SW COR. SEC. 8  
FND. #6 REBAR WITH 2.5"  
ALUM. CAP, IN A RANGE  
BOX, STAMPED "VLC T3S  
R65W S7/S8/S18/S17 1999  
LS 20699",  
IN A RANGE BOX

SW 1/4  
SEC. 8

WEST R.O.W. LINE  
EX. JACKSON GAP STREET  
REC. NO. 2013000094501

L=55.06' R=849.00' Δ=3°42'56"  
CHB=S21°10'28"E CH=55.05'  
S00°07'47"W 4.83'  
S87°07'49"E 2.13'  
L=22.45' R=849.00' Δ=1°30'55"  
CHB=S24°09'08"E CH=22.45'  
N87°07'49"W 11.37'

EX. JACKSON GAP WAY  
REC. NO. 2016000087351

OWNER:  
ACP DIA 1287 INVESTORS LLC  
4530 E SHEA BLVD STE 100

There is a sanitary  
main in this vicinity  
that will also require  
an easement.

Acknowledged.  
Sidewalk easement  
release has been in  
process with Aurora  
(RSN 1521214). Aurora  
informed Westwood  
this will be recorded  
once the street release  
is processed.

OWNER:  
PUBLIC RIGHT-OF-WAY  
DEDICATED UNDER REC. NO. 2013000094501

300 150 0 300

SCALE: 1" = 300'

THE ABOVE DESCRIBED PARCEL CONTAINS 15,354 SQUARE FEET OR 0.352 ACRE) MORE OR LESS.  
THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

CITY OF AURORA, COLORADO

A WATERLINE EASEMENT, TO BE DEDICATED, SITUATED IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.

DRAWN BY: CWB	SCALE: 1" = 300'	R.O.W. FILE NUMBER ---
CHECKED BY: PMS	DATE: 7/18/2023	JOB NUMBER: 30249702