

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF RIGHT-OF-WAY, TO BE RELEASED, BEING A PART OF WINDLER SUBDIVISION FILING NO. 2, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2024000006662. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, 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 NORTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S S12/S7/S13/S18 R66W/R65W 2023 PLS 38004, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S R65W 1/4 S7/S18 2024 PLS 38004, IS ASSUMED TO BEAR NORTH 89°19'43" EAST, A DISTANCE OF 2607.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 31°40'18" EAST, A DISTANCE OF 4612.92 FEET TO THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FIVE (5) COURSES;

1. NORTHEASTERLY, A DISTANCE OF 32.26 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 92°24'43", A CHORD BEARING OF NORTH 22°36'51" EAST, AND A CHORD LENGTH OF 28.87 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;
2. SOUTHEASTERLY, A DISTANCE OF 3.55 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1279.97 FEET, A CENTRAL ANGLE OF 00°09'32", A CHORD BEARING OF SOUTH 23°32'42" EAST, AND A CHORD LENGTH OF 3.55 FEET, TO A POINT OF COMPOUND CURVATURE;
3. SOUTHWESTERLY, A DISTANCE OF 32.22 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 92°17'46", A CHORD BEARING OF SOUTH 22°40'57" WEST, AND A CHORD LENGTH OF 28.85 FEET, TO A REVERSE CURVATURE;
4. SOUTHWESTERLY, A DISTANCE OF 0.14 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 782.00 FEET, A CENTRAL ANGLE OF 00°00'37", A CHORD BEARING OF SOUTH 68°49'31" WEST, AND A CHORD LENGTH OF 0.14 FEET, TO A POINT OF TANGENCY;
5. NORTH 21°10'48" WEST, A DISTANCE OF 3.50 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 73 SQUARE FEET OR 0.002 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, JEAN P. HALPIN, 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.

JEAN P. HALPIN, P.L.S. 38474
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112

ILLUSTRATION FOR EXHIBIT A

POINT OF COMMENCEMENT

NW COR. SEC. 18

FOUND NO. 6 REBAR & 3-1/4" ALUMINUM CAP
STAMPED "WESTWOOD T3S S12/S7/S13/S18
R66W/R65W 2023 PLS 38004", IN RANGE BOX

(BASIS OF BEARINGS)

N. LINE, NW 1/4 SEC. 18

N89°19'43"E 2607.98'

N 1/4 COR. SEC. 18

FOUND NO. 6 REBAR &

3-1/4" ALUMINUM CAP STAMPED

"WESTWOOD T3S R65W 1/4

S7/S18 2024 PLS 38004"

TRACT A
WINDLER SUBDIVISION
FILING NO. 4
REC. NO. 2024000013716

POINT OF
BEGINNING

15' U.E.

REC. NO. 2024000006662

L=3.55',

R=1279.97'

Δ=0°09'32"

CHB=S23°32'42"E

CH=3.55'

TRACT B
WINDLER SUBDIVISION
FILING NO. 2
REC. NO. 2024000006662

PORTION OF R.O.W.
73 S.F.
0.002 AC.

L=32.22',

R=20.00'

Δ=92°17'46"

CHB=S22°40'57"W

CH=28.85'

L=0.14',

R=782.00'

Δ=0°00'37"

CHB=S68°49'31"W

CH=0.14'

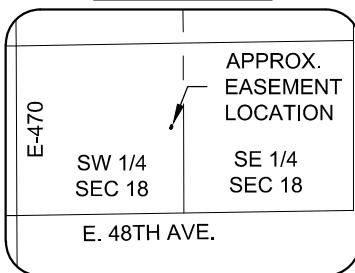
N21°10'48"W
3.50'

DRAINAGE EASEMENT
REC. NO. 2024000006662

SW 1/4
SEC 18

N. DENALI BLVD
REC. NO. 2024000006662

VICINITY MAP



OWNER:
GVP WINDLER LLC
C/O ALBERTA DEVELOPMENT PARTNERS LLC
5750 DTC PKWY STE 210
GREENWOOD VILLAGE, CO 80111-5485

40 20 0 40

SCALE: 1" = 40'

THE ABOVE DESCRIBED PARCEL CONTAINS 73 SQUARE FEET OR (0.002 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

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DRAWN BY: ATM	SCALE: 1" = 40'	R.O.W. FILE NUMBER ---
CHECKED BY: JPH	DATE: 10/10/2024	JOB NUMBER: ---