

**KAISER AURORA LEGAL DESCRIPTION
DECEMBER 2023**

LEGAL DESCRIPTION AND DEDICATIONS

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PORTION OF KAISER AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1, AND A PORTION OF AURORA CENTRETECH PARK SUBDIVISION FILING NO. 3 TOGETHER WITH A PORTION OF VACATED EAST FIRST AVENUE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 PER THE CITY OF AURORA HORIZONTAL CONTROL SHEET 09H AS BEARING SOUTH 00°41'59" EAST, A DISTANCE OF 2640.62 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

- THE EAST QUARTER CORNER OF SECTION 8 BEING A FOUND 3.25" ALUMINUM CAP, PLS 22100 IN RANGE BOX MATCHING MONUMENT RECORD FILED 6/30/07
- THE CENTER QUARTER CORNER OF SECTION 8 BEING A FOUND 3.25" ALUMINUM CAP, PLS 22100 IN RANGE BOX MATCHING MONUMENT RECORD FILED 6/30/07

COMMENCING AT SAID EASTER QUARTER CORNER OF SECTION 8;

THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER SOUTH 89°57'19" WEST, A DISTANCE OF 55.12 FEET TO THE WESTERLY RIGHT-OF-WAY OF AIRPORT BOULEVARD AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 00°00'30" WEST, A DISTANCE OF 550.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST CENTRETECH PARKWAY;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", WHOSE CHORD BEARS SOUTH 45°00'30" WEST A DISTANCE OF 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET;
2. THENCE NORTH 89°59'30" WEST, A DISTANCE OF 95.00 FEET;
3. THENCE SOUTH 86°55'18" WEST, A DISTANCE OF 130.00 FEET;
4. THENCE NORTH 89°59'30" WEST, A DISTANCE OF 960.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 KAISER AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 NORTH 00°00'30" EAST, A DISTANCE OF 580.88 FEET TO SAID NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 8;

THENCE ALONG SAID NORTHERLY LINE NORTH 89°57'19" EAST, A DISTANCE OF 1,210.44 FEET TO THE POINT OF BEGINNING. CONTAINING 702,370 SQUARE FEET OR 16.124 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF KAISER AURORA CENTRETECH PARK SUBDIVISION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.