

Return to:
Janice Napper, City Clerk and Recorder
City of Aurora Colorado
15151 East Alameda Parkway
Aurora Colorado 80012

AVIGATION EASEMENT

1. The undersigned (the "Grantor(s)") (is)(are) the owner(s) of that certain parcel of real property more particularly identified and described in the legal description attached to and made a part of this instrument as Exhibit A (the "Property").
2. Grantor(s), for (itself)(themselves), (its)(their) successors and assigns, hereby grant(s) and convey(s) to THE CITY OF AURORA, COLORADO, its successors and assigns (the "City"), and [Denver International](#) Airport, its successors and assigns (the "Airport")(collectively, the "Grantees"), a perpetual and assignable easement in and over the Property and a right-of-way for the free and unrestricted passage and flight of all aircraft in the navigable airspace above the surface of the Property as defined by the Federal Aviation Act of 1958, 49 U.S.C. § 40101, et seq., and the regulations adopted pursuant thereto, as the same are from time to time amended (the "Airspace").
3. Said easement and right-of-way shall include, but is not limited to:
 - a. For the use and benefit of the public, the easement and continuing right to fly, or cause or permit the flight by any and all persons of any and all aircraft now known or hereafter invented, used, or designated for navigation of or flight in the air, in, through, across or about any portion of the Airspace;
 - b. The right to cause or create, or permit or allow to be caused or created in the Airspace, such noise, dust, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke, and all other effects as may be inherent in the proper operation of aircraft;
 - c. The right to clear and keep clear the Airspace of any portions of buildings, structures, or improvements of any and all kinds, and of trees, vegetation, or other objects, including the right to remove or demolish those portions of such buildings, structures, improvements, trees or any other objects which extend into the Airspace and the right to cut to the ground level and remove any trees which extend into the Airspace;
 - d. The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, any and all buildings, structures, or other improvements, and trees or other objects now upon, or that in the future may be upon, the Property, and which extend into the Airspace; and
 - e. The right of ingress to, passage within, and egress from the Property, solely for the above stated purposes.
4. Grantor(s) hereby covenant(s) with Grantees as follows:
 - a. Grantor(s) will not construct, install, permit or allow any building, structure, improvement, tree, or other object on the Property to extend into the Airspace, constitute an obstruction to air navigation, or obstruct or interfere with the use of the easement and right-of-way herein granted; and
 - b. Grantor(s) will not use or permit the use of the Property in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon the Airport and any aircraft.
5. The easement and right-of-way granted herein shall be deemed in gross, being conveyed to Grantees for their benefit and the benefit of any and all member of the general public who may use

said easement or right-of-way operating aircraft in or about, or in otherwise flying through, the Airspace.

6. The covenants and agreements made herein shall run with the land and shall be binding upon Grantor(s) and (its)(their) successors and assigns.

7. The City is hereby designated as agent for all purposes regarding the enforcement or removal of the easement and right-of-way granted herein.

8. It is understood and agreed that Grantor(s) shall have no right or cause of action, either in law or in equity, for damages or injury to any person or property arising out of or resulting directly or indirectly, from the overflight of aircraft, or for damages or injury to any person or property resulting from any noise or nuisance of any kind or description resulting, directly or indirectly, from aircraft overflights; provided, however, that nothing herein shall divest Grantor(s) of any right or cause of action for damages to any person or property resulting from the negligent operation of aircraft overflights over the described premises at any altitude above ground level.

9. Nothing herein shall be construed to be a waiver of the governmental immunity afforded to the City or any other governmental agency or department by virtue of the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*, C.R.S., as amended.

EXECUTED this 31st day of August, 2023.

GRANTOR(S)

DIBC Cargo, LLC a Colorado limited liability company

By: By: L C Fulenwider, Inc. a Colorado corporation, its Manager

By: [Signature]

H. Rickey Wells, SVP

ATTEST:

By: [Signature]



STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 31st day of August, 2023, by H. Rickey Wells, DIBC Cargo (and LC Fulenwider, Inc.), Grantor(s).

Witness my hand and official seal.

My Commission Expires: Jan 9, 2024

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, 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 NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 7; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 7, S88°21'19"W A DISTANCE OF 916.56 FEET; THENCE S01°38'41"E A DISTANCE OF 80.47 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 64TH AVENUE AS DEDICATED BY EAST 64TH AVENUE SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2021000041023 AND THE NORTHEAST CORNER OF TRACT B, BOX ELDER SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2022000012967;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT B THE FOLLOWING FOUR (4) CONSECUTIVE COURSES:

- 1) S44°16'34"E A DISTANCE OF 168.68 FEET;
 - 2) THENCE S25°25'43"E A DISTANCE OF 220.42 FEET;
 - 3) THENCE S02°03'27"E A DISTANCE OF 443.10 FEET;
 - 4) THENCE S25°24'37"W A DISTANCE OF 17.43 FEET TO THE POINT OF BEGINNING;
- THENCE S41°42'49"E A DISTANCE OF 55.50 FEET;
- THENCE S07°58'42"E A DISTANCE OF 837.88 FEET;
- THENCE S08°05'55"E A DISTANCE OF 68.49 FEET;
- THENCE S72°53'08"W A DISTANCE OF 35.19 FEET TO A POINT ON SAID EASTERLY LINE OF TRACT B;
- THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES:
- 1) N17°06'52"W A DISTANCE OF 45.74 FEET;
 - 2) THENCE N29°49'40"W A DISTANCE OF 450.28 FEET;
 - 3) THENCE N03°42'10"W A DISTANCE OF 253.37 FEET;
 - 4) THENCE N25°24'37"E A DISTANCE OF 290.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.003 ACRES OR 130,798 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR N88°21'19"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #25379 AT THE NORTH QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #23521 AT THE NORTHEAST CORNER.

PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO. 80215
303-431-6100
APRIL 24, 2023
JOB NO. 20.0851



ILLUSTRATION FOR EXHIBIT A

PAGE 2 OF 3

NE COR. SEC. 7,
T3S, R65W, 6TH P.M.
FOUND 3-1/4" ALUM. CAP
IN RANGE BOX
L2 PLS #23521 (P.O.C.)

EAST 64TH AVENUE
(REC. #2021000041023)

NORTHERLY LINE
NE1/4, SEC. 7
T3S, R65W, 6TH P.M.
N88°21'19"E 2645.47'
(BASIS OF BEARINGS)

N1/4 COR. SEC. 7,
T3S, R65W, 6TH P.M.
FOUND 3-1/4" ALUM. CAP
IN RANGE BOX PLS #25379

TRACT B,
BOX ELDER SUBDIVISION
FILING NO. 1
(REC. #2022000012967)

NE1/4, SEC. 7,
T3S, R65W, 6TH P.M.

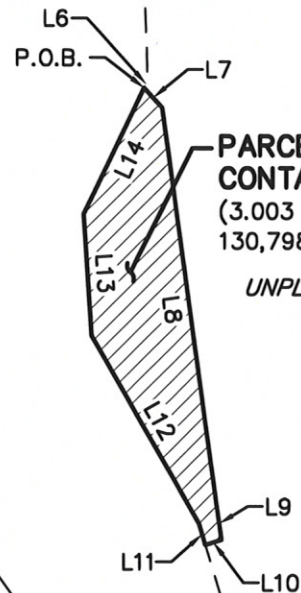
DENALI STREET
(REC. #2021000018199
& REC2023000012180)

WESTERLY LINE
NE1/4, SEC. 7
T3S, R65W, 6TH P.M.
N00°33'29"W 2669.35'

C1/4 COR. SEC. 7,
T3S, R65W, 6TH P.M.
FOUND #6 REBAR W/
3-1/4" ALUM. CAP
PLS #25379

SOUTHERLY LINE
NE1/4, SEC. 7
T3S, R65W, 6TH P.M.
N88°04'02"E 2655.69'

EAST 60TH AVENUE (REC. #2022000012967)



E1/4 COR. SEC. 7,
T3S, R65W, 6TH P.M.
FOUND 1" METAL PIPE

HARVEST ROAD (REC. #20060212000496480)
EASTERLY LINE NE1/4, SEC. 7 T3S, R65W, 6TH P.M.
N00°46'20"W 2655.83'

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED



0 200 400
SCALE: 1"=400'
ALL LINEAL
DIMENSIONS ARE IN
U.S. SURVEY FEET



P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

APRIL 24, 2023

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM

THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED DESCRIPTION.

ILLUSTRATION FOR

EXHIBIT A

PAGE 3 OF 3

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S88°21'19"W	916.56'
L2	S01°38'41"E	80.47'
L3	S44°16'34"E	168.68'
L4	S25°25'43"E	220.42'
L5	S02°03'27"E	443.10'
L6	S25°24'37"W	17.43'
L7	S41°42'49"E	55.50'
L8	S07°58'42"E	837.88'
L9	S08°05'55"E	68.49'
L10	S72°53'08"W	35.19'
L11	N17°06'52"W	45.74'
L12	N29°49'40"W	450.28'
L13	N03°42'10"W	253.37'
L14	N25°24'37"E	290.26'



APRIL 24, 2023

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CONSULTING ENGINEERS
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LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, 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 NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 7, THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 7, S00°46'20"E A DISTANCE OF 377.06 FEET; THENCE S89°13'40"W A DISTANCE OF 72.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HARVEST ROAD RECORDED AT RECEPTION NO. 20060212000496480 AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°46'20"E A DISTANCE OF 1946.73 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HARVEST ROAD AS DEDICATED BY BOX ELDER SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2022000012967;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES:

1) S04°27'53"W A DISTANCE OF 109.56 FEET;

2) THENCE S00°46'20"E A DISTANCE OF 105.08 FEET TO POINT OF CURVATURE AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 60TH AVENUE AS DEDICATED BY SAID BOX ELDER SUBDIVISION FILING NO. 1;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES:

1) 116.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 88°50'22", AND A CHORD WHICH BEARS S43°38'51"W A DISTANCE OF 104.99 FEET;

2) THENCE S88°04'02"W A DISTANCE OF 147.32 FEET;

3) THENCE S87°03'43"W A DISTANCE OF 189.84 FEET TO THE SOUTHEAST CORNER OF TRACT B, OF SAID BOX ELDER SUBDIVISION FILING NO. 1;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT B THE FOLLOWING FIVE (5) CONSECUTIVE COURSES:

1) N62°45'34"W A DISTANCE OF 183.47 FEET;

2) THENCE N17°18'32"E A DISTANCE OF 193.36 FEET;

3) THENCE N05°44'27"E A DISTANCE OF 113.71 FEET;

4) THENCE N05°45'39"E A DISTANCE OF 282.15 FEET;

5) THENCE N17°06'52"W A DISTANCE OF 138.72 FEET;

THENCE N72°53'08"E A DISTANCE OF 35.19 FEET;

THENCE N08°05'55"W A DISTANCE OF 68.49 FEET;

THENCE N07°58'42"W A DISTANCE OF 837.88 FEET;

THENCE N41°42'49"W A DISTANCE OF 55.50 FEET TO A POINT ON SAID EASTERLY LINE;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES:

1) N25°24'37"E A DISTANCE OF 17.43 FEET;

2) THENCE N02°03'27"W A DISTANCE OF 443.10 FEET;

3) THENCE N25°25'43"W A DISTANCE OF 44.04 FEET;

THENCE N89°13'40"E A DISTANCE OF 653.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 28.282 ACRES OR 1,231,973 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR N88°21'19"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #25379 AT THE NORTH QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #23521 AT THE NORTHEAST CORNER.

PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
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APRIL 24, 2023
JOB NO. 20.0851



ILLUSTRATION FOR EXHIBIT A

PAGE 3 OF 4

NE COR. SEC. 7,
T3S, R65W, 6TH P.M.
FOUND 3-1/4" ALUM. CAP
IN RANGE BOX
PLS #23521 (P.O.C.)

EAST 64TH AVENUE
(REC. #2021000041023)

NORTHERLY LINE
NE1/4, SEC. 7
T3S, R65W, 6TH P.M.
S88°21'19"W 2645.47'
(BASIS OF BEARINGS)

N1/4 COR. SEC. 7,
T3S, R65W, 6TH P.M.
FOUND 3-1/4" ALUM. CAP
IN RANGE BOX PLS #25379

TRACT B,
BOX ELDER SUBDIVISION
FILING NO. 1
(REC. #2022000012967)

S00°46'20"E 377.06'
S89°13'40"W 72.00'
UNPLATTED L2

DENALI STREET
(REC. #2021000018199
& REC2023000012180)

WESTERLY LINE
NE1/4, SEC. 7
T3S, R65W, 6TH P.M.
N00°33'29"W 2669.35'

NE1/4, SEC. 7,
T3S, R65W, 6TH P.M.

C1/4 COR. SEC. 7,
T3S, R65W, 6TH P.M.
FOUND #6 REBAR W/
3-1/4" ALUM. CAP
PLS #25379

SOUTHERLY LINE
NE1/4, SEC. 7
T3S, R65W, 6TH P.M.
N88°04'02"E 2655.69'

EAST 60TH AVENUE (REC. #2022000012967)

L17 L16

UNPLATTED

PARCEL
CONTAINS
(28.282 ACRES OR
1,231,973 SQ. FT.±)

L15

L14

L13

L12

L11

L10

L9

L8

L7

C1

L6

L5

L4

L3

L2

L1

HARVEST ROAD (REC. #20060212000496480)
E1/4 COR. SEC. 7,
T3S, R65W, 6TH P.M.
EASTERLY LINE NE1/4, SEC. 7 T3S, R65W, 6TH P.M.
N00°46'20"W 2655.83'
FOUND 1" METAL PIPE

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

APRIL 24, 2023

0 200 400
SCALE: 1"=400'
ALL LINEAL
DIMENSIONS ARE IN
U.S. SURVEY FEET



MARTIN/MARTIN
CONSULTING ENGINEERS

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MAIN 303.431.6100 MARTINMARTIN.COM

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ILLUSTRATION FOR

EXHIBIT A

PAGE 4 OF 4

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	88°50'22"	75.00'	116.29'	S43°38'51"W	104.99'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S00°46'20"E	377.06'
L2	S89°13'40"W	72.00'
L3	S00°46'20"E	1946.73'
L4	S04°27'53"W	109.56'
L5	S00°46'20"E	105.08'
L6	S88°04'02"W	147.32'
L7	S87°03'43"W	189.84'
L8	N62°45'34"W	183.47'
L9	N17°18'32"E	193.36'
L10	N05°44'27"E	113.71'
L11	N05°45'39"E	282.15'
L12	N17°06'52"W	138.72'
L13	N72°53'08"E	35.19'
L14	N08°05'55"W	68.49'
L15	N07°58'42"W	837.88'
L16	N41°42'49"W	55.50'
L17	N25°24'37"E	17.43'
L18	N02°03'27"W	443.10'
L19	N25°25'43"W	44.04'
L20	N89°13'40"E	653.53'



APRIL 24, 2023

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COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 7, THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 7, S88°21'19"W A DISTANCE OF 916.56 FEET; THENCE S01°38'41"E A DISTANCE OF 80.47 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 64TH AVENUE AS DEDICATED BY EAST 64TH AVENUE SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2021000041023 SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) CONSECUTIVE COURSES:

- 1) S87°27'02"E A DISTANCE OF 34.61 FEET;
 - 2) THENCE N88°21'19"E A DISTANCE OF 85.53 FEET TO A POINT OF CURVATURE;
 - 3) THENCE 95.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 91°38'41", AND A CHORD WHICH BEARS S45°49'21"E A DISTANCE OF 86.06 FEET;
 - 4) THENCE S00°00'00"W A DISTANCE OF 6.52 FEET;
 - 5) THENCE N90°00'00"E A DISTANCE OF 84.83 FEET;
 - 6) THENCE 45.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 286.00 FEET, A CENTRAL ANGLE OF 09°07'41", AND A CHORD WHICH BEARS N08°56'29"E A DISTANCE OF 45.52 FEET;
 - 7) THENCE 65.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 74°50'59", AND A CHORD WHICH BEARS N50°55'49"E A DISTANCE OF 60.77 FEET;
 - 8) THENCE N88°21'19"E A DISTANCE OF 129.66 FEET;
 - 9) THENCE S87°11'06"E A DISTANCE OF 109.43 FEET;
 - 10) THENCE N88°27'09"E A DISTANCE OF 62.96 FEET;
 - 11) THENCE N89°17'53"E A DISTANCE OF 120.44 FEET TO A POINT OF CURVATURE;
 - 12) THENCE 156.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 89°55'47", AND A CHORD WHICH BEARS S45°44'14"E A DISTANCE OF 141.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HARVEST ROAD RECORDED AT RECEPTION NO. 20060212000496480;
- THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°46'20"E A DISTANCE OF 191.84 FEET;
THENCE S89°13'40"W A DISTANCE OF 653.53 FEET TO A POINT ON THE EASTERLY LINE OF TRACT B, BOX ELDER SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2022000012967;
THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES:
- 1) N25°25'43"W A DISTANCE OF 176.38 FEET;
 - 2) THENCE N44°16'34"W A DISTANCE OF 168.68 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.669 ACRES OR 203,387 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR N88°21'19"E AND BEING MONUMENTED BY A

FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #25379 AT THE NORTH QUARTER CORNER AND A
FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #23521 AT THE NORTHEAST CORNER.

PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
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ILLUSTRATION FOR EXHIBIT A

PAGE 3 OF 4

E COR. SEC. 7,
T3S, R65W, 6TH P.M.
FOUND 3-1/4" ALUM. CAP
IN RANGE BOX
PLS #23521 (P.O.C.)

EAST 64TH AVENUE
(REC. #2021000041023)

NORTHERLY LINE
NE1/4, SEC. 7
T3S, R65W, 6TH P.M.
N88°21'19"E 2645.47'
(BASIS OF BEARINGS)

N1/4 COR. SEC. 7,
T3S, R65W, 6TH P.M.
FOUND 3-1/4" ALUM. CAP
IN RANGE BOX PLS #25379

TRACT B,
BOX ELDER SUBDIVISION
FILING NO. 1
(REC. #2022000012967)

PARCEL
CONTAINS
(4.669 ACRES OR
203,387 SQ. FT.±)

NE1/4, SEC. 7,
T3S, R65W, 6TH P.M.

UNPLATTED

DENALI STREET
(REC. #2021000018199
& REC2023000012180)

WESTERLY LINE
NE1/4, SEC. 7
T3S, R65W, 6TH P.M.
N00°33'29"W 2669.35'

C1/4 COR. SEC. 7,
T3S, R65W, 6TH P.M.
FOUND #6 REBAR W/
3-1/4" ALUM. CAP
PLS #25379

SOUTHERLY LINE
NE1/4, SEC. 7
T3S, R65W, 6TH P.M.
N88°04'02"E 2655.69'

E1/4 COR. SEC. 7,
T3S, R65W, 6TH P.M.
FOUND 1" METAL PIPE

EAST 60TH AVENUE (REC. #2022000012967)

UNPLATTED

UNPLATTED

UNPLATTED

HARVEST ROAD (REC. #20060212000496480)
EASTERLY LINE NE1/4, SEC. 7 T3S, R65W, 6TH P.M.
N00°46'20"W 2655.83'

UNPLATTED



SCALE: 1"=400'
ALL LINEAL
DIMENSIONS ARE IN
U.S. SURVEY FEET



P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

APRIL 24, 2023

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM

THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED DESCRIPTION.

EXHIBIT A

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	91°38'41"	60.00'	95.97'	S45°49'21"E	86.06'
C2	9°07'41"	286.00'	45.56'	N08°56'29"E	45.52'
C3	74°50'59"	50.00'	65.32'	N50°55'49"E	60.77'
C4	89°55'47"	100.00'	156.96'	S45°44'14"E	141.33'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S88°21'19"W	916.56'
L2	S01°38'41"E	80.47'
L3	S87°27'02"E	34.61'
L4	N88°21'19"E	85.53'
L5	S00°00'00"E	6.52'
L6	N90°00'00"E	84.83'
L7	N88°21'19"E	129.66'
L8	S87°11'06"E	109.43'
L9	N88°27'09"E	62.96'
L10	N89°17'53"E	120.44'
L11	S00°46'20"E	191.84'
L12	S89°13'40"W	653.53'
L13	N25°25'43"W	176.38'
L14	N44°16'34"W	168.68'



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