

LEGAL DESCRIPTION

A 20-FOOT RAW WATER EASEMENT LYING WITHIN A PORTION OF THOSE RIGHTS-OF-WAY AS DESCRIBED IN BOOK 262 AT PAGES 52, 60, AND 61, AND LYING WITHIN LOT 7, BLOCK 1 OF HOMESTEAD AT MURPHY CREEK SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. A9080446, BOTH IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SITUATED WITHIN THE WEST HALF OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 19; THENCE N 04°39'45" E, A DISTANCE OF 385.84 FEET TO A POINT ON THE WEST LINE OF LOT 7, BLOCK 1, SAID HOMESTEAD AT MURPHY CREEK SUBDIVISION AND THE POINT OF BEGINNING;

THENCE N 37° 24' 07" W, ALONG SAID WEST LINE, A DISTANCE OF 33.21 FEET;  
THENCE N 00° 22' 31" W, A DISTANCE OF 10.23 FEET;  
THENCE N 02° 27' 25" E, A DISTANCE OF 166.84 FEET;  
THENCE N 04° 02' 03" W, A DISTANCE OF 153.11 FEET;  
THENCE N 02° 46' 57" W, A DISTANCE OF 239.53 FEET TO A POINT ON THE WEST LINE OF SAID LOT 7, BLOCK 1;  
THENCE N 47° 55' 45" E, ALONG SAID WEST LINE, A DISTANCE OF 26.28 FEET;  
THENCE S 01° 30' 00" E, A DISTANCE OF 15.14 FEET;  
THENCE S 02° 46' 57" E, A DISTANCE OF 240.81 FEET;  
THENCE S 04° 02' 03" E, A DISTANCE OF 154.02 FEET;  
THENCE S 02° 27' 25" W, A DISTANCE OF 167.48 FEET;  
THENCE S 00° 22' 31" E, A DISTANCE OF 36.25 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11,834 SQUARE FEET OR 0.272 ACRES, MORE OR LESS

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON A LINE ASSUMED TO BEAR NORTH 44°50'04" EAST, A DISTANCE OF 3,746.85 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 19 BEING MONUMENTED BY 3-INCH DIAMETER BRASS CAP (UNABLE TO VERIFY SIZE AND MATERIAL OF UNDERLYING MONUMENT), STAMPED "PLS 16419", SET IN A MONUMENT BOX, TO THE NORTH QUARTER CORNER OF SAID SECTION 19 BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4-INCH DIAMETER ALUMINUM CAP, STAMPED "36580", SET IN A MONUMENT BOX.

ALL LINEAR DISTANCES SHOWN HEREON ARE REPRESENTED IN U.S. SURVEY FEET.

JEFFREY C. ANTON  
COLORADO PLS 38818  
FOR AND ON BEHALF OF  
CORE CONSULTANTS INC.

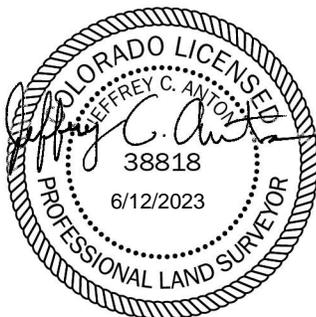
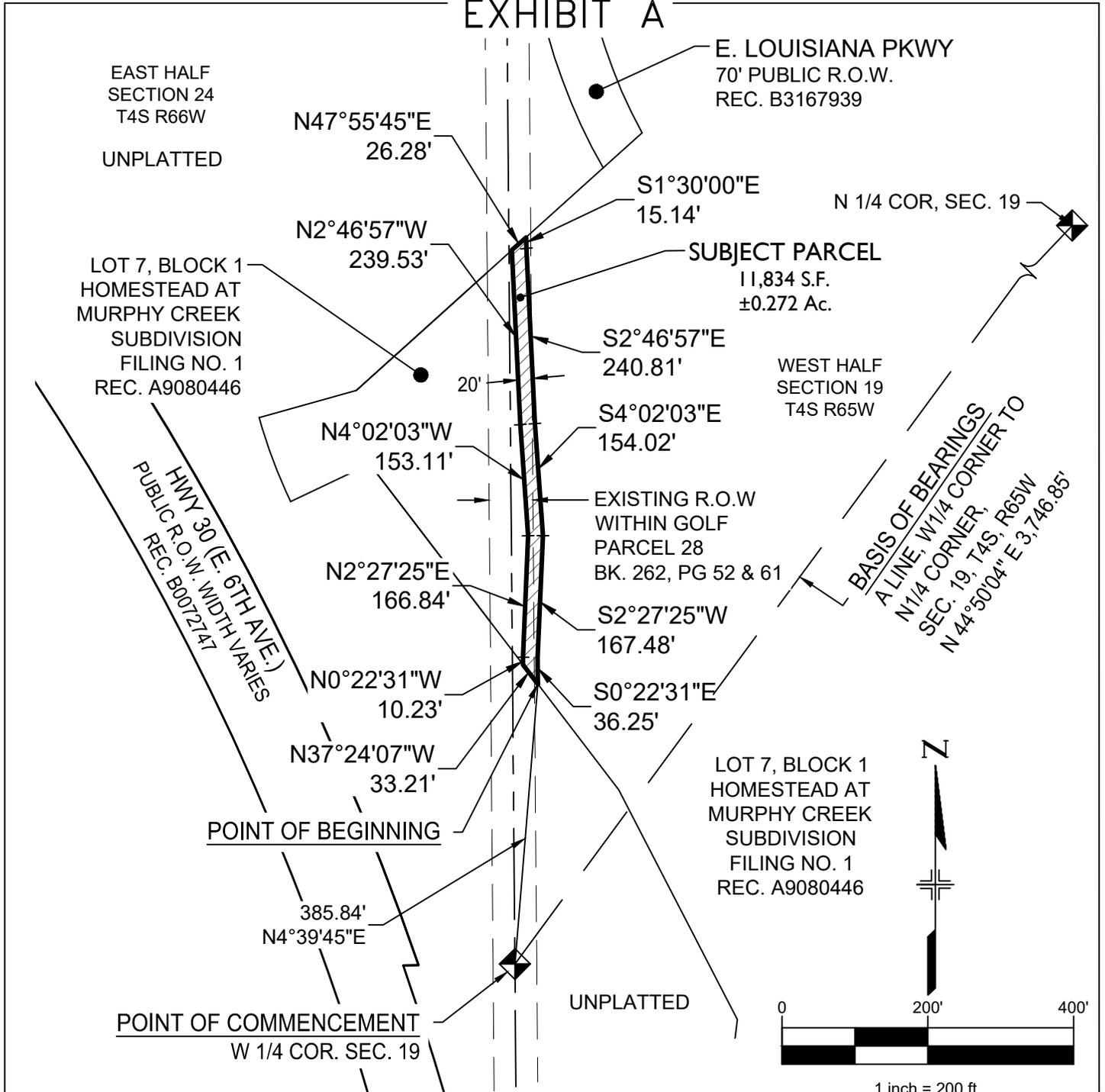


ILLUSTRATION FOR

# EXHIBIT A



BEARINGS ARE BASED ON THE LINE BETWEEN THE W 1/4 OF SECTION 19 & THE N 1/4 OF SECTION 19, T4S, R66W, 6TH P.M., BEARING N44°50'04"E.

THE ABOVE DESCRIBED PARCEL CONTAINS 11,834 SQUARE FEET (0.272 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

A RAW WATERLINE EASEMENT SITUATED IN THE W 1/2 OF SECTION 19, T4S, R66W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING A PORTION OF RIGHT-OF-WAY AS DESCRIBED IN BOOK 262 AT PAGES 52, 60 AND 61, AND LOT 7 BLOCK 1, REC. A9080446, ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE.

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| DRAWN BY:<br>DCB   | SCALE:<br>1" = 200' | R.O.W. FILE NUMBER    |
| CHECKED BY:<br>JCA | DATE:<br>06-12-23   | JOB NUMBER:<br>21-198 |