

KINGS POINT ZONING AMENDMENT MAP

SITUATED IN THE SOUTH HALF OF SECTION 33, 34, AND 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LEGAL DESCRIPTION

PARCEL A – R-1 ZONING

A PARCEL OF LAND LOCATED IN SECTION 35, THE SOUTH HALF OF SECTION 34 AND THE SOUTH HALF OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, WAS ASSUMED TO BEAR SOUTH 00°17'32" WEST AND IS MONUMENTED AT THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 35 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "RLS 10377 1988 JR ENGINEERING". ALL BEARINGS HEREIN BEING REFERENCE THERETO.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35;

THENCE SOUTH 00°17'32" WEST, A DISTANCE OF 187.02 FEET TO THE CENTERLINE OF EAST DRY CREEK ROAD, RECORDED AT RECEPTION NO. B2073829 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID ARAPAHOE COUNTY;

THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:

1. NORTH 89°00'03" WEST, A DISTANCE OF 568.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 537.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°15'26", AN ARC LENGTH OF 68.02 FEET;
3. SOUTH 83°44'32" WEST, A DISTANCE OF 327.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 537.00 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°15'26", AN ARC LENGTH OF 68.02 FEET;
5. NORTH 88°59'58" WEST, A DISTANCE OF 126.14 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID EAST DRY CREEK ROAD;

THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 88°59'58" WEST, A DISTANCE OF 38.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 500.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'33", AN ARC LENGTH OF 195.85 FEET

THENCE SOUTH 68°33'29" WEST, A DISTANCE OF 430.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET,

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'29", AN ARC LENGTH OF 306.52 FEET;

THENCE NORTH 76°19'03" WEST, A DISTANCE OF 420.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 500.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'07", AN ARC LENGTH OF 129.17 FEET;

THENCE SOUTH 88°52'50" WEST, A DISTANCE OF 50.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 425.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°18'38", AN ARC LENGTH OF 358.35 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 225.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°33'28", AN ARC LENGTH OF 68.95 FEET;

THENCE SOUTH 23°00'44" WEST, A DISTANCE OF 211.03 FEET TO THE CENTERLINE OF SOUTH IRELAND WAY AS RECORDED AT RECEPTION NO. E2070744 IN SAID RECORDS;

THENCE ALONG SAID CENTERLINE THE FOLLOWING TEN (10) COURSES:

1. NORTH 72°57'51" WEST, A DISTANCE OF 150.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 400.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°37'30", AN ARC LENGTH OF 206.82 FEET;
3. NORTH 43°20'21" WEST, A DISTANCE OF 290.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 400.00 FEET;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°21'50", AN ARC LENGTH OF 218.96 FEET;
5. NORTH 74°42'11" WEST, A DISTANCE OF 48.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 400.00 FEET;
6. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°55'15", AN ARC LENGTH OF 146.05 FEET;
7. SOUTH 84°22'34" WEST, A DISTANCE OF 211.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET;
8. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'56", AN ARC LENGTH OF 110.96 FEET;
9. NORTH 82°54'30" WEST, A DISTANCE OF 22.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 248.47 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 07°03'48" EAST;
10. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°33'06", AN ARC LENGTH OF 80.45 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 25°31'50" WEST, A DISTANCE OF 198.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°45'10" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°49'00", AN ARC LENGTH OF 59.49 FEET;

THENCE NORTH 56°04'09" WEST, A DISTANCE OF 16.10 FEET;

THENCE SOUTH 68°40'27" WEST, A DISTANCE OF 297.29 FEET;

THENCE SOUTH 58°32'03" WEST, A DISTANCE OF 134.59 FEET;

THENCE SOUTH 38°34'53" EAST, A DISTANCE OF 156.14 FEET;

THENCE SOUTH 42°25'08" EAST, A DISTANCE OF 98.83 FEET;

THENCE SOUTH 64°16'10" EAST, A DISTANCE OF 53.28 FEET;

THENCE SOUTH 61°27'05" EAST, A DISTANCE OF 62.97 FEET;

THENCE SOUTH 64°58'08" EAST, A DISTANCE OF 50.43 FEET;

THENCE SOUTH 15°02'15" EAST, A DISTANCE OF 505.20 FEET;

THENCE SOUTH 09°39'27" EAST, A DISTANCE OF 64.74 FEET;

THENCE SOUTH 11°41'17" EAST, A DISTANCE OF 61.48 FEET;

THENCE SOUTH 04°33'37" EAST, A DISTANCE OF 366.00 FEET;

THENCE SOUTH 04°34'03" EAST, A DISTANCE OF 61.00 FEET;

THENCE SOUTH 04°50'09" EAST, A DISTANCE OF 64.11 FEET;

THENCE SOUTH 07°30'50" EAST, A DISTANCE OF 29.29 FEET;

THENCE SOUTH 11°25'21" EAST, A DISTANCE OF 71.43 FEET;

THENCE SOUTH 17°10'03" EAST, A DISTANCE OF 71.44 FEET;

THENCE SOUTH 22°52'42" EAST, A DISTANCE OF 71.44 FEET;

THENCE SOUTH 28°35'21" EAST, A DISTANCE OF 71.44 FEET;

THENCE SOUTH 34°18'00" EAST, A DISTANCE OF 71.44 FEET;

THENCE SOUTH 40°00'39" EAST, A DISTANCE OF 71.44 FEET;

THENCE SOUTH 44°28'03" EAST, A DISTANCE OF 64.63 FEET;

THENCE SOUTH 44°50'51" EAST, A DISTANCE OF 281.82 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E-470 AUTHORITY AS RECORDED AT RECEPTION NO. A9166936 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7),

1. SOUTH 45°08'54" WEST, A DISTANCE OF 1,327.44 FEET;
2. SOUTH 48°53'54" WEST, A DISTANCE OF 95.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,141.83 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 41°06'42" WEST;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°21'35", AN ARC LENGTH OF 798.47 FEET;
4. SOUTH 70°15'05" WEST, A DISTANCE OF 95.13 FEET;
5. SOUTH 74°00'05" WEST, A DISTANCE OF 1,352.59 FEET;
6. SOUTH 71°45'05" WEST, A DISTANCE OF 102.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,969.72 FEET;
7. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°13'04", AN ARC LENGTH OF 1,054.36 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 30°35'51" WEST, A DISTANCE OF 241.87 FEET;

THENCE SOUTH 59°24'09" WEST, A DISTANCE OF 150.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 700.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 659.56 FEET;

THENCE NORTH 66°36'42" WEST, A DISTANCE OF 631.24 FEET;

THENCE NORTH 66°36'42" WEST, A DISTANCE OF 16.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 425.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 84.45 FEET;

THENCE NORTH 77°59'47" WEST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 425.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°02'12", AN ARC LENGTH OF 311.81 FEET;

THENCE NORTH 26°26'23" WEST, A DISTANCE OF 199.18 FEET;

THENCE NORTH 18°38'56" EAST, A DISTANCE OF 145.24 FEET;

THENCE NORTH 63°39'45" WEST, A DISTANCE OF 91.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 45.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 13°55'48" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 113°57'58", AN ARC LENGTH OF 89.51 FEET;

THENCE NORTH 52°06'14" EAST, A DISTANCE OF 35.00 FEET;

THENCE NORTH 00°28'14" WEST, A DISTANCE OF 129.28 FEET;

THENCE NORTH 83°00'06" WEST, A DISTANCE OF 263.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 92.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 84°46'56" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°12'05", AN ARC LENGTH OF 35.65 FEET;

THENCE NORTH 83°00'06" WEST, A DISTANCE OF 755.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 475.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°39'09", AN ARC

LENGTH OF 337.02 FEET;

THENCE SOUTH 56°20'45" WEST, A DISTANCE OF 270.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 600.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°04'56", AN ARC LENGTH OF 294.08 FEET;

THENCE SOUTH 84°25'41" WEST, A DISTANCE OF 246.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°30'41", AN ARC LENGTH OF 449.52 FEET;

THENCE SOUTH 32°40'44" WEST, A DISTANCE OF 138.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 911.59 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 34°46'41" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°07'19", AN ARC LENGTH OF 574.71 FEET;

THENCE SOUTH 89°31'11" WEST, A DISTANCE OF 390.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 955.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°41'26", AN ARC LENGTH OF 211.53 FEET;

THENCE SOUTH 76°49'45" WEST, A DISTANCE OF 190.92 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 83 ALSO KNOWN AS SOUTH PARKER ROAD;

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

1. NORTH 31°58'54" WEST, A DISTANCE OF 101.09 FEET;
2. NORTH 28°04'39" WEST, A DISTANCE OF 181.76 FEET TO THE SOUTHERLY LINE OF KRAGELUND ACRES AS RECORDED IN BOOK 11 AT PAGE 41 AND KRAGELUND ACRES AMENDMENT NO. 1 AS RECORDED IN BOOK 516 PAGE 40 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°31'11" EAST, A DISTANCE OF 1,188.66 FEET TO THE EASTERLY LINE OF SAID KRAGELUND ACRES AMENDMENT NO. 1;

THENCE ALONG THE EASTERLY LINE OF SAID KRAGELUND ACRES AND THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, NORTH 00°23'11" EAST, A DISTANCE OF 1,318.92 FEET TO THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°34'42" EAST, A DISTANCE OF 2,631.52 FEET;

THENCE ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF SAID SECTION 34 THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°35'50" EAST, A DISTANCE OF 2,661.35 FEET;
2. NORTH 89°36'13" EAST, A DISTANCE OF 2,127.50 FEET TO THE EASTERLY BOUNDARY OF CHENAGO FILING NO. 3 AS RECORDED IN BOOK 3115 AT PAGE 735 IN SAID RECORDS ;

THENCE ALONG THE EASTERLY BOUNDARY THE FOLLOWING FIFTEEN (15) COURSES:

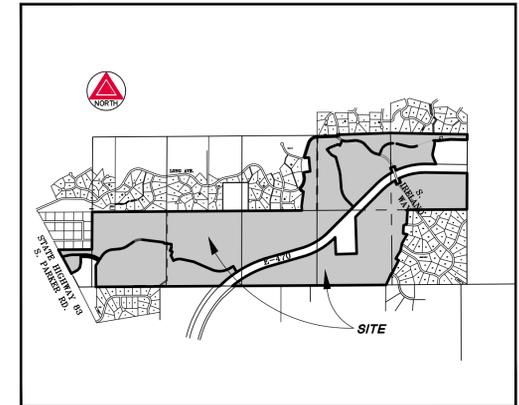
1. NORTH 04°19'21" WEST, A DISTANCE OF 154.23 FEET;
2. NORTH 07°20'38" EAST, A DISTANCE OF 514.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 15°26'47" EAST;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°43'58", AN ARC LENGTH OF 93.55 FEET;
4. NORTH 38°49'14" WEST, A DISTANCE OF 74.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 480.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 41°48'24" WEST;
5. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°30'50", AN ARC LENGTH OF 481.83 FEET;
6. NORTH 09°19'14" WEST, A DISTANCE OF 136.72 FEET;
7. NORTH 80°40'46" EAST, A DISTANCE OF 233.45 FEET;
8. NORTH 09°19'14" WEST, A DISTANCE OF 25.00 FEET;
9. NORTH 05°19'23" WEST, A DISTANCE OF 458.10 FEET;
10. SOUTH 88°40'37" WEST, A DISTANCE OF 159.99 FEET;
11. NORTH 17°25'22" EAST, A DISTANCE OF 529.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 319.80 FEET;
12. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°40'32", AN ARC LENGTH OF 394.48 FEET;
13. NORTH 88°10'07" EAST, A DISTANCE OF 729.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 288.23 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 73°14'00" EAST;
14. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°43'39", AN ARC LENGTH OF 59.00 FEET;
15. NORTH 05°02'21" WEST, A DISTANCE OF 1.85 FEET TO THE NORTH LINE OF THE SAID SECTION 35;

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

1. NORTH 88°10'07" EAST, A DISTANCE OF 1,876.25 FEET;
2. SOUTH 88°58'46" EAST, A DISTANCE OF 1,359.65 FEET;
3. SOUTH 89°00'03" EAST, A DISTANCE OF 1,359.23 FEET TO THE POINT OF BEGINNING,

CONTAINING AN AREA OF 411.858 ACRES, (17,940,546 SQUARE FEET), MORE OR LESS.

CONTINUED ON SHEET 2



VICINITY MAP
SCALE 1" = 4,000'

GENERAL NOTES

1. ALL LINEAL UNITS DEPICTED ON THIS ZONING AMENDMENT MAP ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
2. THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE AREA TO BE RE-ZONED

SURVEYOR'S CERTIFICATE

I ANTHONY K. PEALL A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ZONING AMENDMENT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS ZONING AMENDMENT MAP AND LEGAL DESCRIPTIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ___DAY OF _____, 2022.

ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

FOR REVIEW

KINGS POINT ZONING AMENDMENT MAP

SITUATED IN THE SOUTH HALF OF SECTION 33, 34, AND 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LEGAL DESCRIPTION - CONTINUED

PARCEL B – R-1 ZONING

A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 35;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, SOUTH 89°37'40" WEST, A DISTANCE OF 1,774.84 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF TRAVAOIS FILING THREE AS RECORDED IN BOOK 32 AT PAGE 27 AT RECEPTION NO. 1670342 THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTH 03°28'53" WEST, A DISTANCE OF 498.23 FEET;
2. SOUTH 64°09'41" WEST, A DISTANCE OF 122.53 FEET;
3. SOUTH 03°28'53" WEST, A DISTANCE OF 281.38 FEET;
4. SOUTH 75°32'58" EAST, A DISTANCE OF 147.45 FEET;
5. SOUTH 30°26'14" WEST, A DISTANCE OF 356.37 FEET;
6. SOUTH 11°28'02" WEST, A DISTANCE OF 267.42 FEET;
7. SOUTH 31°05'32" WEST, A DISTANCE OF 329.74 FEET;
8. SOUTH 61°01'14" EAST, A DISTANCE OF 118.94 FEET;
9. SOUTH 27°14'31" WEST, A DISTANCE OF 485.30 FEET;
10. SOUTH 45°19'06" WEST, A DISTANCE OF 63.59 FEET;
11. SOUTH 24°36'49" WEST, A DISTANCE OF 430.30 FEET, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OR SAID SECTION 35;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°33'26" WEST, A DISTANCE OF 1,759.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,200.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 20°23'28" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°34'07", AN ARC LENGTH OF 1,289.49 FEET;

THENCE NORTH 08°02'25" EAST, A DISTANCE OF 163.32 FEET;

THENCE SOUTH 88°11'56" WEST, A DISTANCE OF 73.08 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF E-470 AUTHORITY;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOURTEEN (14) COURSES:

1. NORTH 01°53'33" WEST, A DISTANCE OF 1,291.83 FEET;
2. NORTH 45°08'54" EAST, A DISTANCE OF 1,381.04 FEET;
3. NORTH 48°53'53" EAST, A DISTANCE OF 95.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2,141.83 FEET;
4. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°24'57", AN ARC LENGTH OF 426.74 FEET;
5. SOUTH 19°55'07" EAST, A DISTANCE OF 71.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 680.12 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 70°03'26" EAST;
6. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°48'47", AN ARC LENGTH OF 80.87 FEET;
7. NORTH 60°26'12" EAST, A DISTANCE OF 50.19 FEET;
8. NORTH 61°48'23" EAST, A DISTANCE OF 60.03 FEET;
9. NORTH 63°35'41" EAST, A DISTANCE OF 50.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 520.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 63°38'33" EAST;
10. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°25'53", AN ARC LENGTH OF 58.37 FEET;
11. NORTH 19°55'35" WEST, A DISTANCE OF 92.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,141.83 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 25°21'41" EAST;
12. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°28'30", AN ARC LENGTH OF 840.16 FEET;
13. NORTH 87°06'49" EAST, A DISTANCE OF 95.13 FEET;
14. SOUTH 89°08'11" EAST, A DISTANCE OF 1,502.59 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35;

THENCE ALONG SAID EAST LINE, SOUTH 00°17'32" WEST, A DISTANCE OF 1,279.05 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 184.575 ACRES, (8,040,090 SQUARE FEET), MORE OR LESS.

PARCEL A – R-2 ZONING

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 33;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, SOUTH 89°35'36" WEST, A DISTANCE OF 2,486.56 FEET;

THENCE NORTH 00°24'24" WEST, A DISTANCE OF 754.43 FEET;

THENCE NORTH 32°55'00" EAST, A DISTANCE OF 191.53 FEET;

THENCE NORTH 62°21'16" WEST, A DISTANCE OF 49.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 883.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 30°48'04" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°16'53", AN ARC LENGTH OF 482.09 FEET;

THENCE SOUTH 89°31'11" WEST, A DISTANCE OF 134.40 FEET;

THENCE SOUTH 00°28'49" EAST, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 09°25'50" WEST, A DISTANCE OF 175.00 FEET;

THENCE SOUTH 40°17'15" WEST, A DISTANCE OF 130.00 FEET;

THENCE SOUTH 61°49'45" WEST, A DISTANCE OF 250.02 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 83 ALSO KNOWN AS SOUTH PARKER ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTH 28°10'15" WEST, A DISTANCE OF 623.30 FEET;
2. NORTH 31°58'54" WEST, A DISTANCE OF 49.07 FEET;

THENCE NORTH 76°49'45" EAST, A DISTANCE OF 190.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 955.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°41'26", AN ARC LENGTH OF 211.53 FEET;

THENCE NORTH 89°31'11" EAST, A DISTANCE OF 390.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 911.59 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 01°20'38" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°07'19", AN ARC LENGTH OF 574.71 FEET;

THENCE NORTH 32°40'44" EAST, A DISTANCE OF 138.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 500.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 57°05'00" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°30'41", AN ARC LENGTH OF 449.52 FEET;

THENCE NORTH 84°25'41" EAST, A DISTANCE OF 246.15 FEET;

THENCE NORTH 84°25'41" EAST, A DISTANCE OF 0.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 600.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°04'56", AN ARC LENGTH OF 294.08 FEET;

THENCE NORTH 56°20'45" EAST, A DISTANCE OF 270.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 475.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°39'09", AN ARC LENGTH OF 337.02 FEET;

THENCE SOUTH 83°00'06" EAST, A DISTANCE OF 755.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 92.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 62°34'52" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°12'05", AN ARC LENGTH OF 35.65 FEET;

THENCE SOUTH 83°00'06" EAST, A DISTANCE OF 263.83 FEET;

THENCE SOUTH 00°28'14" EAST, A DISTANCE OF 129.28 FEET;

THENCE SOUTH 52°06'14" WEST, A DISTANCE OF 35.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 45.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 52°06'14" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°35'58", AN ARC LENGTH OF 89.51 FEET;

THENCE SOUTH 63°39'45" EAST, A DISTANCE OF 91.59 FEET;

THENCE SOUTH 18°38'56" WEST, A DISTANCE OF 145.24 FEET;

THENCE SOUTH 26°26'23" EAST, A DISTANCE OF 199.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 425.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 30°02'00" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°02'12", AN ARC LENGTH OF 311.81 FEET;

THENCE SOUTH 77°59'47" EAST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 425.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 84.45 FEET;

THENCE SOUTH 66°36'42" EAST, A DISTANCE OF 16.00 FEET;

THENCE SOUTH 66°36'42" EAST, A DISTANCE OF 631.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 700.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 659.56 FEET;

THENCE NORTH 59°24'09" EAST, A DISTANCE OF 150.99 FEET;

THENCE SOUTH 30°35'51" EAST, A DISTANCE OF 241.87 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E-470 AUTHORITY AND TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,969.72 FEET, THE RADIUS

POINT OF SAID CURVE BEARS SOUTH 33°27'59" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°13'50", AN ARC LENGTH OF 778.10 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°38'25" WEST, A DISTANCE OF 1,891.72 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 131.057 ACRES, (5,708,855 SQUARE FEET), MORE OR LESS.

PARCEL B – R-2 ZONING

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 34;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, SOUTH 89°38'32" WEST, A DISTANCE OF 2,664.95 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 89°38'25" WEST, A DISTANCE OF 323.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF E-470 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,669.72 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 39°40'17" EAST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING NINE (9):

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°25'22", AN ARC LENGTH OF 1,372.10 FEET;
2. NORTH 71°45'05" EAST, A DISTANCE OF 97.07 FEET;
3. NORTH 74°00'05" EAST, A DISTANCE OF 1,356.52 FEET;
4. NORTH 70°15'05" EAST, A DISTANCE OF 104.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,441.83 FEET;
5. THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°21'23", AN ARC LENGTH OF 910.17 FEET;
6. NORTH 48°53'54" EAST, A DISTANCE OF 105.03 FEET;
7. NORTH 45°08'54" EAST, A DISTANCE OF 123.63 FEET;
8. SOUTH 02°34'59" EAST, A DISTANCE OF 598.20 FEET;
9. NORTH 88°11'56" EAST, A DISTANCE OF 736.47 FEET;

THENCE NORTH 88°11'56" EAST, A DISTANCE OF 73.08 FEET;

THENCE SOUTH 08°02'25" WEST, A DISTANCE OF 163.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,200.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°34'07", AN ARC LENGTH OF 1,289.49 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°33'26" WEST, A DISTANCE OF 690.50 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 84.706 ACRES, (3,689,808 SQUARE FEET), MORE OR LESS.

PARCEL C – R-2 ZONING

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SECTION 35;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, SOUTH 00°07'32" WEST, A DISTANCE OF 1064.41 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E-470;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°08'24" WEST, A DISTANCE OF 1099.52 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 89°08'11" WEST, A DISTANCE OF 409.91 FEET;
2. SOUTH 87°06'49" WEST, A DISTANCE OF 104.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,441.83 FEET;
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°48'32", AN ARC LENGTH OF 929.45 FEET;
4. NORTH 19°55'22" WEST, A DISTANCE OF 150.00 FEET;
5. SOUTH 70°04'38" WEST, A DISTANCE OF 160.00 FEET;
6. SOUTH 19°55'22" EAST, A DISTANCE OF 168.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2,441.83 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 28°28'33" EAST;
7. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°37'34", AN ARC LENGTH OF 538.10 FEET;
8. SOUTH 48°53'53" WEST, A DISTANCE OF 104.94 FEET;
9. SOUTH 45°08'54" WEST, A DISTANCE OF 1,193.41 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, NORTH 44°50'51" WEST, A DISTANCE OF 281.82 FEET;

THENCE NORTH 44°28'03" WEST, A DISTANCE OF 64.63 FEET;

THENCE NORTH 40°00'39" WEST, A DISTANCE OF 71.44 FEET;

THENCE NORTH 34°18'00" WEST, A DISTANCE OF 71.44 FEET;

THENCE NORTH 28°35'21" WEST, A DISTANCE OF 71.44 FEET;

THENCE NORTH 22°52'42" WEST, A DISTANCE OF 71.44 FEET;

THENCE NORTH 17°10'03" WEST, A DISTANCE OF 71.44 FEET;

THENCE NORTH 11°25'21" WEST, A DISTANCE OF 71.43 FEET;

THENCE NORTH 07°30'50" WEST, A DISTANCE OF 29.29 FEET;

THENCE NORTH 04°50'09" WEST, A DISTANCE OF 64.11 FEET;

THENCE NORTH 04°34'03" WEST, A DISTANCE OF 61.00 FEET;

THENCE NORTH 04°33'37" WEST, A DISTANCE OF 366.00 FEET;

THENCE NORTH 11°41'17" WEST, A DISTANCE OF 61.48 FEET;

THENCE NORTH 09°39'27" WEST, A DISTANCE OF 64.74 FEET;

THENCE NORTH 15°02'15" WEST, A DISTANCE OF 505.20 FEET;

THENCE NORTH 64°58'08" WEST, A DISTANCE OF 50.43 FEET;

THENCE NORTH 61°27'05" WEST, A DISTANCE OF 62.97 FEET;

THENCE NORTH 64°16'10" WEST, A DISTANCE OF 53.28 FEET;

THENCE NORTH 42°25'08" WEST, A DISTANCE OF 98.83 FEET;

THENCE NORTH 38°34'53" WEST, A DISTANCE OF 156.14 FEET;

THENCE NORTH 58°32'03" EAST, A DISTANCE OF 134.59 FEET;

THENCE NORTH 68°40'27" EAST, A DISTANCE OF 297.29 FEET;

THENCE SOUTH 56°04'09" EAST, A DISTANCE OF 16.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 33°34'10" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°49'00", AN ARC LENGTH OF 59.49 FEET;

THENCE NORTH 25°31'50" EAST, A DISTANCE OF 198.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 248.47 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 25°36'54" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°33'06", AN ARC LENGTH OF 80.45 FEET;

THENCE SOUTH 82°54'30" EAST, A DISTANCE OF 22.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'56", AN ARC LENGTH OF 110.96 FEET;

THENCE NORTH 84°22'34" EAST, A DISTANCE OF 211.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 400.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°55'15", AN ARC LENGTH OF 146.05 FEET;

THENCE SOUTH 74°42'11" EAST, A DISTANCE OF 48.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°21'50", AN ARC LENGTH OF 218.96 FEET;

THENCE SOUTH 43°20'21" EAST, A DISTANCE OF 290.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°37'30", AN ARC LENGTH OF 206.82 FEET;

THENCE SOUTH 72°57'51" EAST, A DISTANCE OF 150.84 FEET;

THENCE NORTH 23°00'44" EAST, A DISTANCE OF 211.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 225.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°33'28", AN ARC LENGTH OF 68.95 FEET;

TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 425.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°18'38", AN ARC LENGTH OF 358.35 FEET;

THENCE NORTH 88°52'50" EAST, A DISTANCE OF 50.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 500.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'07", AN ARC LENGTH OF 129.17 FEET;

THENCE SOUTH 76°19'03" EAST, A DISTANCE OF 420.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'29", AN ARC LENGTH OF 306.52 FEET;

THENCE NORTH 68°33'29" EAST, A DISTANCE OF 430.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 500.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'29", AN ARC LENGTH OF 195.84 FEET;

THENCE SOUTH 88°59'58" EAST, A DISTANCE OF 38.96 FEET TO THE WESTERLY RIGHT-OF-WAY OF EAST DRY CREEK AND THE WESTERLY LINE OF KINGS POINT FILING NO. 3 AS RECORDED AT RECEPTION NO. B2073829;

THENCE ALONG SAID WESTERLY LINE OF KINGS POINT FILING NO. 3 THE FOLLOWING SIX (6) COURSES:

1. SOUTH 00°17'32" WEST, A DISTANCE OF 37.00 FEET;
2. SOUTH 00°17'32" WEST, A DISTANCE OF 103.72 FEET;
3. SOUTH 12°07'45" WEST, A DISTANCE OF 305.87 FEET;
4. SOUTH 03°18'26" WEST, A DISTANCE OF 77.78 FEET;
5. SOUTH 14°20'10" EAST, A DISTANCE OF 77.01 FEET;
6. SOUTH 23°09'28" EAST, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 97.726 ACRES, (4,256,937 SQUARE FEET), MORE OR LESS.



300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
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Fax: (303) 713-1897
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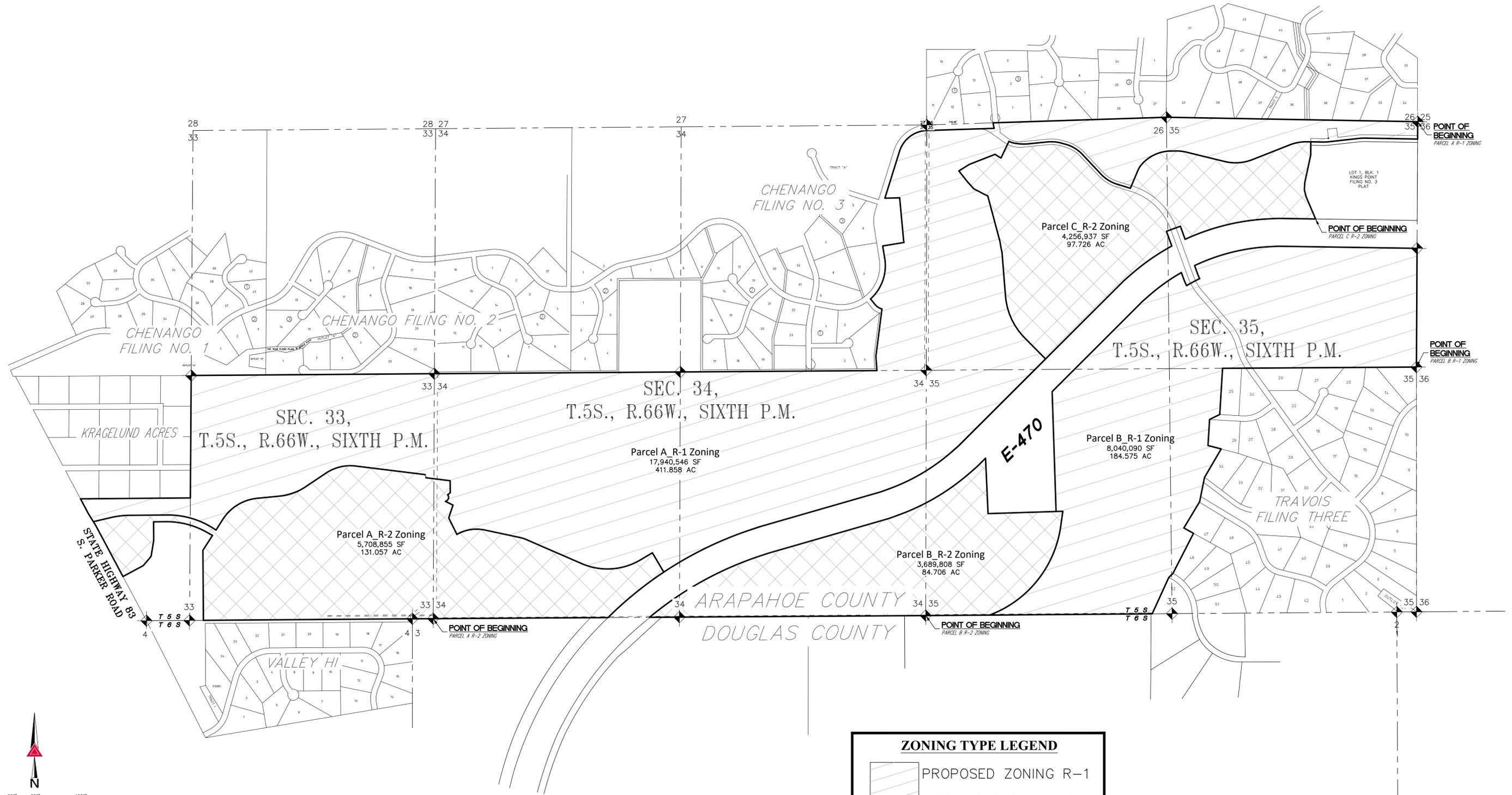
KINGS POINT
ZONING AMENDMENT MAP

DATE OF PREPARATION:	10/12/2022
SCALE:	NA
SHEET	2 OF 8

FOR REVIEW

KINGS POINT ZONING AMENDMENT MAP

SITUATED IN THE SOUTH HALF OF SECTION 33, 34, AND 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

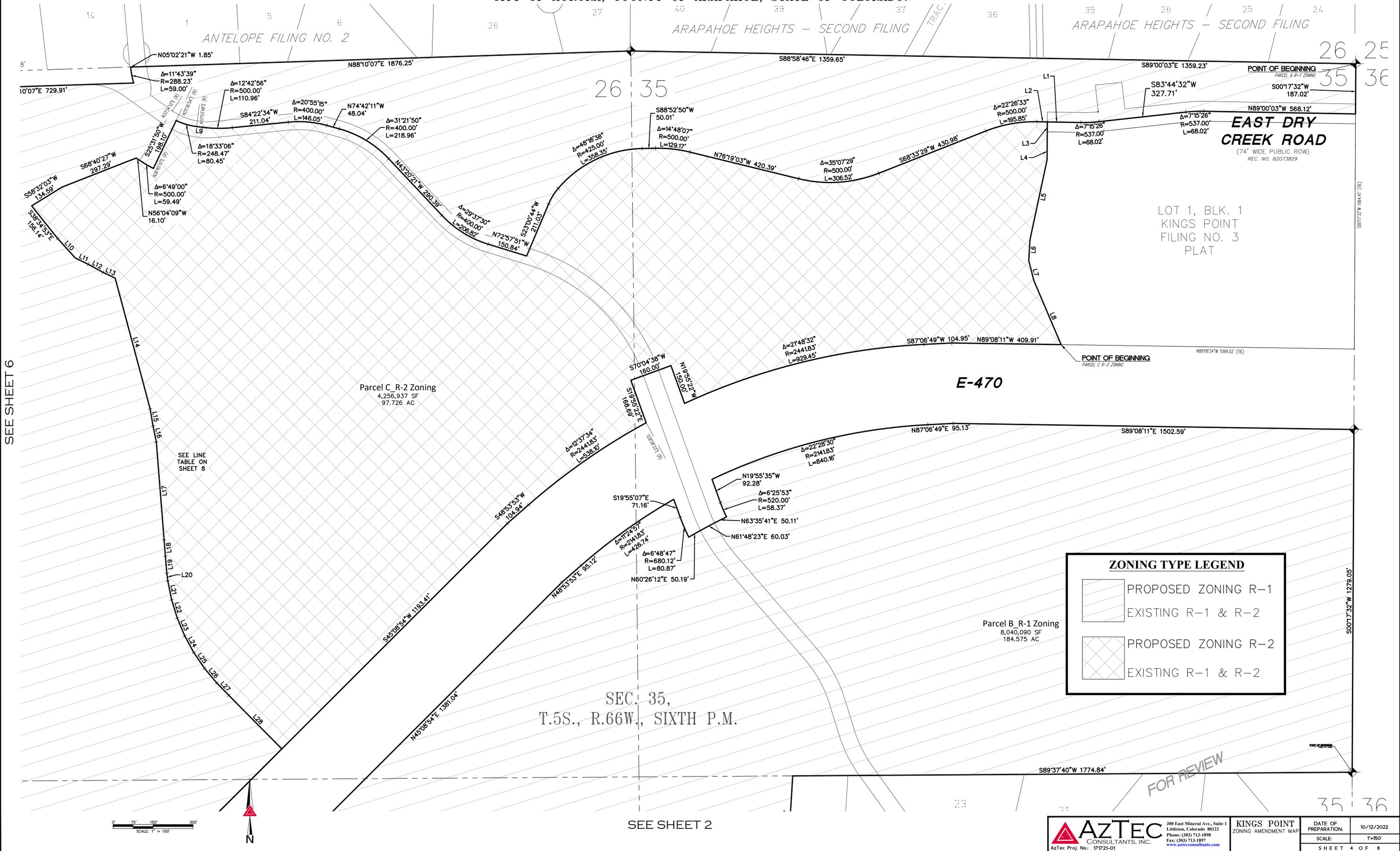


ZONING TYPE LEGEND	
	PROPOSED ZONING R-1
	EXISTING R-1 & R-2
	PROPOSED ZONING R-2
	EXISTING R-1 & R-2

FOR REVIEW

KINGS POINT ZONING AMENDMENT MAP

SITUATED IN THE SOUTH HALF OF SECTION 33, 34, AND 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



SEE SHEET 6

SEE LINE TABLE ON SHEET 8

SEE SHEET 2

FOR REVIEW

ZONING TYPE LEGEND	
	PROPOSED ZONING R-1
	EXISTING R-1 & R-2
	PROPOSED ZONING R-2
	EXISTING R-1 & R-2

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KINGS POINT
ZONING AMENDMENT MAP

DATE OF PREPARATION:	10/12/2022
SCALE:	1"=150'
SHEET 4 OF 8	

SEC. 35,
T.5S., R.66W., SIXTH P.M.

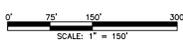
E-470

EAST DRY CREEK ROAD
(74' WIDE PUBLIC ROW)
REC. NO. B2073829

LOT 1, BLK. 1
KINGS POINT
FILING NO. 3
PLAT

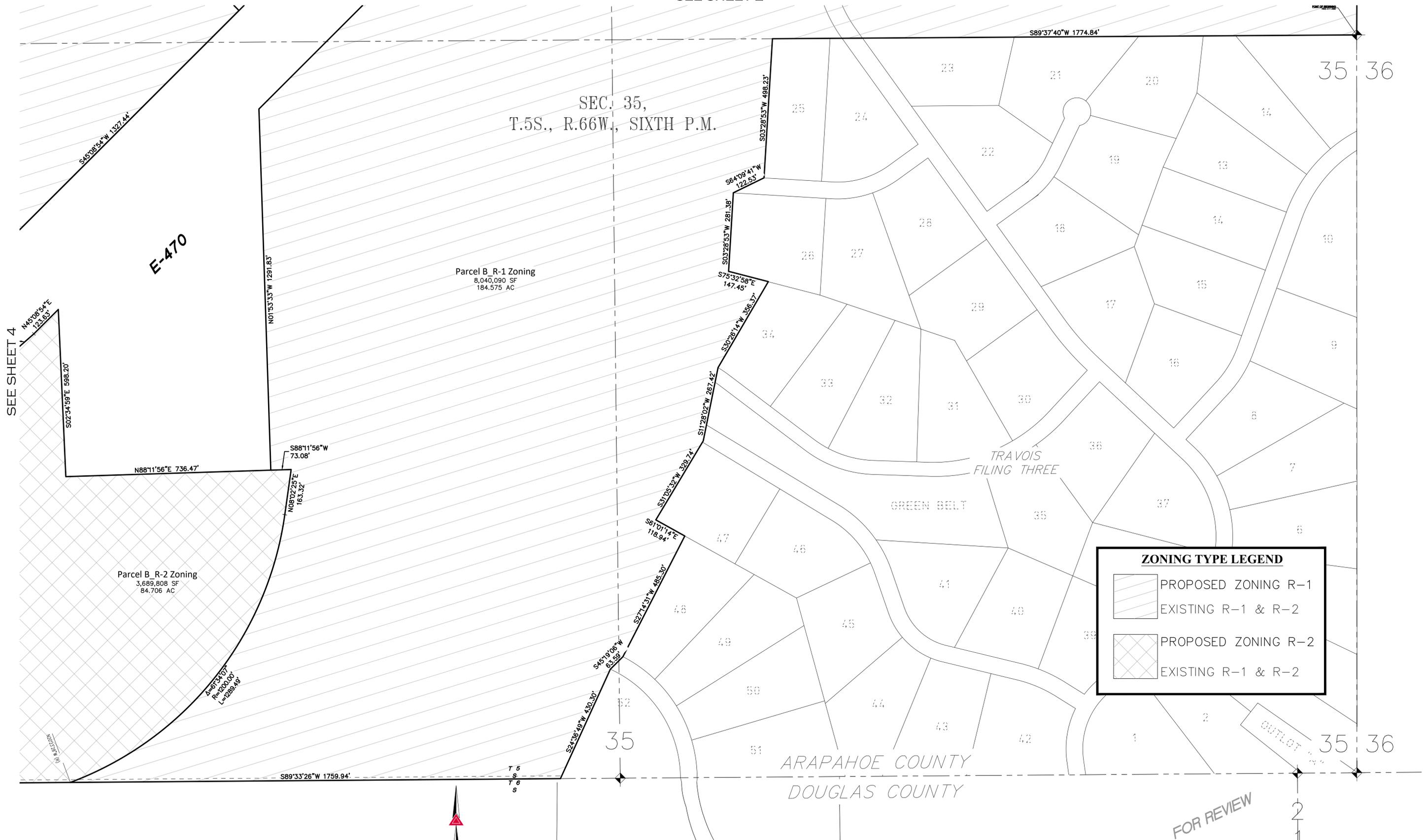
Parcel C_R-2 Zoning
4,256,937 SF
97.726 AC

Parcel B_R-1 Zoning
8,040,090 SF
184.575 AC

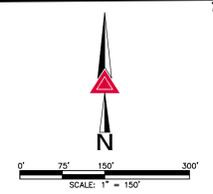


KINGS POINT ZONING AMENDMENT MAP

SITUATED IN THE SOUTH HALF OF SECTION 33, 34, AND 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.
SEE SHEET 2



ZONING TYPE LEGEND	
	PROPOSED ZONING R-1
	EXISTING R-1 & R-2
	PROPOSED ZONING R-2
	EXISTING R-1 & R-2



KINGS POINT ZONING AMENDMENT MAP

SITUATED IN THE SOUTH HALF OF SECTION 33, 34, AND 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. SEE SHEET 6

CHENANGO FILING NO. 2

CHENANGO FILING NO. 3

N04°19'21"W 154.23'

N89°35'50"E 2661.35'

N89°36'13"E 2127.50'

SEC. 34,
T.5S., R.66W. SIXTH P.M.

34 35

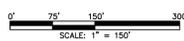
ZONING TYPE LEGEND

-  PROPOSED ZONING R-1
-  EXISTING R-1 & R-2
-  PROPOSED ZONING R-2
-  EXISTING R-1 & R-2

Parcel A R-1 Zoning
17,940,546 SF
411.858 AC

Parcel B R-2 Zoning
3,689,808 SF
84.706 AC

E-470



ARAPAHOE COUNTY
DOUGLAS COUNTY

FOR REVIEW

SEE SHEET 5

SEE SHEET 3



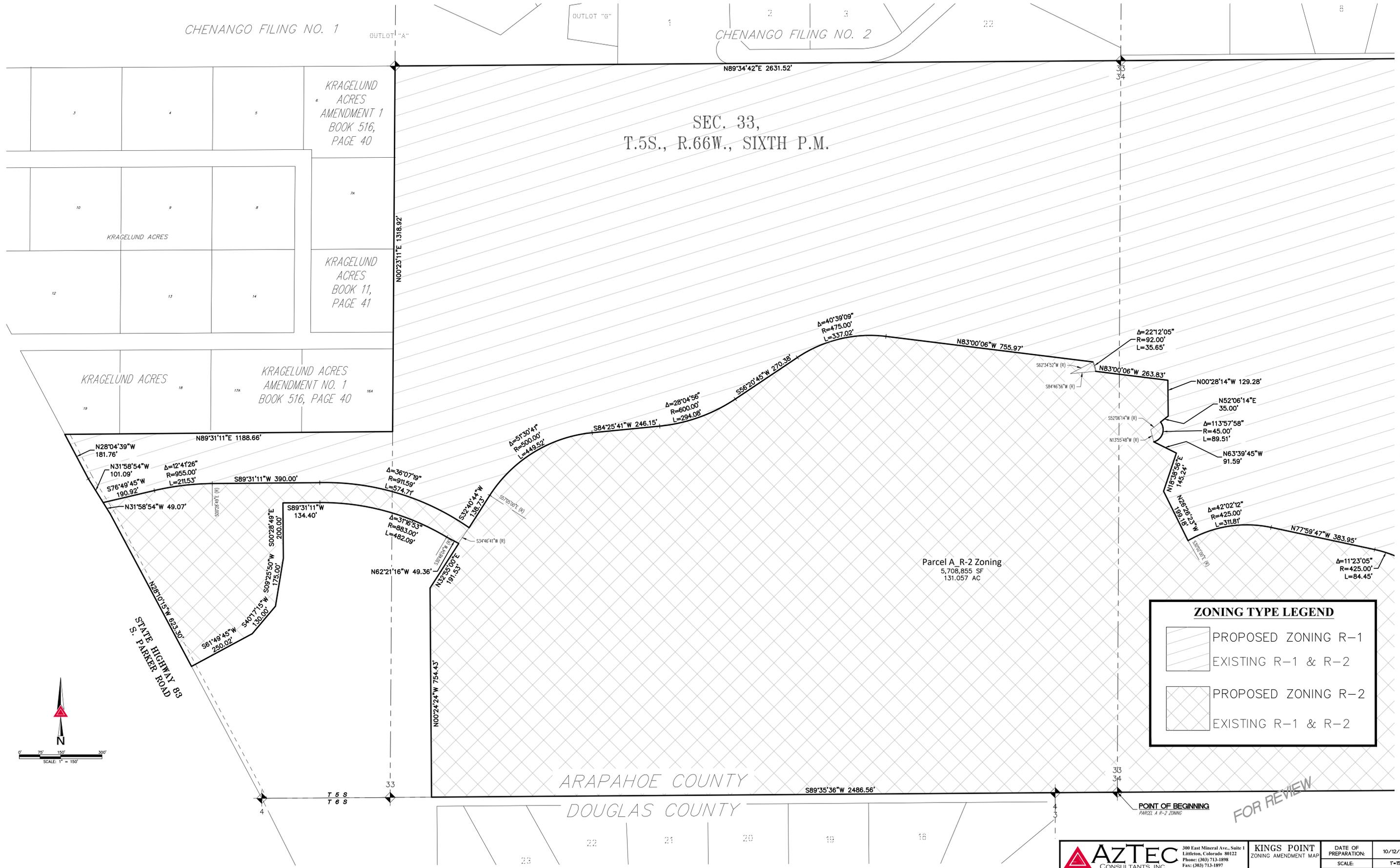
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www.aztecconsultants.com

KINGS POINT
ZONING AMENDMENT MAP

DATE OF PREPARATION:	10/12/2022
SCALE:	1"=150'
SHEET 6 OF 8	

KINGS POINT ZONING AMENDMENT MAP

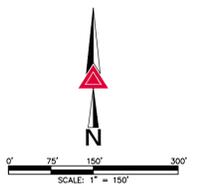
SITUATED IN THE SOUTH HALF OF SECTION 33, 34, AND 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



SEC. 33,
T.5S., R.66W., SIXTH P.M.

Parcel A R-2 Zoning
5,708,855 SF
131.057 AC

ZONING TYPE LEGEND	
	PROPOSED ZONING R-1
	EXISTING R-1 & R-2
	PROPOSED ZONING R-2
	EXISTING R-1 & R-2



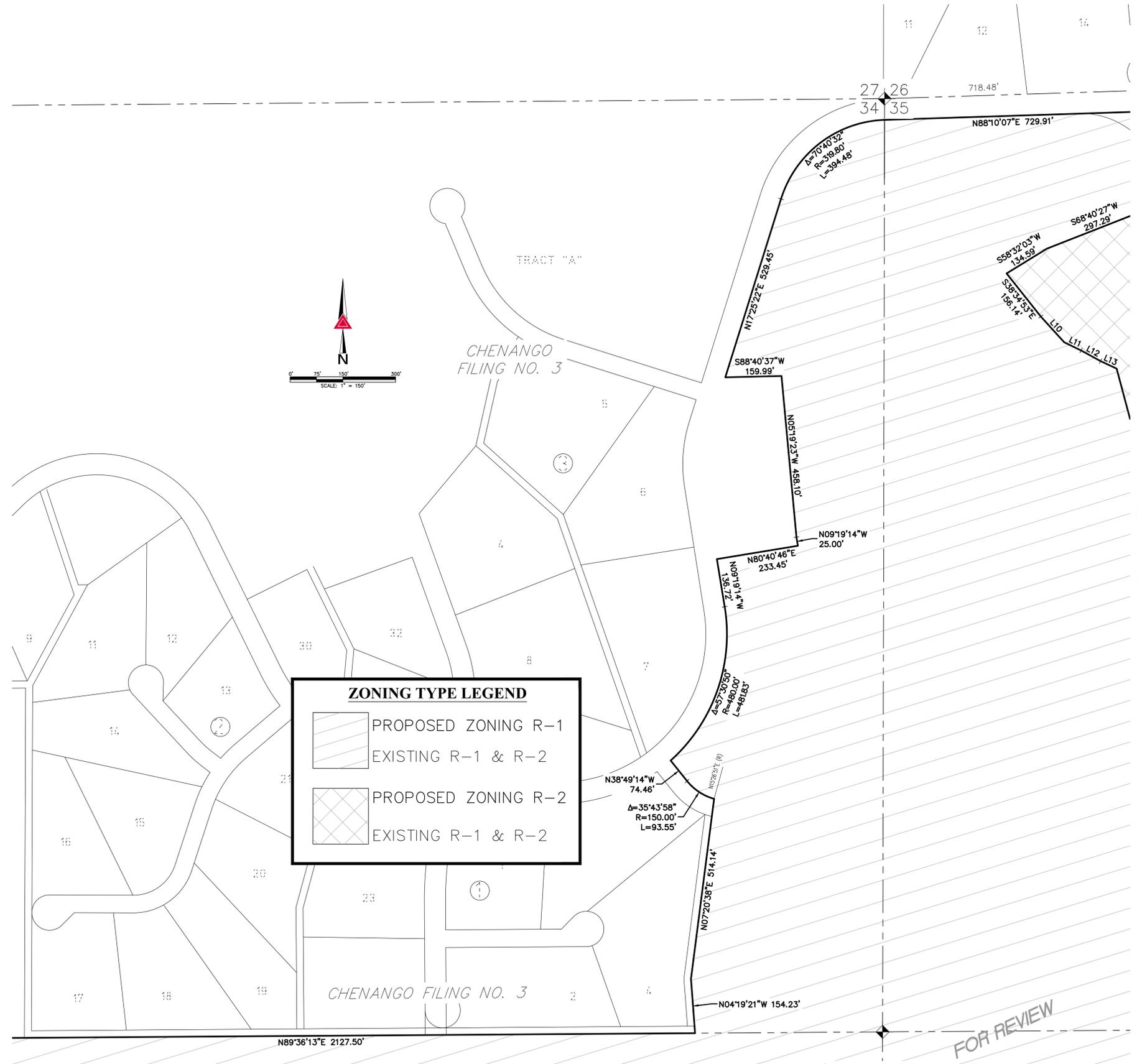
FOR REVIEW

SEE SHEET 4

KINGS POINT ZONING AMENDMENT MAP

SITUATED IN THE SOUTH HALF OF SECTION 33, 34, AND 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°59'58"W	126.13'
L2	S88°59'58"E	38.95'
L3	S00°17'32"W	37.00'
L4	S00°17'32"W	103.72'
L5	S12°07'45"W	305.87'
L6	S03°18'26"W	77.78'
L7	S14°20'10"E	77.01'
L8	S23°09'28"E	260.00'
L9	N82°54'30"W	22.87'
L10	S42°25'08"E	98.83'
L11	S64°16'10"E	53.28'
L12	S61°27'05"E	62.97'
L13	S64°58'08"E	50.43'
L14	S15°02'15"E	505.20'
L15	S09°39'27"E	64.74'
L16	S11°41'17"E	61.48'
L17	S04°33'37"E	366.00'
L18	S04°34'03"E	61.00'
L19	S04°50'09"E	64.11'
L20	S07°30'50"E	29.29'
L21	S11°25'21"E	71.43'
L22	S17°10'03"E	71.44'
L23	S22°52'42"E	71.44'
L24	S28°35'21"E	71.44'
L25	S34°18'00"E	71.44'
L26	S40°00'39"E	71.44'
L27	S44°28'03"E	64.63'
L28	S44°50'51"E	281.82'



SEE SHEET 4

SEE SHEET 2