

EXHIBIT A  
**LEGAL DESCRIPTION**

A VARIABLE WIDTH DRAINAGE EASEMENT SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH QUARTER CORNER OF SAID SECTION 29, WHENCE THE SOUTH LINE OF SAID SOUTHWEST QUARTER BEARS SOUTH 89°34'42" WEST, A DISTANCE OF 2,645.72 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 19°00'02" WEST, A DISTANCE OF 1,972.16 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 80°47'13" WEST, A DISTANCE OF 18.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,665.51 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°43'29" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'21", AN ARC LENGTH OF 454.61 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 84°24'42" WEST, A DISTANCE OF 78.51 FEET;

THENCE SOUTH 86°19'19" WEST, A DISTANCE OF 56.56 FEET;

THENCE SOUTH 88°00'33" WEST, A DISTANCE OF 74.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,423.06 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 01°51'37" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°59'52", AN ARC LENGTH OF 211.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,667.63 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 07°13'57" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°18'09", AN ARC LENGTH OF 474.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,762.90 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 23°25'15" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°19'36", AN ARC LENGTH OF 194.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,895.98 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 30°36'29" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°50'19", AN ARC LENGTH OF 226.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 642.62 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 34°04'54" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°19'38", AN ARC LENGTH OF 127.04 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 44°46'17" EAST, A DISTANCE OF 18.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 624.62 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 45°25'38" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'38", AN ARC LENGTH OF 124.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,877.98 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°27'46" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°51'02", AN ARC LENGTH OF 224.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,744.90 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 29°44'34" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°54'47", AN ARC LENGTH OF 119.17 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 25°43'49" EAST, A DISTANCE OF 18.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,635.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°06'58" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'39", AN ARC LENGTH OF 16.00 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 25°43'49" WEST, A DISTANCE OF 18.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,744.90 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 25°18'16" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'04", AN ARC LENGTH OF 57.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,649.63 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 23°32'07" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°18'04", AN ARC LENGTH OF 469.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,405.06 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°51'24" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°50'20", AN ARC LENGTH OF 203.12 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 13°08'05" EAST, A DISTANCE OF 12.71 FEET;

THENCE NORTH 00°08'27" WEST, A DISTANCE OF 7.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,635.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°10'09" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'39", AN ARC LENGTH OF 16.00 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°08'27" EAST, A DISTANCE OF 9.80 FEET;

THENCE SOUTH 13°08'05" WEST, A DISTANCE OF 10.69 FEET;

THENCE NORTH 87°59'59" EAST, A DISTANCE OF 62.79 FEET;

THENCE NORTH 86°19'19" EAST, A DISTANCE OF 55.99 FEET;

THENCE NORTH 84°24'42" EAST, A DISTANCE OF 77.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,647.51 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 07°05'38" WEST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°42'17", AN ARC LENGTH OF 451.59 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 80°47'13" EAST, A DISTANCE OF 17.44 FEET;

THENCE SOUTH 20°07'37" EAST, A DISTANCE OF 18.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.802 ACRES, (34,941 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

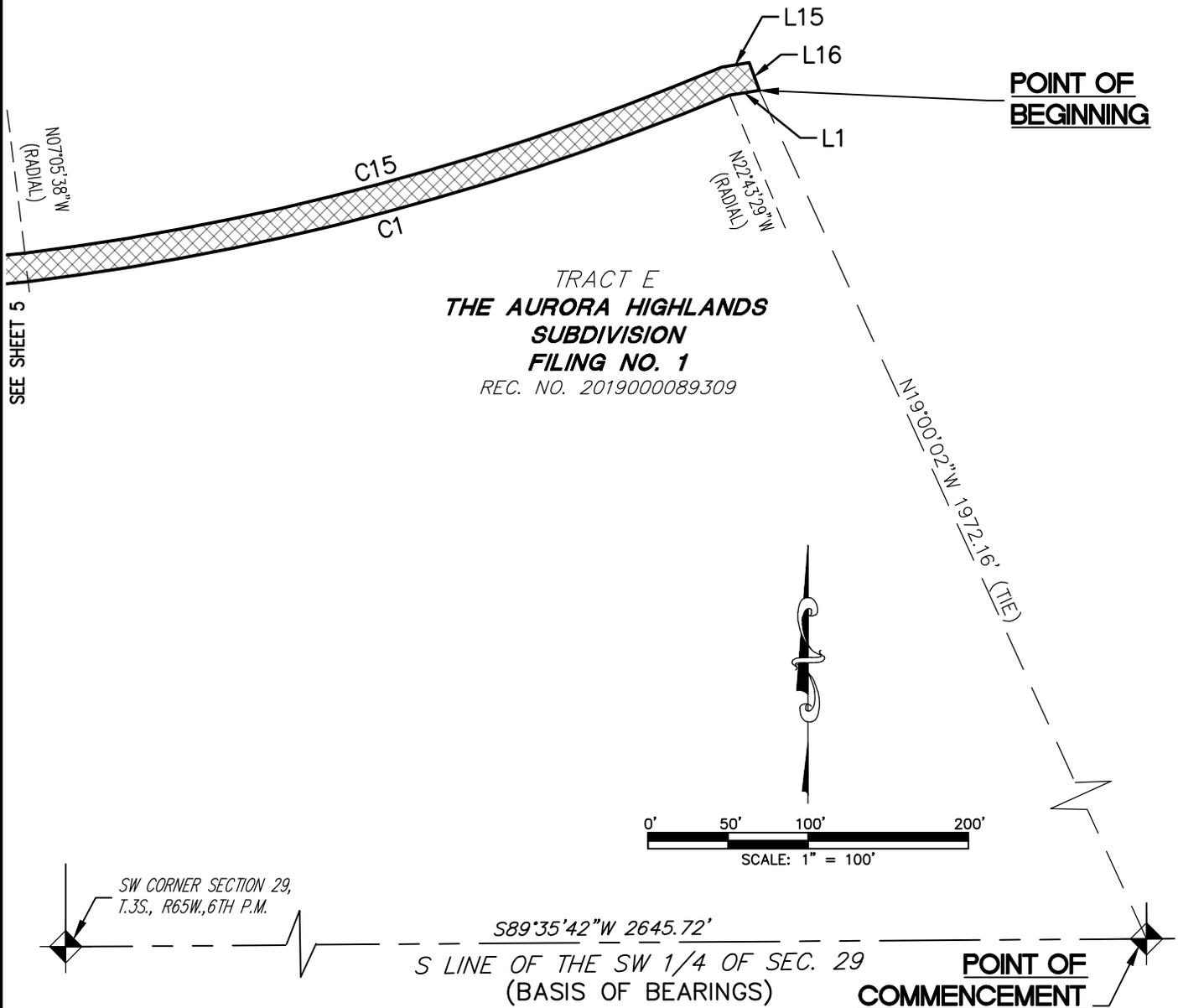
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

BRADY J. MOORHEAD, PLS 38668  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122

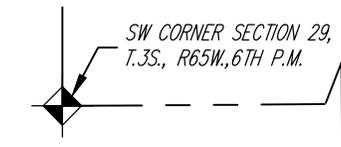
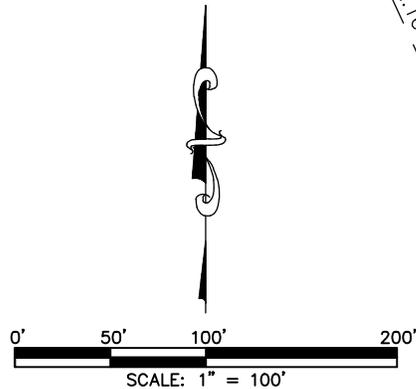
**ILLUSTRATION FOR EXHIBIT A**  
SHEET 4 OF 7

SW 1/4 SEC. 29,  
T.3S., R.65W.,  
SIXTH P.M.

SEE SHEET 7 FOR LINE  
AND CURVE TABLES



TRACT E  
**THE AURORA HIGHLANDS  
SUBDIVISION  
FILING NO. 1**  
REC. NO. 2019000089309



$S89^{\circ}35'42''W$  2645.72'  
S LINE OF THE SW 1/4 OF SEC. 29  
(BASIS OF BEARINGS)

**POINT OF COMMENCEMENT**  
S 1/4 CORNER SECTION 29,  
T.3S., R.65W., 6TH P.M.

NOTE:  
This illustration does not represent a  
monumented survey. It is intended  
only to depict the attached description.  
PARCEL CONTAINS 0.802 ACRES (34,941 SQ FT)

OWNER:  
AURORA HIGHLANDS, LLC  
250 PILOT ROAD, SUITE 150  
LAS VEGAS, NEVADA 89119

**CITY OF AURORA, COLORADO**

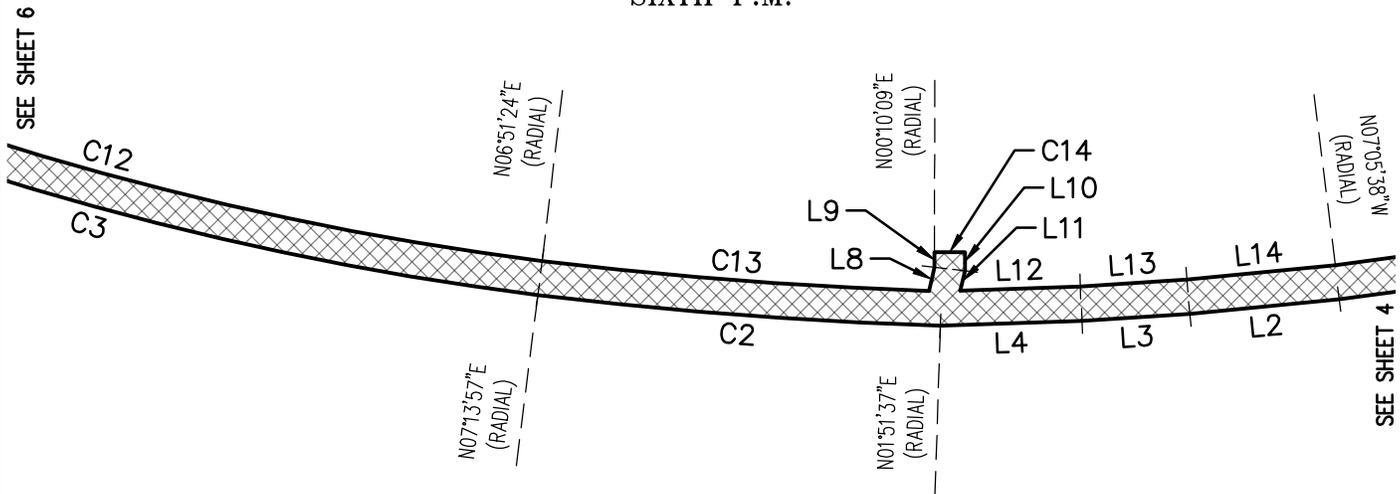
A DRAINAGE EASEMENT  
SITUATED IN THE SW 1/4 OF SECTION 29, T.3S.,  
R.65W., 6TH P.M., ADAMS COUNTY, COLORADO,  
BEING A PART OF TRACT E  
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1

DRAWN BY: RDS	SCALE: 1"=100'	R-O-W FILE NO.
CHECKED BY: JRW/BJM	DATE: 5/22/2024	JOB NO. 132421-04

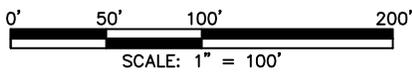
**ILLUSTRATION FOR EXHIBIT A**  
SHEET 5 OF 7

SEE SHEET 7 FOR LINE  
AND CURVE TABLES

SW 1/4 SEC. 29,  
T.3S., R.65W.,  
SIXTH P.M.



TRACT E  
**THE AURORA HIGHLANDS  
SUBDIVISION**  
**FILING NO. 1**  
REC. NO. 2019000089309



**NOTE:**

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PARCEL CONTAINS 0.802 ACRES (34,941 SQ FT)

**OWNER:**  
AURORA HIGHLANDS, LLC  
250 PILOT ROAD, SUITE 150  
LAS VEGAS, NEVADA 89119

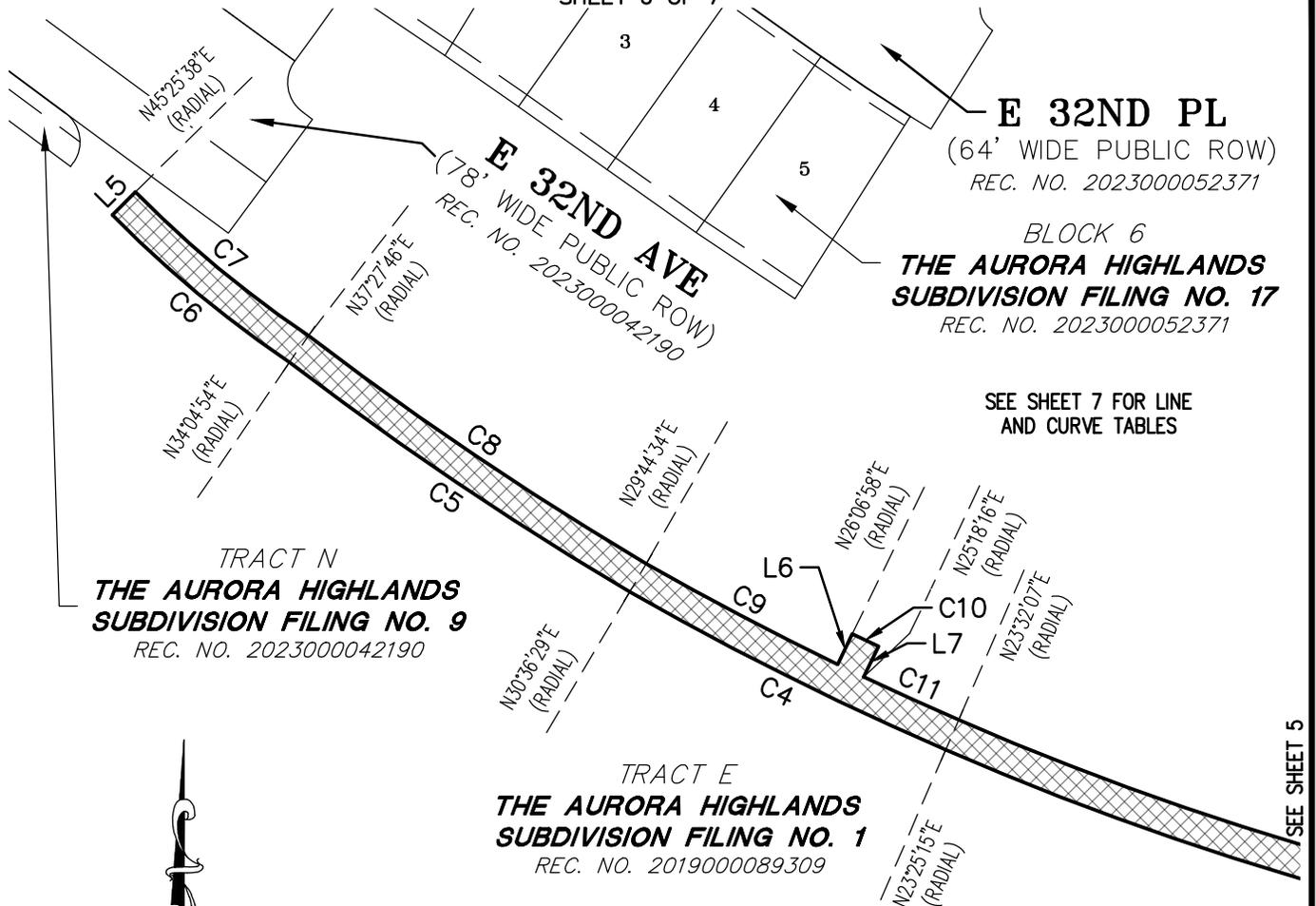
**CITY OF AURORA, COLORADO**

**A DRAINAGE EASEMENT**  
SITUATED IN THE SW 1/4 OF SECTION 29, T.3S.,  
R.65W., 6TH P.M., ADAMS COUNTY, COLORADO,  
BEING A PART OF TRACT E  
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1

DRAWN BY: RDS	SCALE: 1"=100'	R-O-W FILE NO.
CHECKED BY: JRW/BJM	DATE: 5/22/2024	JOB NO. 132421-04

ILLUSTRATION FOR EXHIBIT A

SHEET 6 OF 7

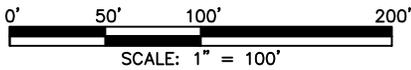


SEE SHEET 7 FOR LINE AND CURVE TABLES

TRACT N  
**THE AURORA HIGHLANDS**  
**SUBDIVISION FILING NO. 9**  
 REC. NO. 2023000042190

TRACT E  
**THE AURORA HIGHLANDS**  
**SUBDIVISION FILING NO. 1**  
 REC. NO. 2019000089309

SW 1/4 SEC. 29,  
 T.3S., R.65W.,  
 SIXTH P.M.



OWNER:  
 AURORA HIGHLANDS, LLC  
 250 PILOT ROAD, SUITE 150  
 LAS VEGAS, NEVADA 89119

NOTE:  
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 PARCEL CONTAINS 0.802 ACRES (34,941 SQ FT)

**CITY OF AURORA, COLORADO**

A DRAINAGE EASEMENT  
 SITUATED IN THE SW 1/4 OF SECTION 29, T.3S.,  
 R.65W., 6TH P.M., ADAMS COUNTY, COLORADO,  
 BEING A PART OF TRACT E  
 THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1

DRAWN BY: RDS	SCALE: 1"=100'	R-O-W FILE NO.
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**ILLUSTRATION FOR EXHIBIT A**  
SHEET 7 OF 7

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°47'13"W	18.77'
L2	S84°24'42"W	78.51'
L3	S86°19'19"W	56.56'
L4	S88°00'33"W	74.13'
L5	N44°46'17"E	18.00'
L6	N25°43'49"E	18.72'
L7	S25°43'49"W	18.64'
L8	N13°08'05"E	12.71'
L9	N00°08'27"W	7.94'
L10	S00°08'27"E	9.80'
L11	S13°08'05"W	10.69'
L12	N87°59'59"E	62.79'
L13	N86°19'19"E	55.99'
L14	N84°24'42"E	77.98'
L15	N80°47'13"E	17.44'
L16	S20°07'37"E	18.33'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	15°38'21"	1665.51'	454.61'
C2	4°59'52"	2423.06'	211.36'
C3	16°18'09"	1667.63'	474.49'
C4	6°19'36"	1762.90'	194.66'
C5	6°50'19"	1895.98'	226.29'
C6	11°19'38"	642.62'	127.04'
C7	11°23'38"	624.62'	124.21'
C8	6°51'02"	1877.98'	224.54'
C9	3°54'47"	1744.90'	119.17'
C10	0°33'39"	1635.00'	16.00'
C11	1°53'04"	1744.90'	57.39'
C12	16°18'04"	1649.63'	469.33'
C13	4°50'20"	2405.06'	203.12'
C14	0°33'39"	1635.00'	16.00'
C15	15°42'17"	1647.51'	451.59'

**NOTE:**

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

**CITY OF AURORA, COLORADO**

DRAWN BY: RDS

SCALE: N/A

R-O-W FILE NO.

CHECKED BY: RJW/BJM

DATE: 5/22/2024

JOB NO. 132421-04

A DRAINAGE EASEMENT  
SITUATED IN THE SW 1/4 OF SECTION 29, T.3S.,  
R.65W., 6TH P.M., ADAMS COUNTY, COLORADO,  
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THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1