

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF JACKSON GAP STREET RIGHT OF WAY, TO BE VACATED, HAVING BEEN ORIGINALLY DEDICATED TO THE CITY OF AURORA BY THAT DOCUMENT RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2013000094501. BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, 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 WEST QUARTER CORNER OF SAID SECTION 8, BEING MONUMENTED BY A 2.25 INCH ALUMINUM PIPE WITH A 3.25 INCH ALUMINUM CAP STAMPED "LAMP RYNEARSON T3S R65W ¼ S7 S8 2018 PLS 38318", FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION, BEING MONUMENTED BY A No. 6 REBAR WITH 2.5 INCH ALUMINUM CAP, IN A RANGE BOX, STAMPED "VLC T3S R65W S7/S8/S18/S17 1999 LS 20699", IS ASSUMED TO BEAR SOUTH 00°47'32" EAST, A DISTANCE OF 2656.99 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 88°29'47" EAST A DISTANCE OF 1937.20 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID JACKSON GAP STREET, BEING THE SOUTHERLY MOST POINT OF THE PARTIAL RIGHT OF WAY VACATION DESCRIBED HEREIN, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FIVE (5) COURSES;

1. NORTH 00°12'50" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 1062.00 FEET TO THE NORTHERLY MOST CORNER OF THE PARTIAL RIGHT OF WAY VACATION DESCRIBED HEREIN, BEING A POINT OF NON-TANGENTIAL CURVATURE;
2. DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTHEASTERLY, A DISTANCE OF 23.77 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 64.71 FEET, A CENTRAL ANGLE OF 21°02'43", A CHORD BEARING OF SOUTH 55°34'20" EAST, AND A CHORD LENGTH OF 23.64 FEET TO A POINT OF NON-TANGENTIAL REVERSE CURVATURE;
3. SOUTHEASTERLY, A DISTANCE OF 183.82 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 849.00 FEET, A CENTRAL ANGLE OF 12°24'20", A CHORD BEARING OF SOUTH 20°21'15" EAST, AND A CHORD LENGTH OF 183.46 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF SAID JACKSON GAP STREET;
4. SOUTH 00°12'50" WEST, A DISTANCE OF 533.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JACKSON GAP WAY AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NO. 2016000087351;
5. SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 356.88 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 787.00 FEET, A CENTRAL ANGLE OF 25°58'55", A CHORD BEARING OF SOUTH 13°56'49" WEST, AND A CHORD LENGTH OF 353.83 FEET, TO THE **POINT OF BEGINNING**.

SAID PARTIAL EASEMENT VACATION CONTAINING A CALCULATED AREA OF 62,895 SQUARE FEET OR 1.444 ACRE, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

PATRICK M. STEENBURG, PLS 38004
FOR AND ON BEHALF OF
WESTWOOD PROFFESIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112

VICINITY MAP

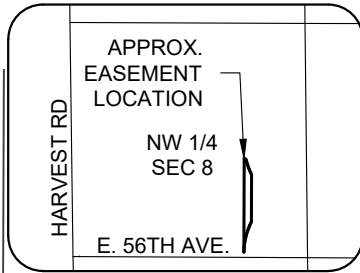


ILLUSTRATION FOR EXHIBIT A

Acknowledged. There is no sidewalk outside of public ROW for Jackson Gap St and Jackson Gap Way. Additional ROW has been dedicated with (REC#2023000026469).

Dedicate a sidewalk existing sidewalk public ROW for Jackson Gap Way

APPROACH @ 34L
REC. NO. 2021000087881

Release ex. s/w esmt

Acknowledged. Sidewalk easement release has been processed by Aurora (REC#2023000051485).

RIGHT-OF-WAY
TO BE VACATED
62,895 S.F.
1.444 AC.

NW 1/4
SEC. 8

POINT OF COMMENCEMENT

W1/4 COR. SEC. 8
FND. 2-1/4" ALUM. PIPE
WITH A 3-1/4" DIA. ALUM.
CAP STAMPED "LAMP
RYNEARSON T3S R65W 1/4
S7 S8 2018 PLS 38318",
IN A RANGE BOX

POINT OF BEGINNING

N88°29'47"E
1937.20' (TIE)

N. LINE, SW1/4, SEC. 8

W. LINE, SW1/4, SEC. 8
S00°47'32"E 2656.99'
(BASIS OF BEARINGS)

SW COR. SEC. 8
FND. #6 REBAR WITH 2.5"
ALUM. CAP, IN A RANGE
BOX, STAMPED "VLC T3S
R65W S7/S8/S18/S17 1999
LS 20699",
IN A RANGE BOX

SW 1/4
SEC. 8

WEST R.O.W. LINE
EX. JACKSON GAP STREET
REC. NO. 2013000094501

L=23.77' R=64.71' Δ=21°02'43"
CHB=S55°34'20"E CH=23.64'

L=183.82' R=849.00' Δ=12°24'20"
CHB=S20°21'15"E CH=183.46'

OWNER:
ACP DIA 1287 INVESTORS L
4530 E SHEA BLVD STE 100
PHOENIX AZ 85028-6066

EX. JACKSON GAP WAY
REC. NO. 2016000087351

12' SIDEWALK EASEMENT
REC. NO. 2014000033805

L=356.88' R=787.00' Δ=25°58'55"
CHB=S13°56'49"W CH=353.83'

OWNER:
PUBLIC RIGHT-OF-WAY
DEDICATED UNDER REC. NO. 2013000094501

300 150 0 300

SCALE: 1" = 300'

THE ABOVE DESCRIBED PARCEL CONTAINS 62,895 SQUARE FEET OR 1.444 ACRES) MORE OR LESS.
THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

CITY OF AURORA, COLORADO

A PARCEL OF LAND, TO B VACATED FOR RIGHT OF WAY PURPOSES,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 3
SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA,
ADAMS COUNTY, COLORADO.

DRAWN BY: CWB	SCALE: 1" = 300'	R.O.W. FILE NUMBER ---
CHECKED BY: PMS	DATE: 5/19/2023	JOB NUMBER: 30249702