

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND, SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, 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 SAID SECTION 9, BEING MONUMENTED BY A 3-1/4" DIAMETER ALUMINUM CAP ON A NO. 6 REBAR SET FLUSH WITH THE EXISTING GROUND, STAMPED "WESTWOOD T4S R65W 1/4 S8/S9 2022 PLS 25369", FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 9, BEING MONUMENTED BY A 3-1/4" DIAMETER ALUMINUM CAP ON A NO. 6 REBAR IN A RANGE BOX, STAMPED "AZTEC CONSULTANTS INC T4S R65W 5/4/8/9 2023 PLS 38256", BEARS NORTH 00°22'06" WEST, A DISTANCE OF 2660.27 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°21'50" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 72.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF POWHATON ROAD AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER B8109446 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 00°22'06" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2630.37 FEET TO A POINT BEING 30.00 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°17'16" EAST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 96.60 FEET;

THENCE SOUTH 00°42'44" EAST, A DISTANCE OF 42.00 FEET TO A POINT OF NON TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°39'22", AN ARC LENGTH OF 39.12 FEET, THE CHORD OF WHICH BEARS SOUTH 44°27'35" WEST, 35.25 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°22'06" EAST, A DISTANCE OF 485.01 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS SOUTH 45°22'06" EAST, 35.36 FEET TO A POINT OF NON TANGENCY;

THENCE SOUTH 00°22'06" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF NON TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS SOUTH 44°37'54" WEST, 35.36 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°22'06" EAST, A DISTANCE OF 626.50 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS SOUTH 45°22'06" EAST, 35.36 FEET TO A POINT OF NON TANGENCY;

THENCE SOUTH 00°22'06" EAST, A DISTANCE OF 80.00 FEET TO A POINT OF NON TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS SOUTH 44°37'54" WEST, 35.36 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°22'06" EAST, A DISTANCE OF 1208.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE SOUTH 89°21'50" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 72.00 FEET TO THE **POINT OF BEGINNING**,

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 194,697 SQUARE FEET OR 4.470 ACRES, 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 LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, WILLIAM F. HESSELBACH, JR., 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.

WILLIAM F. HESSELBACH, JR., PLS 25369
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112

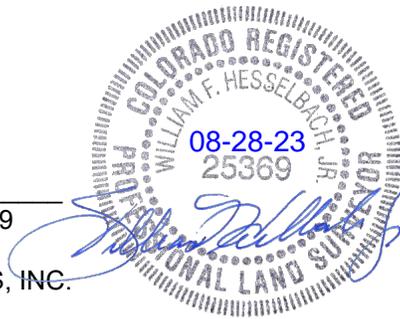
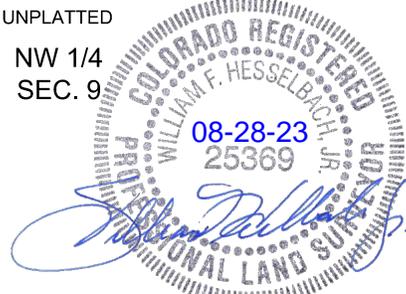
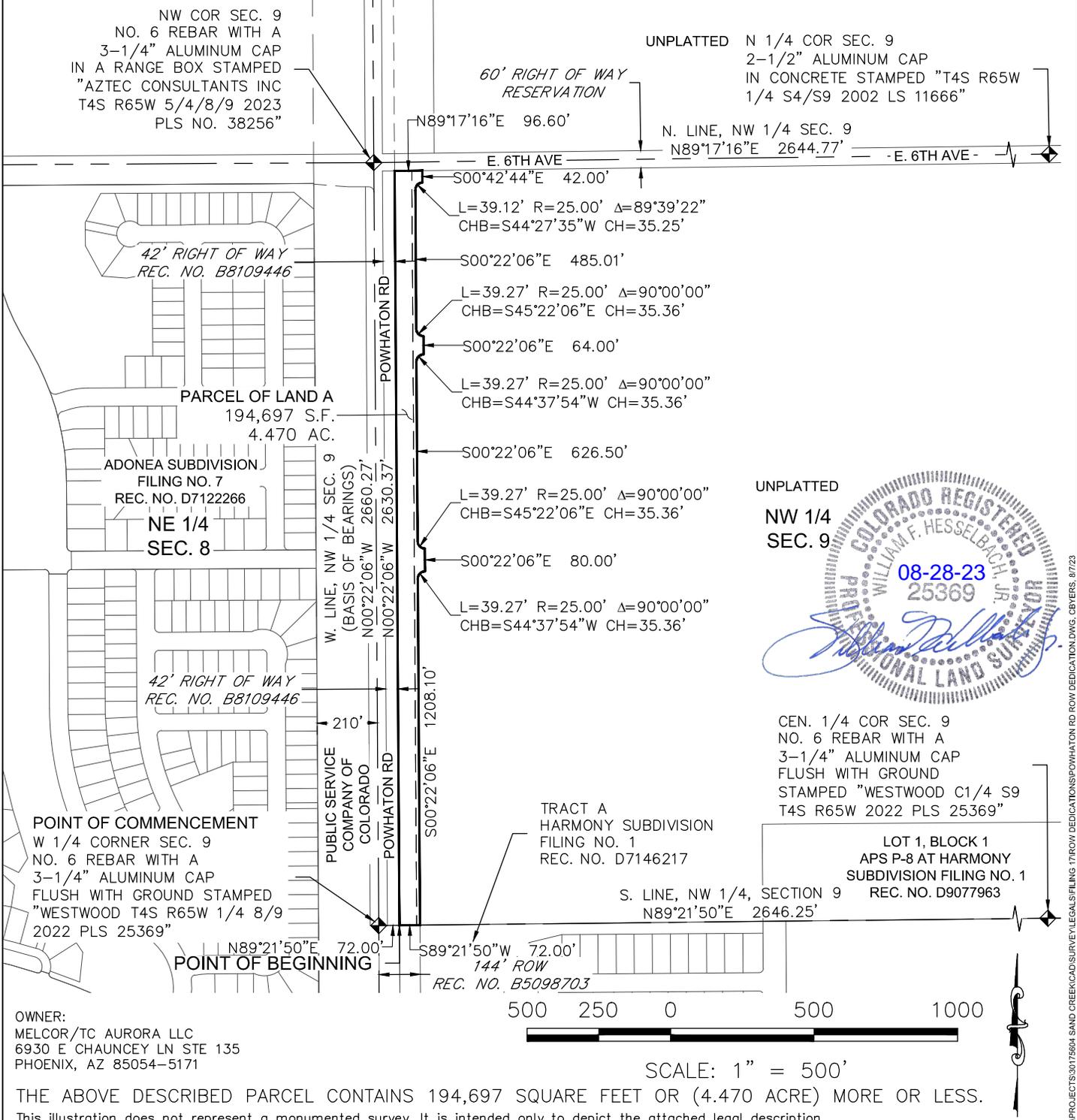


ILLUSTRATION FOR EXHIBIT A



N:\PROJECTS\3075804 SAND CREEK\CAD SURVEY\LEGAL\FILING 17\ROW DEDICATIONS\POWHATON RD ROW DEDICATION.DWG, CRYERS, 8/7/23

CITY OF AURORA, COLORADO		
DRAWN BY: MJP	SCALE: 1" = 500'	R.O.W. FILE NUMBER
CHECKED BY: WFH	DATE: 8/7/2023	JOB NUMBER: R0029613.00

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, ARAPAHOE COUNTY, COLORADO.