

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF RIGHT-OF-WAY, TO BE RELEASED, HAVING BEEN ORIGINALLY DEDICATED TO THE CITY OF AURORA AS PART OF WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2024000013716. SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, 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 NORTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S S12/S7/S13/S18 R66W/R65W 2023 PLS 38004, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S R65W 1/4 S7/S18 2024 PLS 38004, IS ASSUMED TO BEAR NORTH 89°19'43" EAST, A DISTANCE OF 2607.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 31°36'15" EAST, A DISTANCE OF 2174.24 FEET TO THE NORTH RIGHT-OF-WAY OF EAST 53RD AVENUE, AS DEPICTED ON SAID PAINTED PRAIRIE SUBDIVISION FILING NO. 4, A POINT OF NON-TANGENTIAL CURVATURE, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FIVE (5) COURSES;

1. DEPARTING SAID RIGHT-OF-WAY, NORTHEASTERLY, A DISTANCE OF 68.11 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 137.00 FEET, A CENTRAL ANGLE OF 28°28'59", A CHORD BEARING OF NORTH 58°30'45" EAST, AND A CHORD LENGTH OF 67.41 FEET, TO A POINT OF COMPOUND CURVATURE;
2. NORTHEASTERLY, A DISTANCE OF 34.84 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 44.50 FEET, A CENTRAL ANGLE OF 44°51'30", A CHORD BEARING OF NORTH 21°50'31" EAST, AND A CHORD LENGTH OF 33.96 FEET, TO THE WEST RIGHT-OF-WAY OF NORTH BUCHANAN STREET, AS DEPICTED ON SAID WINDLER SUBDIVISION FILING NO. 4, AND A POINT OF TANGENCY;
3. SOUTH 00°35'14" EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 46.00 FEET, TO A POINT OF CURVATURE;
4. CONTINUING ALONG SAID WEST RIGHT-OF-WAY, SOUTHWESTERLY, A DISTANCE OF 31.42 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°24'46" WEST, AND A CHORD LENGTH OF 28.28 FEET, TO SAID NORTH RIGHT-OF-WAY, AND A POINT OF TANGENCY;
5. CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, SOUTH 89°24'46" WEST, A DISTANCE OF 50.80 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 1,300 SQUARE FEET OR 0.030 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, JEAN P. HALPIN, 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.

JEAN P. HALPIN, P.L.S. 38474
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112

ILLUSTRATION FOR
EXHIBIT A

POINT OF COMMENCEMENT

NW COR. SEC. 18

FOUND NO. 6 REBAR & 3-1/4" ALUMINUM CAP
STAMPED "WESTWOOD T3S S12/S7/S13/S18
R66W/R65W 2023 PLS 38004"

(BASIS OF BEARINGS)

N. LINE, NW 1/4 SEC. 18

N89°19'43"E 2607.98'

N 1/4 COR. SEC. 18

FOUND NO. 6 REBAR &

3-1/4" ALUMINUM CAP STAMPED

"WESTWOOD T3S R65W 1/4

S7/S18 2024 PLS 38004"

TRACT A
WINDLER SUBDIVISION
FILING NO. 4
REC. NO. 2024000013716

TRACT G
WINDLER SUBDIVISION
FILING NO. 4
REC. NO. 2024000013716

NW 1/4
SEC 18

RIGHT-OF-WAY
RELEASE
1,300 S.F.
0.030 AC.

POINT OF
BEGINNING

S89°24'46"W 50.80'

S00°35'14"E 46.00'

L=31.42',

R=20.00'

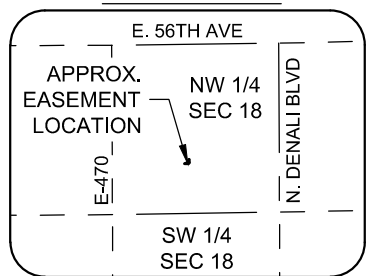
Δ=90°00'00"

CHB=S44°24'46"W

CH=28.28'

E. 53RD AVE.
(PUBLIC R.O.W. VARIES)
REC. NO. 2024000013716

VICINITY MAP



CURVE TABLE

| CURVE NO. | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
|-----------|---------|-----------|--------|-----------------|--------------|
| C1 | 137.00' | 28°28'59" | 68.11' | N58°30'45"E | 67.41' |
| C2 | 44.50' | 44°51'30" | 34.84' | N21°50'31"E | 33.96' |

OWNER:

GVP WINDLER, LLC

C/O ALBERTA DEVELOPMENT PARTNERS LLC

5750 DTC PKWY STE 210

GREENWOOD VILLAGE, CO 80111-5485

100 50 0 100

SCALE: 1" = 100'

THE ABOVE DESCRIBED PARCEL CONTAINS 1,300 SQUARE FEET OR (0.030 ACRE) 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 PORTION OF RIGHT-OF-WAY, TO BE RELEASED, HAVING BEEN
ORIGINALLY DEDICATED TO THE CITY OF AURORA AS PART OF
WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS
OF THE ADAMS COUNTY CLERK AND RECORDER AT REC. NO.
2024000013716. SITUATED IN THE NORTHWEST QUARTER OF SECTION
18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., CITY
OF AURORA, ADAMS COUNTY, COLORADO.

DRAWN BY:

CAD

SCALE:

1" = 100'

R.O.W. FILE NUMBER

CHECKED BY:

JPH

DATE:

8/13/2024

JOB NUMBER:

EXHIBIT B
LEGAL DESCRIPTION

A PORTION OF RIGHT-OF-WAY, TO BE RELEASED, HAVING BEEN ORIGINALLY DEDICATED TO THE CITY OF AURORA AS PART OF WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2024000013716. SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, 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 NORTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S S12/S7/S13/S18 R66W/R65W 2023 PLS 38004, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S R65W 1/4 S7/S18 2024 PLS 38004, IS ASSUMED TO BEAR NORTH 89°19'43" EAST, A DISTANCE OF 2607.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 36°56'48" EAST, A DISTANCE OF 2131.51 FEET TO THE EAST RIGHT-OF-WAY OF NORTH BUCHANAN STREET, AS DEPICTED ON SAID PAINTED PRAIRIE SUBDIVISION FILING NO. 4, A POINT OF CURVATURE, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING SEVEN (7) COURSES;

1. DEPARTING SAID EAST RIGHT-OF-WAY, SOUTHEASTERLY, A DISTANCE OF 75.10 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 324.50 FEET, A CENTRAL ANGLE OF 04°13'39", A CHORD BEARING OF SOUTH 02°42'03" EAST, AND A CHORD LENGTH OF 23.94 FEET, TO A POINT OF COMPOUND CURVATURE;
2. SOUTHEASTERLY, A DISTANCE OF 51.16 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 324.50 FEET, A CENTRAL ANGLE OF 09°01'56", A CHORD BEARING OF SOUTH 09°19'51" EAST, AND A CHORD LENGTH OF 51.10 FEET, TO A POINT OF COMPOUND CURVATURE;
3. SOUTHEASTERLY, A DISTANCE OF 65.56 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 137.00 FEET, A CENTRAL ANGLE OF 27°25'08", A CHORD BEARING OF SOUTH 27°33'23" EAST, AND A CHORD LENGTH OF 64.94 FEET TO A POINT OF COMPOUND CURVATURE;
4. SOUTHEASTERLY, A DISTANCE OF 33.20 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 45°17'11", A CHORD BEARING OF SOUTH 63°54'32" EAST, AND A CHORD LENGTH OF 32.34 FEET, TO THE NORTH RIGHT-OF-WAY OF EAST 53RD AVENUE, AS DEPICTED ON SAID WINDLER SUBDIVISION FILING NO. 4, AND A POINT OF NON-TANGENCY;
5. SOUTH 89°24'46" WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 47.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG SAID NORTH AND EAST RIGHTS-OF-WAY, THE FOLLOWING TWO (2) COURSES;

6. NORTHWESTERLY, A DISTANCE OF 31.42 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 45°35'14" WEST, AND A CHORD LENGTH OF 28.28 FEET, TO A POINT OF TANGENCY;
7. NORTH 00°35'14" WEST, A DISTANCE OF 126.83 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 2,004 SQUARE FEET OR 0.046 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, JEAN P. HALPIN, 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.

JEAN P. HALPIN, P.L.S. 38474
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112

ILLUSTRATION FOR
EXHIBIT B

SHEET 1 OF 2

POINT OF COMMENCEMENT

NW COR. SEC. 18

FOUND NO. 6 REBAR & 3-1/4" ALUMINUM CAP
STAMPED "WESTWOOD T3S S12/S7/S13/S18
R66W/R65W 2023 PLS 38004"

(BASIS OF BEARINGS)

N. LINE, NW 1/4 SEC. 18

N89°19'43"E 2607.98'

N 1/4 COR. SEC. 18

FOUND NO. 6 REBAR &

3-1/4" ALUMINUM CAP STAMPED

"WESTWOOD T3S R65W 1/4

S7/S18 2024 PLS 38004"

TRACT A
WINDLER SUBDIVISION
FILING NO. 4
REC. NO. 2024000013716

TRACT G
WINDLER SUBDIVISION
FILING NO. 4
REC. NO. 2024000013716

NW 1/4
SEC 18

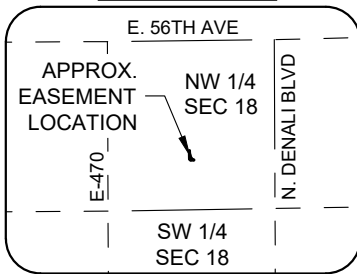
POINT OF
BEGINNING

N00°35'14"W
126.83'

RIGHT-OF-WAY
RELEASE
2,004 S.F.
0.046 AC.

S89°24'46"W
47.00'

VICINITY MAP



OWNER:

GVP WINDLER, LLC

C/O ALBERTA DEVELOPMENT PARTNERS LLC

5750 DTC PKWY STE 210

GREENWOOD VILLAGE, CO 80111-5485

100 50 0 100

SCALE: 1" = 100'

THE ABOVE DESCRIBED PARCEL CONTAINS 2,004 SQUARE FEET OR (0.046 ACRE) 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 PORTION OF RIGHT-OF-WAY, TO BE RELEASED, HAVING BEEN
ORIGINALLY DEDICATED TO THE CITY OF AURORA AS PART OF
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18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., CITY
OF AURORA, ADAMS COUNTY, COLORADO.

DRAWN BY:

CAD

SCALE:

1" = 100'

R.O.W. FILE NUMBER

CHECKED BY:

JPH

DATE:

8/13/2024

JOB NUMBER:

ILLUSTRATION FOR
EXHIBIT B

SHEET 2 OF 2

| CURVE TABLE | | | | | |
|-------------|---------|-----------|--------|-----------------|--------------|
| CURVE NO. | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 324.50' | 13°15'35" | 75.10' | S07°13'01"E | 74.93' |
| C2 | 137.00' | 27°25'08" | 65.56' | S27°33'23"E | 64.94' |
| C3 | 42.00' | 45°17'11" | 33.20' | S63°54'32"E | 32.34' |
| C4 | 20.00' | 90°00'00" | 31.42' | N45°35'14"W | 28.28' |

N:\PROJECTS\WINDLER\CAD\SURVEY\LEGAL\SVACATION\SP4\SUBMITTAL 07/26/2024\WINDLER - ROW VACATION B.DWG, JHALPH, 8/13/24

OWNER:
GVP WINDLER, LLC
C/O ALBERTA DEVELOPMENT PARTNERS LLC
5750 DTC PKWY STE 210
GREENWOOD VILLAGE, CO 80111-5485

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

| CITY OF AURORA, COLORADO | | | A RIGHT OF WAY, TO BE RELEASED, HAVING BEEN ORIGINALLY DEDICATED TO THE CITY OF AURORA AS PART OF TRACT G, WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT REC. NO. 2024000013716. SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO. |
|--------------------------|---------------------|---------------------------|---|
| DRAWN BY: CAD | SCALE: 1" = 100' | R.O.W. FILE NUMBER --- | |
| CHECKED BY: JPH | DATE: 8/13/2024 | JOB NUMBER: --- | |

EXHIBIT C
LEGAL DESCRIPTION

A PORTION OF RIGHT-OF-WAY, TO BE RELEASED, HAVING BEEN ORIGINALLY DEDICATED TO THE CITY OF AURORA AS PART OF WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2024000013716. SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, 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 NORTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S S12/S7/S13/S18 R66W/R65W 2023 PLS 38004, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S R65W 1/4 S7/S18 2024 PLS 38004, IS ASSUMED TO BEAR NORTH 89°19'43" EAST, A DISTANCE OF 2607.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 30°57'50" EAST, A DISTANCE OF 2264.77 FEET TO THE SOUTH RIGHT-OF-WAY OF EAST 53RD AVENUE, AS DEPICTED ON SAID PAINTED PRAIRIE SUBDIVISION FILING NO. 4, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FIFTEEN (15) COURSES;

1. NORTH 89°24'46" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 32.41 FEET, TO A POINT OF CURVATURE;

CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES;

2. SOUTHEASTERLY, A DISTANCE OF 31.42 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 45°35'14" EAST, AND A CHORD LENGTH OF 28.28 FEET, TO A POINT OF TANGENCY;
3. NORTH 89°24'46" EAST, A DISTANCE OF 64.00 FEET, TO A POINT OF CURVATURE;
4. NORTHEASTERLY, A DISTANCE OF 31.42 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 44°24'46" EAST, AND A CHORD LENGTH OF 28.28 FEET, TO A POINT OF TANGENCY;
5. NORTH 89°24'46" EAST, A DISTANCE OF 59.10 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;
6. DEPARTING SAID SOUTH RIGHT-OF-WAY, AND ALONG THE EAST RIGHT-OF-WAY OF NORTH BUCHANAN STREET, AS DEPICTED ON SAID WINDLER SUBDIVISION FILING NO. 4, A DISTANCE OF 58.54 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 127.00 FEET, A CENTRAL ANGLE OF 26°24'38", A CHORD BEARING OF SOUTH 63°13'03" WEST, AND A CHORD LENGTH OF 58.02 FEET, TO A POINT OF NON-TANGENCY;

CONTINUING ALONG THE EAST, SOUTH, AND WEST RIGHT-OF-WAY OF SAID NORTH BUCHANAN STREET THE FOLLOWING EIGHT (8) COURSES;

7. SOUTH 50°12'04" WEST, A DISTANCE OF 0.61 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;
8. SOUTHWESTERLY, A DISTANCE OF 23.14 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 31°34'12", A CHORD BEARING OF SOUTH 34°36'17" WEST, AND A CHORD LENGTH OF 22.85 FEET, TO A POINT OF COMPOUND CURVATURE;
9. SOUTHWESTERLY, A DISTANCE OF 6.77 FEET, ON THE ARC OF A CURVE TO THE LEFT,

HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 19°24'25", A CHORD BEARING OF SOUTH 09°06'58" WEST, AND A CHORD LENGTH OF 6.74 FEET, TO A POINT OF TANGENCY;

10. SOUTH 00°35'14" EAST, A DISTANCE OF 135.76 FEET;
11. NORTH 90°00'00" WEST, A DISTANCE OF 90.50 FEET;
12. NORTH 03°26'17" EAST, A DISTANCE OF 16.02 FEET;
13. NORTH 00°35'14" WEST, A DISTANCE OF 71.78 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;
14. NORTHWESTERLY, A DISTANCE OF 95.14 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 149.50 FEET, A CENTRAL ANGLE OF 36°27'51", A CHORD BEARING OF NORTH 18°49'25" WEST, AND A CHORD LENGTH OF 93.55 FEET, TO A POINT OF COMPOUND CURVATURE;
15. NORTHWESTERLY, A DISTANCE OF 13.90 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 18°57'39", A CHORD BEARING OF NORTH 46°56'15" WEST, AND A CHORD LENGTH OF 13.84 FEET, TO A POINT OF NON-TANGENCY, SAID SOUTH RIGHT-OF-WAY, AND THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 17,432 SQUARE FEET OR 0.400 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, JEAN P. HALPIN, 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.

JEAN P. HALPIN, P.L.S. 38474
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112

ILLUSTRATION FOR
EXHIBIT C

SHEET 1 OF 2

POINT OF COMMENCEMENT

NW COR. SEC. 18

FOUND NO. 6 REBAR & 3-1/4" ALUMINUM CAP
STAMPED "WESTWOOD T3S S12/S7/S13/S18
R66W/R65W 2023 PLS 38004"

(BASIS OF BEARINGS)

N. LINE, NW 1/4 SEC. 18

N89°19'43"E 2607.98'

N 1/4 COR. SEC. 18

FOUND NO. 6 REBAR &

3-1/4" ALUMINUM CAP STAMPED

"WESTWOOD T3S R65W 1/4

S7/S18 2024 PLS 38004"

NW 1/4
SEC 18

N. BUCHANAN ST.
(PUBLIC R.O.W. VARIES)
REC. NO. 2024000013716

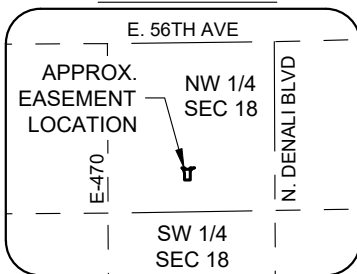
TRACT G
WINDLER SUBDIVISION
FILING NO. 4
REC. NO. 2024000013716

E. 53RD AVE.
(PUBLIC R.O.W. VARIES)
REC. NO. 2024000013716

POINT OF
BEGINNING

TRACT A
WINDLER SUBDIVISION
FILING NO. 4
REC. NO. 2024000013716

VICINITY MAP



OWNER:

GVP WINDLER, LLC

C/O ALBERTA DEVELOPMENT PARTNERS LLC

5750 DTC PKWY STE 210

GREENWOOD VILLAGE, CO 80111-5485

100 50 0 100

SCALE: 1" = 100'

THE ABOVE DESCRIBED PARCEL CONTAINS 17,432 SQUARE FEET OR (0.400 ACRE) 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 PORTION OF RIGHT-OF-WAY, TO BE RELEASED, HAVING BEEN
ORIGINALLY DEDICATED TO THE CITY OF AURORA AS PART OF
WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS
OF THE ADAMS COUNTY CLERK AND RECORDER AT REC. NO.
2024000013716. SITUATED IN THE NORTHWEST QUARTER OF SECTION
18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., CITY
OF AURORA, ADAMS COUNTY, COLORADO.

| | | |
|--------------------|---------------------|---------------------------|
| DRAWN BY: CAD | SCALE: 1" = 100' | R.O.W. FILE NUMBER --- |
| CHECKED BY: JPH | DATE: 8/13/2024 | JOB NUMBER: --- |

ILLUSTRATION FOR EXHIBIT C

SHEET 2 OF 2

| CURVE TABLE | | | | | |
|-------------|---------|-----------|--------|-----------------|--------------|
| CURVE NO. | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 20.00' | 90°00'00" | 31.42' | S45°35'14"E | 28.28' |
| C2 | 20.00' | 90°00'00" | 31.42' | N44°24'46"E | 28.28' |
| C3 | 127.00' | 26°24'38" | 58.54' | S63°13'03"W | 58.02' |
| C4 | 42.00' | 31°34'12" | 23.14' | S34°36'17"W | 22.85' |
| C5 | 20.00' | 19°24'25" | 6.77' | S09°06'58"W | 6.74' |
| C6 | 149.50' | 36°27'51" | 95.14' | N18°49'25"W | 93.55' |
| C7 | 42.00' | 18°57'39" | 13.90' | N46°56'15"W | 13.84' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE NO. | DIRECTION | LENGTH |
| L1 | N89°24'46"E | 32.41' |
| L2 | N89°24'46"E | 64.00' |
| L3 | S50°12'04"W | 0.61' |

OWNER:
GVP WINDLER, LLC
C/O ALBERTA DEVELOPMENT PARTNERS LLC
5750 DTC PKWY STE 210
GREENWOOD VILLAGE, CO 80111-5485

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

CITY OF AURORA, COLORADO

| | | |
|--------------------|---------------------|---------------------------|
| DRAWN BY: CAD | SCALE: 1" = 100' | R.O.W. FILE NUMBER --- |
| CHECKED BY: JPH | DATE: 8/13/2024 | JOB NUMBER: --- |

A RIGHT OF WAY, TO BE RELEASED, HAVING BEEN ORIGINALLY DEDICATED TO THE CITY OF AURORA AS PART OF TRACT A, WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT REC. NO. 2024000013716. SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.

N:\PROJECTS\WINDLER\CAD\SURVEY\LEGAL\SVACATION\SP4\SUBMITTAL 0726-2024\WINDLER - ROW VACATION CDWG_JPH.dwg, 8/13/24

EXHIBIT D
LEGAL DESCRIPTION

A PORTION OF RIGHT-OF-WAY, TO BE RELEASED, HAVING BEEN ORIGINALLY DEDICATED TO THE CITY OF AURORA AS PART OF WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2024000013716. SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, 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 NORTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S S12/S7/S13/S18 R66W/R65W 2023 PLS 38004, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S R65W 1/4 S7/S18 2024 PLS 38004, IS ASSUMED TO BEAR NORTH 89°19'43" EAST, A DISTANCE OF 2607.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 54°20'18" EAST, A DISTANCE OF 1452.08 FEET, TO THE NORTHWESTERLY RIGHT-OF-WAY OF NORTH BUCHANAN STREET, AS DEPICTED ON SAID PAINTED PRAIRIE SUBDIVISION FILING NO. 4, A POINT OF CURVATURE, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHWESTERLY, WEST, SOUTHWESTERLY AND WESTERLY MOST RIGHT-OF-WAY OF SAID NORTH BUCHANAN STREET, THE FOLLOWING FOUR (4) COURSES;

1. NORTHEASTERLY, A DISTANCE OF 31.54 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°20'40", A CHORD BEARING OF NORTH 44°35'06" EAST, AND A CHORD LENGTH OF 28.37 FEET, TO A POINT OF TANGENCY;
2. SOUTH 00°35'14" EAST, A DISTANCE OF 104.00 FEET, TO A POINT OF CURVATURE;
3. NORTHWESTERLY, A DISTANCE OF 31.30 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°39'20", A CHORD BEARING OF NORTH 45°24'54" WEST, AND A CHORD LENGTH OF 28.20 FEET, TO A POINT OF TANGENCY;
4. NORTH 00°48'09" WEST, A DISTANCE OF 64.00 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 1,452 SQUARE FEET OR 0.033 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, JEAN P. HALPIN, 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.

JEAN P. HALPIN, P.L.S. 38474
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112

ILLUSTRATION FOR
EXHIBIT D

POINT OF COMMENCEMENT

NW COR. SEC. 18

FOUND NO. 6 REBAR & 3-1/4" ALUMINUM CAP
STAMPED "WESTWOOD T3S S12/S7/S13/S18
R66W/R65W 2023 PLS 38004"

(BASIS OF BEARINGS)

N. LINE, NW 1/4 SEC. 18

N89°19'43"E 2607.98'

N 1/4 COR. SEC. 18

FOUND NO. 6 REBAR &

3-1/4" ALUMINUM CAP STAMPED

"WESTWOOD T3S R65W 1/4

S7/S18 2024 PLS 38004"

TRACT C
WINDLER SUBDIVISION
FILING NO. 1
REC. NO. 2023000070140

S54°20'18"E
1452.08' (TIE)

N. BUCHANAN ST.
(PUBLIC R.O.W. VARIES)
REC. NO. 2024000013716

NW 1/4
SEC 18

TRACT D
WINDLER SUBDIVISION
FILING NO. 1
REC. NO. 2023000070140

POINT OF
BEGINNING

N00°48'09"W
64.00'

S00°35'14"E
104.00'

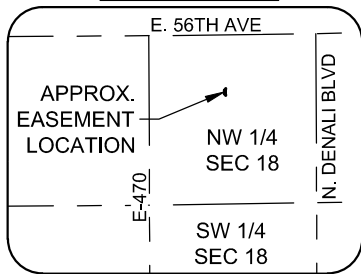
RIGHT-OF-WAY
RELEASE
1,452 S.F.
0.033 AC.

TRACT E
WINDLER SUBDIVISION
FILING NO. 1
REC. NO. 2023000070140

CURVE TABLE

| CURVE NO. | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
|-----------|--------|-----------|--------|-----------------|--------------|
| C1 | 20.00' | 90°20'40" | 31.54' | N44°35'06"E | 28.37' |
| C2 | 20.00' | 89°39'20" | 31.30' | N45°24'54"W | 28.20' |

VICINITY MAP



OWNER:

GVP WINDLER, LLC

C/O ALBERTA DEVELOPMENT PARTNERS LLC

5750 DTC PKWY STE 210

GREENWOOD VILLAGE, CO 80111-5485

100 50 0 100

SCALE: 1" = 100'

THE ABOVE DESCRIBED PARCEL CONTAINS 1,452 SQUARE FEET OR (0.033 ACRE) 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 PORTION OF RIGHT-OF-WAY, TO BE RELEASED, HAVING BEEN
ORIGINALLY DEDICATED TO THE CITY OF AURORA AS PART OF
WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS
OF THE ADAMS COUNTY CLERK AND RECORDER AT REC. NO.
20240000013716. SITUATED IN THE NORTHWEST QUARTER OF
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE 6TH
P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.

DRAWN BY:

CAD

SCALE:

1" = 100'

R.O.W. FILE NUMBER

CHECKED BY:

JPH

DATE:

8/13/2024

JOB NUMBER:
