

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 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 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 COURT AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NO. 2016000087531;
5. SOUTHWESTERLY, A DISTANCE OF 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 RIGHT OF WAY VACATION CONTAINING A CALCULATED AREA OF 62,895 SQUARE FEET OR 1.444 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

RESERVING UNTO THE CITY OF AURORA, COLORADO, A WATER EASEMENT, TWENTY (20) FEET IN WIDTH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A WATER EASEMENT, 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 80°31'03" EAST A DISTANCE OF 1964.40 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF JACKSON GAP STREET, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2013000094501, BEING THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FIFTEEN (15) COURSES;

1. NORTH 00°12'38" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 20.02 FEET;
2. DEPARTING SAID RIGHT OF WAY LINE, SOUTH 87°09'21" EAST, A DISTANCE OF 27.54 FEET;
3. SOUTH 89°24'47" EAST, A DISTANCE OF 15.35 FEET;
4. NORTH 00°07'47" EAST, A DISTANCE OF 569.55 FEET;
5. SOUTH 88°57'59" WEST, A DISTANCE OF 42.03 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE;
6. NORTH 00°12'50" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET;
7. DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 88°57'59" EAST, A DISTANCE OF 42.00 FEET;
8. NORTH 00°07'47" EAST, A DISTANCE OF 94.52 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
9. SOUTHEASTERLY, A DISTANCE OF 82.88 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 849.00 FEET, A CENTRAL ANGLE OF 5°35'35", A CHORD BEARING OF SOUTH 22°06'48" EAST, AND A CHORD LENGTH OF 82.84 FEET TO A POINT OF NON-TANGENCY;
10. NORTH 87°07'49" WEST, A DISTANCE OF 11.37 FEET;
11. SOUTH 00°07'47" WEST, A DISTANCE OF 601.28 FEET TO A POINT OF NON-TANGENTIAL CURVATURE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF JACKSON GAP COURT AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NO. 2016000087531;
12. SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 55.50 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 787.00 FEET, A CENTRAL ANGLE OF 04°02'25", A CHORD BEARING OF SOUTH 21°15'31" WEST, AND A CHORD LENGTH OF 55.48 FEET TO A POINT OF NON-TANGENCY;
13. NORTH 00°07'47" EAST, A DISTANCE OF 25.10 FEET;
14. NORTH 89°24'47" WEST, A DISTANCE OF 15.90 FEET;
15. NORTH 87°09'21" WEST, A DISTANCE OF 27.01 FEET, TO THE **POINT OF BEGINNING**.

SAID EASEMENT CONTAINING A CALCULATED AREA OF 15,356 SQUARE FEET OR 0.353 ACRE, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

ALSO RESERVING UNTO THE CITY OF AURORA, COLORADO, A SANITARY SEWER EASEMENT, THIRTY (30) FEET IN WIDTH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 82°21'08" EAST A DISTANCE OF 1954.70 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF JACKSON GAP STREET, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2013000094501, BEING THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FOUR (4) COURSES:

1. DEPARTING SAID WEST RIGHT OF WAY LINE, NORTHEASTERLY, A DISTANCE OF 214.69 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 817.00 FEET, A CENTRAL ANGLE OF 15°03'22", A CHORD BEARING OF NORTH 23°19'01" EAST, A CHORD LENGTH OF 214.08 FEET, TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE EAST RIGHT OF WAY OF SAID JACKSON GAP STREET;
2. SOUTH 00°12'50" WEST, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 62.49 FEET TO A POINT OF NON-TANGENTIAL CURVATURE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF JACKSON GAP COURT AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NO. 2016000087531;
3. SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE, 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 A POINT ON THE WEST RIGHT OF WAY LINE OF SAID JACKSON GAP STREET;
4. NORTH 00°12'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 209.30 FEET TO THE **POINT OF BEGINNING**;

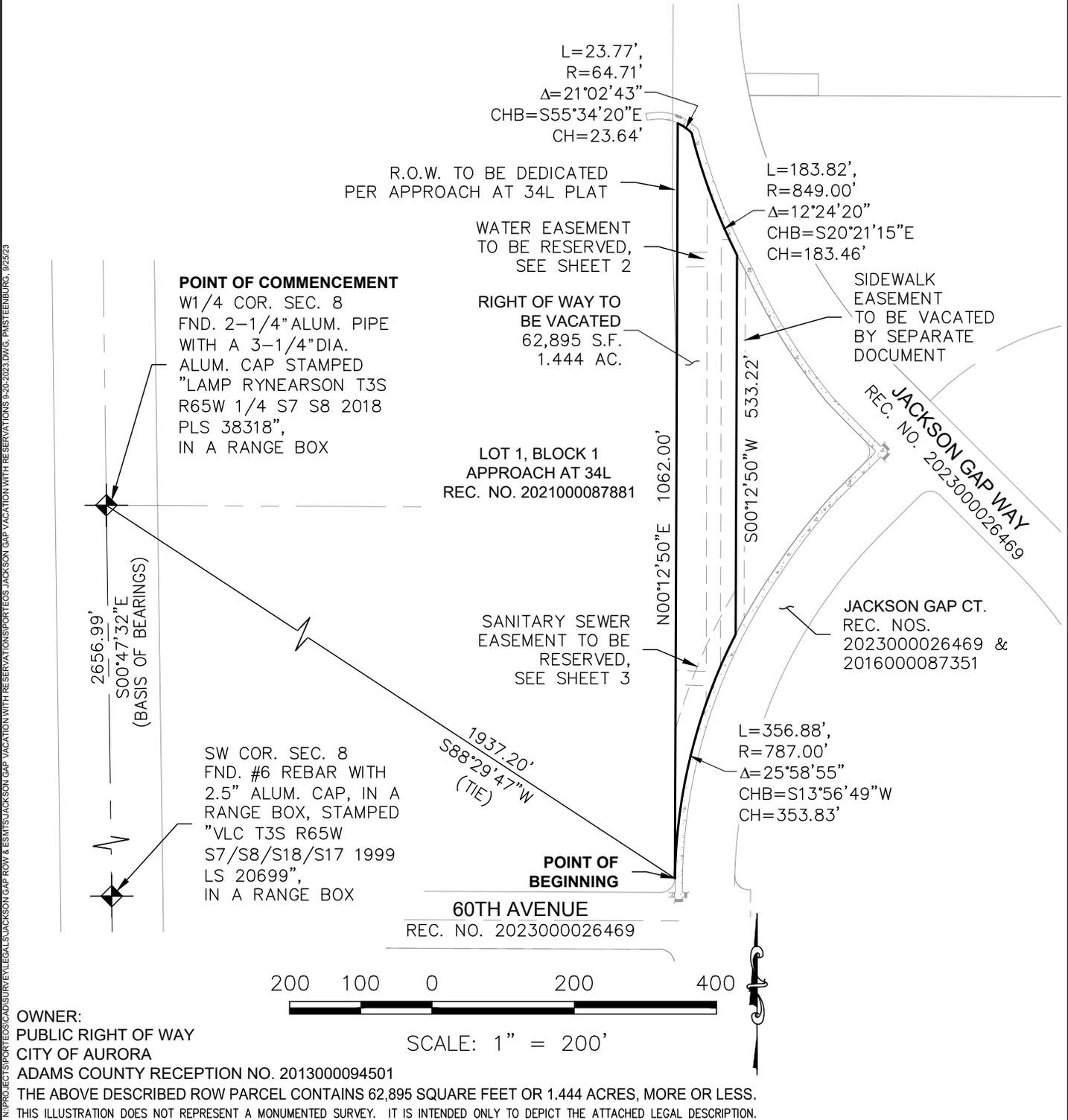
SAID EASEMENT CONTAINING A CALCULATED AREA OF 7,657 SQUARE FEET OR 0.176 ACRE, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

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.

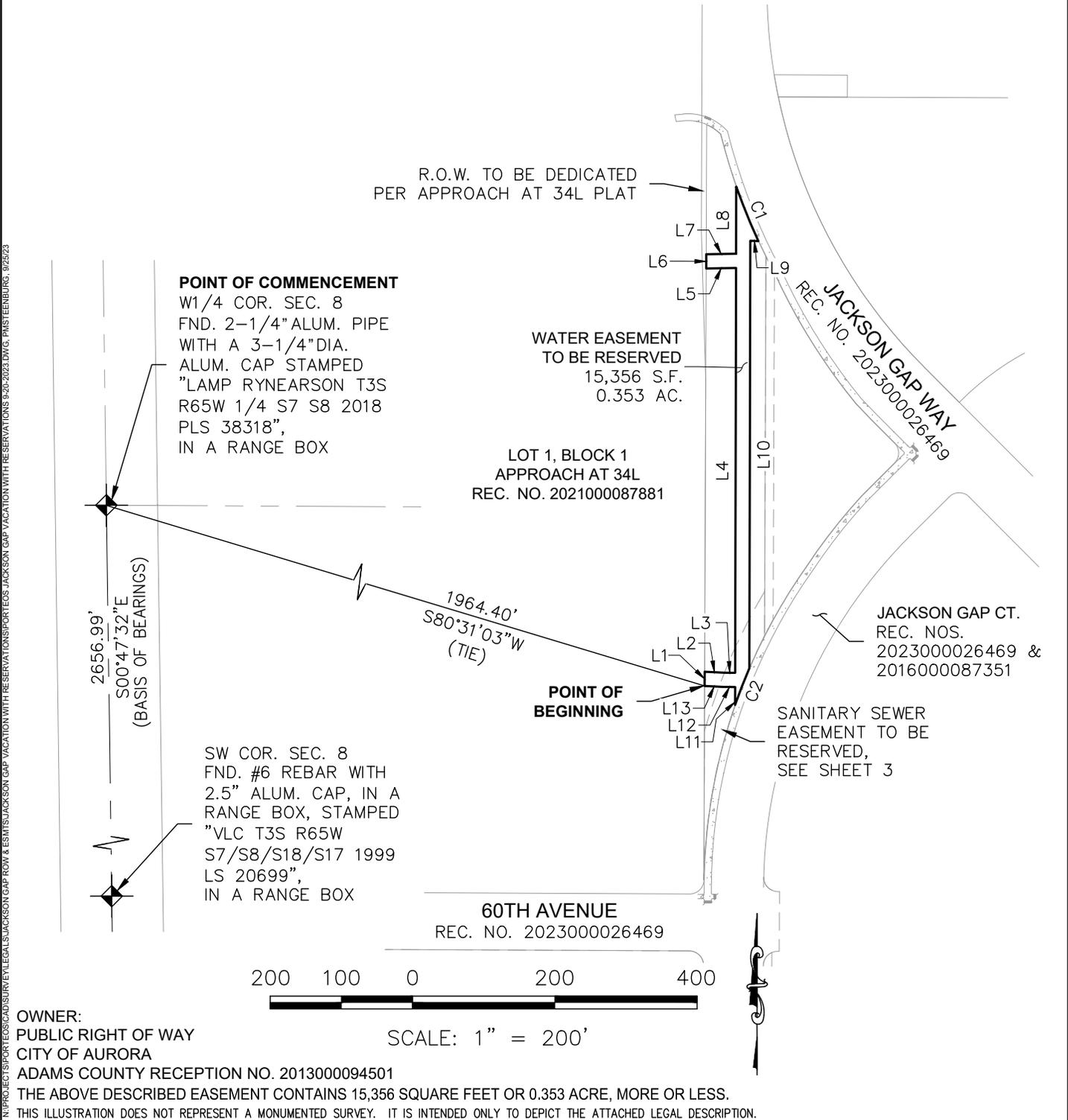
PATRICK M. STEENBURG, PLS 38004
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112

ILLUSTRATION FOR EXHIBIT A



CITY OF AURORA, COLORADO			A PUBLIC RIGHT OF WAY, ORIGINALLY DEDICATED TO THE CITY OF AURORA BY THAT DOCUMENT RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2013000094501, TO BE VACATED, SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.
DRAWN BY: PMS	SCALE: 1" = 200'	R.O.W. FILE NUMBER 2013000094501	
CHECKED BY: PMS	DATE: 9/25/2023	JOB NUMBER: 30249702	

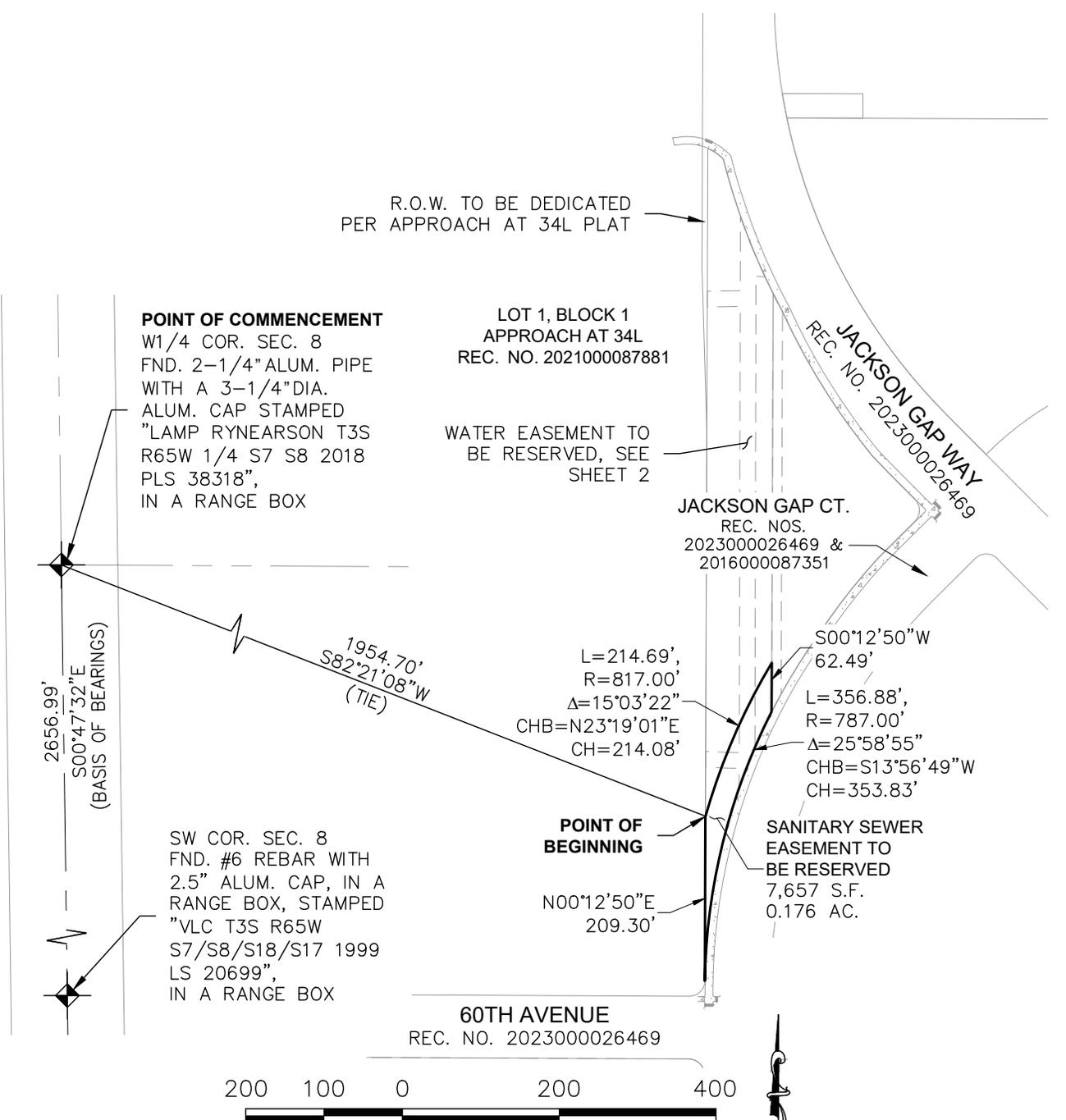
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CITY OF AURORA, COLORADO			A PUBLIC RIGHT OF WAY, ORIGINALLY DEDICATED TO THE CITY OF AURORA BY THAT DOCUMENT RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2013000094501, TO BE VACATED, SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.
DRAWN BY: PMS	SCALE: 1" = 200'	R.O.W. FILE NUMBER 2013000094501	
CHECKED BY: PMS	DATE: 9/25/2023	JOB NUMBER: 30249702	
OWNER: PUBLIC RIGHT OF WAY CITY OF AURORA ADAMS COUNTY RECEPTION NO. 2013000094501 THE ABOVE DESCRIBED EASEMENT CONTAINS 15,356 SQUARE FEET OR 0.353 ACRE, MORE OR LESS. THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.			

ILLUSTRATION FOR EXHIBIT A

N:\PROJECTS\SPORTS\LEGAL\SURVEY\LEGAL\SURVEY\JACKSON GAP ROW & ESMTS\JACKSON GAP VACATION WITH RESERVATIONS\SPORTS\JACKSON GAP VACATION WITH RESERVATIONS 9-20-2023.DWG. PMISTEENBURG. 09/25/23



SCALE: 1" = 200'

OWNER:
PUBLIC RIGHT OF WAY
CITY OF AURORA

ADAMS COUNTY RECEPTION NO. 2013000094501

THE ABOVE DESCRIBED EASEMENT PARCEL CONTAINS 7,657 SQUARE FEET OR 0.176 ACRES, MORE OR LESS.

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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	849.00'	5°35'35"	82.88'	S22°06'48"E	82.84'
C2	787.00'	4°02'25"	55.50'	S21°15'31"W	55.48'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°12'50"E	20.02'
L2	S87°09'21"E	27.54'
L3	S89°24'47"E	15.35'
L4	N00°07'47"E	569.55'
L5	S88°57'59"W	42.03'
L6	N00°12'50"E	20.00'
L7	N88°57'59"E	42.00'
L8	N00°07'47"E	94.52'
L9	N87°07'49"W	11.37'
L10	S00°07'47"W	601.28'
L11	N00°07'47"E	25.10'
L12	N89°24'47"W	15.90'
L13	N87°09'21"W	27.01'



OWNER:
PUBLIC RIGHT OF WAY
CITY OF AURORA
ADAMS COUNTY RECEPTION NO. 2013000094501

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N:\PROJECTS\PORTTECOS\SURVEY\LEGAL\JACKSON GAP ROW & ESMT\JACKSON GAP VACATION WITH RESERVATIONS 9-20-2023.DWG. PMSTEENBURG. 9/25/23