

# EXHIBIT A

## LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A VACATION OF A PART OF TASKO ACRES SUBDIVISION FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 1929919 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER SITUATED IN SECTION 29, 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 NORTHEAST CORNER OF SECTION 29 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 TO BEAR NORTH 89°35'49" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 00°08'31" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 933.84 FEET;

THENCE NORTH 89°51'29" WEST A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°08'31" WEST ALONG A LINE 30.00 FEET WESTERLY DISTANT AND PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 1,733.32 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH POWHATON ROAD DEDICATED AT RECEPTION NO. 1929919 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°08'27" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2,666.60 FEET TO A POINT ON THE SOUTH LINE OF SAID TASKO ACRES SUBDIVISION FILING NO. 1;

THENCE ALONG SAID BOUNDARY OF TASKO ACRES SUBDIVISION FILING NO. 1 THE FOLLOWING TEN (10) COURSES

- 1) SOUTH 89°57'52" WEST A DISTANCE OF 2,624.45 FEET;
- 2) SOUTH 89°57'47" WEST A DISTANCE OF 71.78 FEET;
- 3) NORTH 00°13'21" WEST A DISTANCE OF 5,285.97 FEET;
- 4) NORTH 89°35'57" EAST A DISTANCE OF 60.00 FEET;
- 5) SOUTH 00°12'50" EAST A DISTANCE OF 1,090.37 FEET;
- 6) NORTH 89°35'15" EAST A DISTANCE OF 798.87 FEET;
- 7) NORTH 00°12'35" WEST A DISTANCE OF 1,090.24 FEET;
- 8) NORTH 89°35'49" EAST A DISTANCE OF 967.31 FEET;
- 9) SOUTH 00°08'37" WEST A DISTANCE OF 903.71 FEET;
- 10) NORTH 89°35'15" EAST A DISTANCE OF 903.67 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 12,677,065 SQUARE FEET, OR 291.025 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, JUSTIN C. SCHEITLER, 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, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, ETHER EXPRESSED OR IMPLIED.

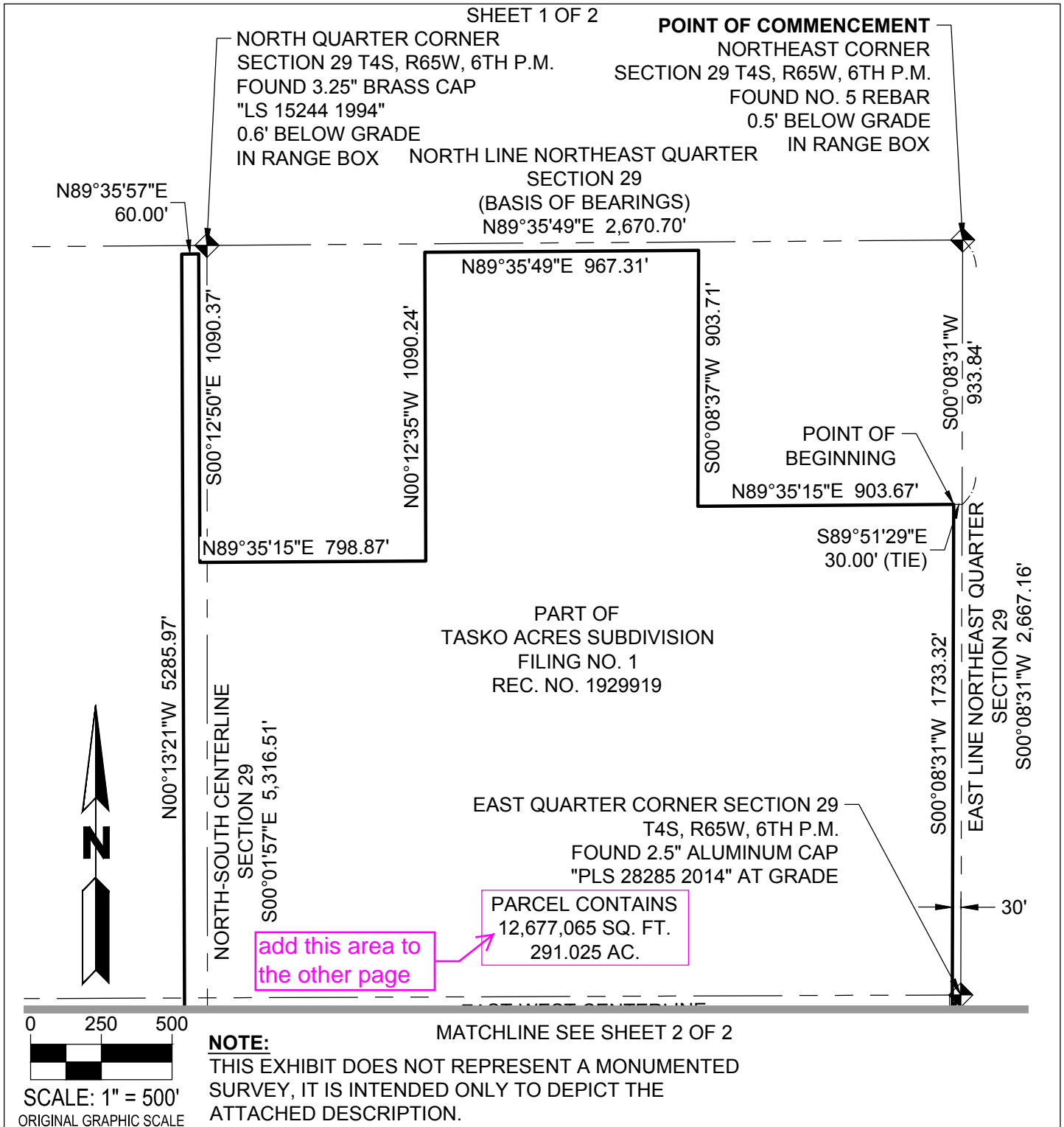
JUSTIN C. SCHEITLER , P.L.S. 38430

FOR AND ON BEHALF OF WARE MALCOMB

900 SOUTH BROADWAY, SUITE 320, DENVER, COLORADO 80209

P 303.561.3333

# ILLUSTRATION FOR EXHIBIT A

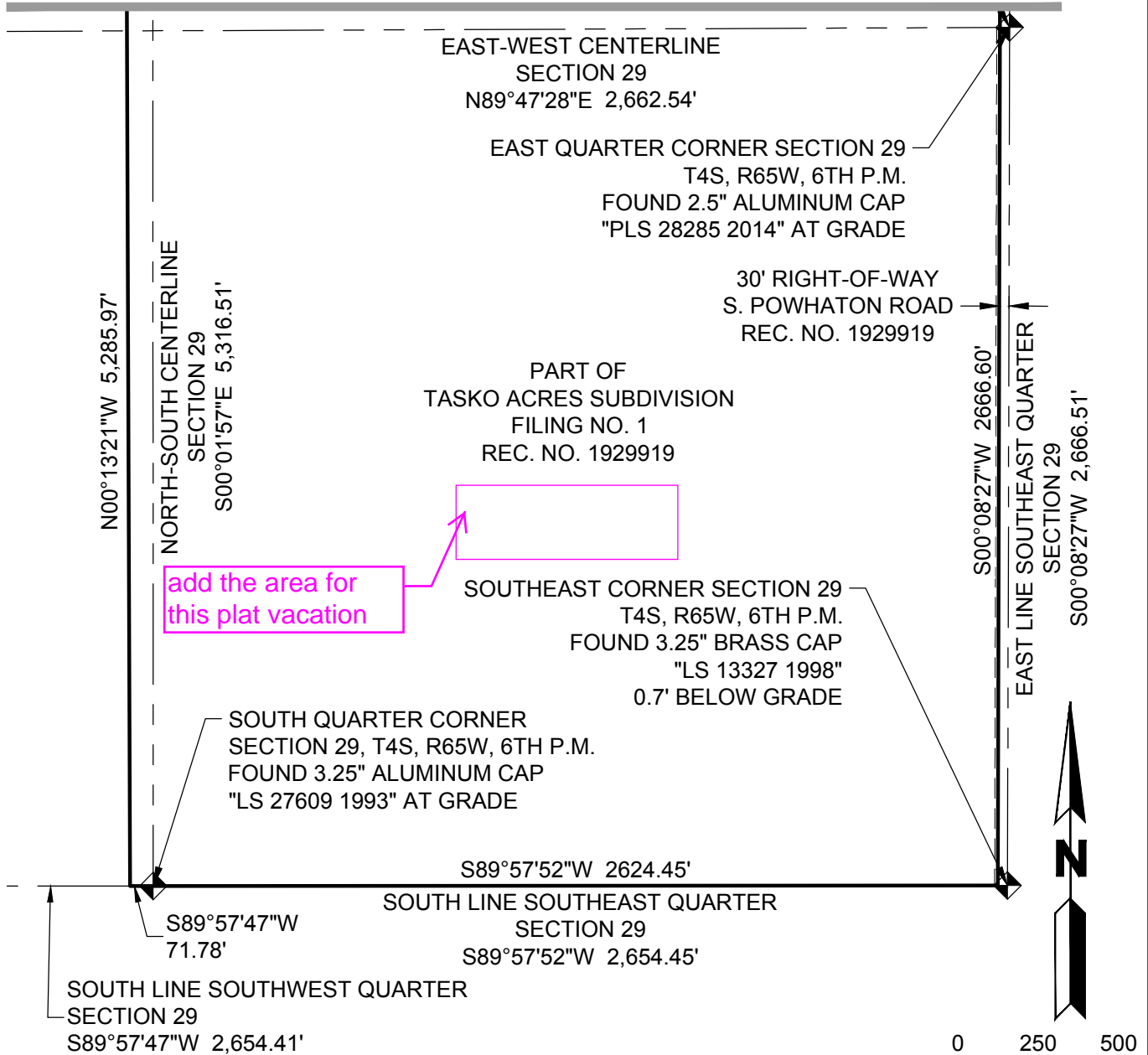


CITY OF AURORA, COLORADO			A PARCEL OF LAND BEING A VACATION OF A PART OF TASKO ACRES SUBDIVISION FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 1929919 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER SITUATED IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
By: AJ	Scale: 1"=500'	R.O.W. File No.	
Ck'd By: JCS	Date: 4/5/2022	Job No. DCS21-9005	

ILLUSTRATION FOR  
**EXHIBIT A**

SHEET 2 OF 2

MATCHLINE SEE SHEEY 1 OF 2



**NOTE:**

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

**CITY OF AURORA, COLORADO**

A PARCEL OF LAND BEING A VACATION OF A PART OF TASKO  
ACRES SUBDIVISION FILING NO. 1, A SUBDIVISION PLAT  
RECORDED AT RECEPTION NO. 1929919 OF THE RECORDS OF THE  
ARAPAHOE COUNTY CLERK AND RECORDER SITUATED IN  
SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO

By: AJ

Scale: 1 = 100

R.O.W. File No.

Ck'd By: JCS

Date: 4/5/2022

Job No. DCS21-9005

# Parcel Map Check Report

**Client:**  
**Prepared by:**  
Andrew Jordan, CAD Technician II  
Ware Malcomb  
900 S. Broadway

Date: 4/6/2022 10:26:35 AM

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Parcel Name: Site 1 - parcel contains

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,673,427.1524'

East: 3,231,193.4188'

Segment# 1: Line

Course: S0°08'30.95"W

Length: 1,733.3197'

North: 1,671,693.8380'

East: 3,231,189.1251'

Segment# 2: Line

Course: S0°08'27.21"W

Length: 2,666.5987'

North: 1,669,027.2474'

East: 3,231,182.5679'

Segment# 3: Line

Course: S89°57'52.25"W

Length: 2,624.4524'

North: 1,669,025.6219'

East: 3,228,558.1160'

Segment# 4: Line

Course: S89°57'46.50"W

Length: 71.7775'

North: 1,669,025.5754'

East: 3,228,486.3385'

Segment# 5: Line

Course: N0°13'20.80"W

Length: 5,285.9710'

North: 1,674,311.5066'

East: 3,228,465.8164'

Segment# 6: Line

Course: N89°35'57.13"E

Length: 60.0000'

North: 1,674,311.9263'

East: 3,228,525.8149'

Segment# 7: Line

Course: S0°12'50.14"E

Length: 1,090.3740'

North: 1,673,221.5599'

East: 3,228,529.8861'

Segment# 8: Line

Course: N89°35'15.11"E

Length: 798.8747'

North: 1,673,227.3109'

East: 3,229,328.7401'

Segment# 9: Line

Course: N0°12'35.12"W

Length: 1,090.2409'

North: 1,674,317.5445'

East: 3,229,324.7488'

Segment# 10: Line

Course: N89°35'49.25"E

Length: 967.3090'

North: 1,674,324.3480'

East: 3,230,292.0339'

Segment# 11: Line

Course: S0°08'36.93"W

Length: 903.7059'

North: 1,673,420.6449'

East: 3,230,289.7690'

Segment# 12: Line

Course: N89°35'14.67"E

Length: 903.6732'

North: 1,673,427.1523'

East: 3,231,193.4188'

Perimeter: 18,196.2971'

Area: 12,677,065Sq.Ft.

Error Closure: 0.0001

Course: S2°11'59.75"E

Error North : -0.00010

East: 0.00000

Precision 1: 181,962,970.0000