

21102-HORIZON UPTOWN FILING NO. 4

A PARCEL OF LAND LYING WITHIN THE EAST ONE-HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1 BEARS NORTH 00°28'45" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID WEST LINE;  
THENCE ALONG SAID WEST LINE, NORTH 00°28'45" WEST, A DISTANCE OF 1,824.53 FEET;  
THENCE DEPARTING SAID WEST LINE, NORTH 89°31'15" EAST, A DISTANCE OF 40.00 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET EAST FROM SAID WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, BEING ON THE NORTH LINE OF TRACT A, HORIZON UPTOWN SUBDIVISION FILING NO. 1, PER THE PLAT RECORDED MAY 31, 2019 AT RECEPTION NO. D9050780 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ARAPAHOE, STATE OF COLORADO AND THE **POINT OF BEGINNING**;  
THENCE ALONG SAID PARALLEL LINE, NORTH 00°28'45" WEST, A DISTANCE OF 140.55 FEET;  
THENCE SOUTH 89°31'15" WEST, A DISTANCE OF 10.00 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET EAST FROM SAID WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 1;  
THENCE ALONG SAID PARALLEL LINE, NORTH 00°28'45" WEST, A DISTANCE OF 675.62 FEET;  
THENCE NORTH 00°27'43" WEST, A DISTANCE OF 53.55 FEET;  
THENCE NORTH 89°32'17" EAST, A DISTANCE OF 84.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WHOSE CHORD BEARS SOUTH 45°28'14" EAST, A DISTANCE OF 35.36 FEET;  
THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°01'02", AN ARC LENGTH OF 39.28 FEET;  
THENCE NORTH 89°31'15" EAST, A DISTANCE OF 129.40 FEET;  
THENCE SOUTH 87°02'44" EAST, A DISTANCE OF 50.09 FEET;  
THENCE NORTH 89°31'15" EAST, A DISTANCE OF 287.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET;  
THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;  
THENCE NORTH 89°31'15" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, WHOSE CHORD BEARS SOUTH 45°28'45" EAST, A DISTANCE OF 28.28 FEET;  
THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;  
THENCE NORTH 89°31'15" EAST, A DISTANCE OF 384.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET;  
THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;  
THENCE NORTH 89°31'15" EAST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, WHOSE CHORD BEARS SOUTH 45°28'45" EAST, A DISTANCE OF 28.28 FEET;  
THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;  
THENCE SOUTH 00°28'45" EAST, A DISTANCE OF 96.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, WHOSE CHORD BEARS SOUTH 44°31'15" WEST, A DISTANCE OF 28.28 FEET;  
THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;  
THENCE SOUTH 00°28'45" EAST, A DISTANCE OF 976.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 110.00 FEET;  
THENCE SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 11°37'37", AN ARC LENGTH OF 22.32 FEET TO THE NORTHERLY LINE OF HORIZON UPTOWN

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SUBDIVISION FILING NO. 3, PER THE PLAT RECORDED APRIL 26, 2021 AT RECEPTION NO. E1067745 IN SAID OFFICE OF THE CLERK AND RECORDER;  
THENCE ALONG SAID NORTHERLY LINE OF HORIZON UPTOWN SUBDIVISION FILING NO. 3 THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 76°56'14" WEST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, WHOSE CHORD BEARS SOUTH 28°02'56" WEST, A DISTANCE OF 26.30 FEET;
- 2) SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 82°12'43", AN ARC LENGTH OF 28.70 FEET TO THE BEGINNING OF REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 423.00 FEET;
- 3) SOUTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 11°29'43", AN ARC LENGTH OF 84.87 FEET;
- 4) SOUTH 57°39'36" WEST, A DISTANCE OF 56.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 20.00 FEET;

THENCE WESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 89°51'38", AN ARC LENGTH OF 31.37 FEET TO THE EASTERLY LINE OF HORIZON UPTOWN SUBDIVISION FILING NO. 1, PER THE PLAT RECORDED MAY 31, 2019 AT RECEPTION NO. D9050780 IN SAID OFFICE OF THE CLERK AND RECORDER;  
THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID HORIZON UPTOWN SUBDIVISION FILING NO. 1 THE FOLLOWING TWELVE (12) COURSES:

- 1) NORTH 32°28'46" WEST, A DISTANCE OF 76.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 120.00 FEET;
- 2) NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 32°00'01", AN ARC LENGTH OF 67.02 FEET;
- 3) NORTH 00°28'45" WEST, A DISTANCE OF 344.71 FEET;
- 4) SOUTH 89°31'15" WEST, A DISTANCE OF 60.00 FEET;
- 5) SOUTH 00°28'45" EAST, A DISTANCE OF 10.00 FEET;
- 6) SOUTH 89°31'15" WEST, A DISTANCE OF 450.00 FEET;
- 7) NORTH 00°28'45" WEST, A DISTANCE OF 10.00 FEET;
- 8) SOUTH 89°31'15" WEST, A DISTANCE OF 64.00 FEET;
- 9) SOUTH 00°28'45" EAST, A DISTANCE OF 110.05 FEET;
- 10) SOUTH 89°31'15" WEST, A DISTANCE OF 65.00 FEET;
- 11) NORTH 00°28'45" WEST, A DISTANCE OF 11.00 FEET;
- 12) SOUTH 89°31'15" WEST, A DISTANCE OF 215.50 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET EAST FROM SAID WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 1 AND THE **POINT OF BEGINNING**.

CONTAINING 1,032,095 SQUARE FEET OR 23.694 ACRES, MORE OR LESS.