

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, RECORDED JANUARY 21, 2022 AT RECEPTION NO. 2022000006446, IN THE OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24, WHENCE THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 BEARS SOUTH 00°16'32" EAST, A DISTANCE OF 2650.24 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID EAST LINE AND SAID EASTERLY RIGHT-OF-WAY, SOUTH 00°16'32" EAST, A DISTANCE OF 98.15 FEET TO THE SOUTHEAST CORNER OF EAST 48TH AVENUE RIGHT-OF-WAY, DESCRIBED AS PARCEL B IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2006 AT RECEPTION NO. 20060417000386390, IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 48TH AVENUE, SOUTH 89°43'28" WEST, A DISTANCE OF 40.00 FEET THE EASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SAID EASTERLY BOUNDARY AND THE SOUTHERLY BOUNDARY THEREOF THE FOLLOWING 15 COURSES:

1. SOUTH 00°16'32" EAST, A DISTANCE OF 512.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC LENGTH OF 39.27 FEET;
3. SOUTH 01°50'11" WEST, A DISTANCE OF 64.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°16'48" EAST;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°04'22", AN ARC LENGTH OF 41.05 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 960.00 FEET;
5. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°45'41", AN ARC LENGTH OF 213.82 FEET;

6. SOUTH 16°33'15" WEST, A DISTANCE OF 235.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;
7. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°12'13", AN ARC LENGTH OF 90.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
8. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET;
9. SOUTH 08°08'50" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 08°08'50" WEST;
10. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;
11. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'37", AN ARC LENGTH OF 235.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 394.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°31'48" WEST;
12. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°22'00", AN ARC LENGTH OF 140.05 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 466.00 FEET;
13. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°35'49", AN ARC LENGTH OF 346.45 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 294.00 FEET;
14. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°01'43", AN ARC LENGTH OF 328.55 FEET;
15. NORTH 54°52'49" WEST, A DISTANCE OF 6.91 FEET TO THE MOST SOUTHERLY CORNER OF TRACT A, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAST DESCRIBED TRACT A AND THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED JUNE 1, 2006 AT RECEPTION NO. 20060601000437490, IN SAID OFFICIAL RECORDS, NORTH 00°16'48" WEST, A DISTANCE OF 1,012.14 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE, DESCRIBED AS EXHIBIT B, IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2006 AT RECEPTION NO. 20060417000386390, IN SAID OFFICIAL RECORDS AND THE

BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,027.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°07'08" WEST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 5 COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°55'09", AN ARC LENGTH OF 70.25 FEET
2. NORTH 48°57'43" EAST, A DISTANCE OF 400.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 883.00 FEET;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°52'57", AN ARC LENGTH OF 583.82 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°52'48", AN ARC LENGTH OF 40.53 FEET;
5. NORTH 89°43'28" EAST, A DISTANCE OF 17.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 27.011 ACRES, (1,176,589 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.



DANIEL E. DAVIS,
COLORADO P.L.S. NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, COLORADO 80122
303-713-1898

Parcel Map Check Report

Client: Prepared by:
Client Preparer
Client Company Your Company Name
Address 1 123 Main Street
Date: 5/24/2024 9:35:24 AM

Parcel Name: PLAT - PLAT VACATION
Description: PLAT VACATION
Process segment order counterclockwise: False
Enable mapcheck across chord: False
"North:711,629.994'" "East:218,551.316'"

Segment# 1: Line
"Course: S0° 16' 32""E" Length: 512.26'
"North: 711,117.740'" "East: 218,553.780'"

Segment# 2: Curve
Length: 39.27' Radius: 25.00'
"Delta: 89°59'43"" Tangent: 25.00'
Chord: 35.35' "Course: S44° 43' 20""W"
"Course In: S89° 43' 28""W" "Course Out: S0° 16' 48""E"
"RP North: 711,117.620'" "East: 218,528.780'"
"End North: 711,092.620'" "East: 218,528.902'"

Segment# 3: Line
"Course: S1° 50' 11""W" Length: 64.04'
"North: 711,028.613'" "East: 218,526.850'"

Segment# 4: Curve
Length: 41.05' Radius: 25.00'
"Delta: 94°04'22"" Tangent: 26.84'
Chord: 36.59' "Course: S43° 14' 37""E"
"Course In: S0° 16' 48""E" "Course Out: S86° 12' 26""E"
"RP North: 711,003.614'" "East: 218,526.972'"
"End North: 711,001.960'" "East: 218,551.918'"

Segment# 5: Curve
Length: 213.82' Radius: 960.00'
"Delta: 12°45'41"" Tangent: 107.35'
Chord: 213.38' "Course: S10° 10' 25""W"
"Course In: N86° 12' 26""W" "Course Out: S73° 26' 45""E"
"RP North: 711,065.462'" "East: 217,594.020'"
"End North: 710,791.937'" "East: 218,514.229'"

Segment# 6: Line
"Course: S16° 33' 15""W" Length: 235.62'
"North: 710,566.084'" "East: 218,447.096'"

Segment# 7: Curve

Length: 90.36' Radius: 995.00'
"Delta: 5°12'13"" Tangent: 45.21'
Chord: 90.33' "Course: S13° 57' 09""W"
"Course In: S73° 26' 45""E" "Course Out: N78° 38' 57""W"
"RP North: 710,282.587'" "East: 219,400.854'"
"End North: 710,478.419'" "East: 218,425.316'"

Segment# 8: Curve

Length: 37.87' Radius: 25.00'
"Delta: 86°47'47"" Tangent: 23.64'
Chord: 34.35' "Course: S54° 44' 56""W"
"Course In: N78° 38' 57""W" "Course Out: S8° 08' 50""W"
"RP North: 710,483.339'" "East: 218,400.805'"
"End North: 710,458.591'" "East: 218,397.262'"

Segment# 9: Line

"Course: S8° 08' 50""W" Length: 64.00'
"North: 710,395.237'" "East: 218,388.192'"

Segment# 10: Curve

Length: 37.87' Radius: 25.00'
"Delta: 86°47'47"" Tangent: 23.64'
Chord: 34.35' "Course: S38° 27' 16""E"
"Course In: S8° 08' 50""W" "Course Out: S85° 03' 23""E"
"RP North: 710,370.490'" "East: 218,384.649'"
"End North: 710,368.335'" "East: 218,409.556'"

Segment# 11: Curve

Length: 235.49' Radius: 995.00'
"Delta: 13°33'37"" Tangent: 118.30'
Chord: 234.94' "Course: S1° 50' 11""E"
"Course In: S85° 03' 23""E" "Course Out: S81° 23' 00""W"
"RP North: 710,282.591'" "East: 219,400.854'"
"End North: 710,133.517'" "East: 218,417.085'"

Segment# 12: Curve

Length: 140.05' Radius: 394.00'
"Delta: 20°22'00"" Tangent: 70.77'
Chord: 139.32' "Course: N86° 20' 48""W"
"Course In: N6° 31' 48""W" "Course Out: S13° 50' 12""W"
"RP North: 710,524.961'" "East: 218,372.278'"
"End North: 710,142.394'" "East: 218,278.051'"

Segment# 13: Curve

Length: 346.45' Radius: 466.00'
"Delta: 42°35'49"" Tangent: 181.67'
Chord: 338.53' "Course: S82° 32' 18""W"
"Course In: S13° 50' 12""W" "Course Out: N28° 45' 36""W"

"RP North: 709,689.917'" "East: 218,166.605'"
"End North: 710,098.432'" "East: 217,942.393'"

Segment# 14: Curve

Length: 328.55' Radius: 294.00'
"Delta: 64°01'43"'" "Tangent: 183.81'
Chord: 311.72' "Course: N86° 44' 45"'"W"
"Course In: N28° 45' 37"'"W" "Course Out: S35° 16' 06"'"W"
"RP North: 710,356.165'" "East: 217,800.936'"
"End North: 710,116.126'" "East: 217,631.178'"

Segment# 15: Line

"Course: N54° 52' 49"'"W" Length: 6.91'
"North: 710,120.102'" "East: 217,625.526'"

Segment# 16: Line

"Course: N0° 16' 48"'"W" "Length: 1,012.14'"
"North: 711,132.229'" "East: 217,620.580'"

Segment# 17: Curve

Length: 70.25' "Radius: 1,027.00'"
"Delta: 3°55'09"'" "Tangent: 35.14'
Chord: 70.23' "Course: N50° 55' 18"'"E"
"Course In: N37° 07' 08"'"W" "Course Out: S41° 02' 17"'"E"
"RP North: 711,951.144'" "East: 217,000.816'"
"End North: 711,176.505'" "East: 217,675.103'"

Segment# 18: Line

"Course: N48° 57' 43"'"E" Length: 400.00'
"North: 711,439.129'" "East: 217,976.812'"

Segment# 19: Curve

Length: 583.82' Radius: 883.00'
"Delta: 37°52'57"'" "Tangent: 303.03'
Chord: 573.24' "Course: N67° 54' 11"'"E"
"Course In: S41° 02' 17"'"E" "Course Out: N3° 09' 20"'"W"
"RP North: 710,773.105'" "East: 218,556.555'"
"End North: 711,654.766'" "East: 218,507.948'"

Segment# 20: Curve

Length: 40.53' Radius: 25.00'
"Delta: 92°52'48"'" "Tangent: 26.29'
Chord: 36.23' "Course: S46° 42' 56"'"E"
"Course In: S3° 09' 20"'"E" "Course Out: N89° 43' 28"'"E"
"RP North: 711,629.804'" "East: 218,509.325'"
"End North: 711,629.925'" "East: 218,534.324'"

Segment# 21: Line

"Course: N89° 43' 28"'"E" Length: 17.00'
"North: 711,630.006'" "East: 218,551.324'"

"Perimeter: 4,517.36'" "Area: 1,176,589Sq.Ft."
Error Closure: 0.014 "Course: N33° 09' 00""E"
Error North : 0.0118 East: 0.0077

"Precision 1: 322,667.86"