

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,
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FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
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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"