

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 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 27 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER TO BEAR SOUTH 00°19'30" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 38°18'29" EAST, A DISTANCE OF 178.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 32ND PARKWAY RECORDED AT RECEPTION NUMBER 1981020344288 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°40'30" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 1,565.80 FEET TO THE WESTERLY BOUNDARY OF THE HIGH LINE CANAL ACCORDING TO DENVER WATER DEPARTMENT DRAWING 68 NUMBER 1916 AND A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR COURSES:

- 1) ALONG SAID NON-TANGENT CURVE HAVING A CENTRAL ANGLE OF 08°14'33", A RADIUS OF 743.61 FEET, AN ARC LENGTH OF 106.98 FEET AND A CHORD THAT BEARS SOUTH 38°36'46" WEST, A DISTANCE OF 106.88 FEET;
- 2) SOUTH 42°44'03" WEST, A DISTANCE OF 286.00 FEET TO A CURVE TO THE LEFT;
- 3) ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 37°03'00", A RADIUS OF 647.97 FEET, AN ARC LENGTH OF 419.00 FEET AND A CHORD THAT BEARS SOUTH 24°12'33" WEST, A DISTANCE OF 411.74 FEET;
- 4) SOUTH 05°41'03" WEST, A DISTANCE OF 453.79 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 70 ACCORDING TO CDOT PROJECT NO. IR-70-4(96);

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT COURSES;

- 1) NORTH 66°26'31" WEST, A DISTANCE OF 217.21 FEET;
- 2) NORTH 58°39'35" WEST, A DISTANCE OF 576.51 FEET;
- 3) NORTH 47°40'20" WEST, A DISTANCE OF 188.50 FEET;
- 4) NORTH 25°31'18" WEST, A DISTANCE OF 110.12 FEET;
- 5) NORTH 00°19'30" WEST, A DISTANCE OF 99.91 FEET;
- 6) NORTH 28°28'18" WEST, A DISTANCE OF 169.81 FEET;
- 7) SOUTH 89°55'05" WEST, A DISTANCE OF 122.35 FEET;
- 8) NORTH 06°40'30" WEST, A DISTANCE OF 247.70 FEET TO SAID SOUTHERLY RIGHT-OF-WAY AND A NON-TANGENT CURVE TO THE RIGHT;

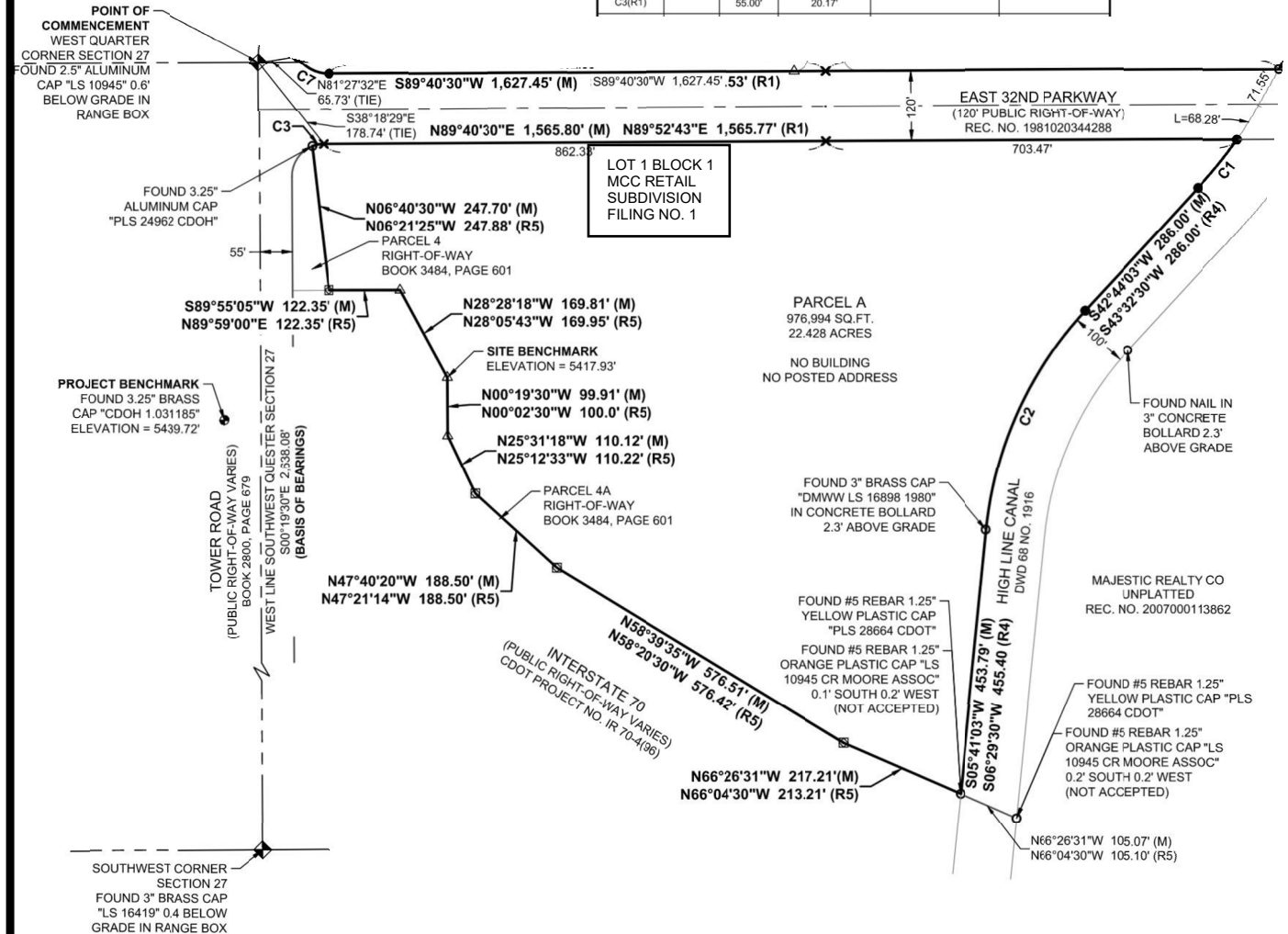
THENCE ALONG SAID NON-TANGENT CURVE HAVING A CENTRAL ANGLE OF 21°04'21", A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 20.23 FEET AND A CHORD THAT BEARS NORTH 79°08'19" EAST, A DISTANCE OF 20.11 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 976,994 SQUARE FEET, OR 22.428 ACRES, MORE OR LESS.

ILLUSTRATION FOR EXHIBIT A

SHEET 2 OF 2

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1(M)	8°14'33"	743.61'	106.98'	S38°36'46"W	106.88'
C1(R4)	8°14'34"	743.61'			
C2(M)	37°03'00"	647.97'	419.00'	S24°12'33"W	411.74'
C2(R4)	37°03'00"	647.97'			
C3(M)	21°04'21"	55.00'	20.23'	N79°08'19"E	20.11'
C3(R1)		55.00'	20.17'		



NOTE:

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

OWNER:

MAJESTIC REALTY COMPANY
13191 CROSSROADS PKWY,
CITY OF INDUSTRY, CA 91746

CITY OF AURORA, COLORADO

A DRAINAGE EASEMENT SITUATED IN THE WEST HALF QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

By: CD

Scale: N/A

R.O.W. File No.

Ck'd By: JCS

Date: 12/05/22

Job No. DCS20-4011