



JR ENGINEERING

**FIRE HYDRANT EASEMENT
FOUNDRY**

PROPERTY DESCRIPTION

A 15-FOOT WIDE STRIP OF LAND BEING A PORTION OF THAT PROPERTY RECORDED UNDER RECEPTION NO. E1157135 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 15244" IN A RANGE BOX AT THE NORTH QUARTER CORNER, AND A #6 REBAR IN A RANGE BOX AT THE NORTHEAST CORNER BEARING N89°35'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S18°06'25"E A DISTANCE OF 2349.32 FEET, TO THE POINT OF BEGINNING;

THENCE N48°39'20"E A DISTANCE OF 15.00 FEET;

THENCE S41°20'40"E A DISTANCE OF 52.21 FEET;

THENCE N48°39'20"E A DISTANCE OF 10.41 FEET;

THENCE S41°20'40"E A DISTANCE OF 15.00 FEET;

THENCE S48°39'20"W A DISTANCE OF 25.41 FEET;

THENCE N41°20'40"W A DISTANCE OF 67.21 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,164 SQUARE FEET OR 0.0267 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

POINT OF COMMENCEMENT

N 1/4 COR. SEC. 29,
T.4S, R.65W, 6TH P.M.
RECOVERED 3-1/4" ALUMINUM CAP
STAMPED: "LS 15244"
IN RANGE BOX

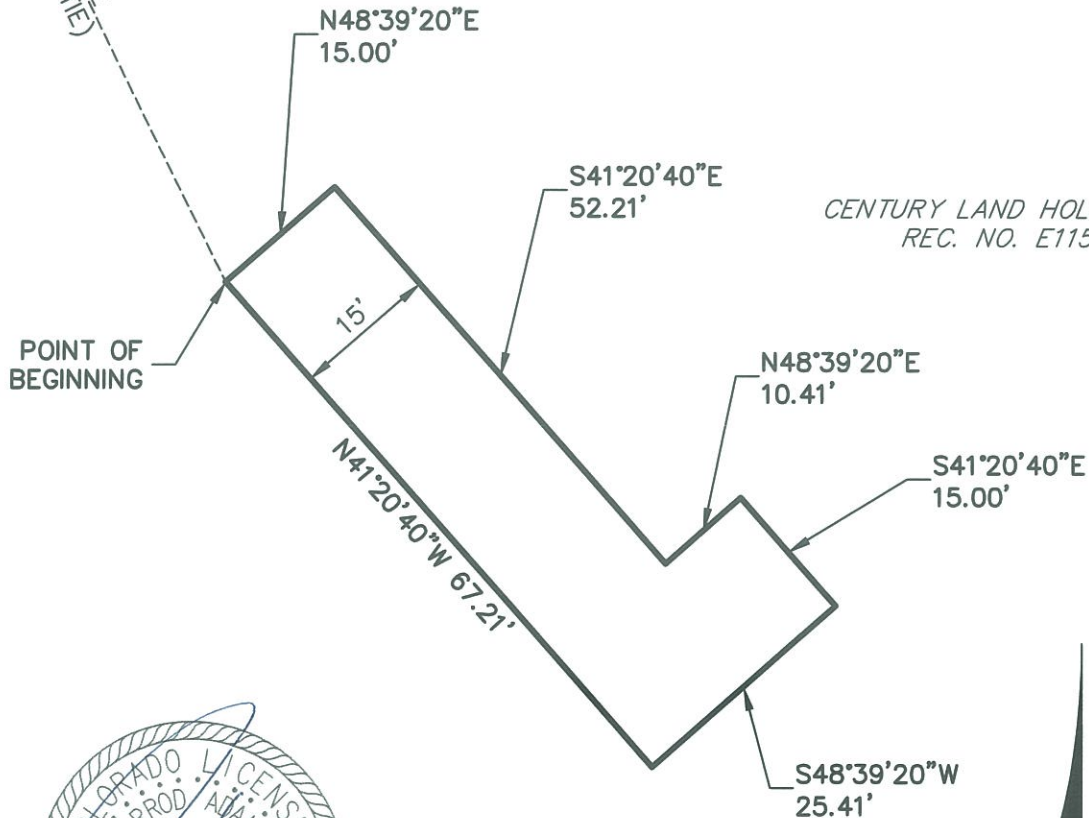
NE COR. SEC. 29,
T.4S, R.65W, 6TH P.M.
RECOVERED #6 REBAR
IN RANGE BOX

BASIS OF BEARINGS

NORTH LINE, NE 1/4 SEC. 29, T.4S, R. 65W, 6TH P.M.
N89°35'47"E 2670.79'

S18°06'25"E
2349.32' (11E)

NE 1/4 SEC. 29,
T.4S, R.65W, 6TH P.M.



20 10 0 20

ORIGINAL SCALE: 1" = 20'

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

WATER EASEMENT
FOUNDRY REC. CENTER
PROJECT NO.: 16146.05
DATE: 1/17/2024

SHEET: 2 OF 2



J&R ENGINEERING

A Westrian Company

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