

EXHIBIT A
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, SOUTH 00°16'32" EAST, A DISTANCE OF 98.15 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF NORTH TIBET ROAD, DESCRIBED AS PARCEL A, IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 23, 2024 AT RECEPTION NO. 2024000052196, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY PROLONGATION AND SAID NORTHERLY LINE SOUTH 89°43'28" WEST, A DISTANCE OF 54.00 FEET TO THE NORTHWEST CORNER THEREOF AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF NORTH TIBET ROAD, DESCRIBED AS SAID PARCEL A, SOUTH 00°16'32" EAST, A DISTANCE OF 534.72 FEET TO THE SOUTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°22'47" WEST;

THENCE WESTERLY ALONG SAID CURVE AND SOUTHERLY BOUNDARY THROUGH A CENTRAL ANGLE OF 26°05'59" AN ARC LENGTH OF 11.39 FEET TO THE NORTHEASTERLY CORNER OF EAST 47TH AVENUE, AS SHOWN ON SAID PLAT OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID EAST 47TH AVENUE, SOUTH 01°50'11" WEST, A DISTANCE OF 64.04 FEET TO THE SOUTHEASTERLY CORNER OF EAST 47TH AVENUE, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°16'48" EAST;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, THROUGH A CENTRAL ANGLE OF 29°29'27" AN ARC LENGTH OF 12.87 FEET TO THE WESTERLY RIGHT-OF-WAY OF NORTH TIBET ROAD DESCRIBED AS PARCEL B, IN SAID SPECIAL WARRANTY DEED, BEING THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 946.00 FEET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 6 COURSES:

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'54", AN ARC LENGTH OF 33.55 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 322.00 FEET;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°57'42", AN ARC LENGTH OF 11.02 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVE A RADIUS OF 1,010.00 FEET;

3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°45'32", AN ARC LENGTH OF 224.91 FEET;
4. TANGENT TO SAID CURVE, SOUTH 15°15'15" WEST, A DISTANCE OF 22.93;
5. SOUTH 16°33'15" WEST, A DISTANCE OF 105.23 FEET;
6. SOUTH 13°41'31" WEST, A DISTANCE OF 40.05 FEET TO THE EASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10 THE FOLLOWING 10 COURSES:

- 1) SOUTH 16°33'15" WEST, A DISTANCE OF 32.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;
- 2) 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;
- 3) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET;
- 4) NON-TANGENT TO SAID CURVE, 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;
- 5) 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;
- 6) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'37", AN ARC LENGTH OF 235.49 FEET BEING 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;
- 7) 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;
- 8) 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;
- 9) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°01'43", AN ARC LENGTH OF 328.55 FEET;
- 10) NON-TANGENT TO SAID CURVE, 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 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) TANGENT TO SAID CURVE, 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) NON-TANGENT TO SAID CURVE, NORTH 89°43'28" EAST, A DISTANCE OF 3.00 FEET TO THE **POINT OF BEGINNING.**

EXCEPTING THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PARCEL LYING WITHIN SAID TRACT A, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10.

CONTAINING AN AREA OF 1,166,526 SQUARE FEET 26.780 ACRES, MORE OR LESS.

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

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, COLORADO 80122

ILLUSTRATION FOR EXHIBIT A

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POC

NE COR. NW 1/4 COR.
SEC. 24, T3S, R66W, 6TH P.M.

$S89^{\circ}36'20''W$ 2643.20'
NORTH LINE NW 1/4 SEC. 24

SEE SHEET 5
FOR LINE AND
CURVE TABLES.



NW 1/4 SEC. 24
T3S, R66W, 6TH P.M.

**GREEN VALLEY RANCH
EAST SUBDIVISION
FILING NO. 10**

UNPLATTED

WARRANTY DEED
REC. NO.
20060601000437490

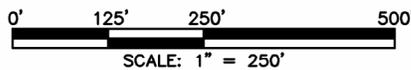
UNPLATTED

NOT A PART

OWNER:
CLAYTON PROPERTIES GROUP INC.
10 INVERNESS DRIVE EAST, SUITE 250
ENGLEWOOD, CO 80112-5612

NOTE: This illustration does not represent
a monumented survey. It is intended
only to depict the attached description.

POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING



CONTAINS 1,166,526 SQ. FT. OR
26.780 ACRES, MORE OR LESS

CITY OF AURORA, COLORADO

DRAWN BY: RDS	SCALE: 1"=250'	R-O-W FILE NO.
CHECKED BY: DED	DATE: 11/25/2024	JOB NO. 19324-06

PLAT VACATION EXHIBIT
BEING A PORTION OF
GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10
SITUATED IN THE NW 1/4 OF SECTION 24
T3S, R66W, 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS
STATE OF COLORADO

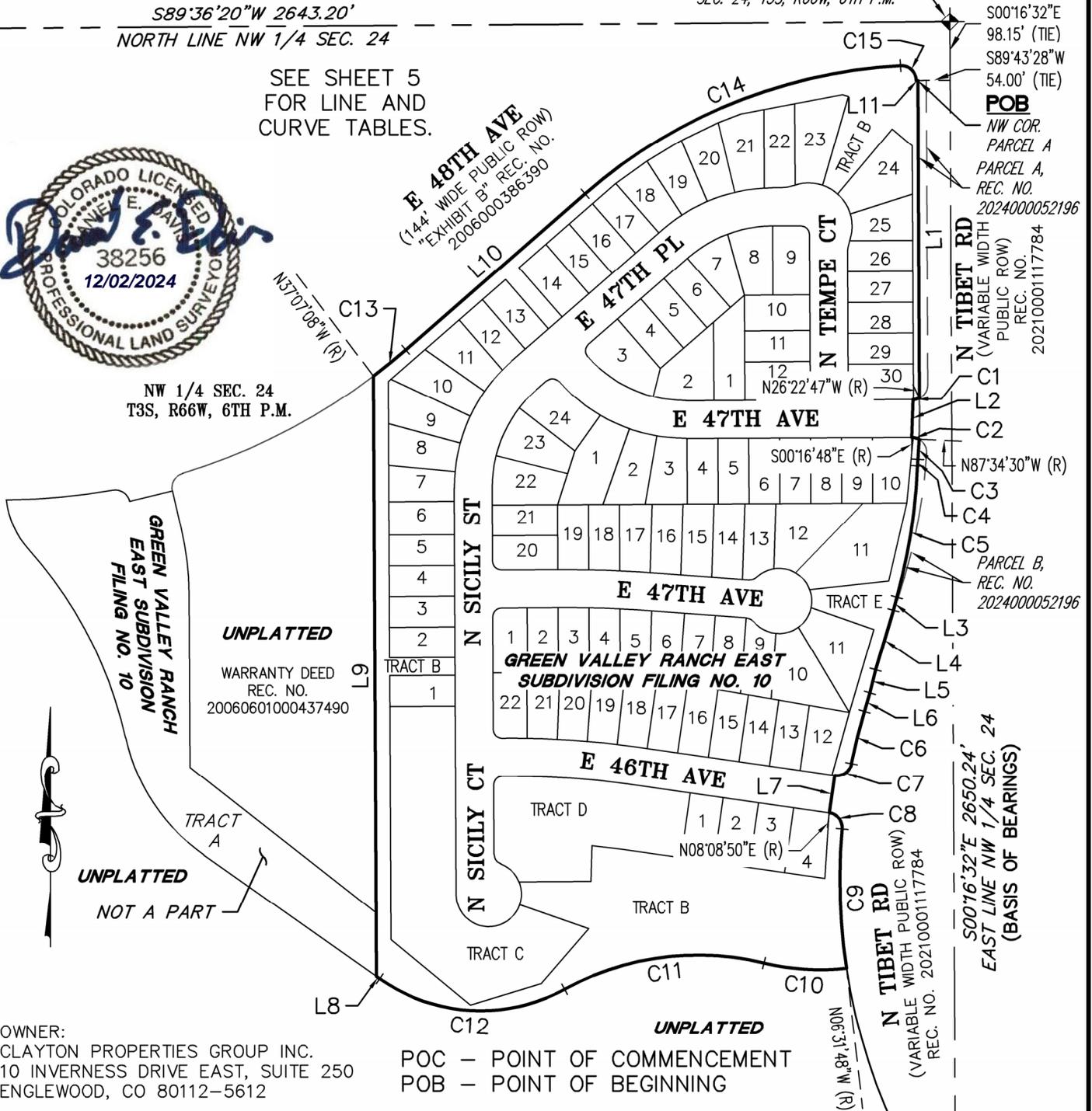


ILLUSTRATION FOR EXHIBIT A

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°16'32"E	534.72'
L2	S01°50'11"W	64.04'
L3	S15°15'15"W	22.93'
L4	S16°33'15"W	105.23'
L5	S13°41'31"W	40.05'
L6	S16°33'15"W	32.56'
L7	S08°08'50"W	64.00'
L8	N54°52'49"W	6.91'
L9	N00°16'48"W	1012.14'
L10	N48°57'43"E	400.00'
L11	N89°43'28"E	3.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	26°05'59"	25.00'	11.39'
C2	29°29'27"	25.00'	12.87'
C3	2°01'54"	946.00'	33.55'
C4	1°57'42"	322.00'	11.02'
C5	12°45'32"	1010.00'	224.91'
C6	5°12'13"	995.00'	90.36'
C7	86°47'47"	25.00'	37.87'
C8	86°47'47"	25.00'	37.87'
C9	13°33'37"	995.00'	235.49'
C10	20°22'00"	394.00'	140.05'
C11	42°35'49"	466.00'	346.45'
C12	64°01'43"	294.00'	328.55'
C13	3°55'09"	1027.00'	70.25'
C14	37°52'57"	883.00'	583.82'
C15	92°52'48"	25.00'	40.53'



OWNER:
 CLAYTON PROPERTIES GROUP INC.
 10 INVERNESS DRIVE EAST, SUITE 250
 ENGLEWOOD, CO 80112-5612

NOTE: This illustration does not represent
 a monumented survey. It is intended
 only to depict the attached description.

CITY OF AURORA, COLORADO			PLAT VACATION EXHIBIT BEING A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10 SITUATED IN THE NW 1/4 OF SECTION 24 T3S, R66W, 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS STATE OF COLORADO
DRAWN BY: RDS	SCALE: 1"=250'	R-O-W FILE NO.	
CHECKED BY: DED	DATE: 11/25/2024	JOB NO. 19324-06	