

LEGAL DESCRIPTION

A 20-FOOT RAW WATER EASEMENT LYING WITHIN A PORTION OF THOSE RIGHTS-OF-WAY AS DESCRIBED IN BOOK 262 AT PAGES 52, 60, AND 61, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AND LYING WITHIN A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 19; THENCE N 01°33'36" E, A DISTANCE OF 411.10 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK 7, HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. A9080446, SAID ARAPAHOE COUNTY RECORDS AND THE POINT OF BEGINNING OF PARCEL A;

THENCE S 37° 24' 07" E, ALONG SAID WEST LINE, A DISTANCE OF 33.21 FEET;
THENCE S 00° 22' 31" E, A DISTANCE OF 584.31 FEET;
THENCE S 04° 53' 02" W, A DISTANCE OF 74.21 FEET;
THENCE S 01° 27' 08" E, A DISTANCE OF 137.11 FEET;
THENCE S 01° 39' 35" W, A DISTANCE OF 211.38 FEET TO A POINT ON THE NORTH LINE OF THE STATE HIGHWAY 30 RIGHT-OF-WAY, AS DESCRIBED IN THAT DOCUMENT RECORDED AT RECEPTION NO. B0072747, SAID ARAPAHOE COUNTY RECORDS AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG SAID NORTH LINE AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3890.00 FEET, A CENTRAL ANGLE OF 01° 25' 15" AND AN ARC LENGTH OF 96.46 FEET, THE CHORD OF WHICH BEARS N 10° 18' 26" W, A DISTANCE OF 96.46 FEET;
THENCE N 01° 39' 35" E, A DISTANCE OF 116.48 FEET;
THENCE N 01° 27' 08" W, A DISTANCE OF 137.67 FEET;
THENCE N 04° 53' 02" E, A DISTANCE OF 74.40 FEET;
THENCE N 00° 22' 31" W, A DISTANCE OF 609.90 FEET TO THE POINT OF BEGINNING OF PARCEL A;

TOGETHER WITH:

PARCEL B:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 19; THENCE N 01°33'36" E, A DISTANCE OF 411.10 FEET TO A POINT ON THE WEST LINE OF BLOCK 7, LOT 1, HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. A9080446, SAID ARAPAHOE COUNTY RECORDS ALSO BEING THE POINT OF BEGINNING OF PARCEL A;
THENCE N 01° 32' 32" W, A DISTANCE OF 569.09 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, BLOCK 7, HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1 AND THE POINT OF BEGINNING OF PARCEL B;

THENCE N 02° 46' 57" W, A DISTANCE OF 1.72 FEET;
THENCE N 01° 30' 00" W, A DISTANCE OF 115.97 FEET;
THENCE N 01° 40' 38" E, A DISTANCE OF 111.41 FEET;
THENCE N 01° 53' 28" W, A DISTANCE OF 183.35 FEET;
THENCE N 01° 54' 42" E, A DISTANCE OF 176.95 FEET;
THENCE N 01° 05' 31" W, A DISTANCE OF 59.83;

THENCE N 04° 25' 43" W, A DISTANCE OF 56.24 FEET TO A POINT ON THE SOUTH LINE OF THE EAST LOUISIANA PARKWAY RIGHT-OF-WAY, AS DESCRIBED BY THAT DOCUMENT RECORDED AT RECEPTION NO. B3167939, SAID ARAPAHOE COUNTY RECORDS AND A POINT OF NON-TANGENT CURVATURE; THENCE ALONG SAID SOUTH LINE AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 459.97 FEET, A CENTRAL ANGLE OF 15° 08' 48" AND AN ARC LENGTH OF 121.60 FEET, THE CHORD OF WHICH BEARS S 12° 05' 43" E, A DISTANCE OF 121.24 FEET; THENCE S 01° 54' 42" W, A DISTANCE OF 174.30 FEET; THENCE S 01° 53' 28" E, A DISTANCE OF 183.31 FEET; THENCE S 01° 40' 38" W, A DISTANCE OF 111.48 FEET; THENCE S 01° 30' 00" E, A DISTANCE OF 100.05 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, BLOCK 7, HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1; THENCE S 47° 55' 45" W, ALONG SAID NORTH LINE, A DISTANCE OF 26.28 FEET TO THE POINT OF BEGINNING OF PARCEL B;

CONTAINING A NET AREA OF 32,396 SQUARE FEET OR 0.743 ACRES, MORE OR LESS

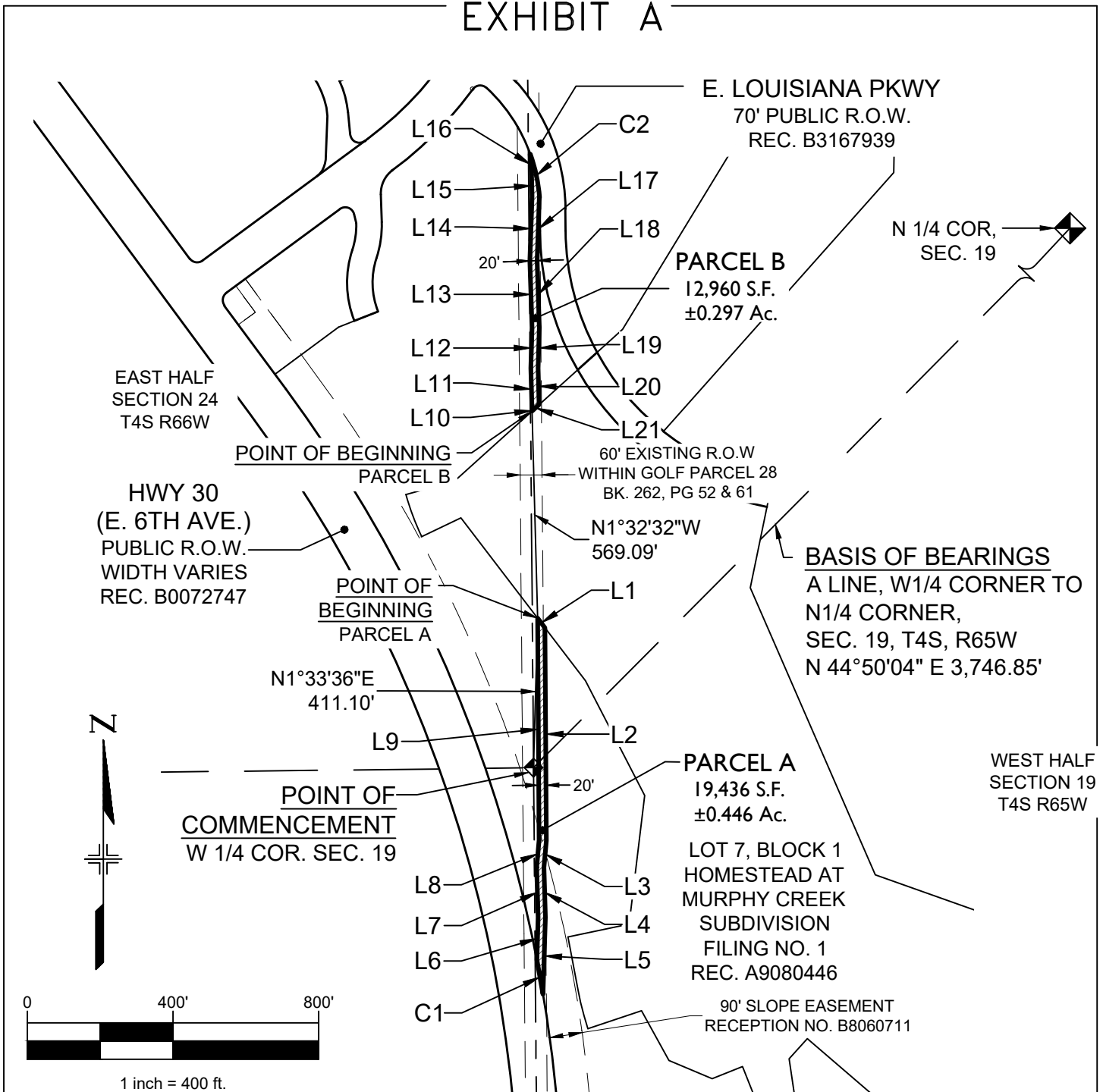
BEARINGS FOR THIS DESCRIPTION ARE BASED UPON A LINE ASSUMED TO BEAR NORTH 44°50'04" EAST, A DISTANCE OF 3,746.85 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 19 BEING MONUMENTED BY 3-INCH DIAMETER BRASS CAP (UNABLE TO VERIFY SIZE AND MATERIAL OF UNDERLYING MONUMENT), STAMPED "PLS 16419", SET IN A MONUMENT BOX, TO THE NORTH QUARTER CORNER OF SAID SECTION 19 BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4-INCH DIAMETER ALUMINUM CAP, STAMPED "36580", SET IN A MONUMENT BOX.

ALL LINEAR DISTANCES SHOWN HEREON ARE REPRESENTED IN U.S. SURVEY FEET.

JEFFREY C. ANTON
COLORADO PLS 38818
FOR AND ON BEHALF OF
CORE CONSULTANTS INC.



ILLUSTRATION FOR EXHIBIT A



BEARINGS ARE BASED ON THE LINE BETWEEN THE W 1/4 OF SECTION 19 &
THE N 1/4 OF SECTION 19, T4S, R65W, 6TH P.M., BEARING N44°50'04\"E.

THE ABOVE DESCRIBED PARCEL CONTAINS 32,396 SQUARE FEET (0.743 ACRES) MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

A RAW WATER EASEMENT SITUATED IN THE W 1/2 OF SECTION 19, T4S, R65W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING A PORTION OF RIGHT-OF-WAY AS DESCRIBED IN BOOK 262 AT PAGES 52, 60 AND 61, ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE.

DRAWN BY:
DCB

SCALE:
1" = 400'

R.O.W. FILE NUMBER

CHECKED BY:
JCA

DATE:
06-12-23

JOB NUMBER:
21-198

EXHIBIT A

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S37°24'07"E	33.21'
L2	S0°22'31"E	584.31'
L3	S4°53'02"W	74.21'
L4	S1°27'08"E	137.11'
L5	S1°39'35"W	211.38'
L6	N1°39'35"E	116.48'
L7	N1°27'08"W	137.67'
L8	N4°53'02"E	74.40'
L9	N0°22'31"W	609.90'
L10	N2°46'57"W	1.72'
L11	N1°30'00"W	115.97'

LINE TABLE		
LINE #	BEARING	DISTANCE
L12	N1°40'38"E	111.41'
L13	N1°53'28"W	183.35'
L14	N1°54'42"E	176.95'
L15	N1°05'31"W	59.83'
L16	N4°25'43"W	56.24'
L17	S1°54'42"W	174.30'
L18	S1°53'28"E	183.31'
L19	S1°40'38"W	111.48'
L20	S1°30'00"E	100.05'
L21	S47°55'45"W	26.28'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	96.46'	3890.00'	1°25'15"	N10°18'26"W	96.46'
C2	121.60'	459.97'	15°08'48"	S12°05'43"E	121.24'

BEARINGS ARE BASED ON THE LINE BETWEEN THE W 1/4 OF SECTION 19 &
THE N 1/4 OF SECTION 19, T4S, R66W, 6TH P.M., BEARING N44°50'04"E.

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