

EXHIBIT A
LEGAL DESCRIPTION

A VARIABLE WIDTH DRAINAGE EASEMENT SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29, WHENCE THE SOUTH LINE OF SAID SOUTHWEST QUARTER BEARS SOUTH 89°34'42" WEST, A DISTANCE OF 2,645.72 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 33°37'08" WEST, A DISTANCE OF 2,221.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,557.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 02°47'23" WEST, AND THE **POINT OF BEGINNING**:

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'28", AN ARC LENGTH OF 121.59 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°33'09" WEST, A DISTANCE OF 46.33 FEET;

THENCE NORTH 03°15'41" EAST, A DISTANCE OF 120.27 FEET;

THENCE NORTH 00°33'09" WEST, A DISTANCE OF 103.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 668.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°53'29", AN ARC LENGTH OF 103.66 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 09°26'39" WEST, A DISTANCE OF 146.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 282.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°20'49", AN ARC LENGTH OF 326.55 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 56°54'10" EAST, A DISTANCE OF 65.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 33°05'50" WEST, A DISTANCE OF 604.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 218.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°32'22", AN ARC LENGTH OF 97.17 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 31°21'48" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 282.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 31°21'48" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°32'22", AN ARC LENGTH OF 125.70 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 33°05'50" EAST, A DISTANCE OF 683.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 282.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'14", AN ARC LENGTH OF 0.27 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 56°54'10" WEST, A DISTANCE OF 144.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 218.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°20'49", AN ARC LENGTH OF 252.44 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 09°26'39" EAST, A DISTANCE OF 146.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 732.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°53'29", AN ARC LENGTH OF 113.60 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°33'09" EAST, A DISTANCE OF 103.94 FEET;

THENCE SOUTH 04°22'00" EAST, A DISTANCE OF 120.27 FEET;

THENCE SOUTH 00°33'09" EAST, A DISTANCE OF 46.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2.567 ACRES, (111,812 SQUARE FEET), MORE OR LESS.

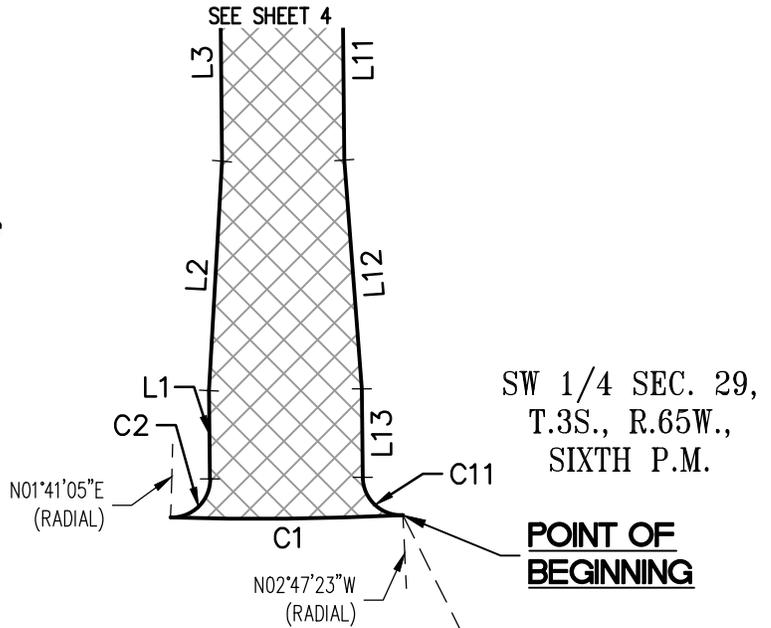
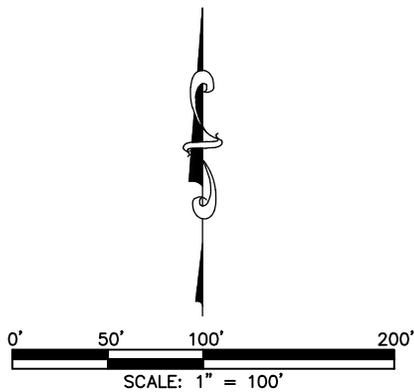
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION FOR EXHIBIT A
SHEET 3 OF 6

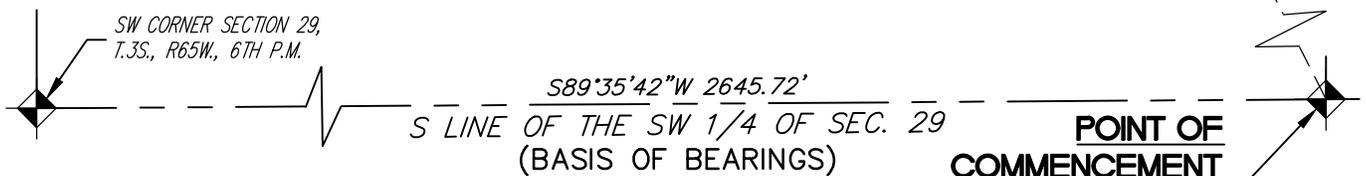
TRACT E
**THE AURORA HIGHLANDS
SUBDIVISION**
FILING NO. 1
REC. NO. 2019000089309



SW 1/4 SEC. 29,
T.3S., R.65W.,
SIXTH P.M.

**POINT OF
BEGINNING**

SEE SHEET 6
FOR LINE TABLE



NOTE:
This illustration does not represent a
monumented survey. It is intended
only to depict the attached description.
PARCEL CONTAINS 2.567 ACRES (111,812 SQ FT)

**POINT OF
COMMENCEMENT**

S 1/4 CORNER SECTION 29,
T.3S., R65W., 6TH P.M.

OWNER:
AURORA HIGHLANDS, LLC
250 PILOT ROAD, SUITE 150
LAS VEGAS, NV 89119

CITY OF AURORA, COLORADO

A DRAINAGE EASEMENT
SITUATED IN THE WEST 1/2 OF SECTION 29, T.3S.,
R.65W., 6TH P.M., ADAMS COUNTY, COLORADO,
BEING A PART OF TRACT E
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1

DRAWN BY: RDS	SCALE: 1"=100'	R-O-W FILE NO.
CHECKED BY: BJM	DATE: 11/4/2022	JOB NO. 132421-04

ILLUSTRATION FOR EXHIBIT A
SHEET 4 OF 6

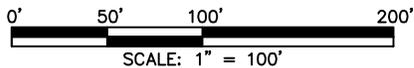
SEE SHEET 5

NW 1/4 SEC. 29,
T.3S., R.65W.,
SIXTH P.M.

TRACT E
**THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 1**
REC. NO. 2019000089309

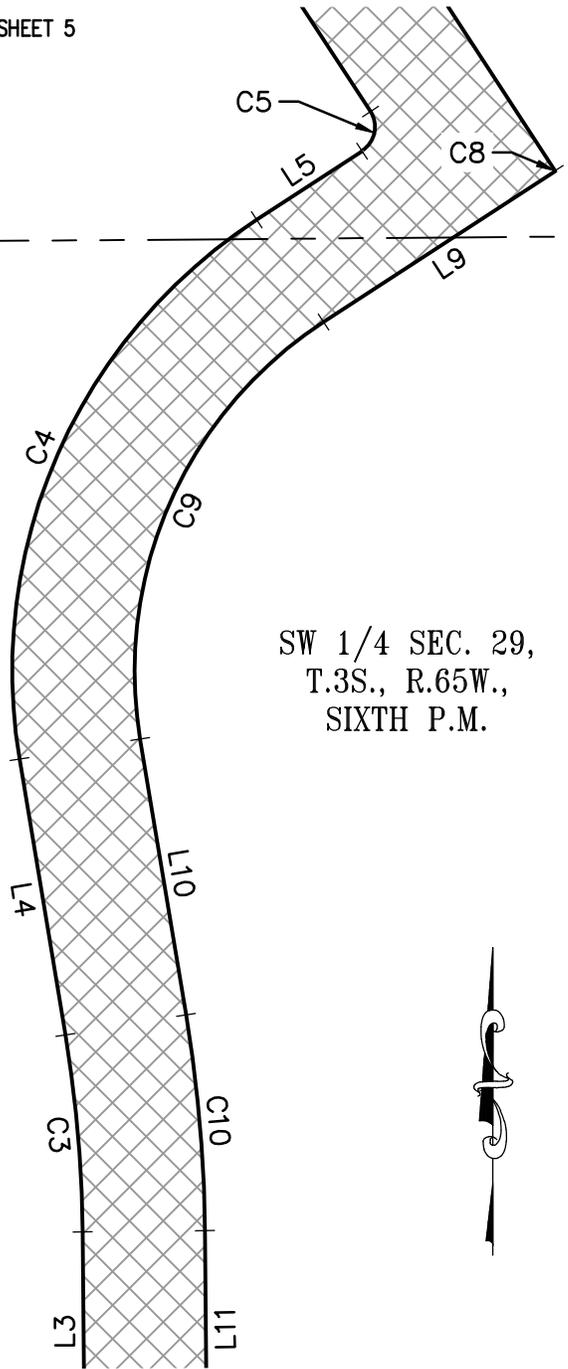
SW 1/4 SEC. 29,
T.3S., R.65W.,
SIXTH P.M.

SEE SHEET 6
FOR LINE TABLE



NOTE:

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PARCEL CONTAINS 2.567 ACRES (111,812 SQ FT)



SEE SHEET 3

OWNER:
AURORA HIGHLANDS, LLC
250 PILOT ROAD, SUITE 150
LAS VEGAS, NV 89119

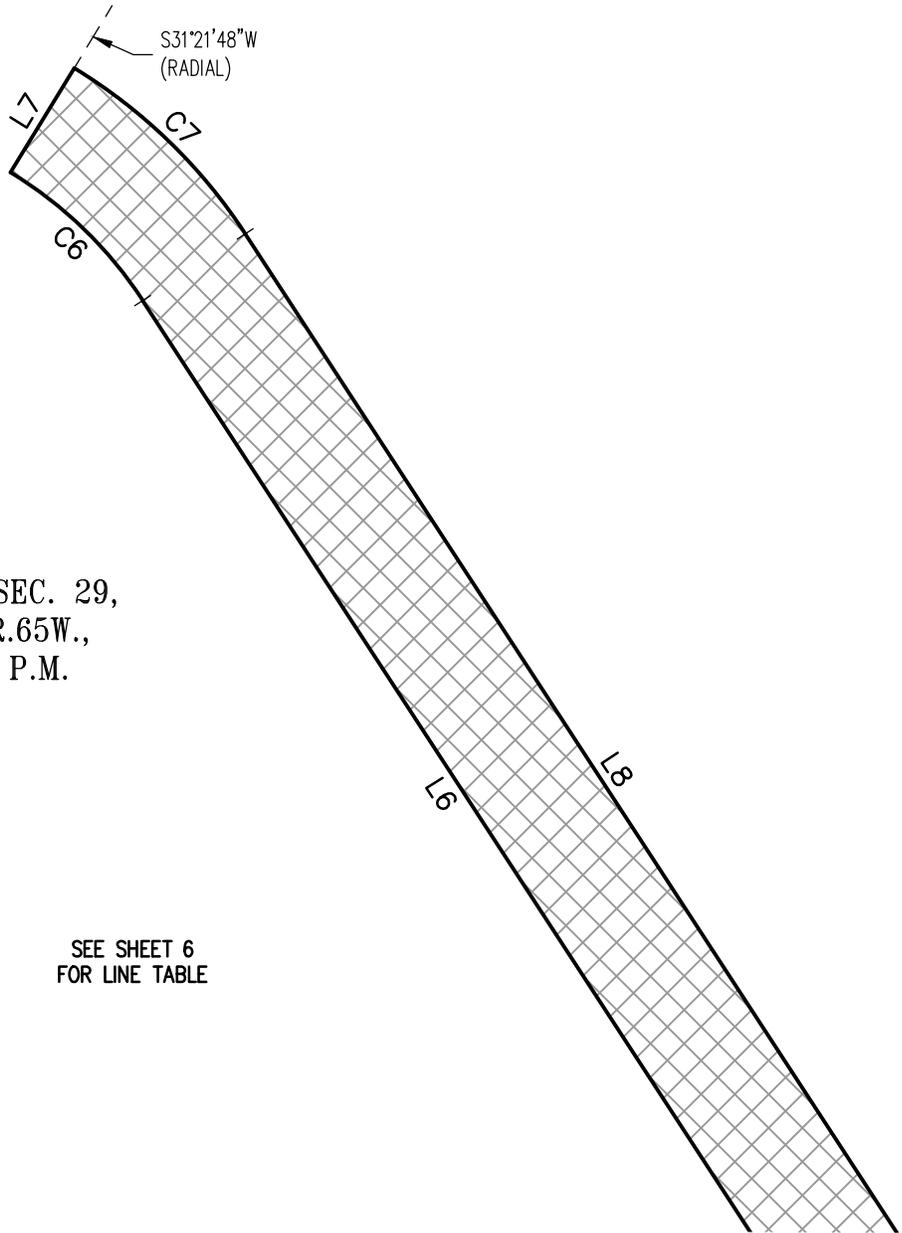
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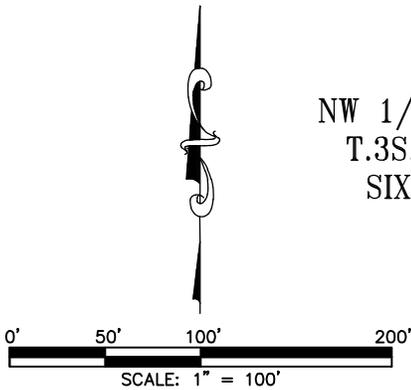
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ILLUSTRATION FOR EXHIBIT A
SHEET 5 OF 6

TRACT E
**THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 1**
REC. NO. 2019000089309



NW 1/4 SEC. 29,
T.3S., R.65W.,
SIXTH P.M.



SEE SHEET 6
FOR LINE TABLE

SEE SHEET 4

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PARCEL CONTAINS 2.567 ACRES (111,812 SQ FT)

OWNER:
AURORA HIGHLANDS, LLC
250 PILOT ROAD, SUITE 150
LAS VEGAS, NV 89119

CITY OF AURORA, COLORADO

A DRAINAGE EASEMENT
SITUATED IN THE WEST 1/2 OF SECTION 29, T.3S.,
R.65W., 6TH P.M., ADAMS COUNTY, COLORADO,
BEING A PART OF TRACT E
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1

DRAWN BY: RDS	SCALE: 1"=100'	R-O-W FILE NO.
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ILLUSTRATION FOR EXHIBIT A
SHEET 6 OF 6

LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	N00°33'09"W	46.33'	C1	4°28'28"	1557.00'	121.59'
L2	N03°15'41"E	120.27'	C2	92°14'14"	20.00'	32.20'
L3	N00°33'09"W	103.94'	C3	8°53'29"	668.00'	103.66'
L4	N09°26'39"W	146.50'	C4	66°20'49"	282.00'	326.55'
L5	N56°54'10"E	65.84'	C5	90°00'00"	15.00'	23.56'
L6	N33°05'50"W	604.40'	C6	25°32'22"	218.00'	97.17'
L7	N31°21'48"E	64.00'	C7	25°32'22"	282.00'	125.70'
L8	S33°05'50"E	683.13'	C8	0°03'14"	282.00'	0.27'
L9	S56°54'10"W	144.84'	C9	66°20'49"	218.00'	252.44'
L10	S09°26'39"E	146.50'	C10	8°53'29"	732.00'	113.60'
L11	S00°33'09"E	103.94'	C11	92°14'14"	20.00'	32.20'
L12	S04°22'00"E	120.27'				
L13	S00°33'09"E	46.33'				

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CITY OF AURORA, COLORADO

DRAWN BY: RDS

SCALE: N/A

R-O-W FILE NO.

CHECKED BY: BJM

DATE: 11/4/2022

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A DRAINAGE EASEMENT
SITUATED IN THE WEST 1/2 OF SECTION 29, T.3S.,
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