



J·R ENGINEERING

**FIRE LANE EASEMENT
FOUNDRY**

PROPERTY DESCRIPTION

A PARCEL 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 3-1/4" ALUMINUM CAP STAMPED "LS 38252" 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 S17°54'20"E A DISTANCE OF 2352.89 FEET, TO THE POINT OF BEGINNING;

THENCE N48°39'20"E A DISTANCE OF 23.00 FEET;

THENCE S41°20'40"E A DISTANCE OF 37.70 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 78°14'47" AND AN ARC LENGTH OF 39.60 FEET, TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 78°14'47" AND AN ARC LENGTH OF 71.01 FEET, TO A POINT OF TANGENT;

THENCE S41°20'40"E A DISTANCE OF 70.00 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 81.68 FEET, TO A POINT OF TANGENT;

THENCE S48°39'20"W A DISTANCE OF 35.50 FEET, TO A POINT HEREAFTER TO BE KNOWN AS "POINT A";

THENCE N41°20'40"W A DISTANCE OF 239.00 FEET, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND.

COMMENCING AT THE AFOREMENTIONED "POINT A";

THENCE N17°29'03"W A DISTANCE OF 56.86 FEET, TO THE POINT OF BEGINNING;

THENCE N41°20'40"W A DISTANCE OF 99.00 FEET;

THENCE N48°39'20"E A DISTANCE OF 12.50 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 45.55 FEET, TO A POINT OF TANGENT;

THENCE S41°20'40"E A DISTANCE OF 70.00 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 51°24'43" AND AN ARC LENGTH OF 26.02 FEET, TO A POINT OF NON-TANGENT;

THENCE S50°32'42"W A DISTANCE OF 20.50 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°39'44"W, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 49°19'05" AND AN ARC LENGTH OF 24.96 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 10,991 SQUARE FEET OR 0.2523 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 3-1/4" ALUMINUM CAP
STAMPED: "LS 38252"
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'

S175°42'0"E
2335.289' (TIE)

POINT OF BEGINNING

N48°39'20"E
23.00'

S41°20'40"E
37.70'

Δ=78°14'47"
R=29.00'
L=39.60'

Δ=78°14'47"
R=52.00'
L=71.01'

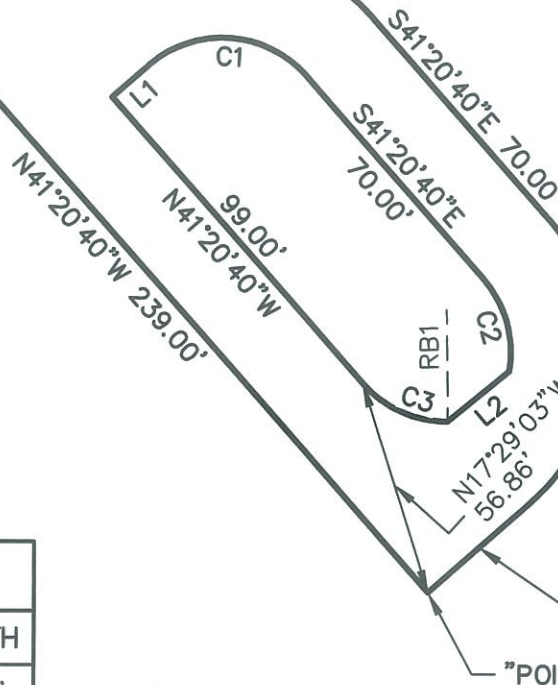
NE 1/4 SEC. 29,
T.4S, R.65W, 6TH P.M.
CENTURY LAND HOLDINGS, INC.
REC. NO. E1157135



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N48°39'20"E	12.50'
L2	S50°32'42"W	20.50'

RADIAL BEARING TABLE	
LINE	BEARING
RB1	N00°39'44"W

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	29.00'	45.55'
C2	51°24'43"	29.00'	26.02'
C3	49°19'05"	29.00'	24.96'



50 25 0 50
ORIGINAL SCALE: 1" = 50'

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

FIRE LANE EASEMENT
FOUNDRY REC. CENTER
PROJECT NO.: 16146.05
DATE: 3/13/2024

SHEET: 3 OF 3

J-R ENGINEERING
A Westrian Company

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