

EXHIBIT A

SLOPE EASEMENT

LEGAL DESCRIPTION

A SLOPE EASEMENT SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 AND ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607, TO BEAR SOUTH 00°19'54" EAST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 28°35'37" WEST, A DISTANCE OF 192.28 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 288.53 FEET;

THENCE SOUTH 05°05'43" EAST, A DISTANCE OF 144.50 FEET;

THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 1659.46 FEET;

THENCE SOUTH 89°56'59" WEST, A DISTANCE OF 0.88 FEET;

THENCE NORTH 02°51'00" WEST, A DISTANCE OF 1077.20 FEET;

THENCE NORTH 01°22'28" EAST, A DISTANCE OF 125.03 FEET;

THENCE NORTH 03°53'22" EAST, A DISTANCE OF 350.95 FEET;

THENCE NORTH 05°53'41" WEST, A DISTANCE OF 253.54 FEET;

THENCE NORTH 00°55'32" WEST, A DISTANCE OF 67.86 FEET;

THENCE NORTH 05°34'57" EAST, A DISTANCE OF 221.84 FEET;

THENCE NORTH 89°40'06" EAST, A DISTANCE OF 9.09 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 56,888 SQUARE FEET OR 1.306 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, KEVIN J. KUCHARCZYK, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

KEVIN J. KUCHARCZYK, P.L.S. 34591
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112



ILLUSTRATION FOR EXHIBIT A

POINT OF COMMENCEMENT
NE COR. SEC. 8
3-1/4" ALUM. CAP
IN RANGE BOX
LS 19607 (1993)

N. LINE, NE1/4, SEC. 8
S89°45'31"E 2665.63'

FUTURE 64TH AVENUE

N89°40'06"E
9.09'

S28°35'37"W
192.28' (TIE)

POINT OF BEGINNING

N05°34'57"E
221.84'

S00°19'54"E
288.53'

N00°55'32"W
67.86'

S05°05'43"E
144.50'

N05°53'41"W
253.54'

N03°53'22"E
350.95'

FUTURE
POWHATON RD.

N01°22'28"E
125.03'

SLOPE EASEMENT
56,888 S.F.
1.306 AC.

NW1/4
SEC 9
UNPLATTED

NE1/4
SEC 8
UNPLATTED

N02°51'01"W 1077.20'

S00°19'54"E 1659.46'

E. LINE, NE1/4, SEC 8
S00°19'54"E 2658.06'
(BASIS OF BEARINGS)



EXISTING 210'
PSCO EASEMENT
BOOK 5634, PAGE 594

S89°56'59"W
0.88'

FUTURE RIGHT-OF-WAY
POWHATON ROAD

S89°44'07"E 2651.89'
S. LINE, NE1/4, SEC. 8

E1/4 COR. SEC. 8
3-1/4" ALUM. CAP
LS 19607 (1993)

RIGHT-OF-WAY
POWHATON ROAD
REC. NO. 2017000096931

400 200 0 400 800



SCALE: 1" = 400'

OWNER:
ACP DIA 1287 INVESTORS, LLC.
C/O A&C PROPERTIES
4530 E. SHEA BOULEVARD, SUITE 100
PHOENIX, AZ 85028
PROPERTY ADDRESS: VACANT LAND

THIS ILLUSTRATION DOES NOT
REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE
ATTACHED DESCRIPTION.

THE ABOVE DESCRIBED PARCEL CONTAINS 56,888 SQUARE FEET OR (1.306 ACRES) MORE OR LESS.

CITY OF AURORA, COLORADO

A SLOPE EASEMENT SITUATED IN THE
NORTHEAST QUARTER OF SECTION 8, TOWNSHIP
3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, COLORADO.

BY: MJP	SCALE: 1" = 400'	R.O.W.
CK'D: WFH	DATE: 6/24/2019	JOB NO. 30249702