

PRELIMINARY

EXHIBIT A

A parcel of land situated in the Northeast Quarter of Section 11, Township 4 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, said parcel of land being described as RM-121 in Exhibit "B" of that Special Warranty Deed recorded at Rec. No. D7109498 in the office of the Arapahoe County Clerk and Recorder, being more particularly described as follows:

Commencing at the N 1/4 corner of said Section 11;

Thence S87°42'20"E, a distance of 669.33 feet to a point on the south right-of-way line of E. 6th Ave. as described in that Resolution for County Road No. 73 in Book 6 at Page 431 (1885) in said office, said point being the **Point of Beginning**;

Thence N89°43'32"E, coincident with said south right-of-way, a distance of 489.06 feet;

Thence S00°30'56"E, a distance of 210.00 feet;

Thence S89°43'32"W, a distance of 49.75 feet to a point of tangent curvature to the right;

Thence along said curve (whose chord bears N79°43'27"W, a distance of 323.36 feet) having a radius of 883.00 feet and a central angle of 21°06'03", an arc distance of 325.19 feet to a point of tangency;

Thence N69°10'25"W, a distance of 213.19 feet;

Thence N20°49'35"E, a distance of 31.34 feet to a point of tangent curvature to the right;

Thence along said curve (whose chord bears N55°16'33"E, a distance of 79.20 feet) having a radius of 70.00 feet and a central angle of 68°53'57", an arc distance of 84.18 feet to the **Point of Beginning**.

The above-described parcel containing 91,809 sq. ft. (2.108 acres), more or less.

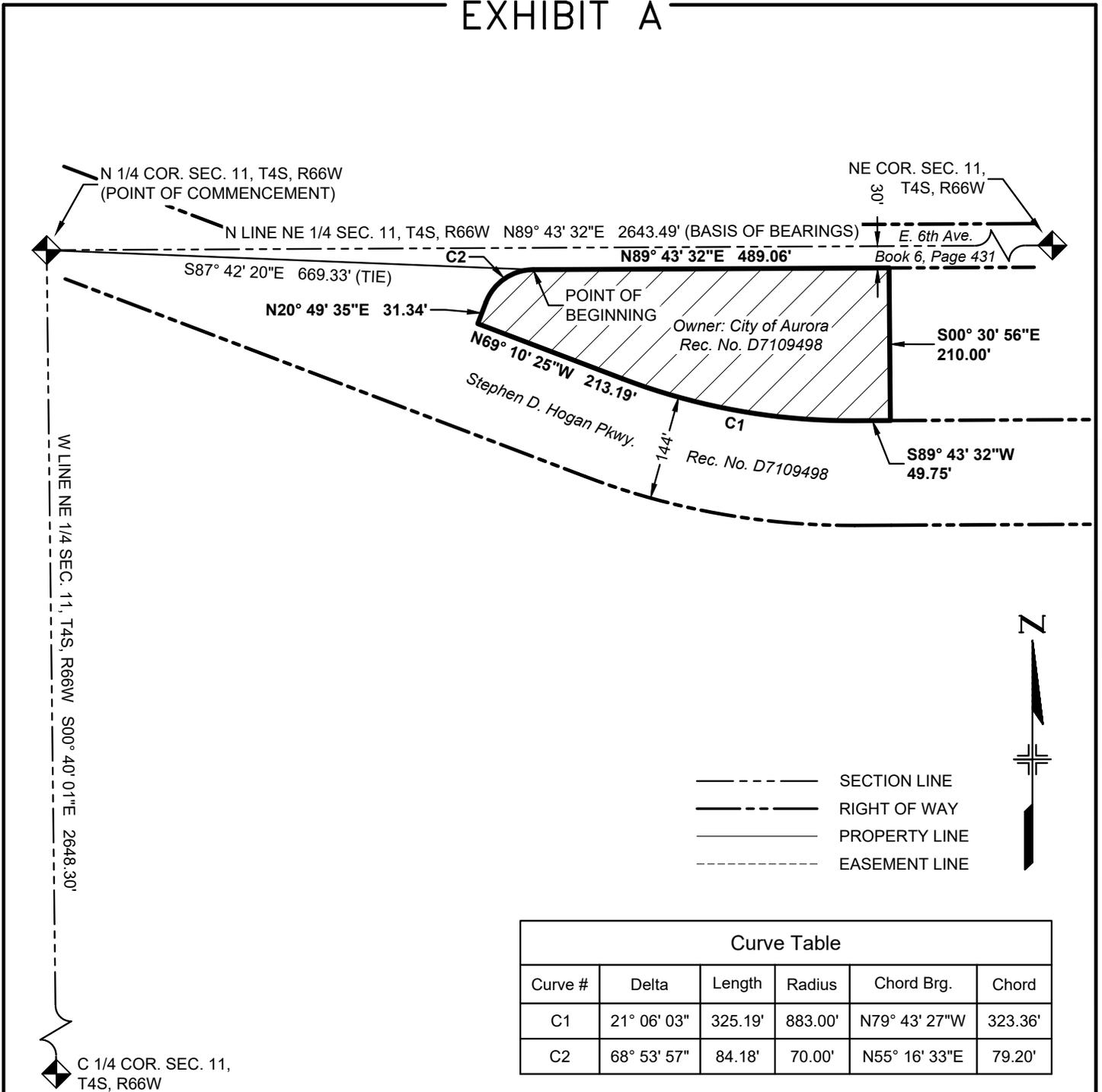
Bearings based on the north line of the NE 1/4 of Section 11, T4S, R66W, 6th P.M., being N89°43'32"E, and all lineal units are in US Survey Feet

Illustration attached hereto and made a part hereof

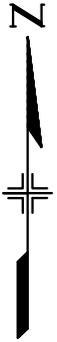
Eric W. Ansart
Colorado PLS# 38356
For and on behalf of the
City of Aurora, Colorado
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

PRELIMINARY

ILLUSTRATION FOR
EXHIBIT A



- SECTION LINE
- RIGHT OF WAY
- PROPERTY LINE
- EASEMENT LINE



Curve Table					
Curve #	Delta	Length	Radius	Chord Brg.	Chord
C1	21° 06' 03"	325.19'	883.00'	N79° 43' 27"W	323.36'
C2	68° 53' 57"	84.18'	70.00'	N55° 16' 33"E	79.20'

BEARINGS BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 11, T4S, R66W, 6TH P.M., BEING N89°43'32"E
THE ABOVE DESCRIBED PARCEL CONTAINS 91,809 SQUARE FEET (2.108 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 PARCEL OF LAND SITUATED IN THE NE 1/4 OF SEC. 11, T4S, R66W, 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
DRAWN BY: EWA	SCALE: NONE	R.O.W. FILE NUMBER N/A	
CHECKED BY: DMR	DATE: 1/8/2024	JOB NUMBER: N/A	

Parcel Map Check Report

Client:
Client
Client Company
Address 1
Date: 1/8/2024 10:30:49 AM

Prepared by:
Preparer
Your Company Name
123 Main Street

Parcel Name: Survey Site - NESTH Sub 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,686,603.7683' East:3,215,999.1759'

Segment# 1: Line

Course: N89° 43' 32.00"E Length: 489.060'
North: 1,686,606.1109' East: 3,216,488.2303'

Segment# 2: Line

Course: S0° 30' 56.00"E Length: 210.000'
North: 1,686,396.1194' East: 3,216,490.1199'

Segment# 3: Line

Course: S89° 43' 32.00"W Length: 49.750'
North: 1,686,395.8811' East: 3,216,440.3704'

Segment# 4: Curve

Length: 325.190' Radius: 883.000'
Delta: 21° 06' 03.00" Tangent: 164.458'
Chord: 323.356' Course: N79° 43' 26.50"W
Course In: N0° 16' 28.00"W Course Out: S20° 49' 35.00"W
RP North: 1,687,278.8709' East: 3,216,436.1409'
End North: 1,686,453.5644' East: 3,216,122.2013'

Segment# 5: Line

Course: N69° 10' 25.00"W Length: 213.190'
North: 1,686,529.3614' East: 3,215,922.9407'

Segment# 6: Line

Course: N20° 49' 35.00"E Length: 31.343'
North: 1,686,558.6565' East: 3,215,934.0843'

Segment# 7: Curve

Length: 84.176' Radius: 70.000'
Delta: 68° 53' 57.00" Tangent: 48.019'
Chord: 79.195' Course: N55° 16' 33.50"E
Course In: S69° 10' 25.00"E Course Out: N0° 16' 28.00"W
RP North: 1,686,533.7689' East: 3,215,999.5107'
End North: 1,686,603.7681' East: 3,215,999.1754'

Perimeter: 1,402.710'

Area: 91,809.79Sq.Ft.

Error Closure: 0.0005

Course: S67° 53' 35.76"W

Error North : -0.00021

East: -0.00051

Precision 1: 2,805,418.000