

EXHIBIT B

PARCEL DESCRIBED

A 16' UTILITY EASEMENT DEDICATED BY THE ASSEMBLY OF GOD SUBDIVISION FILING NO. 3, A SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT PLAT BOOK 83 , PAGE 40, SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID ASSEMBLY OF GOD SUBDIVISION FILING NO. 3 AND CONSIDERING THE EAST LINE OF SAID ASSEMBLY OF GOD SUBDIVISION FILING NO. 3 TO BEAR S 00°23'35" E, FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION WITH ALL BEARINGS NOTED HEREIN BEING RELATIVE THERETO; THENCE ALONG THE EAST LINE OF SAID ASSEMBLY OF GOD SUBDIVISION FILING NO. 3, S 00°23'35" E, 482.76 FEET; THENCE S 89°36'25" W, 128.99 FEET TO THE POINT OF BEGINNING;

THENCE S 00°24'47" E, 16.00 FEET;

THENCE S 89°35'13" W, 5.00 FEET;

THENCE N 00°24'47" W, 8.00 FEET TO A POINT OF CURVATURE;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 8.62 FEET, WITH A RADIUS OF 13.00 FEET, WITH A CHORD BEARING OF N 18°34'37" E WITH A CHORD LENGTH OF 8.46 FEET TO A POINT OF TANGENT;

THENCE N 89°35'13" E, 2.25 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 87.12 SQUARE FEET, 0.002 ACRES (MORE OR LESS).

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

JOHN W. DOTY, COLORADO PROFESSIONAL LAND SURVEYOR 37993
(FOR AND ON BEHALF OF ARROW POINT SURVEYING, LTD.)
6300 EAST HAMPDEN AVENUE, UNIT C #358, DENVER, CO 80222
JUNE 30, 2025

ILLUSTRATION FOR
EXHIBIT B

OWNER: LOTUS SCHOOL FOR EXCELLENCE
FOUNDATION, A COLORADO NONPROFIT
CORPORATION
11001 EAST ALAMEDA AVENUE
AURORA, CO 80012



PARCEL CONTAINS:
87.12 SQUARE FEET /
0.002 ACRES (MORE OR LESS)

NORTHERLY RIGHT-OF-WAY

55'

SOUTH LINE SOUTHWEST ONE-QUARTER SECTION 11

55'

EAST ALAMEDA AVENUE
(110' RIGHT-OF-WAY)

HIGH LINE CANAL
(100' RIGHT-OF-WAY)

HIGH LINE CANAL
(100' RIGHT-OF-WAY)

BLOCK 1
TRACT "A"

BLOCK 1
LOT 2

PARCEL
DESCRIBED

POINT OF
COMMENCEMENT

482.76'

POINT OF
BEGINNING

S 89° 36' 25" W
128.99'

SEE DETAIL
SHEET 3 OF 3

ASSEMBLY OF GOD SUBDIVISION
FILING NO. 3
(PLAT BOOK 83 , PAGE 40)

BLOCK 1
LOT 1

BASIS OF BEARING
S 00° 23' 35" E

LOT 1, BLOCK 1
ELEVEN - ONE - ELEVEN SUBDIVISION
FILING NO. 1
(RECEPTION NO. 2266732)

EAST LINE ASSEMBLY OF GOD SUBDIVISION FILING NO. 3

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

CITY OF AURORA, COLORADO

DRAWN BY: LAR

SCALE: 1" = 200'

R.O.W. FILE NO.

DRAWN BY: JWD

DATE: JUNE 2025

JOB NO. 202501100

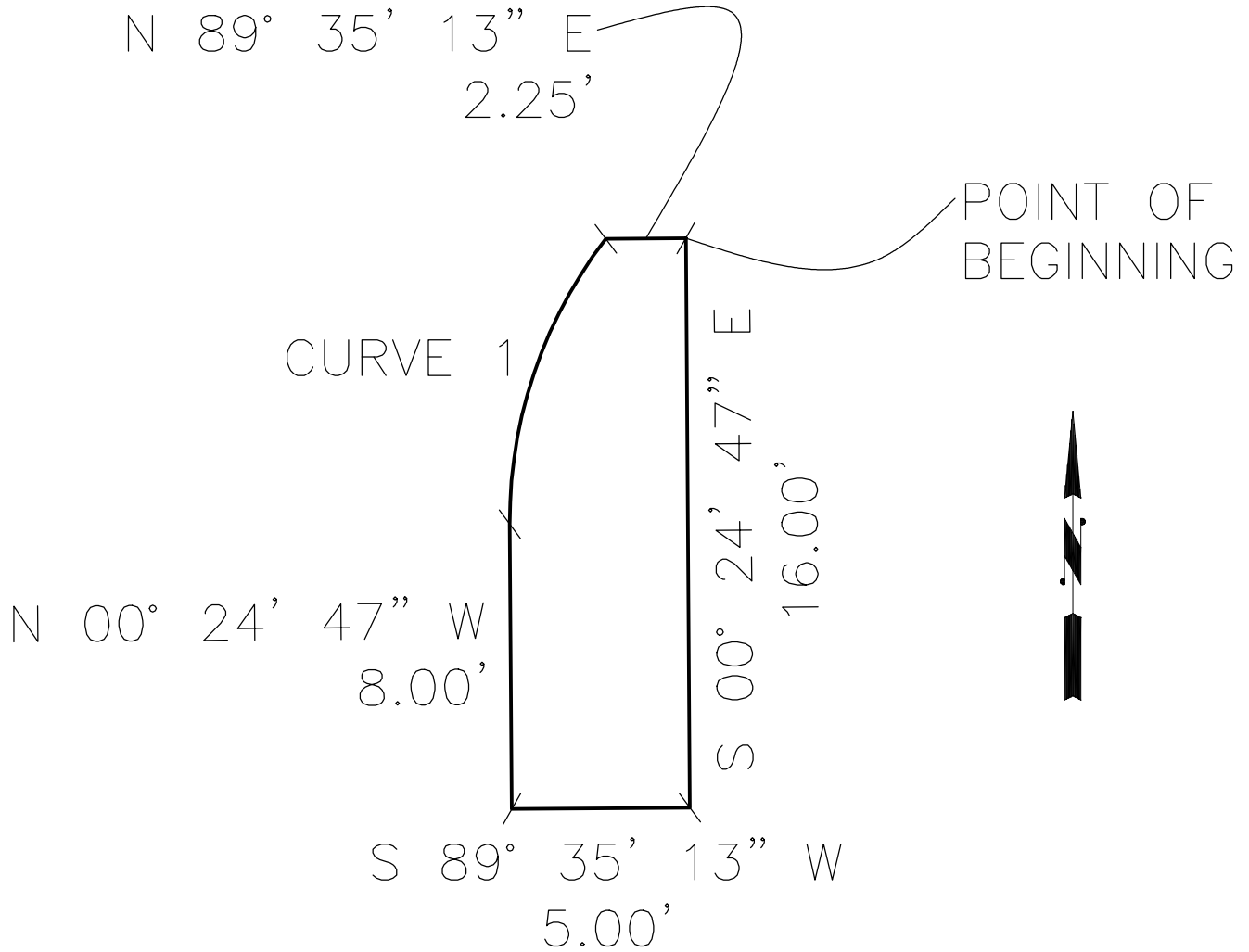
AN EASEMENT RELEASE SITUATED IN THE
SW 1/4 SEC. 11, T 4 S, R 67 W, 6TH PM,
ARAPAHOE COUNTY, COLORADO, BEING A
PART OF ASSEMBLY OF GOD SUBDIVISION
FILING NO. 3

PAGE 2 OF 3



ILLUSTRATION FOR

EXHIBIT B



CURVE 1
 ARC:8.62', RAD:13.00'
 DELTA:37°58'48"
 CHORD BEARING:N 18°34'37" E
 CHORD DIST:8.46'

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 REPRESENT A MONUMENTED LAND
 SURVEY. IT IS INTENDED ONLY TO
 DEPICT THE ATTACHED DESCRIPTION.

CITY OF AURORA, COLORADO			AN EASEMENT RELEASE SITUATED IN THE SW 1/4 SEC. 11, T 4 S, R 67 W, 6TH PM, ARAPAHOE COUNTY, COLORADO, BEING A PART OF ASSEMBLY OF GOD SUBDIVISION FILING NO. 3
DRAWN BY: LAR	NOT TO SCALE	R.O.W. FILE NO.	
DRAWN BY: JWD	DATE: JUNE 2025	JOB NO. 202501100	