

EXHIBIT A
PLANNING AREA 2
1 OF 2

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 25, THENCE S89°26'34"W A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER S89°27'44"W A DISTANCE OF 2188.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF E-470 FOUND AT REC#A7051461; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES:

- 1) N10°42'50"W A DISTANCE OF 738.52 FEET;
- 2) THENCE N01°22'25"W A DISTANCE OF 195.74 FEET;
- 3) THENCE N06°35'27"W A DISTANCE OF 360.83 FEET;

THENCE N89°25'57"E A DISTANCE OF 1964.56 FEET;
THENCE S00°27'01"E A DISTANCE OF 560.00 FEET;
THENCE N89°25'58"E A DISTANCE OF 397.00 FEET;
THENCE S00°27'01"E A DISTANCE OF 722.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 62.267 ACRES OR 2,712,359.23 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING ASSUMED TO BEAR S89°23'41"W AND BEING MONUMENTED BY A FOUND REBAR WITH 3"BRASS CAP PLS #16419 IN RANGE BOX AT THE WEST QUARTER CORNER AND A FOUND REBAR WITH 2"ALUMINUM CAP PLS #10945 AT THE CENTER QUARTER CORNER.

PREPARED BY JOHANA RODRIGUEZ
REVIEWED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
MAY 07, 2020
303-431-6100
JOB NUMBER: 23.1060

ILLUSTRATION FOR EXHIBIT A

LOT 1 & LOT 2, BLOCK 1
JEWELL MARKETPLACE SUBDIVISION FILING NO.1
(REC.#BB069449)
OWNER: WAL-MART STORES INC

FUTURE NORTH ACCESS ROAD ASSUMED
THREE LANE COLLECTOR WITH 80 FOOT ROW

FUTURE SOUTH GUN CLUB ROAD
SIX LANE ARTERIAL WITH 144 FOOT ROW

40.00'

N89°25'57"E 1964.56'

N06°35'27"W 360.83'

NE 1/4
SEC 25

N01°22'25"W 195.74'

EXISTING PLANNING AREA 2
MU-R TO BE REZONED TO AD
62.267 ACRES
2,712,359.23 SQ. FT.

S00°27'01"E 560.00'

N89°25'57"E 397.00'

N10°42'50"W 738.52'

S00°27'01"E 722.67'

EXISTING 75'
E-470 MUE

S89°27'44"W 2188.21'

SOUTHERLY LINE NE1/4, SEC. 25, T4S, R66W, 6TH P.M.

P.O.B.

EXISTING 50.00
E-470 MUE

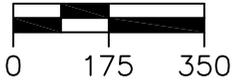
S89°26'34"W 75.00'
(TIE LINE)

P.O.C.

E1/4 COR., SEC. 25,
T4S, R66W, 6TH P.M.
FOUND 3-1/4" ALUM. CAP
PLS #26294

SE 1/4
SEC 25

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING



SCALE: 1"=350'

ALL LINEAL
DIMENSIONS ARE IN
U.S. SURVEY FEET

PREPARED BY:
MARTIN/MARTIN, INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO 80215

THE ABOVE DESCRIBED PARCEL CONTAINS 2,712,359.23 SQUARE FEET OR (62.267 ACRES) MORE OR LESS.

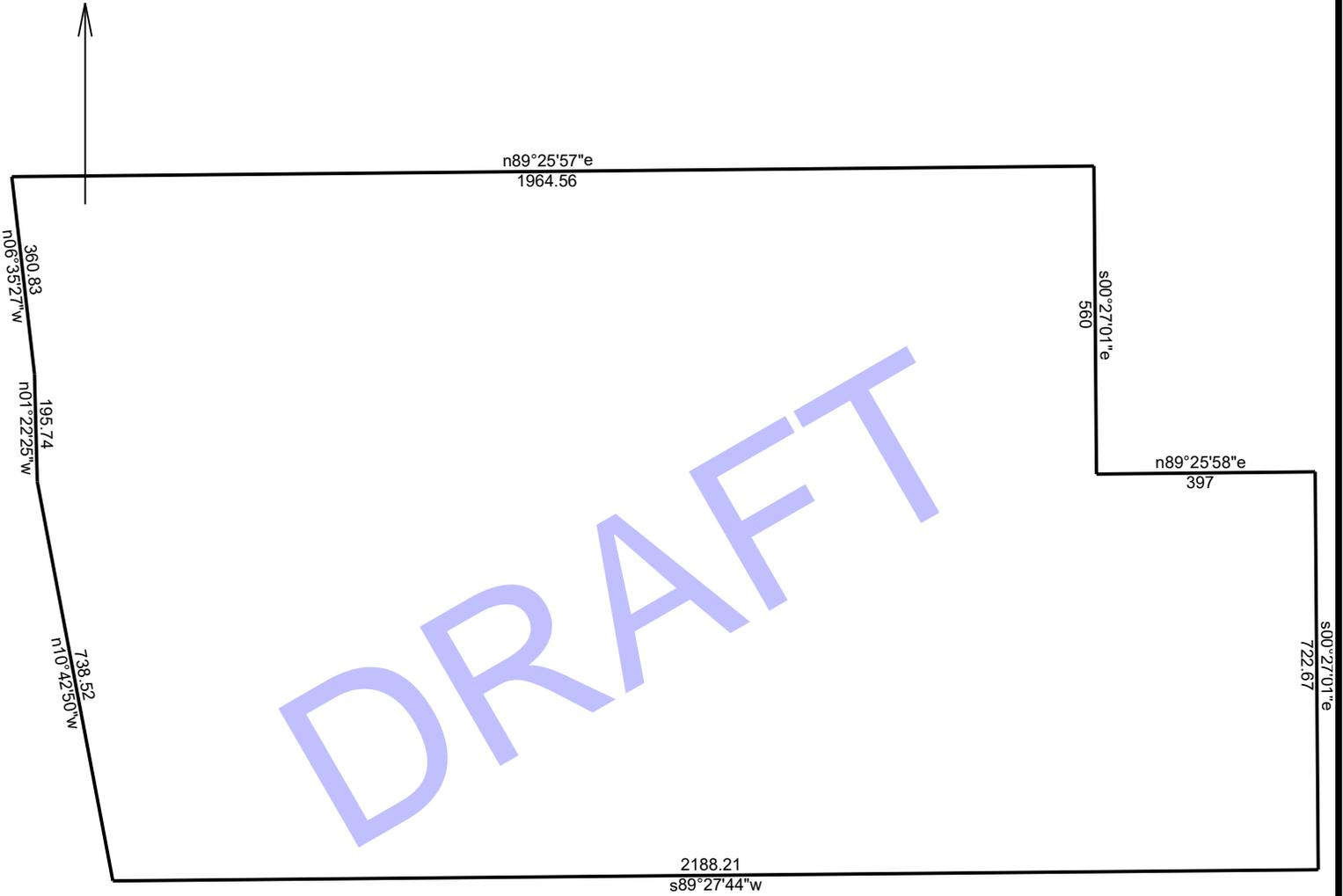
This illustration does not represent a monumented survey. It is intended only to depict the attached description.

CITY OF AURORA, COLORADO

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE,
STATE OF COLORADO

DRAWN BY: J.RODRIGUEZ	SCALE: 1"=350'	R.O.W. FILE NUMBER
CHECKED BY: XXX	DATE: 05/07/2024	JOB NUMBER: 23.1060

DRAFT



5/7/2024

Scale: 1 inch= 305 feet

File: PA 2.ndp

Tract 1: 62.2672 Acres, Closure: n58.4900w 0.01 ft. (1/702385), Perimeter=7128 ft.

- 01 s89.2744w 2188.21
- 02 n10.4250w 738.52
- 03 n01.2225w 195.74
- 04 n06.3527w 360.83
- 05 n89.2557e 1964.56
- 06 s00.2701e 560
- 07 n89.2558e 397
- 08 s00.2701e 722.67