

**EXHIBIT A
LEGAL DESCRIPTION**

A UTILITY EASEMENT, 8.00 FEET WIDE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 201900089309, IN THE OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29, WHENCE THE WEST LINE OF SAID NORTHWEST QUARTER BEARS NORTH 00°15'28" WEST, A DISTANCE OF 2,655.05 FEET WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 61°08'49" EAST A DISTANCE OF 1,351.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 288.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 49°27'02" WEST AND THE **POINT OF BEGINNING**;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'30", AN ARC LENGTH OF 8.08 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 56°54'10" EAST, A DISTANCE OF 112.59 FEET;

THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 56°54'10" WEST, A DISTANCE OF 111.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.021 ACRES, (896 SQUARE FEET), MORE OR LESS

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

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

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

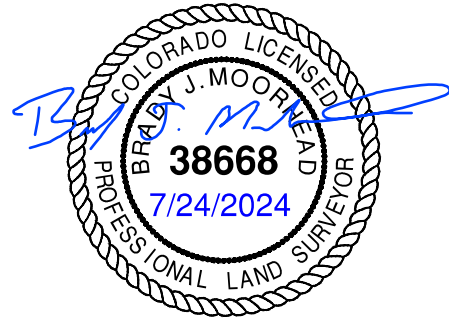
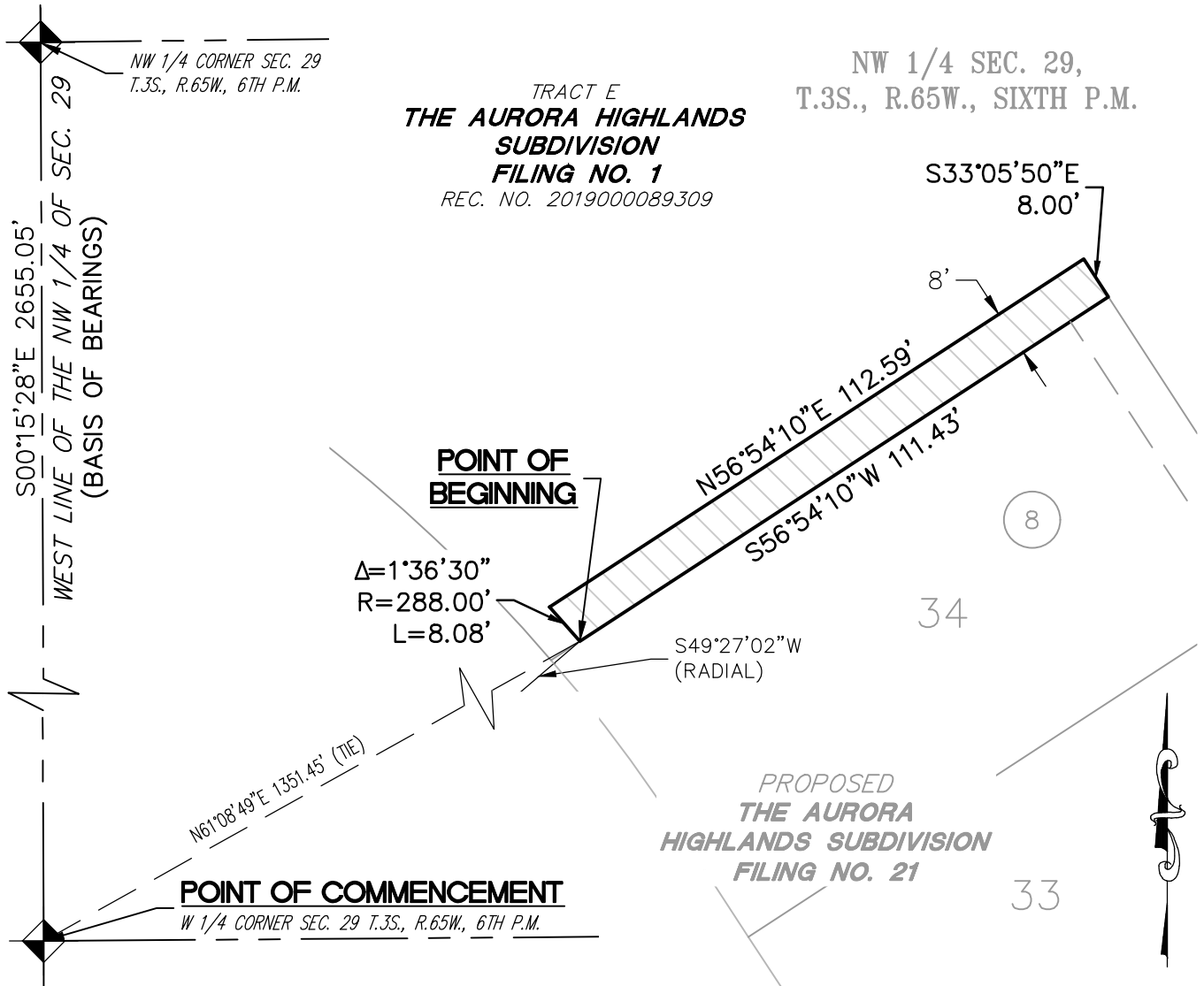


ILLUSTRATION FOR EXHIBIT A
SHEET 2 OF 2

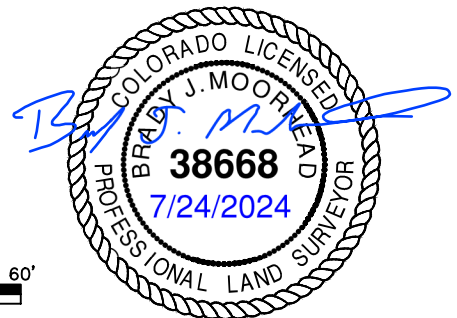
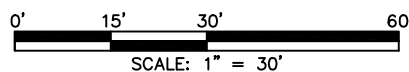


LICENSEE:
AURORA HIGHLANDS, LLC
250 PILOT ROAD, SUITE 150
LAS VEGAS, NV 89119

PARCEL CONTAINS 896 SQ. FT. OR 0.021 ACRES

NOTE:

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



CITY OF AURORA, COLORADO

UTILITY EASEMENT

SITUATED IN THE NW 1/4 OF SEC. 29, T.3S., R.65W.,
SIXTH P.M., CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO, BEING A PART OF TRACT E, THE
AURORA HIGHLANDS SUBDIVISION FILING NO. 1

DRAWN BY: KJA

SCALE: 1"=30'

R-O-W FILE NO.

CHECKED BY: BJM

DATE: 7/24/2024

JOB NO. 65322-06