

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SE 1/4 OF SECTION 2 AND THE NE 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11;

THENCE NORTH 0°31'07" WEST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°43'32" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°31'07" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PICCADILLY ROAD, A DISTANCE OF 270.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL RECORDED AT RECEPTION NO. E4009096;

THENCE ALONG THE SOUTHERLY LINE AND THE WESTERLY LINE OF SAID PARCEL AND THE NORTHERLY PROLONGATION THEREOF, THE FOLLOWING TWO (2) COURSES:

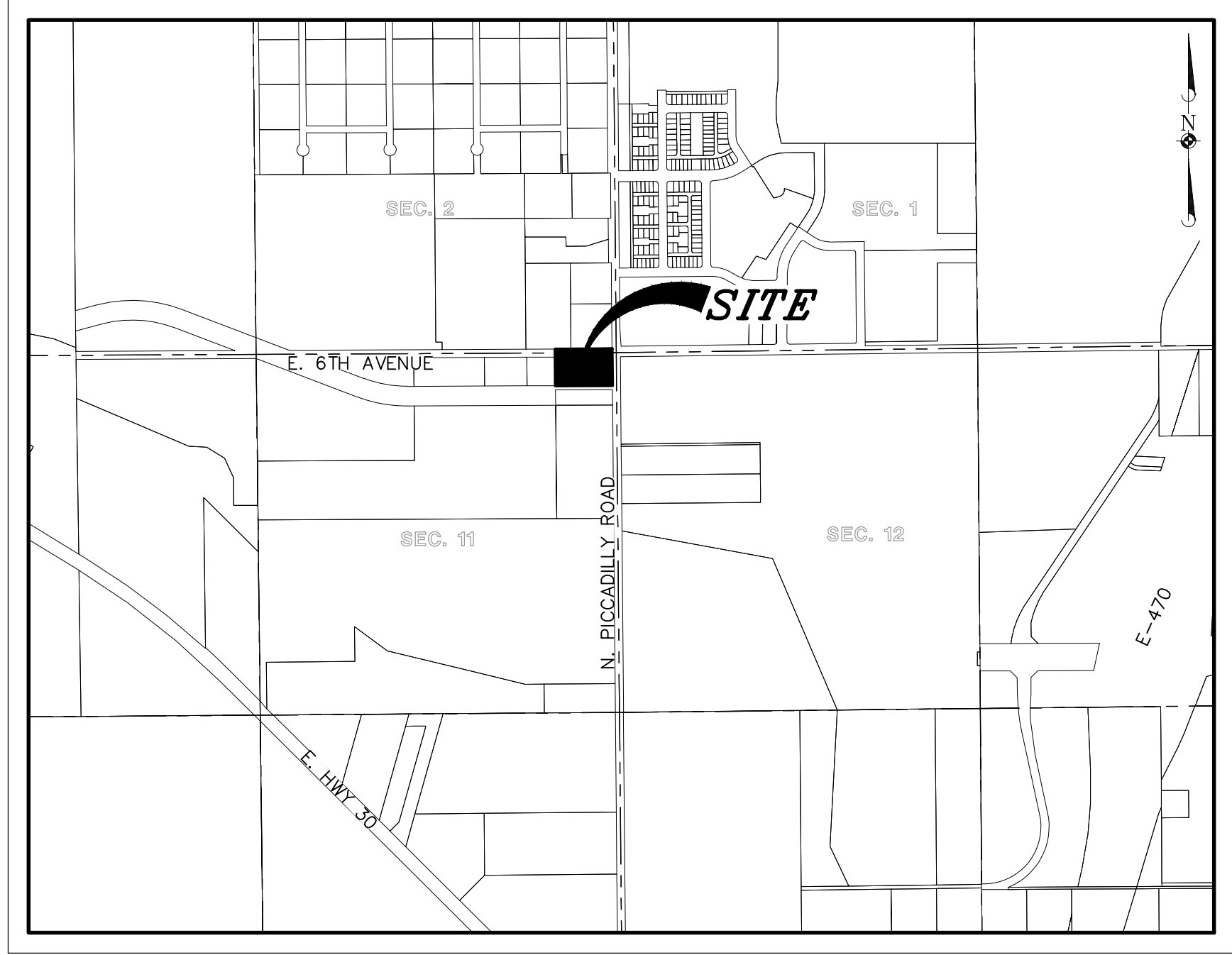
- 1) SOUTH 89°43'32" WEST, A DISTANCE OF 417.70 FEET;
- 2) NORTH 00°31'07" WEST, A DISTANCE OF 270.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 6TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°43'32" EAST, A DISTANCE OF 417.70 FEET TO THE POINT OF BEGINNING.

CONTAINING: 112,779 SQUARE FEET OR 2.589 ACRES.

ANNEXATION MAP

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 11,
ALL IN TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP

T4S, R66W OF THE 6TH P.M.
(1" = 1000')

LEGAL DESCRIPTION (ANNEXATION AREA)

A PARCEL OF LAND IN THE SE 1/4 OF SECTION 2 AND THE NE 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11;
THENCE NORTH 0°31'07" WEST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 89°43'32" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°31'07" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PICCADILLY ROAD, A DISTANCE OF 270.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL RECORDED AT RECEPTION NO. E4009096;
THENCE ALONG THE SOUTHERLY LINE AND THE WESTERLY LINE OF SAID PARCEL AND THE NORTHERLY PROLONGATION THEREOF, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°43'32" WEST, A DISTANCE OF 417.70 FEET;
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THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°43'32" EAST, A DISTANCE OF 417.70 FEET TO THE POINT OF BEGINNING.

CONTAINING: 112,779 SQUARE FEET OR 2.589 ACRES.

CITY SIGNATURES

MAYOR	DATE
CITY CLERK	DATE
CITY ENGINEER	DATE
CITY ATTORNEY	DATE
CITY COUNCIL ORDINANCE NO.	EFFECTIVE DATE

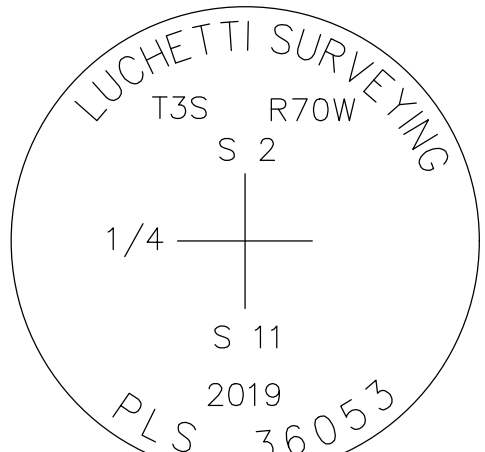
SURVEYOR'S CERTIFICATION

I, STACY LYNN JACOBS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT NOT LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED TO THE CITY OF AURORA, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION MAP SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE CITY OF AURORA, COLORADO CODES APPERTAINING THERETO.

DATE OF PLAT OR MAP: JUNE 5, 2024, REVISED JANUARY 21, 2025



STACY LYNN JACOBS, PLS
COLORADO REG NO. 38495
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500



SURVEYOR'S NOTE:
FOUND MONUMENT HAS THE TOWNSHIP AND RANGE STAMPED INCORRECTLY, AS SHOWN HEREON AND ON THE FILED MONUMENT RECORD. THE MONUMENT RECORD SHOWS THE CORRECT TOWNSHIP AND RANGE IN THE INDEXING SECTION THEREOF.

NORTH QUARTER CORNER
SECTION 11, T4S, R66W
FOUND 3.25" ALUMINUM CAP
STAMPED AS SHOWN
IN MONUMENT BOX

UNINCORPORATED ARAPAHOE COUNTY

21550 E 6TH AVENUE
OWNER: JOAN E BRYANT

01-090

CITY OF AURORA
PARCEL #1975-11-1-00-021

E. STEPHEN D HOGAN PARKWAY
(144' PUBLIC R.O.W.)
RECEPTION NO. D7104092
20-024

EAGLE RIDGE
SUBDIVISION FILING 1

LEGEND

- ◆ = FOUND SECTION CORNER AS NOTED
- = ANNEXATION BOUNDARY LINE
- - - = RIGHT-OF-WAY LINE
- - - - - = RIGHT-OF-WAY LINE (VACATED)
- //// = CITY OF AURORA CONTIGUOUS BOUNDARY
- - - - - = EXISTING CITY OF AURORA ANNEXATION BOUNDARIES
- - - - - = SECTION LINE
- = ADJACENT PARCEL LINE

SITE INFORMATION

TOTAL PERIMETER	1,375.4 FEET
CONTIGUOUS PERIMETER	687.7 FEET
TOTAL SITE AREA	112,779 SQUARE FEET (2.589 ACRES)
MINIMUM REQUIRED CONTIGUITY	229.2 FEET
PERCENT CONTIGUOUS BOUNDARY	50%

UNINCORPORATED ARAPAHOE COUNTY

TRIPLE CREEK CAPITAL LLC
PARCEL #1975-11-1-00-016
(RECEPTION NO. E4009096)

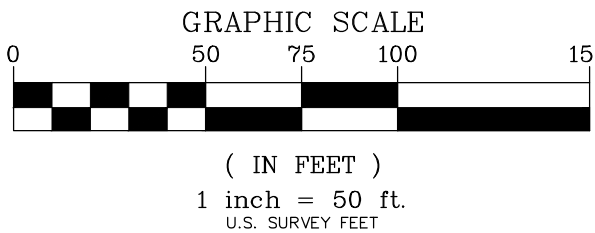
HORIZON UPTOWN SUBDIVISION FILING 4
LENLEASE HORIZON LLC.

90-130

90-130

TORERO LAND
INVESTMENTS LLC
PARCEL #1975-12-2-00-010

E. STEPHEN D HOGAN PARKWAY
(144' PUBLIC R.O.W.)
RECEPTION NO. D7104092



NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PURSUANT TO STATE STATUTE 13-80-105 C.R.S.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, 1200/3937 METERS.
4. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, T.4S, R.66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°43'32" EAST, BASED ON NAD83 (2011) COLORADO STATE PLANE CENTRAL ZONE (502) COORDINATES, AS MONUMENTED ON THE BOTH ENDS BY A 3.25" ALUMINUM CAP STAMPED LUCHETTI SURVEYING, PLS 36053, 2019"
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, ORDER NUMBER N0036947-020-LM1-DK2, WITH A COMMITMENT DATE OF JANUARY 31, 2024.

DATE	REVISIONS	REVISIONS
1/31/25	REVISE BOUNDARY OF ANNEXATION PARCEL	SLJ
1/28/25	ADD MONUMENT STAMP INFORMATION	SLJ
8/1/24	ATTORNEY COMMENTS	MKW
7/22/24	CLIENT COMMENTS	MKW
7/17/24	UPDATE PER CLIENT AND CITY COMMENTS	MKW



6TH AVENUE & PICCADILLY ROAD

COUNTY OF ARAPAHOE, STATE OF COLORADO

ANNEXATION MAP

PROJ. MGR.: SLJ	SHEET
PROJ. ASSOC.: SLJ	1 OF 1
DRAWN BY: ALM/JDM	GBC.AUC001.02
DATE: 05/29/2024	
SCALE: N/A	