

SPECIAL WARRANTY DEED

THIS DEED, dated this 10 day of January, 2025, between, **Aerotropolis Regional Transportation Authority**, a Colorado regional transportation authority, whose legal address is 8390 E. Crescent Parkway, Suite 300, Greenwood Village, CO 80111, hereinafter referred to as "Grantor", and the **City of Aurora, Colorado**, a municipal corporation of the Counties of Adams, Arapahoe and Douglas, organized and existing under and by virtue of the laws of the State of Colorado, whose legal address is 15151 E. Alameda Parkway, Aurora, Colorado 80012-1555, hereinafter referred to as "Grantee".

WITNESS, that the Grantor(s), for and in consideration of the sum of One and no/100-----Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and confirm unto the Grantee, Grantee's heirs, successors, and assigns forever, all the real property, together with improvements, if any, situated, lying and being in the County of Adams and State of Colorado, described as follows:

See Exhibit A, B, and C wherein the descriptions are more fully set forth. Said Exhibit A, B, and C are attached hereto and incorporated herein by reference.

This conveyance is made for the use and benefit of the public as a public street and thoroughfare.

Also known by street and number as: Vacant Land (Adams County)
Assessor's schedule or parcel number: Vacant Land, No Parcel Number

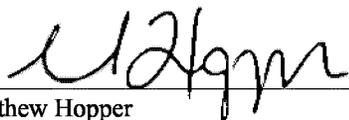
TOGETHER with all and singular, the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim, and demand whatsoever of Grantor, either in law or equity, of, in, and to the above bargained Premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said Premises above bargained and described, with the appurtenances, unto the Grantee, Grantee's heirs, successors, and assigns forever. The Grantor, for Grantors and Grantors' heirs, successors, and assigns, do covenant and agree that Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained Premises in the quiet and peaceable possession of Grantee, Grantee's heirs, successors, and assigns, against all every person or persons lawfully claiming the whole or any part thereof, by through or under the Grantors, subject to statutory exceptions.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Signed and delivered this 10 day of January, A.D. 2025.

Aerotropolis Regional Transportation Authority,
a Colorado regional transportation authority



Matthew Hopper
Chairperson

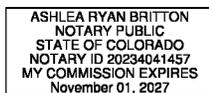
STATE OF Colorado)

COUNTY OF Adams) §

January The above and foregoing instrument was subscribed and sworn to before me this 10 day of January, 2025, I the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Hopper as Chairperson of Aerotropolis Regional Transportation Authority, a Colorado regional transportation authority, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, and who executed the same voluntarily on the day the same bears date.

My Commission expires:

Nov 1, 2027



ASHLEA RYAN BRITTON
Notary Public
DAN 183813
2025.01.10
12:31:51-07'00'
NOTARY PUBLIC

2025.01.10

12:31:51-07'00'

NOTARY PUBLIC

Brady J. Moorehead, PLS 38668, for and on behalf of Aztec Consultants, Inc., 300 E. Mineral Avenue, Suite 1, Littleton, CO 80122.

Name and address of person creating newly created legal description (38-35-106.5, C.R.S.)

REVIEWED BY:


Land Review Services

APPROVED AS TO FORM:


Assistant City Attorney

EXEMPT FROM DOCUMENTARY FEE UNDER C.R.S. §39-13-104(1)(a), C.R.S.

Old - Pursuant to Sec. 39-13-104, C.R.S. as amended, consideration paid for this conveyance is \$1.00

**EXHIBIT A
LEGAL DESCRIPTION**

A RIGHT-OF-WAY SITUATED IN THE NORTH HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING ALL OF "EXHIBIT A" AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AUGUST 16, 2024, AT RECEPTION NO. 2024000044966 AND ALL OF ORDER GRANTING IMMEDIATE POSSESSION RECORDED JULY 12, 2023, AT RECEPTION NO. 2023000039208, BOTH IN THE OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 BEARS SOUTH 89°53'06" EAST, A DISTANCE OF 2,645.88 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID NORTH LINE;

THENCE ALONG SAID NORTH LINE SOUTH 89°53'06" EAST, A DISTANCE OF 1,048.91 FEET TO THE NORTHEASTERLY CORNER OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 PER PLAT RECORDED OCTOBER 17, 2019, AT RECEPTION NO. 2019000089309 IN SAID OFFICIAL RECORDS AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°53'06" EAST, A DISTANCE OF 1,596.97 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SOUTH 89°53'15" EAST, A DISTANCE OF 2,645.98 FEET TO THE NORTHEAST CORNER OF SAID SECTION 20;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°16'15" EAST, A DISTANCE OF 76.00 FEET TO A LINE PARALLEL WITH AND DISTANT 76.00 FEET SOUTHERLY FROM THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°53'15" WEST, A DISTANCE OF 2,547.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 49.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 22.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 64.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 29.86 FEET TO A LINE PARALLEL WITH AND DISTANT 88.00 FEET SOUTHERLY FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE TANGENT TO SAID CURVE ALONG SAID PARALLEL LINE, NORTH 89°53'15" WEST, A DISTANCE OF 46.98 FEET TO A LINE PARALLEL WITH AND DISTANT 88.00 FEET SOUTHERLY FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 89°53'06" WEST, A DISTANCE OF 199.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 325.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.09 FEET TO A LINE PARALLEL WITH AND DISTANT 76.00 FEET SOUTHERLY FROM THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE TANGENT TO SAID CURVE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 89°53'06" WEST, A DISTANCE OF 1,278.11 FEET TO THE EASTERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 RECORDED NOVEMBER 1, 2024, AT RECEPTION NO. 2024000061167;

THENCE ALONG SAID EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED OCTOBER 17, 2019, AT RECEPTION NO. 2019000089309, IN SAID OFFICIAL RECORDS, NORTH 00°16'11" WEST, A DISTANCE OF 76.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 326,477 SQUARE FEET OR 7.495 ACRES, 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
 PAGE 3 OF 6

UNPLATTED

SW 1/4 SEC. 17
 T3S, R65W, 6TH P.M.

POINT OF COMMENCEMENT

NORTHWEST CORNER SEC. 20,
 T3S, R65W, 6TH P.M.

POINT OF BEGINNING

NORTHEASTERLY CORNER THE
 AURORA HIGHLANDS
 SUBDIVISION FILING NO. 1
 (BASIS OF BEARINGS)
 N LINE NW 1/4 SEC. 20
 S89°53'06"E 2645.88'

S89°53'06"E
 1596.97'

S89°53'06"E 1048.91' (TIE)

E 48TH AVE.

(VARIABLE WIDTH PUBLIC ROW)
 REC. NO. 2019000089309

N00°16'11"W
 76.00'

76'

15' UTILITY EASEMENT
 REC. NO. 2019000089309

N89°53'06"W 1278.11'

SPECIAL WARRANTY DEED
 REC NO. 2024000044967

TRACT H
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26

REC NO. 2024000061167

SPECIAL WARRANTY DEED
 REC NO. 2023000071745

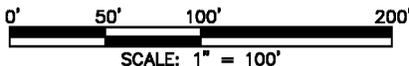
NW 1/4 SEC. 20
 T3S, R65W, 6TH P.M.

W'LY LINE NW 1/4 SEC. 20

W'LY LINE SW 1/4 SEC. 17

E'LY BOUNDARY TRACT H

SEE PAGE 4



OWNER:
 AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
 8390 E. CRESCENT PARKWAY, SUITE 300
 GREENWOOD VILLAGE, CO 80111

CONTAINS 326,477 SQ. FT. OR 7.495 ACRES

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



CITY OF AURORA, COLORADO

A RIGHT-OF-WAY SITUATED
 IN THE NORTH HALF OF SEC. 20
 T3S, R65W, 6TH P.M.
 CITY OF AURORA, ADAMS COUNTY, COLORADO

DRAWN BY: RDS	SCALE: 1"=100'	R-O-W FILE NO.
CHECKED BY: BJM	DATE: 1/3/2025	JOB NO. 167822-01

ILLUSTRATION FOR EXHIBIT A
PAGE 4 OF 6

UNPLATTED

SW 1/4 SEC. 17
T3S, R65W, 6TH P.M.

ORDER GRANTING
IMMEDIATE POSSESSION
REC NO. 2023000039208

(BASIS OF BEARINGS)
N LINE NW 1/4 SEC. 20
S89°53'06"E 2645.88'

S89°53'06"E 1596.97'

N89°53'06"W 1278.11'

SEE PAGE 3

SEE PAGE 5

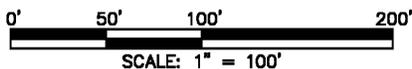
SPECIAL WARRANTY DEED
REC NO. 2023000071746

UNPLATTED

SPECIAL WARRANTY DEED
REC NO. 2020000096730

UNPLATTED

NW 1/4 SEC. 20
T3S, R65W, 6TH P.M.



OWNER:
AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
8390 E. CRESCENT PARKWAY, SUITE 300
GREENWOOD VILLAGE, CO 80111

CONTAINS 326,477 SQ. FT. OR 7.495 ACRES

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

CITY OF AURORA, COLORADO

A RIGHT-OF-WAY SITUATED
IN THE NORTH HALF OF SEC. 20
T3S, R65W, 6TH P.M.
CITY OF AURORA, ADAMS COUNTY, COLORADO

DRAWN BY: RDS

SCALE: 1"=100'

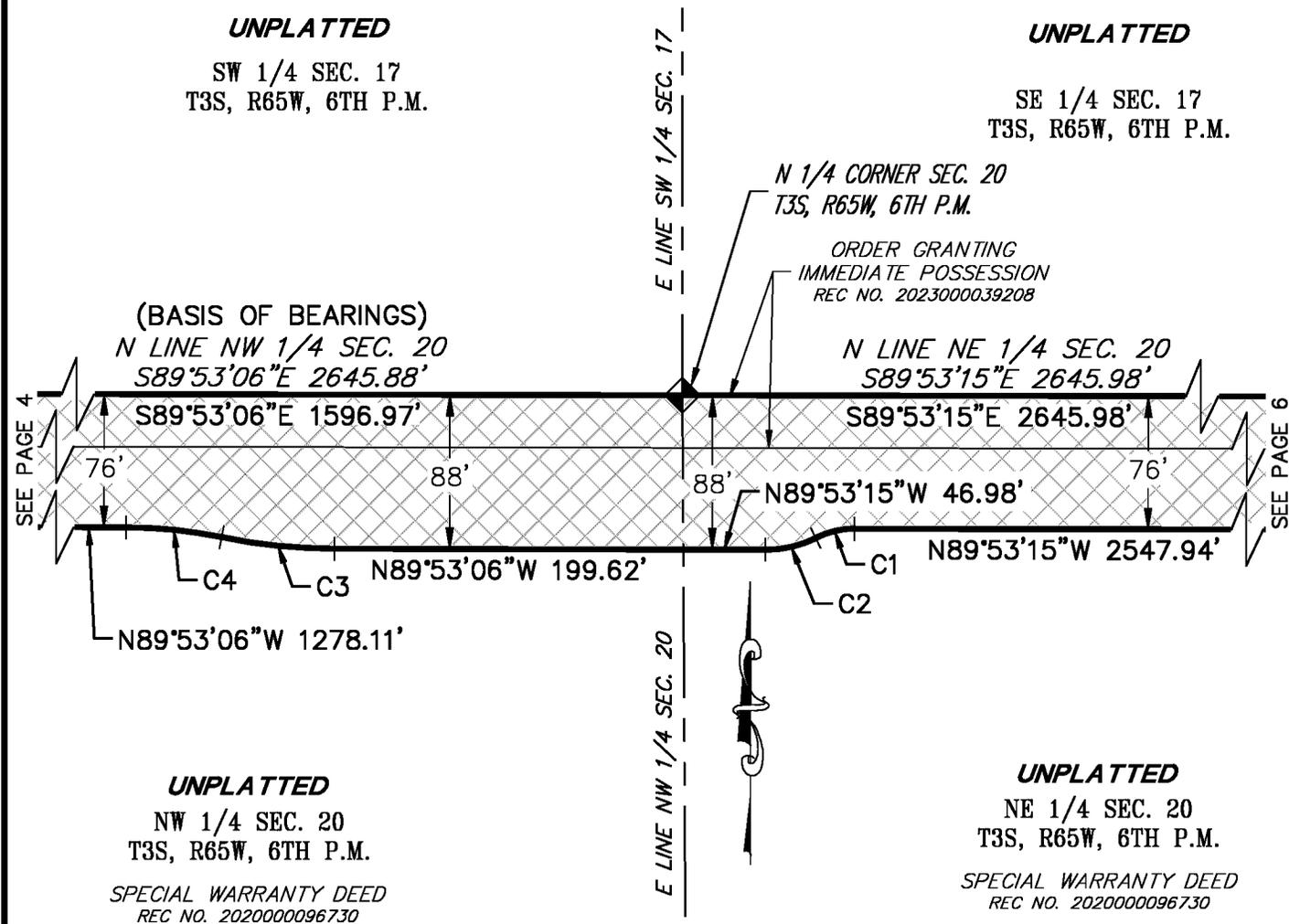
R-O-W FILE NO.

CHECKED BY: BJM

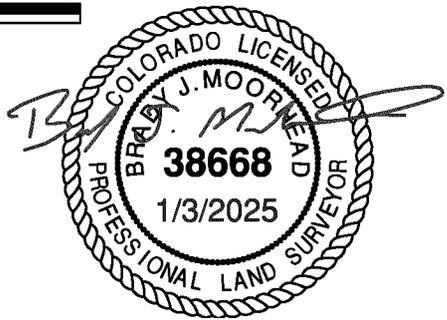
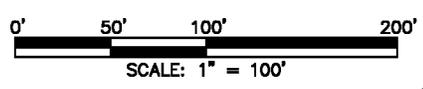
DATE: 1/3/2025

JOB NO. 167822-01

ILLUSTRATION FOR EXHIBIT A
 PAGE 5 OF 6



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	26°31'31"	49.50'	22.92'
C2	26°31'31"	64.50'	29.86'
C3	11°28'42"	325.00'	65.11'
C4	11°28'42"	275.00'	55.09'



OWNER:
 AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
 8390 E. CRESCENT PARKWAY, SUITE 300
 GREENWOOD VILLAGE, CO 80111

CONTAINS 326,477 SQ. FT. OR 7.495 ACRES
 NOTE: This illustration does not represent a monumented survey. It is intended only to depict the attached description.

CITY OF AURORA, COLORADO			A RIGHT-OF-WAY SITUATED IN THE NORTH HALF OF SEC. 20 T3S, R65W, 6TH P.M. CITY OF AURORA, ADAMS COUNTY, COLORADO
DRAWN BY: RDS	SCALE: 1"=100'	R-O-W FILE NO.	
CHECKED BY: BJM	DATE: 1/3/2025	JOB NO. 167822-01	

ILLUSTRATION FOR EXHIBIT A
 PAGE 6 OF 6

UNPLATTED

SE 1/4 SEC. 17
 T3S, R65W, 6TH P.M.

UNPLATTED

SW 1/4 SEC. 16
 T3S, R65W, 6TH P.M.

ORDER GRANTING
 IMMEDIATE POSSESSION
 REC NO. 2023000039208

NE CORNER SEC. 20
 T3S, R65W, 6TH P.M.

SEE PAGE 5

N LINE NE 1/4 SEC. 20
 S89°53'15"E 2645.98'

S89°53'15"E 2645.98'

76'

N89°53'15"W 2547.94'

E LINE SE 1/4 SEC. 17

S00°16'15"E
 76.00'

UNPLATTED

NE 1/4 SEC. 20
 T3S, R65W, 6TH P.M.

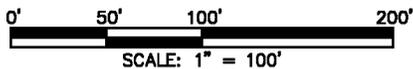
SPECIAL WARRANTY DEED
 REC NO. 2020000096730

E LINE NE 1/4 SEC. 20

S00°16'15"E 2624.52'

UNPLATTED

NW 1/4 SEC. 21
 T3S, R65W, 6TH P.M.



OWNER:
 AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
 8390 E. CRESCENT PARKWAY, SUITE 300
 GREENWOOD VILLAGE, CO 80111

CONTAINS 326,477 SQ. FT. OR 7.495 ACRES

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

CITY OF AURORA, COLORADO

A RIGHT-OF-WAY SITUATED
 IN THE NORTH HALF OF SEC. 20
 T3S, R65W, 6TH P.M.
 CITY OF AURORA, ADAMS COUNTY, COLORADO

DRAWN BY: RDS	SCALE: 1"=100'	R-O-W FILE NO.
CHECKED BY: BJM	DATE: 1/3/2025	JOB NO. 167822-01

SPECIAL WARRANTY DEED

THIS DEED, dated this 10 day of January, 2025, between, **Aerotropolis Regional Transportation Authority**, a Colorado regional transportation authority, whose legal address is 8390 E. Crescent Parkway, Suite 300, Greenwood Village, CO 80111, hereinafter referred to as "Grantor", and the **City of Aurora, Colorado**, a municipal corporation of the Counties of Adams, Arapahoe and Douglas, organized and existing under and by virtue of the laws of the State of Colorado, whose legal address is 15151 E. Alameda Parkway, Aurora, Colorado 80012-1555, hereinafter referred to as "Grantee".

WITNESS, that the Grantor(s), for and in consideration of the sum of One and no/100-----Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and confirm unto the Grantee, Grantee's heirs, successors, and assigns forever, all the real property, together with improvements, if any, situated, lying and being in the County of Adams and State of Colorado, described as follows:

See Exhibit A, B, and C wherein the descriptions are more fully set forth. Said Exhibit A, B, and C are attached hereto and incorporated herein by reference.

This conveyance is made for the use and benefit of the public as a public street and thoroughfare.

Also known by street and number as: Vacant Land (Adams County)
Assessor's schedule or parcel number: Vacant Land, No Parcel Number

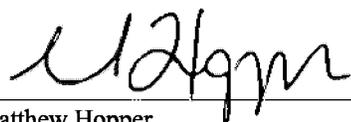
TOGETHER with all and singular, the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim, and demand whatsoever of Grantor, either in law or equity, of, in, and to the above bargained Premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said Premises above bargained and described, with the appurtenances, unto the Grantee, Grantee's heirs, successors, and assigns forever. The Grantor, for Grantors and Grantors' heirs, successors, and assigns, do covenant and agree that Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained Premises in the quiet and peaceable possession of Grantee, Grantee's heirs, successors, and assigns, against all every person or persons lawfully claiming the whole or any part thereof, by through or under the Grantors, subject to statutory exceptions.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Signed and delivered this 10 day of January, A.D. 2025.

Aerotropolis Regional Transportation Authority,
a Colorado regional transportation authority



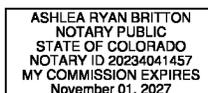
Matthew Hopper
Chairperson

STATE OF Colorado
COUNTY OF Adams) §

January The above and foregoing instrument was subscribed and sworn to before me this 10 day of January, 2025, I the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Hopper as Chairperson of Aerotropolis Regional Transportation Authority, a Colorado regional transportation authority, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, and who executed the same voluntarily on the day the same bears date.

My Commission expires:

Nov 1, 2027



Witness my hand and official seal.

Ash Britton

DAN 031018

2025.01.10 12:35:24-07'00'

NOTARY PUBLIC

Brady J. Moorehead, PLS 38668, for and on behalf of Aztec Consultants, Inc., 300 E. Mineral Avenue, Suite 1, Littleton, CO 80122.

Name and address of person creating newly created legal description (38-35-106.5, C.R.S.)

REVIEWED BY:


Land Review Services

APPROVED AS TO FORM:


Assistant City Attorney

EXEMPT FROM DOCUMENTARY FEE UNDER C.R.S. §39-13-104(1)(a), C.R.S.

Old - Pursuant to Sec. 39-13-104, C.R.S. as amended, consideration paid for this conveyance is \$1.00

**EXHIBIT A
LEGAL DESCRIPTION**

A RIGHT-OF-WAY BEING A PORTION OF TRACT B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED OCTOBER 17, 2019, AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF SAID COUNTY, BEING ALL OF THE PARCEL OF LAND DESCRIBED AS EXHIBIT A IN THE SPECIAL WARRANTY DEED RECORDED AUGUST 16, 2024 AT RECEPTION NO. 2024000044968, IN SAID OFFICIAL RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, WHENCE THE NORTH LINE OF SAID NORTHWEST QUARTER BEARS NORTH 89°08'02" EAST, A DISTANCE OF 2,609.17 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID NORTH LINE;

THENCE ALONG SAID NORTH LINE, NORTH 89°08'02" EAST, A DISTANCE OF 626.33 FEET TO THE NORTHWESTERLY CORNER OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, SOUTH 00°51'55" EAST, A DISTANCE OF 62.55 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE, AS SHOWN ON SAID PLAT OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

- 1) SOUTH 88°35'12" EAST, A DISTANCE OF 238.26 FEET;
- 2) NORTH 89°08'07" EAST, A DISTANCE OF 1,661.90 FEET;
- 3) SOUTH 45°35'31" EAST, A DISTANCE OF 22.43 FEET TO A LINE PARALLEL WITH AND DISTANT 88.00 FEET SOUTHERLY FROM SAID NORTH LINE OF THE NORTHWEST QUARTER;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°08'02" WEST, A DISTANCE OF 692.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 325.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.09 FEET TO A LINE PARALLEL WITH AND DISTANT 76.00 FEET SOUTHERLY FROM SAID NORTH LINE OF THE NORTHWEST QUARTER;

THENCE ALONG SAID PARALLEL LINE, TANGENT TO SAID CURVE, SOUTH 89°08'02" WEST, A DISTANCE OF 301.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 49.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 22.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 64.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 29.86 FEET TO A LINE PARALLEL WITH AND DISTANT 88.00 FEET SOUTHERLY FROM SAID NORTH LINE OF THE NORTHWEST QUARTER;

THENCE ALONG SAID PARALLEL LINE, TANGENT TO SAID CURVE, SOUTH 89°08'02" WEST, A DISTANCE OF 841.19 FEET TO THE NORTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 THE FOLLOWING 2 COURSES:

- 1) NORTH 77°42'52" EAST, A DISTANCE OF 90.87 FEET;
- 2) NORTH 00°51'55" WEST, A DISTANCE OF 7.46 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 27,779 SQUARE FEET OR 0.638 ACRES, MORE OR LESS.

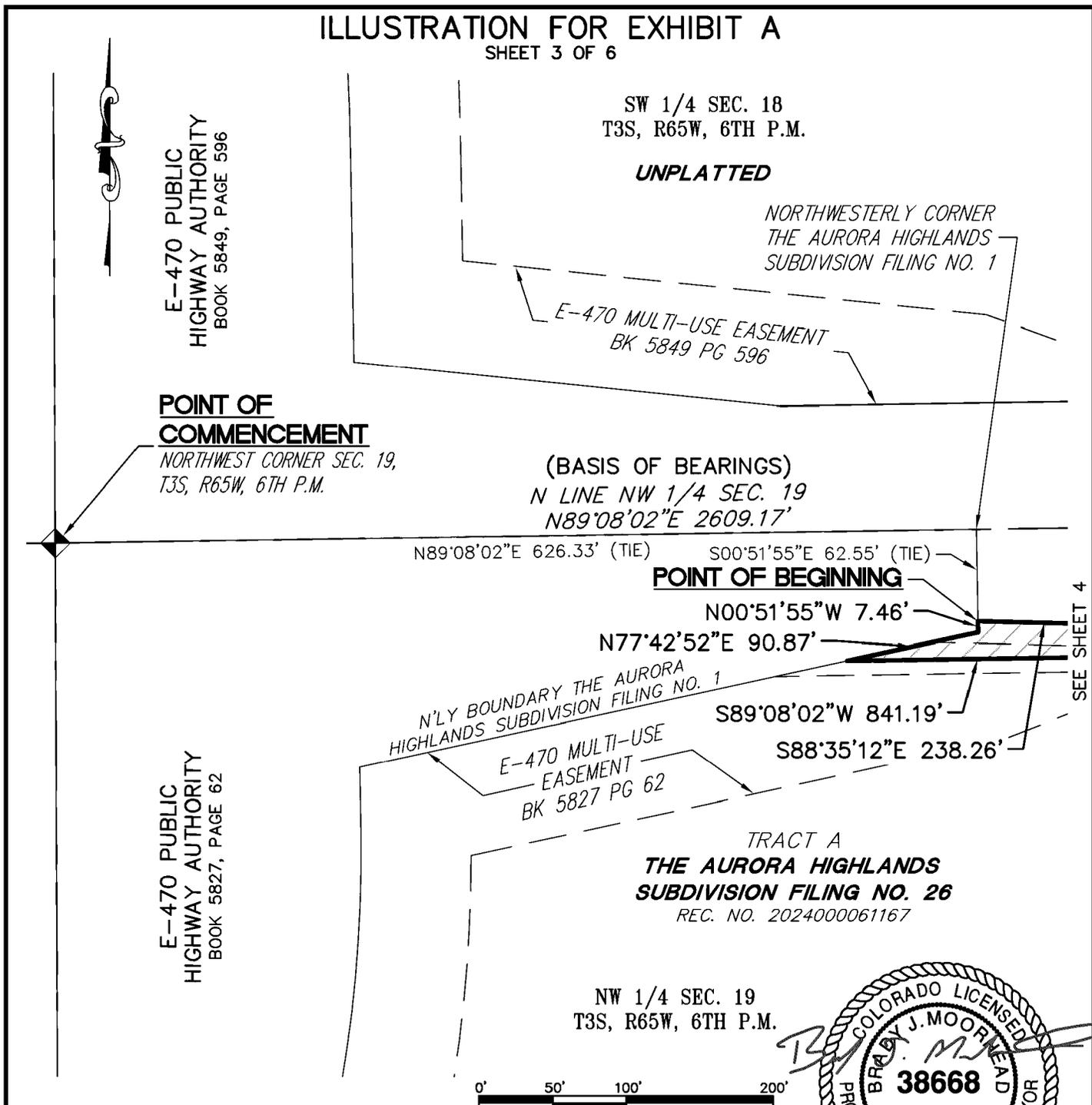
ILLUSTRATION ATTACHED AND MADE A PART HEREOF

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

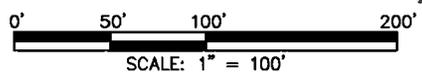
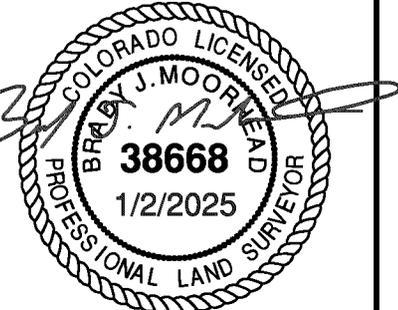
ILLUSTRATION FOR EXHIBIT A
 SHEET 3 OF 6



OWNER:
 AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
 8390 E. CRESCENT PARKWAY, SUITE 300
 ENGLEWOOD, CO 80111

CONTAINS 27,779 SQ. FT. OR 0.638 ACRES

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



CITY OF AURORA, COLORADO

A RIGHT-OF-WAY BEING
 SITUATED IN THE NW 1/4 OF SEC. 19
 T3S, R65W, 6TH P.M.
 BEING A PORTION OF TRACT B,
 THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
 CITY OF AURORA, ADAMS COUNTY, COLORADO

DRAWN BY: RDS	SCALE: 1"=100'	R-O-W FILE NO.
CHECKED BY: BJM	DATE: 10-01-2024	JOB NO. 167822-01

ILLUSTRATION FOR EXHIBIT A
 SHEET 4 OF 6

SW 1/4 SEC. 18
 T3S, R65W, 6TH P.M.

UNPLATTED



E-470 MULTI-USE EASEMENT
 BOOK 5849, PAGE 596

E 48TH AVE.
 (VARIABLE WIDTH PUBLIC ROW)
 REC. NO. 2007000085459

(BASIS OF BEARINGS)
 N LINE NW 1/4 SEC. 19
 N89°08'02"E 2609.17'

SEE SHEET 3

S88°35'12"E 238.26'

88'

REC. NO. 2019000089309
 REC. NO. 2024000044965

N89°08'07"E 1661.90'

SEE SHEET 5

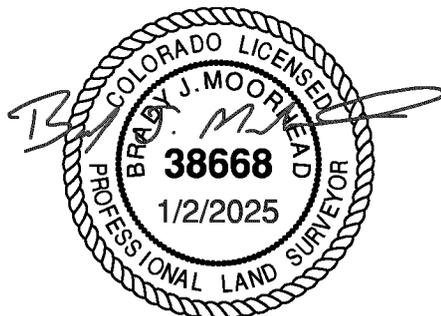
S89°08'02"W 841.19'

15' UTILITY EASEMENT
 REC NO. 2019000089309

10' UTILITY EASEMENT
 BY SEPARATE DOCUMENT

E-470 MULTI-USE EASEMENT
 BOOK 5827, PAGE 62

UTILITY EASEMENT
 REC. NO. 2007000079869

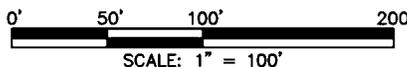


TRACT A
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26
 REC. NO. 2024000061167

NW 1/4 SEC. 19
 T3S, R65W, 6TH P.M.

10' UTILITY EASEMENT
 REC. NO. 2024000061167

N MAIN ST.
 (VARIABLE WIDTH PUBLIC ROW)
 REC. NO. 2024000061167



OWNER:
 AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
 8390 E. CRESCENT PARKWAY, SUITE 300
 ENGLEWOOD, CO 80111

CONTAINS 27,779 SQ. FT. OR 0.638 ACRES

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

CITY OF AURORA, COLORADO

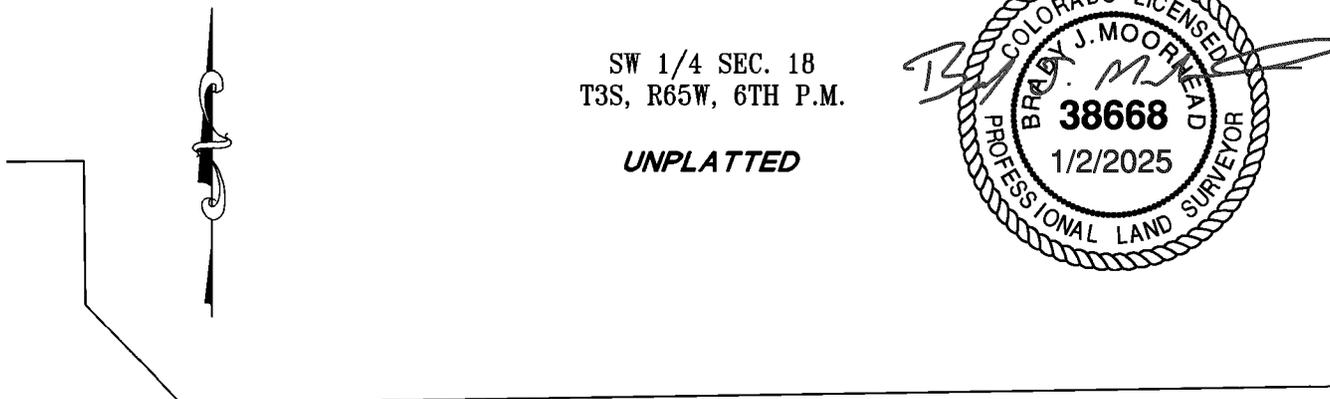
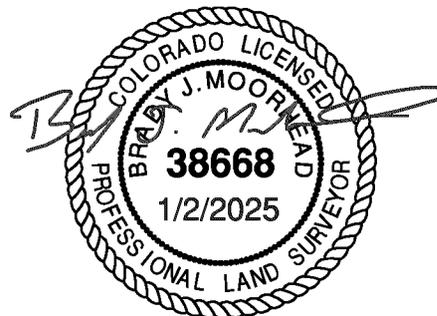
A RIGHT-OF-WAY BEING
 SITUATED IN THE NW 1/4 OF SEC. 19
 T3S, R65W, 6TH P.M.
 BEING A PORTION OF TRACT B,
 THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
 CITY OF AURORA, ADAMS COUNTY, COLORADO

DRAWN BY: RDS	SCALE: 1"=100'	R-O-W FILE NO.
CHECKED BY: BJM	DATE: 10-01-2024	JOB NO. 167822-01

ILLUSTRATION FOR EXHIBIT A
 SHEET 5 OF 6

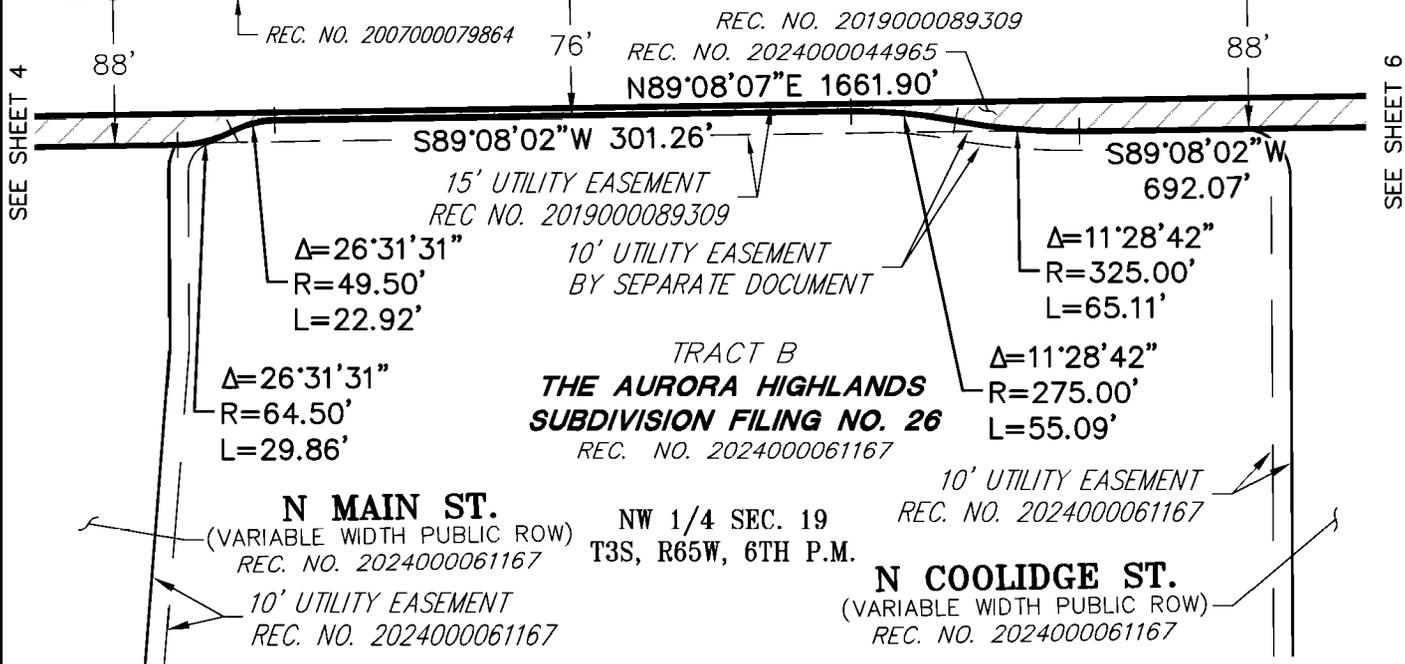
SW 1/4 SEC. 18
 T3S, R65W, 6TH P.M.

UNPLATTED



E 48TH AVE.
 (VARIABLE WIDTH PUBLIC ROW)
 REC. NO. 2007000085459

(BASIS OF BEARINGS)
 N LINE NW 1/4 SEC. 19
 N89°08'02"E 2609.17'



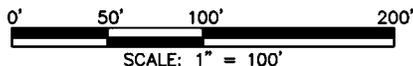
SEE SHEET 4

SEE SHEET 6

OWNER:
 AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
 8390 E. CRESCENT PARKWAY, SUITE 300
 ENGLEWOOD, CO 80111

CONTAINS 27,779 SQ. FT. OR 0.638 ACRES

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



CITY OF AURORA, COLORADO

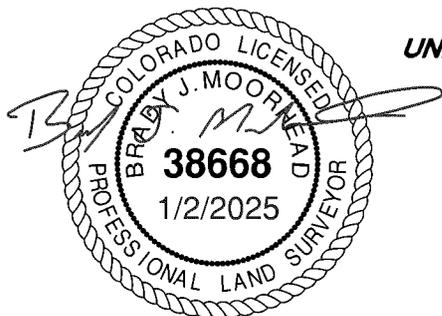
A RIGHT-OF-WAY BEING
 SITUATED IN THE NW 1/4 OF SEC. 19
 T3S, R65W, 6TH P.M.
 BEING A PORTION OF TRACT B,
 THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
 CITY OF AURORA, ADAMS COUNTY, COLORADO

DRAWN BY: RDS	SCALE: 1"=100'	R-O-W FILE NO.
CHECKED BY: BJM	DATE: 10-01-2024	JOB NO. 167822-01

ILLUSTRATION FOR EXHIBIT A
 SHEET 6 OF 6

SW 1/4 SEC. 18
 T3S, R65W, 6TH P.M.

UNPLATTED



REC. NO. 2007000085459

N 1/4 CORNER SEC. 19
 T3S, R65W, 6TH P.M.

(BASIS OF BEARINGS)
 N LINE NW 1/4 SEC. 19
 N89°08'02"E 2609.17'

E 48TH AVE.
 (VARIABLE WIDTH PUBLIC ROW)
 REC. NO. 2007000085459

REC. NO. 2019000089309

REC. NO. 2007000079864

REC. NO. 2024000044965
 N89°08'07"E 1661.90'

S45°35'31"E 22.43'

SEE SHEET 5

S89°08'02"W 692.07'

10' UTILITY EASEMENTS BY SEPARATE DOCUMENT

15' UTILITY EASEMENT
 REC. NO. 2019000089309

REC. NO. 2024000061167

10' UTILITY EASEMENT
 REC. NO. 2019000089309

TRACT C
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26

10' UTILITY EASEMENT
 REC. NO. 2024000061167

REC. NO. 2024000061167

NW 1/4 SEC. 19
 T3S, R65W, 6TH P.M.

10' UTILITY EASEMENT
 REC. NO. 2024000061167

DRAINAGE EASEMENT
 REC. NO. 2007000079868

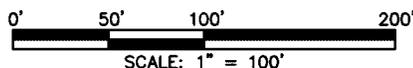
DENALI BLVD.
 (VARIABLE WIDTH PUBLIC ROW)
 REC. NO. 2019000089309

N COOLIDGE ST.
 (VARIABLE WIDTH PUBLIC ROW)
 REC. NO. 2024000061167

OWNER:
 AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
 8390 E. CRESCENT PARKWAY, SUITE 300
 ENGLEWOOD, CO 80111

CONTAINS 27,779 SQ. FT. OR 0.638 ACRES

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



CITY OF AURORA, COLORADO

A RIGHT-OF-WAY BEING
 SITUATED IN THE NW 1/4 OF SEC. 19
 T3S, R65W, 6TH P.M.
 BEING A PORTION OF TRACT B,
 THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
 CITY OF AURORA, ADAMS COUNTY, COLORADO

DRAWN BY: RDS	SCALE: 1"=100'	R-O-W FILE NO.
CHECKED BY: BJM	DATE: 10-01-2024	JOB NO. 167822-01

EXHIBIT B
LEGAL DESCRIPTION

A RIGHT-OF-WAY BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED OCTOBER 17, 2019, AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF SAID COUNTY, BEING ALL OF THE PARCEL OF LAND DESCRIBED AS EXHIBIT A IN THE SPECIAL WARRANTY DEED RECORDED AUGUST 16, 2024 AT RECEPTION NO. 2024000044965, IN SAID OFFICIAL RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 BEARS SOUTH 89°08'12" WEST, A DISTANCE OF 2,648.88 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID NORTH LINE;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°20'41" EAST, A DISTANCE OF 72.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE, AS SHOWN ON SAID PLAT OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°08'07" WEST, A DISTANCE OF 2,567.21 FEET;
- 2) SOUTH 44°24'34" WEST, A DISTANCE OF 22.65 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY NORTH 89°08'12" EAST, A DISTANCE OF 8.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 64.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 29.86 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 49.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 22.92 FEET TO A LINE PARALLEL WITH AND DISTANT 76.00 FEET SOUTHERLY FROM SAID NORTH LINE OF THE NORTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE, TANGENT TO SAID CURVE, NORTH 89°08'12" EAST, A DISTANCE OF 958.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.09 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 325.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET TO A LINE PARALLEL WITH AND DISTANT 88.00 FEET SOUTHERLY FROM SAID NORTH LINE OF THE NORTHEAST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, TANGENT TO SAID CURVE, NORTH 89°08'12" EAST, A DISTANCE OF 269.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 64.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 29.86 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 49.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 22.92 FEET TO A LINE PARALLEL WITH AND DISTANT 76.00 FEET SOUTHERLY FROM SAID NORTH LINE OF THE NORTHEAST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, TANGENT TO SAID CURVE, NORTH 89°08'12" EAST, A DISTANCE OF 1,125.58 FEET TO SAID EAST LINE OF THE NORTHEAST QUARTER;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°20'40" WEST, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 14,836 SQUARE FEET OR 0.341 ACRES, MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF

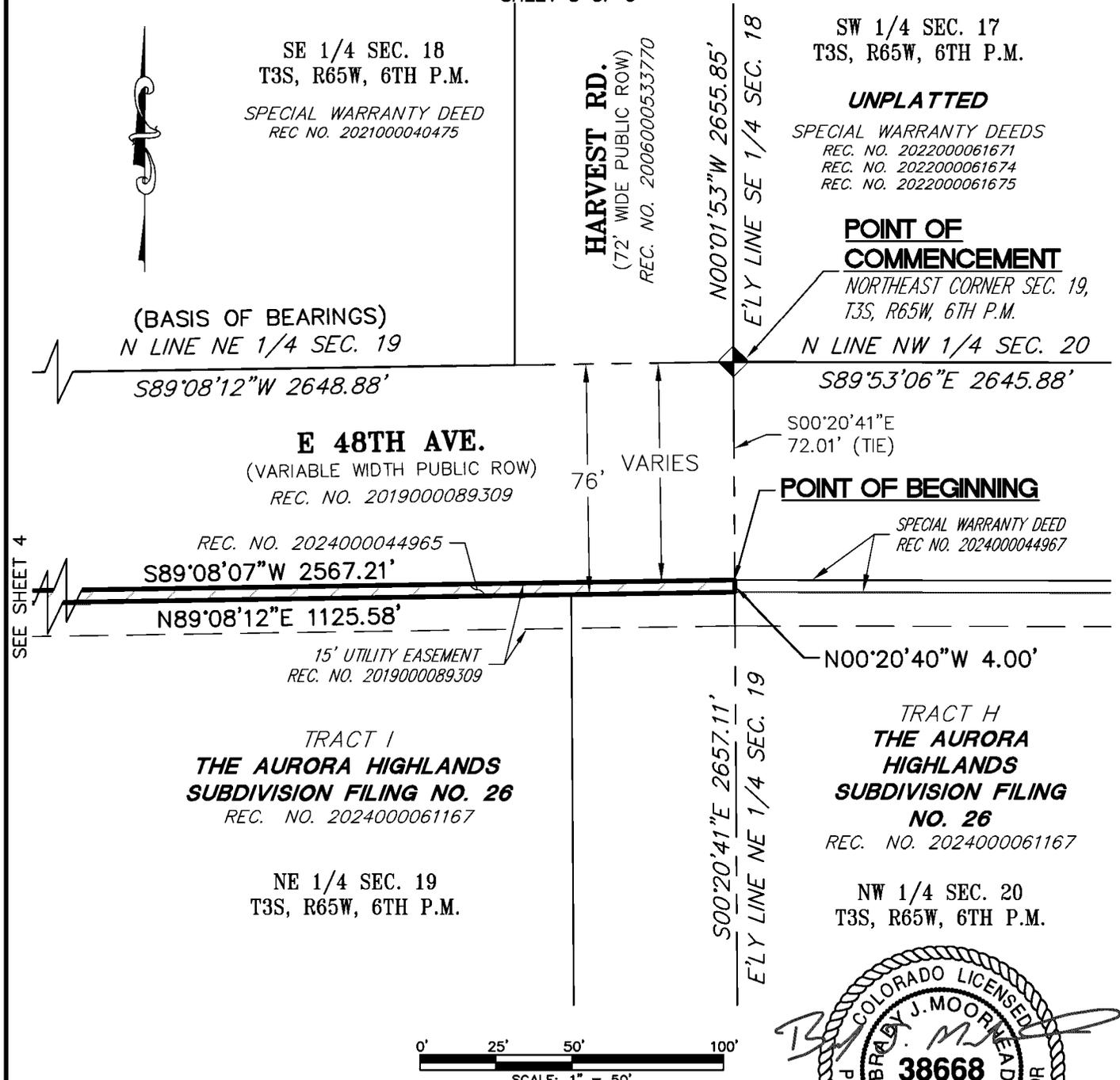
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

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 B

SHEET 3 OF 6



SEE SHEET 4

SE 1/4 SEC. 18
 T3S, R65W, 6TH P.M.
 SPECIAL WARRANTY DEED
 REC NO. 2021000040475

SW 1/4 SEC. 17
 T3S, R65W, 6TH P.M.

UNPLATTED
 SPECIAL WARRANTY DEEDS
 REC. NO. 2022000061671
 REC. NO. 2022000061674
 REC. NO. 2022000061675

POINT OF COMMENCEMENT
 NORTHEAST CORNER SEC. 19,
 T3S, R65W, 6TH P.M.

E 48TH AVE.
 (VARIABLE WIDTH PUBLIC ROW)
 REC. NO. 2019000089309

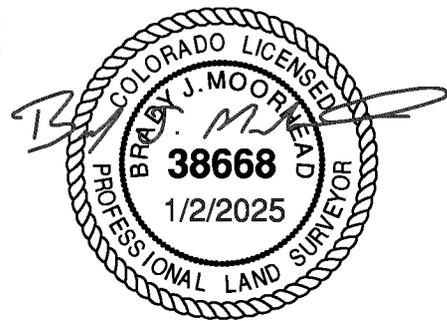
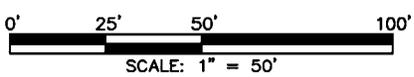
POINT OF BEGINNING

TRACT I
THE AURORA HIGHLANDS
 SUBDIVISION FILING NO. 26
 REC. NO. 2024000061167

TRACT H
THE AURORA HIGHLANDS
 SUBDIVISION FILING
 NO. 26
 REC. NO. 2024000061167

NE 1/4 SEC. 19
 T3S, R65W, 6TH P.M.

NW 1/4 SEC. 20
 T3S, R65W, 6TH P.M.



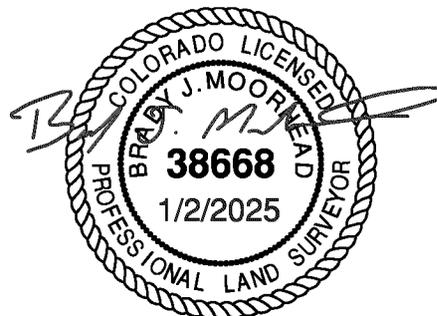
OWNER:
 AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
 8390 E. CRESCENT PARKWAY, SUITE 300
 ENGLEWOOD, CO 80111
 CONTAINS 14,836 SQ. FT. OR 0.341 ACRES
 NOTE: This illustration does not represent a monumented survey. It is intended only to depict the attached description.

CITY OF AURORA, COLORADO			A RIGHT-OF-WAY BEING SITUATED IN THE NORTHEAST QUARTER OF SEC. 19 T3S, R65W, 6TH P.M. BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 CITY OF AURORA, ADAMS COUNTY, COLORADO
DRAWN BY: RDS	SCALE: 1"=50'	R-O-W FILE NO.	
CHECKED BY: BJM	DATE: 10-22-2024	JOB NO. 167822-01	

ILLUSTRATION FOR EXHIBIT B
 SHEET 4 OF 6



SE 1/4 SEC. 18
 T3S, R65W, 6TH P.M.
 SPECIAL WARRANTY DEED
 REC NO. 2021000040475



(BASIS OF BEARINGS)
 N LINE NE 1/4 SEC. 19

S89°08'12"W 2648.88'

E 48TH AVE.

(VARIABLE WIDTH PUBLIC ROW)
 REC. NO. 2019000089309

VARIES

76'

88'

REC. NO. 2024000044965

S89°08'07"W 2567.21'

N89°08'12"E 1125.58'

15' UTILITY EASEMENT
 REC. NO. 2019000089309

Δ=26°31'31" R=49.50' L=22.92'

Δ=26°31'31" R=64.50' L=29.86'

TRACT 1
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26
 REC. NO. 2024000061167

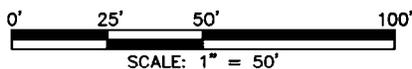
NE 1/4 SEC. 19
 T3S, R65W, 6TH P.M.

N FULTONDALE ST.
 (VARIABLE WIDTH PUBLIC ROW)
 REC. NO. 2024000061167

N89°08'12"E 269.65'

SEE SHEET 5

SEE SHEET 3



OWNER:
 AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
 8390 E. CRESCENT PARKWAY, SUITE 300
 ENGLEWOOD, CO 80111

CONTAINS 14,836 SQ. FT. OR 0.341 ACRES

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

CITY OF AURORA, COLORADO

A RIGHT-OF-WAY BEING
 SITUATED IN THE NORTHEAST QUARTER OF SEC. 19
 T3S, R65W, 6TH P.M.
 BEING A PORTION OF TRACT A,
 THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
 CITY OF AURORA, ADAMS COUNTY, COLORADO

DRAWN BY: RDS	SCALE: 1"=50'	R-O-W FILE NO.
CHECKED BY: BJM	DATE: 10-22-2024	JOB NO. 167822-01

ILLUSTRATION FOR EXHIBIT B
 SHEET 5 OF 6

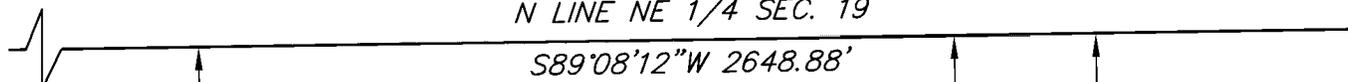


SE 1/4 SEC. 18
 T3S, R65W, 6TH P.M.

SPECIAL WARRANTY DEED
 REC NO. 2021000040475



(BASIS OF BEARINGS)
 N LINE NE 1/4 SEC. 19



E 48TH AVE.

(VARIABLE WIDTH PUBLIC ROW)
 REC. NO. 2019000089309

REC. NO. 2024000044965



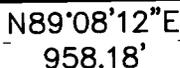
76'

VARIES

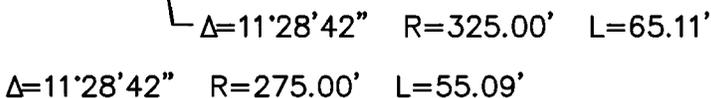
88'

SEE SHEET 6

SEE SHEET 4

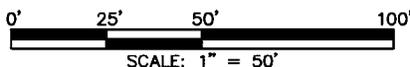


15' UTILITY EASEMENT
 REC. NO. 2019000089309



TRACT J
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26
 REC. NO. 2024000061167

NE 1/4 SEC. 19
 T3S, R65W, 6TH P.M.



OWNER:
 AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
 8390 E. CRESCENT PARKWAY, SUITE 300
 ENGLEWOOD, CO 80111

CONTAINS 14,836 SQ. FT. OR 0.341 ACRES

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

CITY OF AURORA, COLORADO

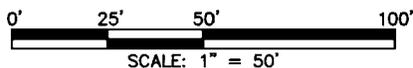
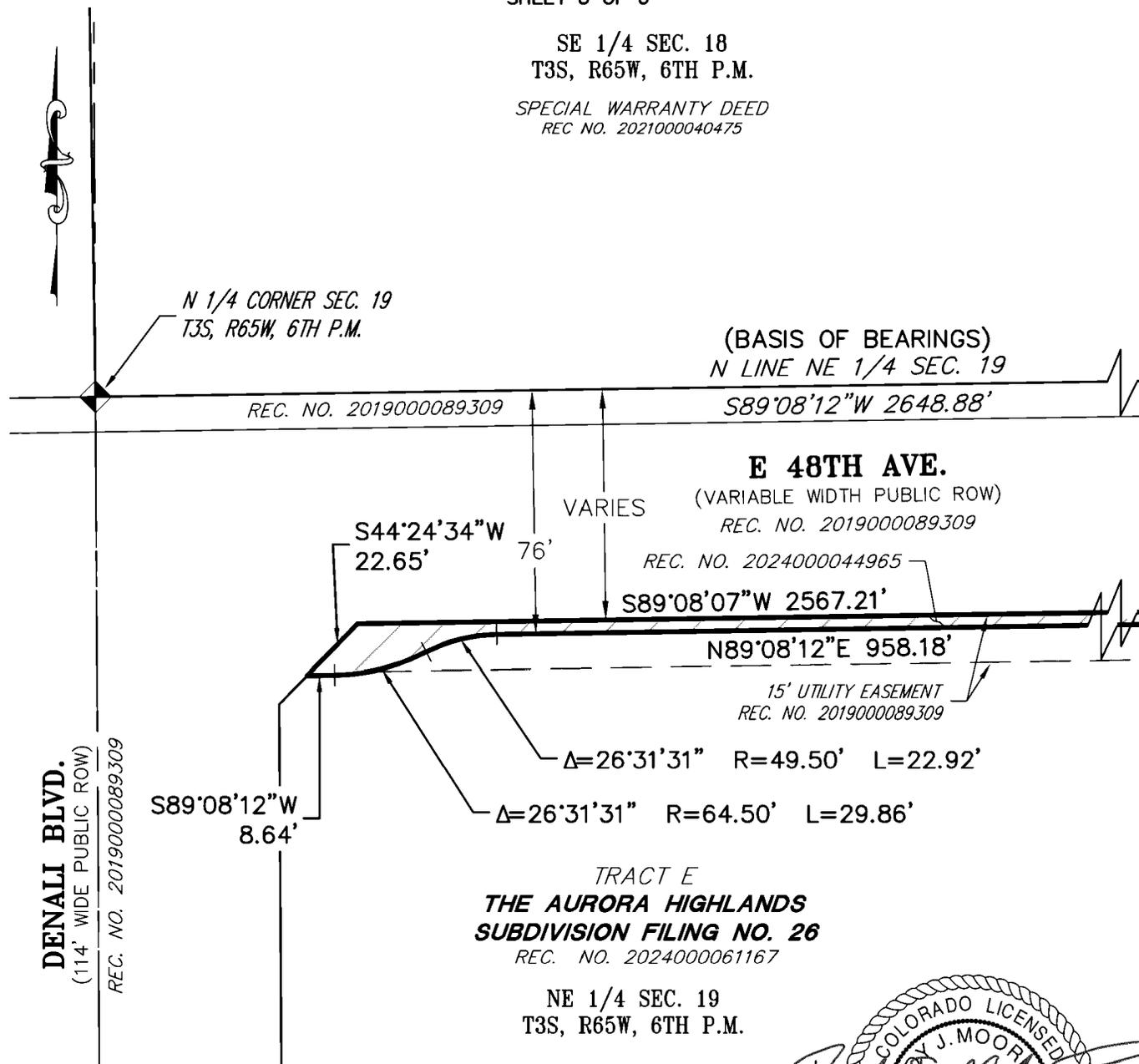
A RIGHT-OF-WAY BEING
 SITUATED IN THE NORTHEAST QUARTER OF SEC. 19
 T3S, R65W, 6TH P.M.
 BEING A PORTION OF TRACT A,
 THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
 CITY OF AURORA, ADAMS COUNTY, COLORADO

DRAWN BY: RDS	SCALE: 1"=50'	R-O-W FILE NO.
CHECKED BY: BJM	DATE: 10-22-2024	JOB NO. 167822-01

ILLUSTRATION FOR EXHIBIT B
 SHEET 6 OF 6

SE 1/4 SEC. 18
 T3S, R65W, 6TH P.M.

SPECIAL WARRANTY DEED
 REC NO. 2021000040475



OWNER:
 AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
 8390 E. CRESCENT PARKWAY, SUITE 300
 ENGLEWOOD, CO 80111

CONTAINS 14,836 SQ. FT. OR 0.341 ACRES

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

CITY OF AURORA, COLORADO

A RIGHT-OF-WAY BEING
 SITUATED IN THE NORTHEAST QUARTER OF SEC. 19
 T3S, R65W, 6TH P.M.
 BEING A PORTION OF TRACT A,
 THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
 CITY OF AURORA, ADAMS COUNTY, COLORADO

DRAWN BY: RDS	SCALE: 1"=50'	R-O-W FILE NO.
CHECKED BY: BJM	DATE: 10-22-2024	JOB NO. 167822-01

EXHIBIT C
LEGAL DESCRIPTION

A RIGHT-OF-WAY BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF SAID COUNTY, BEING ALL OF THE PARCEL OF LAND DESCRIBED AS EXHIBIT A IN THE SPECIAL WARRANTY DEED RECORDED AUGUST 16, 2024 AT RECEPTION NO. 2024000044967, IN SAID OFFICIAL RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, WHENCE THE NORTH LINE OF SAID NORTHWEST QUARTER BEARS SOUTH 89°53'06" EAST, A DISTANCE OF 2,645.88 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID NORTH LINE;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°20'41" EAST, A DISTANCE OF 72.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE, AS SHOWN ON SAID PLAT OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES:

- 1) NORTH 89°08'07" EAST, A DISTANCE OF 0.04 FEET;
- 2) SOUTH 89°53'11" EAST, A DISTANCE OF 1,048.78 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT A;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT A, SOUTH 00°16'11" EAST, A DISTANCE OF 4.02 FEET TO THE NORTHEAST CORNER OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2023000071745, IN SAID OFFICIAL RECORDS.

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED, NORTH 89°53'06" WEST, A DISTANCE OF 1,048.81 FEET TO THE NORTHWEST CORNER OF SAID SPECIAL WARRANTY DEED AND THE WEST LINE OF THE NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00°20'41" WEST, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 4,204 SQUARE FEET OR 0.097 ACRES, 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

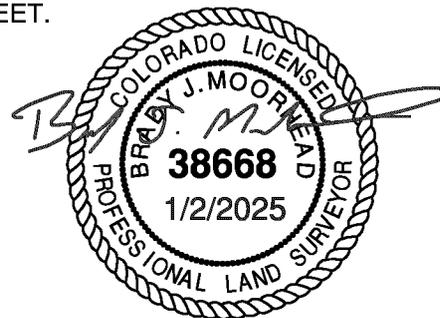


ILLUSTRATION FOR EXHIBIT C

SHEET 2 OF 3

SE 1/4 SEC. 18
 T3S, R65W, 6TH P.M.

SW 1/4 SEC. 17
 T3S, R65W, 6TH P.M.

HARVEST RD.
 (72' WIDE PUBLIC ROW)
 REC. NO. 20060000533770

UNPLATTED

SPECIAL WARRANTY DEEDS
 REC. NO. 2022000061671
 REC. NO. 2022000061674
 REC. NO. 2022000061675

POINT OF COMMENCEMENT

NORTHWEST CORNER SEC. 20, T3S, R65W, 6TH P.M.

(BASIS OF BEARINGS)

N LINE NW 1/4 SEC. 20

N'LY LINE NE 1/4 SEC. 19

S89°08'12"W 2648.88'

S89°53'06"E 2645.88'

E 48TH AVE.

(VARIABLE WIDTH PUBLIC ROW)

REC. NO. 2019000089309

S00°20'41"E 72.01' (TIE)

VARIES

POINT OF BEGINNING

VARIES

SPECIAL WARRANTY DEED
 REC. NO. 2024000044965

N89°08'07"E 0.04'

S89°53'11"E 1048.78'

N89°53'06"W 1048.81'

15' UTILITY EASEMENT
 REC. NO. 2019000089309

N00°20'41"W
 4.00'

REC. NO. 2024000044967

TRACT I
**THE AURORA
 HIGHLANDS
 SUBDIVISION**
FILING NO. 26
 REC. NO.
 2024000061167

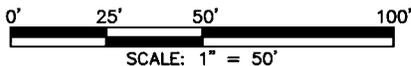
SPECIAL WARRANTY DEED
 REC. NO. 2023000071745

TRACT H
**THE AURORA HIGHLANDS
 SUBDIVISION FILING NO. 26**
 REC. NO. 2024000061167

NE 1/4 SEC. 19
 T3S, R65W, 6TH P.M.

S00°20'41"E 2657.11'
 W LINE NW 1/4 SEC. 20

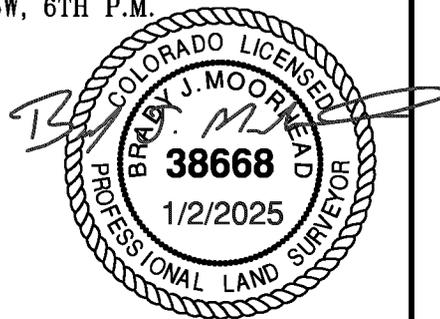
NW 1/4 SEC. 20
 T3S, R65W, 6TH P.M.



OWNER:
 AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
 8390 E. CRESCENT PARKWAY, SUITE 300
 ENGLEWOOD, CO 80111

CONTAINS 4,204 SQ. FT. OR 0.097 ACRES

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



CITY OF AURORA, COLORADO

A RIGHT-OF-WAY BEING
 SITUATED IN THE NORTHWEST QUARTER OF SEC. 20
 T3S, R65W, 6TH P.M.
 BEING A PORTION OF TRACT A,
 THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
 CITY OF AURORA, ADAMS COUNTY, COLORADO

DRAWN BY: RDS	SCALE: 1"=50'	R-O-W FILE NO.
CHECKED BY: BJM	DATE: 10/22/2024	JOB NO. 167822-01

SEE SHEET 3

ILLUSTRATION FOR EXHIBIT C
 SHEET 3 OF 3

SW 1/4 SEC. 17
 T3S, R65W, 6TH P.M.

UNPLATTED
 SPECIAL WARRANTY DEEDS
 REC. NO. 2022000061671
 REC. NO. 2022000061674
 REC. NO. 2022000061675



E LINE SW 1/4 SEC. 17
 N00°00'10"E 2653.88'

(BASIS OF BEARINGS)
 N LINE NW 1/4 SEC. 20

S89°53'06"E 2645.88'

E 48TH AVE.

(VARIABLE WIDTH PUBLIC ROW)

REC. NO. 2019000089309

VARIES

76'

S89°53'11"E 1048.78'

N89°53'06"W 1048.81'

15' UTILITY EASEMENT
 REC. NO. 2019000089309

REC. NO. 2024000044967

SPECIAL WARRANTY DEED
 REC. NO. 2023000071745

TRACT H
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26
 REC. NO. 2024000061167

NW 1/4 SEC. 20
 T3S, R65W, 6TH P.M.

SPECIAL WARRANTY DEED
 REC. NO. 2024000044966

S00°16'11"E
 4.02'

E/LY LINE TRACT H

UNPLATTED

SPECIAL WARRANTY DEED
 REC. NO. 2023000071746

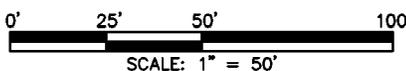
E LINE NW 1/4 SEC. 20
 S00°19'01"E 5282.24'

SEE SHEET 2

OWNER:
 AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
 8390 E. CRESCENT PARKWAY, SUITE 300
 ENGLEWOOD, CO 80111

CONTAINS 4,204 SQ. FT. OR 0.097 ACRES

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CITY OF AURORA, COLORADO

A RIGHT-OF-WAY BEING
 SITUATED IN THE NORTHWEST QUARTER OF SEC. 20
 T3S, R65W, 6TH P.M.
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 THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
 CITY OF AURORA, ADAMS COUNTY, COLORADO

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