

ATTACHMENT A

SPARROW LANE SUBDIVISION FILING NO. 1- DESCRIPTION

A PARCEL OF LAND FORMERLY DESCRIBED BY RECEPTION NUMBER 2016000108069, AS RECORDED IN THE OFFICIAL ADAMS COUNTY RECORDS, SITUATED IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34 AS MONUMENTED BY A 3" BRASS CAP IN RANGE BOX STAMPED "PLS 16419" THENCE SOUTH 47°28'44" EAST, A DISTANCE OF 1,249.94 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°57'02" EAST, A DISTANCE OF 186.00 FEET;

THENCE NORTH 00°03'32" WEST, A DISTANCE OF 382.51 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SMITH ROAD AS RECORDED BY REC. NO. C1075634 IN THE OFFICIAL ADAMS COUNTY RECORDS;

THENCE SOUTH 83°28'32" EAST COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 251.44 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1 F.L. RED GRANT CONSTRUCTION COMPANY SUBDIVISION FILING NO. 1 AS RECORDED BY REC. NO. B607983 IN THE AFOREMENTIONED RECORDS;

THENCE SOUTH 00°02'48" EAST COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 353.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT;

THENCE NORTH 89°57'02" EAST COINCIDENT WITH THE SOUTH LINE OF SAID LOT, A DISTANCE OF 707.14 FEET;

THENCE NORTH 00°02'41" WEST, A DISTANCE OF 272.23 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 83°28'32" EAST COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 309.66 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH FRANK DRIVE AS RECORDED IN BOOK 1382 ON PAGE 366 OF THE AFOREMENTIONED RECORDS;

THENCE SOUTH 00°08'02" EAST COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 236.75 FEET TO THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY LINE OF NORTH FRANK DRIVE;

THENCE NORTH 89°57'19" EAST COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH FRANK DRIVE, A DISTANCE OF 20.80 FEET;

THENCE SOUTH 00°43'29" EAST, A DISTANCE OF 383.15 FEET;

THENCE SOUTH 89°39'21" WEST, A DISTANCE OF 846.71 FEET;

THENCE SOUTH 89°32'27" WEST, A DISTANCE OF 703.10 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ARGONNE STREET AS RECORDED IN BOOK 920 ON PAGE 472 OF THE AFOREMENTIONED RECORDS, SAID POINT ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 95.75 FEET, SAID CURVE HAVING A RADIUS OF 118.40 FEET, A CENTRAL ANGLE OF 46°20'00", AND A CHORD WHICH BEARS NORTH 23°09'46" EAST A CHORD DISTANCE OF 93.16 FEET TO A POINT OF REVERSE CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 95.75 FEET, SAID CURVE HAVING A RADIUS OF 118.40 FEET, A CENTRAL ANGLE OF 46°20'00", AND A CHORD WHICH BEARS NORTH 23°09'46" EAST A CHORD DISTANCE OF 93.16 FEET;
3. NORTH 00°00'14" WEST, A DISTANCE OF 221.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 747,254 SQUARE FEET OR 17.15 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AS SHOWN HEREON,

AS BEARING NORTH 89°34'26" EAST PER CITY OF AURORA HORIZONTAL CONTROL MAP NO. 03N.

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SPARROW SUBDIVISION BOUNDARY CLOSURE SHEET

POINT OF BEGINNING North: 1700170.04' East: 3206363.54'

Segment #1 : Line

Course: N89°57'02"E Length: 186.00'
North: 1700170.21' East: 3206549.54'

Segment #2 : Line

Course: N00°03'32"W Length: 382.51'
North: 1700552.72' East: 3206549.15'

Segment #3 : Line

Course: S83°28'32"E Length: 251.44'
North: 1700524.14' East: 3206798.96'

Segment #4 : Line

Course: S00°02'48"E Length: 353.72'
North: 1700170.43' East: 3206799.25'

Segment #5 : Line

Course: N89°57'02"E Length: 707.14'
North: 1700171.04' East: 3207506.39'

Segment #6 : Line

Course: N00°02'41"W Length: 272.23'
North: 1700443.27' East: 3207506.18'

Segment #7 : Line

Course: S83°28'32"E Length: 309.66'
North: 1700408.08' East: 3207813.83'

Segment #8 : Line

Course: S00°08'02"E Length: 236.75'
North: 1700171.33' East: 3207814.39'

Segment #9 : Line

Course: N89°57'19"E Length: 20.80'
North: 1700171.35' East: 3207835.19'

Segment #10 : Line

Course: S00°43'29"E Length: 383.15'
North: 1699788.23' East: 3207840.03'

Segment #11 : Line
Course: S89°39'21"W Length: 846.71'
North: 1699783.14' East: 3206993.34'

Segment #12 : Line
Course: S89°32'27"W Length: 703.10'
North: 1699777.51' East: 3206290.26'

Segment #13 : Curve
Length: 95.75' Radius: 118.40'
Delta: 046°20'00" Tangent: 50.66'
Chord: 93.16' Course: N23°09'46"E
Course In: N89°59'46"E Course Out: N43°40'14"W
RP North: 1699777.51' East: 3206408.66'
End North: 1699863.16' East: 3206326.90'

Segment #14 : Curve
Length: 95.75' Radius: 118.40'
Delta: 046°20'00" Tangent: 50.66'
Chord: 93.16' Course: N23°09'46"E
Course In: N43°40'14"W Course Out: N89°59'46"E
RP North: 1699948.80' East: 3206245.15'
End North: 1699948.81' East: 3206363.55'

Segment #15 : Line
Course: N00°00'14"W Length: 221.25'
North: 1700170.06' East: 3206363.53'

Perimeter: 5065.96' Area: 747253.82 Sq. Ft.
Error Closure: 0.02 Course: N43°09'04"W
Error North: 0.012 East: -0.012

Precision 1: 253039.00