

Legal Description:

Parcel C

A parcel of land being a part of Tract "A", Waterford Place Subdivision Filing No. 2, Amendment No. 1, situated in the NW 1/4 of Section 26, T.4S., R.67W. of the 6th P.M., City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:

Commencing at the Southwest Corner of Tract "A", Waterford Place Subdivision Filing No. 2, Amendment No. 1;
Thence N00°12'45"W along the West Line of said Tract "A", a distance of 83.78 feet;
Thence N89°47'15"E a distance of 16.28 feet to a point on the West Line of Lot 17, Block 1, Waterford Place Subdivision Filing No. 2, Amendment No. 1;
Thence N89°22'44"E a distance of 49.33 feet to a point on the Easterly Line of said Lot 17 and the **Point of Beginning**;
Thence N89°22'44"E a distance of 4.90 feet;
Thence S00°37'16"E a distance of 18.01 feet to a point on the Easterly Line of said Lot 17;
Thence along said Easterly Line the following two (2) courses;

- 1) Thence N45°34'53"W a distance of 6.93 feet;
- 2) Thence N00°37'16"W a distance of 13.11 feet to the **Point of Beginning**.

Parcel C Contains (76 Square Feet) 0.0017 Acres, more or less.

Parcel D

A parcel of land being a part of Tract "A", Waterford Place Subdivision Filing No. 2, Amendment No. 1, situated in the NW 1/4 of Section 26, T.4S., R.67W. of the 6th P.M., City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:

Commencing at the Southwest Corner of Tract "A", Waterford Place Subdivision Filing No. 2, Amendment No. 1;
Thence N89°23'43"E along the South Line of said Tract "A", a distance of 152.87 feet;
Thence N00°36'17"W a distance of 7.04 feet to the Southeasterly Corner of Lot 17, Block 1, Waterford Place Subdivision Filing No. 2, Amendment No. 1 and the **Point of Beginning**;
Thence along the Easterly and Northerly Line of said Lot 17 the following six (6) courses;

- 1) Thence N00°37'16"W a distance of 6.06 feet;
- 2) Thence N89°22'44"E a distance of 7.92 feet;
- 3) Thence N00°37'16"W a distance of 24.87 feet;
- 4) Thence S89°22'44"W a distance of 7.92 feet;
- 5) Thence N00°37'16"W a distance of 18.36 feet;
- 6) Thence S89°22'44"W a distance of 58.77 feet;

Thence N00°37'16"W a distance of 16.58 feet;
Thence N89°22'44"E a distance of 73.54 feet;
Thence S00°37'16"E a distance of 65.88 feet;
Thence S89°22'44"W a distance of 14.77 feet to the **Point of Beginning**.

Parcel D Contains (1,751 Square Feet) 0.0402 Acres, more or less.

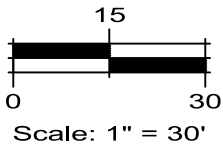
Date Prepared: October 24, 2018

Date of Last Revision:

Prepared By: Charles N. Beckstrom, PLS No. 33202

For and on behalf of
Engineering Service Company
14190 East Evans Avenue
Aurora, Colorado 80014
Phone: 303-337-1393

EXHIBIT



PLOT 1, BLOCK 5
HAVANA HEIGHTS

LOT 4, BLOCK 1

LOT 8, BLOCK 1

PARCEL A

POINT OF BEGINNING
PARCEL C

N89°22'44"E 49.33'
N89°47'15"E 16.28'
N00°37'16"W 13.11'
N45°34'53"W 6.93'

N89°22'44"E 4.90'
S00°37'16"E 18.01'
PARCEL C
76 SQ.FT.
0.0017 AC.

TRACT "A"
WATERFORD PLACE
SUBDIVISION FILING NO. 2,
AMENDMENT NO. 1

LOT 17, BLOCK 1
WATERFORD PLACE
SUBDIVISION FILING NO. 2,
AMENDMENT NO. 1

PARCEL B

N89°22'44"E 73.54'

PARCEL D
1,751 SQ.FT.
0.0402 AC.

S89°22'44"W 58.77'

S89°22'44"W 7.92'

N89°22'44"E 7.92'

N00°37'16"W 6.06'

POINT OF BEGINNING
PARCEL D

LOT 1, BLOCK 1

SECURITY SELF STORAGE
SUBDIVISION FILING NO. 1

S00°37'16"E 65.88'

LOT 16, BLOCK 1

POINT OF COMMENCEMENT
PARCELS C AND D
SW CORNER OF TRACT "A", WATERFORD PLACE
SUBDIVISION FILING NO. 2, AMENDMENT NO. 1

N89°23'43"E 152.87'

N00°36'17"W 7.04'

ESC

**ENGINEERING
SERVICE
COMPANY**

14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393 | F 303.337.7481

CITY OF AURORA

Drawn By: JDP	Checked By: CNB	Project No.: 1272.1	Date: 10/24/2018
Scale: 1"=30'	File Name: N:\Projects\2225 Iola Prop LLC\Aurora - 2225 Iola SHC\AD\Exhibits\Parcel Transfer\2225 Iola Aurora - Parcel Transfer Exhibits.dwg		

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

PARCEL OF LAND

A PART OF TRACT "A", WATERFORD PLACE SUBDIVISION
FILING NO. 2, AMENDMENT NO. 1

SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO