

RIGHT-OF-WAY VACATION DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 19 BEARS SOUTH 00°14'25" EAST, A DISTANCE OF 2,643.97 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 04°43'12" EAST, A DISTANCE OF 384.08 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF GUN CLUB ROAD AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER B3167939 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°14'25" EAST, A DISTANCE OF 464.08 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF EAST LOUISIANA PARKWAY AS DESCRIBED IN SAID DOCUMENT RECORDED UNDER RECEPTION NUMBER B3167939, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 529.97 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 59°57'54" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°12'54", AN ARC LENGTH OF 103.74 FEET;

THENCE NORTH 00°14'25" WEST, A DISTANCE OF 194.05 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF GUN CLUB ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,045.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 66°58'16" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°42'40", AN ARC LENGTH OF 195.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.436 ACRES, (18,975 SQUARE FEET), MORE OR LESS.

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

JAMES E. LYNCH, PLS NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

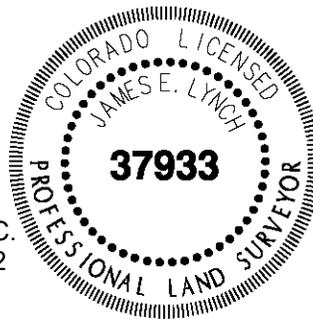


ILLUSTRATION FOR EXHIBIT A

SHEET 2 OF 2

POINT OF COMMENCEMENT

NORTHWEST CORNER, SECTION 19,
T4S, R65W, 6TH P.M.
FOUND DOWN 0.5', NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP
ILLEGIBLE

S04°43'12"E
384.08'

POINT OF BEGINNING

PARCEL CONTAINS
18,975 (SQ.FT.)
0.436 ACRES
MORE OR LESS

OWNER:
MURPHY CREEK LLC
9335 E HARVARD AVE
DENVER, CO 80231

NE 1/4
SEC. 24,
T.4S., R.66W.,
SIXTH P.M.

$\Delta=10^{\circ}42'40''$
R=1045.00'
L=195.36'

N66°58'16"W (R)

GUN CLUB ROAD
(110' WIDE PUBLIC ROW)
REC. NO. B3167939

N00°14'25"W 194.05'

S00°14'25"E 464.08'

NW 1/4
SEC. 19,
T.4S., R.65W.,
SIXTH P.M.

(BASIS OF BEARINGS)

WEST LINE OF THE
NW 1/4 OF SEC. 19
S00°14'25"E 2643.97'

$\Delta=11^{\circ}12'54''$
R=529.97'
L=103.74'

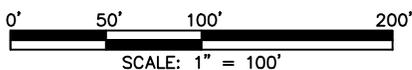
S59°57'54"W (R)

E. LOUISIANA PKWY.
(70' WIDE PUBLIC ROW)
REC. NO. B3167939

WEST 1/4 COR., SECTION 19,
T4S, R65W, 6TH P.M.
FOUND 1' BELOW, NO. 6 REBAR WITH
3" BRASS CAP STAMPED
"CITY OF AURORA 1986 PLS 16419"

NOTE:

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



CITY OF AURORA, COLORADO

A PARCEL OF LAND
BEING A PART OF THE NW 1/4 OF SEC. 19 AND
THE NE 1/4 OF SEC. 24,
T.4S., R.65W., SIXTH P.M.
CITY OF AURORA, COUNTY OF ADAMS
STATE OF COLORADO

DRAWN BY: JEL

SCALE: 1"=100'

R-O-W FILE NO.

CHECKED BY: JRW

DATE: 12/1/2021

JOB NO. 162720-01