

EXHIBIT A

FIRE LANE AND PUBLIC ACCESS EASEMENT

A 23' FIRE LANE AND PUBLIC ACCESS EASEMENT DEDICATED TO THE CITY OF AURORA AS PER DOCUMENT RECORDED IN THE OFFICES OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT BOOK 6005, PAGE 71, OVER AND ACROSS A PORTION OF PARCELS A & B, AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. 93090134, BEING A PART OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 8 TO BEAR N00°22'13"W, A DISTANCE OF 1320.88 FEET BETWEEN A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 22100" AND A FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 13155", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 8; THENCE NORTH 00°22'13" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 8, A DISTANCE OF 820.96 FEET; THENCE SOUTH 89°37'47" WEST, A DISTANCE OF 249.18 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL A, AND THE POINT OF BEGINNING;

THENCE SOUTH 00°26'34" EAST, A DISTANCE OF 309.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL B; THENCE SOUTH 89°37'47" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 23.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL B; THENCE NORTH 00°26'34" WEST, ALONG THE WESTERLY LINE OF SAID PARCELS A & B A DISTANCE OF 309.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL A NORTH 89°37'47" EAST A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 7,107 SQ. FT. OR 0.16 ACRES, MORE OR LESS.
ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC.

FSI JOB NO. 17-68767

3660 DOWNING ST
UNIT E
DENVER, CO 80205
PH: (303) 936-6997



ILLUSTRATION FOR EXHIBIT A

CENTER NORTH SIXTEENTH CORNER, SECTION 8
FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP IN
RANGE BOX "LS 13155"

LOCKHEED DRIVE
70' RIGHT-OF-WAY

S89°37'47"W 249.18'

N89°37'47"E
23.00'

LOT 1, BLOCK 1, AURORA
CENTRETECH PARK SUBDIVISION
FILING NO. 20
OWNER: D & I PROPERTIES LLC

POINT OF BEGINNING

23' FIRE LANE & PUBLIC
ACCESS EASEMENT

PARCEL 12

(BOOK 219, PAGE 6544)
PART OF LOT 2, BLOCK
1, AURORA CENTRETECH
PARK SUBDIVISION
FILING NO. 8

PARCEL 13

(BOOK 219, PAGE 6544)
PART OF LOT 1, BLOCK 1,
AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 8

N00°26'34"W 309.00'

S00°26'34"E 309.00'

S89°37'47"W
23.00'

EAST LINE OF THE
NORTHWEST QUARTER
OF SECTION 8

LAREDO STREET

N00°22'13"W 820.96'

60' RIGHT-OF-WAY (NOT CONSTRUCTED)

N00°22'13"W 1320.88'
BASIS OF BEARINGS

POINT OF COMMENCEMENT
CENTER QUARTER CORNER, SECTION 8
FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 22100"

THE ABOVE DESCRIBED PARCEL CONTAINS 7,107 SQUARE FEET OR (0.16 ACRES) MORE OR LESS.

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

CITY OF AURORA, COLORADO

A 23' WIDE FIRE LANE AND PUBLIC ACCESS EASEMENT
SITUATED IN THE NW 1/4 OF SECTION 8, T 4 S, R
67 W, 6TH P.M. ARAPAHOE COUNTY, COLORADO, BEING
A PART OF LOTS 1 & 2, BLOCK 2, AURORA
CENTERTECH PARK SUBDIVISION FILING NO. 8

DRAWN BY:
M. LUND

SCALE:
1" = 80'

R.O.W. FILE NUMBER

CHECKED BY:
JMB/KFE

DATE:
4-3-2017

JOB NUMBER:
17-68,767

