ROCKINGHORSE SUBDIVISION FILING

LOCATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 1;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 NORTH 89°28'35" EAST, A DISTANCE OF 869.48 FEET TO THE NORTHWEST CORNER OF ROCKINGHORSE SUBDIVISION FILING NO. 8 RECORDED SEPTEMBER 29, 2014 AT RECEPTION NO. 2014055935 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE;

THENCE ALONG THE WEST BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 8 SOUTH 00°32'03" EAST, A DISTANCE OF 255.41 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST ALLENSPARK PLACE AS DEPICTED ON ROCKINGHORSE SUBDIVISION FILING NO. 7 RECORDED APRIL 7, 2015 AT RECEPTION NO. 2015021948 IN SAID OFFICIAL RECORDS AND THE BEGINNING OF A NONTANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 282.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 59°59'28" WEST;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°31'13", AN ARC LENGTH OF 297.87 FEET;
- 2. SOUTH 89°28'14" WEST, A DISTANCE OF 603.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 283.00 FEET;
- 3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°03'09", AN ARC LENGTH OF 222.53 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 219.00 FEET;
- 4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00"14'13", AN ARC LENGTH OF 0.91 FEET TO THE EASTERLY BOUNDARY OF ROCKINGHORSE SUBDIVISION FILING NO. 16 RECORDED MAY 2, 2018 AT RECEPTION NO. 2018026303 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY NORTH 0014'55" WEST, A DISTANCE OF 196.18 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE ALONG SAID NORTH LINE NORTH 89'32'03" EAST, A DISTANCE OF 179.03 FEET TO THE POINT OF **BEGINNING.**

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PARCEL B:

A PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWEST CORNER OF ROCKINGHORSE SUBDIVISION FILING NO. 7 RECORDED APRIL 7, 2015 AT RECEPTION NO. 2015021948 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, SAID POINT BEING ON THE SOUTHERLY RIGHTOF-WAY OF EAST ALLENSPARK PLACE AS DEPICTED ON SAID ROCKINGHORSE SUBDIVISION FILING NO. 7. AND THE BEGINNING OF A NON-TANGENT CURVE NORTHWESTERLY HAVE A RADIUS OF 283.00 FEET. THE RADIUS POINT OF SAID CURVE BEARS NORTH 33°38'33" WEST:

THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT-OF-WAY OF SAID EAST ALLENSPARK PLACE. AND THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 7 THE FOLLOWING SEVEN (7) COURSES:

- 1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°56'21", AN ARC LENGTH OF 58.97 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 219.00 FEET;
- 2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°03'09", AN ARC LENGTH
- 3. NORTH 89°28'14" EAST, A DISTANCE OF 461.21 FEET;
- 4. SOUTH 00°31'46" EAST, A DISTANCE OF 47.44 FEET;
- 5. SOUTH 53°03'46" WEST, A DISTANCE OF 39.19 FEET;
- 6. SOUTH 16°24'50" WEST, A DISTANCE OF 46.55 FEET;
- 7. SOUTH 37°59'45" EAST, A DISTANCE OF 212.52 FEET; 8. SOUTH 54°42'16" EAST, A DISTANCE OF 337.77 FEET;
- 9. SOUTH 00°08'00" EAST, A DISTANCE OF 117.98 FEET TO THE BEGINNING OF A TANGENT CURVE
- CONCAVE NORTHEASTERLY HAVING A RADIUS OF 532.00 FEET; 10. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°49'26", AN ARC
- LENGTH OF 620.47 FEET;
- 11. SOUTH 66°57'26" EAST, A DISTANCE OF 188.66 FEET TO THE WESTERLY RIGHT-OF-WAY OF EAST INSPIRATION DRIVE AS DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 15, 2014 AT RECEPTION NO. 2014052849 IN SAID OFFICIAL RECORDS AND THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES:

- 1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°50'42", AN ARC LENGTH OF 29.27 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 465.00 FEET;
- 2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°13'33", AN ARC LENGTH OF 42.41 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 710.00 FEET;
- 3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°20'47", AN ARC LENGTH OF 53.86 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 146.00 FEET:
- 4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°46'12", AN ARC LENGTH OF 29.99 FFFT: 5. SOUTH 04°14'18" WEST. A DISTANCE OF 5.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 106.00 FEET;
- 6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17*04'04", AN ARC LENGTH OF 31.58 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 719.00 FEET;

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ROCKINGHORSE SUBDIVISION FILING NO. 20. AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS AND TRACT B AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

LEGAL DESCRIPTION CONTINUED ON SHEET 2



<u>GENERAL NOTES:</u>

- 1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- 2. THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., IS ASSUMED TO BEAR NORTH 00°05'46" WEST, AND IS MONUMENTED AS SHOWN.
- 3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- 4. TRACTS A, C, D, AND E ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- TRACT B IS GRANTED TO THE CITY OF AURORA FOR UTILITY AND DRAINAGE PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 7. LAND TITLE GUARANTEE COMPANY ORDER NO. ABC70588102-3 WITH AN EFFECTIVE DATE OF 11/20/201 AT 05:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC
- 8. ALL OWNERS OF LOTS ADJACENT TO E. BAILEY PLACE, S. QUEMOY STREET, E. ROCKINGHORSE PARKWAY, ince these are Tracts,

 S. TIBET COURT, STREET A, STREET B, STREET C, STREET D, STREET F, STREET G AND STREET H SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
 - 9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.

OWNER:

not Lots, remove this

NASH INSPIRATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

BY: NEWLAND REAL ESTATE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS AGENT

ITS: DEVELOPMENT MANAGER

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF ____ 20_____ AD. BY ______, AS

OF NEWLAND REAL ESTATE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS AGENT OF

NASH INSPIRATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SHEET INDEX

SHEET 1-2 TITLE SHEET OVERALL BASE SHEET SHEET 4 PLAT DETAIL SHEET

COVENANTS

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 147, OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY, OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA. AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS; AND HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE UTILITIES: AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND TRACT B AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER ___ A.D., SUBJECT TO THE CONDITION CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ATTORNEY	DATE
PUBLIC WORKS DIRECTOR	DATE
PLANNING DIRECTOR	DATE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT! THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON ______

F TRACT B IS BEING CONVEYED TO COA, WHAT ENTITY IS RESPONSIBLE FOR MAINTENANCE OF TRAIL AND NATIVE AREAS? PROS IS UNAWARE OF ANY REQUEST



DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 38256 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW! YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CLERK	AND	RECORDER'S	CERTIFICATE

	HE COUNTY CLERK AND RECORDER OF DOUGLAS COUNT F , 20 A.D. AT
COUNTY CLERK AND RECORDER	DEPUTY
BOOK NO.:	
PAGE NO.:	
PECEPTION NO.	

AZTE 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com
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DEVELOPER NASH INSPIRATION, LLC

10940W. SAM HOUSTON PKWY, SUITE 300

SCALE: SHEET 1 OF 4

07/27/2018

DATE OF

PREPARATION:

LAST REVISED: 2018-12-05 AzTec Proj. No.: 23418-19

Drawn By: CWB

HOUSTON, TEXAS 77064

ROCKINGHORSE SUBDIVISION FILING

LOCATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO.

DEDICATION (CONTINUED)

- 7. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2818'57", AN ARC LENGTH OF 355.33 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 781.00 FEET;
- 8. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°35'01", AN ARC LENGTH OF 266.94 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 143.00 FEET;
- 9. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°55'24", AN ARC LENGTH OF 2.30 FEET TO A POINT ON THE EASTERLY BOUNDARY OF ROCKINGHORSE SUBDIVISION FILING NO. 10 RECORDED NOVEMBER 4, 2015 AT RECEPTION NO. 2015079895 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 10 THE FOLLOWING ELEVEN (11) COURSES:

- 1. NORTH 59°02'18" WEST, A DISTANCE OF 161.02 FEET;
- 2. NORTH 22°59'04" EAST, A DISTANCE OF 206.30 FEET:
- 3. NORTH 11°02'27" EAST, A DISTANCE OF 156.80 FEET:
- 4. NORTH 26°06'48" WEST, A DISTANCE OF 111.86 FEET;
- 5. NORTH 64°00'17" WEST, A DISTANCE OF 175.20 FEET; 6. NORTH 76°46'09" WEST, A DISTANCE OF 135.57 FEET;
- 7. NORTH 22°17'48" WEST, A DISTANCE OF 503.96 FEET;
- 8. NORTH 54°08'16" WEST, A DISTANCE OF 103.28 FEET;
- 9. NORTH 88°25'05" WEST, A DISTANCE OF 207.88 FEET;
- 10. SOUTH 45"13'28" WEST, A DISTANCE OF 875.74 FEET
- 11. SOUTH 12°35'42" WEST, A DISTANCE OF 270.29 FEET TO THE NORTHEASTERLY CORNER OF EAST FLETCHER DRIVE RIGHT-OF-WAY AS DEPICTED ON ROCKINGHORSE SUBDIVISION FILING NO. 16 MAY 2, 2018 AT RECEPTION NO. 2018026303 IN SAID OFFICIAL RECORDS AND THE BEGINNING OF A NONTANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 463.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 12°35'42" EAST;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID EAST FLETCHER DRIVE AND THE EASTERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 16 THE FOLLOWING THREE (3) COURSES:

- 1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°16'27", AN ARC LENGTH OF 155.75 FEET;
- 2. NORTH 33°09'55" EAST, A DISTANCE OF 989.89 FEET;

the area of this

total area at the end

parcel and show the

3. NORTH 02°03'13" WEST, A DISTANCE OF 535.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST ALLENSPARK PLACE AS DEPICTED ON SAID ROCKINGHORSE SUBDIVISION FIUNG NO. 16 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 283.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°42'29" WEST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY CONTINUING ALONG SAID EASTERLY BOUNDARY NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°56'04". AN ARC LENGTH OF 34.25 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH:

PARCEL C:

A PORTION OF THE WEST HALF OF SECTION 1. TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE SOUTHERLY RIGHT-OF-WAY OF EAST FLETCHER DRIVE AS DEPICTED ON SAID ROCKINGHORSE SUBDIVISION FILING NO. 16 MAY 2, 2018 AT RECEPTION NO. 2018026303 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE SOUTHERLY RIGHT-OF-WAY OF EAST FLETCHER DRIVE AS DEPICTED ON ROCKINGHORSE SUBDIVISION FILING NO. 10 RECORDED NOVEMBER 4, 2015 AT RECEPTION NO. 2015079895 IN

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY ALONG THE WESTERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 10 THE FOLLOWING FOUR (4) COURSES:

- 1. SOUTH 12°35'42" WEST, A DISTANCE OF 8.00 FEET;
- 2. SOUTH 19°32'33" WEST, A DISTANCE OF 461.25 FEET:
- 3. SOUTH 03°28'45" EAST, A DISTANCE OF 374.82 FEET;
- 4. SOUTH 18°56'44" EAST, A DISTANCE OF 332.99 FEET TO THE NORTHWEST CORNER OF ROCKINGHORSE SUBDIVISION FILING NO. 17 RECORDED MAY 8, 2018 AT RECEPTION NO. IN SAID OFFICIAL RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 17 THE FOLLOWING TWO (2) COURSES:

- 1. SOUTH 01°05'13" WEST, A DISTANCE OF 277.27 FEET;
- 2. SOUTH 42°42'51" WEST, A DISTANCE OF 234.45 FEET TO THE NORTHEASTERLY BOUNDARY OF ROCKINGHORSE SUBDIVISION FILING NO. 19 RECORDED______ AT RECEPTION NO. ______ IN SAID OFFICIAL RECORDS;

THENCE ALONG THE NORTHEASTERLY AND NORTHERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 19 THE FOLLOWING TWO (2) COURSES:

- 1. NORTH 30°49'53" WEST, A DISTANCE OF 514.18 FEET;
- 2. SOUTH 59"10'07" WEST, A DISTANCE OF 35.39 FEET TO THE MOST EASTERLY CORNER OF ROCKINGHORSE SUBDIVISION FILING NO. 18 RECORDED ______ AT RECEPTION NO. ______ IN SAID OFFICIAL RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 18 THE FOLLOWING FOUR (4) COURSES:

- 1. NORTH 30°49'53" WEST, A DISTANCE OF 76.74 FEET;
- 2. NORTH 22°40'26" WEST, A DISTANCE OF 220.36 FEET;
- 3. NORTH 10°23'35" WEST, A DISTANCE OF 319.82 FEET;
- 4. NORTH 76°00'58" EAST, A DISTANCE OF 46.51 FEET TO THE SOUTHERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FIUNG NO. 16;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 16 THE FOLLOWING FIVE (5) COURSES:

- 1. SOUTH 64°54'57" EAST, A DISTANCE OF 114.28 FEET;
- 2. NORTH 59°59'32" EAST, A DISTANCE OF 196.00 FEET;
- 3. NORTH 00°22'09" EAST, A DISTANCE OF 245.26 FEET;
- 4. NORTH 13°36'52" EAST, A DISTANCE OF 200.30 FEET;

DEDICATION (CONTINUED)

5. NORTH 33°09'55" EAST, A DISTANCE OF 190.15 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST FLETCHER DRIVE AS DEPICTED ON SAID ROCKING SUBDIVISION FILING NO. 16;

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

- 1. SOUTH 56°50'05" EAST, A DISTANCE OF 21.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 537.00 FEET;
- 2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20'34'13", AN ARC LENGTH OF 192.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

parcel and show the total area at the end

PARCEL D:

A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF ROCKINGHORSE SUBDIVISION FILING NO. 8 RECORDED SEPTEMBER 29, 2014 AT RECEPTION NO. 2014055935 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE. SAID COUNTY AND STATE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF EAST INSPIRATION DRIVE AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 2014052849 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 8 THE FOLLOWING SIXTEEN (16) COURSES:

- 1. SOUTH 55°50'43" EAST, A DISTANCE OF 322.29/FEET;
- 2. NORTH 74°04'13" EAST, A DISTANCE OF 99.42/FEET;
- 3. SOUTH 54°56'09" EAST, A DISTANCE OF 72.54FEET;
- 4. SOUTH 58°21'18" EAST, A DISTANCE OF 72.27 FEET; 5. SOUTH 59°50'31" EAST, A DISTANCE OF 68.59 FEET;
- 6. SOUTH 5910'56" EAST, A DISTANCE OF 62.38 FEET;
- 7. SOUTH 75°02'34" EAST, A DISTANCE OF 108.77 FEET;
- 8. SOUTH 67°43'27" EAST, A DISTANCE OF 189.09 FEET;
- 9. SOUTH 16°17'01" EAST, A DISTANCE OF 135.66 FEET;
- 10. SOUTH 77°08'48" EAST, A DISTANCE OF 179.95 FEET;
- 11. NORTH 51°28'52" EAST, A DISTANCE OF 128.03 FEET;
- 12. SOUTH 32°35'08" EAST, A DISTANCE OF 67.94 FEET;
- 13. SOUTH 23°04'16" EAST, A DISTANCE OF 92.58 FEET;
- 14. SOUTH 33°34'59" EAST, A DISTANCE OF 104.35 FEET;

2015018747 IN SAID OFFICIAL RECORDS;

15. SOUTH 42°40'37" EAST, A DISTANCE OF 83.49 FEET; 16. SOUTH 53°01'56" EAST, A DISTANCE OF 81.05 FEET TO THE MOST NORTHERLY CORNER OF ROCKINGHORSE SUBDIVISION FILING NO. 9 RECORDED MARCH 26, 2015 AT RECEPTION NO.

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING 9 SOUTH 39°16'57" WEST. A DISTANCE OF 441.20 FEET TO THE NORTHEASTERLY BOUNDARY OF ROCKINGHORSE SUBDIVISION FILING NO. 14 RECORDED SEPTEMBER 14, 2016 AT RECEPTION NO. 2016063685 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE NORTHEASTERLY, NORTHERLY, NORTHWESTERLY AND SOUTHWESTERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 14 THE FOLLOWING SIXTEEN (16)

- 1. NORTH 25°03'52" WEST, A DISTANCE OF 287.83 FEET;
- 2. NORTH 52°42'42" WEST, A DISTANCE OF 259.19 FEET;
- NORTH 44°56'25" WEST, A DISTANCE OF 241.06 FEET;
- 4. NORTH 65°16'54" WEST, A DISTANCE OF 176.03 FEET:
- 5. SOUTH 55°39'34" WEST, A DISTANCE OF 220.92 FEET;
- 6. SOUTH 03°23'57" EAST, A DISTANCE OF 209.20 FEET:
- 7. SOUTH 52°42'42" EAST, A DISTANCE OF 117.49 FEET;
- 8. SOUTH 37"17'18" WEST, A DISTANCE OF 408.92 FEET: 9. SOUTH 05°44'06" WEST, A DISTANCE OF 140.81 FEET;
- 10. SOUTH 27°38'34" EAST, A DISTANCE OF 138.60 FEET;
- 11. SOUTH 53°10'43" EAST, A DISTANCE OF 333.27 FEET;
- 12. SOUTH 07°37'16" EAST, A DISTANCE OF 240.41 FEET;
- 13. SOUTH 29°41'13" EAST, A DISTANCE OF 233.77 FEET;
- 14. SOUTH 58°20'05" EAST, A DISTANCE OF 267.21 FEET;
- 15. SOUTH 86°58'58" EAST, A DISTANCE OF 212.48 FEET;
- 16. NORTH 63°08'46" EAST, A DISTANCE OF 67.27 FEET TO THE WESTERLY BOUNDARY OF ROCKINGHORSE SUBDIVISION FILING NO. 1 RECORDED OCTOBER 16, 2006 AT RECEPTION NO. 2006089033 IN SAID OFFICIAL RECORDS, SAID POINT BEING THE MOST WESTERLY CORNER OF E. ROCKY TOP AVENUE RIGHT-OF-WAY AS DEPICTED ON SAID ROCKINGHORSE SUBDIVISION FILING NO. 1, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 332.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 63°08'46" EAST:

add the area of this

total area at the end

parcel and show the —

THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID E. ROCKY TOP AVENUE AND THE WESTERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 1 THE FOLLOWING FOUR (4) COURSES:

- 1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°23'29", AN ARC LENGTH OF 77.60 FEET;
- 2. SOUTH 49°45'17" WEST, A DISTANCE OF 206.41 FEET;
- 3. SOUTH 15°55'00" EAST, A DISTANCE OF 457.12 FEET;
- 4. NORTH 87°24'33" EAST, A DISTANCE OF 110.59 FEET TO THE WESTERLY RIGHT-OF-WAY OF E. ROCKINGHORSE PARKWAY AS DEPICTED ON SAID ROCKINGHORSE SUBDIVISION FIUNG NO. 🚺 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 401.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 69°34'45" WEST;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY CONTINUING ALONG SAID WESTERLY BOUNDARY SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69"13"58", AN ARC LENGTH OF 484.54 FEET TO THE MOST NORTHWEST CORNER OF SAID E. ROCKINGHORSE PARKWAY AS DEPICTED ON SAID ROCKINGHORSE SUBDIVISION FILING NO. 1, SAID POINT BEING ON THE EASTERLY BOUNDARY OF ROCKINGHORSE SUBDIVISION FILING NO. 15 RECORDED APRIL 10. 2018 AT RECEPTION NO. IN SAID OFFICIAL RECORDS:

DEDICATION (CONTINUED)

THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 15 THE FOLLOWING FOURTEEN (14) COURSES:

- 1. SOUTH 89°39'13" WEST, A DISTANCE OF 50.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 468.00 FEET;
- 2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°58'11", AN ARC LENGTH OF 163.12 FEET;
- NORTH 23°48'50" EAST, A DISTANCE OF 209.42 FEET;
- 4. NORTH 66°11'10" WEST, A DISTANCE OF 352.39 FEET;
- 5. NORTH 00°20'47" WEST, A DISTANCE OF 229.32 FEET; 6. NORTH 21°57'45" WEST, A DISTANCE OF 810.59 FEET;
- 7. NORTH 55°35'10" WEST, A DISTANCE OF 273.64 FEET;
- 8. NORTH 89°00'38" WEST, A DISTANCE OF 241.21 FEET;
- 9. SOUTH 64°05'22" WEST, A DISTANCE OF 242.67 FEET; 10. SOUTH 31°18'51" WEST, A DISTANCE OF 393.60 FEET;
- 11. SOUTH 42°23'53" WEST, A DISTANCE OF 139.31 FEET;
- 12. SOUTH 52°05'19" WEST, A DISTANCE OF 350.05 FEET;
- 13. SOUTH 42°42'51" WEST, A DISTANCE OF 295.08 FEET
- 14. NORTH 47°11'07" WEST, A DISTANCE OF 175.50 FEET THE EASTERLY RIGHT-OF-WAY OF SAID EAST INSPIRATION LANE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 208.75 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 55°23'08" WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWENTY-FOUR (24) COURSES:

- 1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°17'22", AN ARC LENGTH OF 11.98 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE
- SOUTHEASTERLY HAVING A RADIUS OF 146.75 FEET; 2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'20", AN ARC LENGTH OF 29.17 FEET;
- 3. NORTH 42°42'51" EAST, A DISTANCE OF 725.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 80.19 FEET;
- 4. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°11'21". AN ARC LENGTH OF 21.26 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 120.19 FEET;
- 5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°11'21", AN ARC LENGTH OF 31.86 FEET;
- 6. NORTH 42°42'51" EAST, A DISTANCE OF 84.03 FEET TO THE BEGINNING OF A TANGENT
- CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2038.00 FEET; 7. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°01'47", AN ARC LENGTH OF 178.90 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE
- NORTHWESTERLY HAVING A RADIUS OF 119.00 FEET; 8. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°32'46", AN ARC
- LENGTH OF 30.21 FEET; 9. NORTH 23°08'18" EAST, A DISTANCE OF 5.39 FEET TO THE BEGINNING OF A TANGENT
- CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 79.00 FEET; 10. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'04", AN ARC
- LENGTH OF 18.29 FEET; 11. NORTH 36°24'22" EAST, A DISTANCE OF 594.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 781.00 FEET;
- 12. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19'41'44", AN ARC LENGTH OF 268.47 FEET;
- 13. NORTH 16°42'38" EAST, A DISTANCE OF 179.64 FEET TO THE BEGINNING OF A TANGENT
- CURVE CONCAVE WESTERLY HAVING A RADIUS OF 781.00 FEET; 14. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2010'27". AN ARC
- LENGTH OF 275.00 FEET:
- 15. NORTH 03°27'49" WEST, A DISTANCE OF 35.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 719.00 FEET; NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°26'39". AN ARC LENGTH
- RADIUS OF 78.00 FEET; 17. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°47'45", AN ARC
- LENGTH OF 21.50 FEET; 18. NORTH 14°46'35" EAST, A DISTANCE OF 6.36 FEET TO THE BEGINNING OF A TANGENT
- CURVE CONCAVE WESTERLY HAVING A RADIUS OF 118.00 FEET; 19. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°41'11", AN ARC LENGTH OF 24.07 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A

OF 30.67 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A

- RADIUS OF 712.00 FEET; 20. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°38'45", AN ARC LENGTH OF 256.56 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY
- HAVING A RADIUS OF 119.00 FEET; 21. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°24'22", AN ARC LENGTH OF 25.77 FEET;
- 22. NORTH 11"19'47" EAST, A DISTANCE OF 3.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 79.00 FEET; 23. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°30'56", AN ARC
- SOUTHEASTERLY HAVING A RADIUS OF 719.00 FEET; 24. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°49'28", AN ARC LENGTH OF 110.74 FEET TO THE **POINT OF BEGINNING**.

LENGTH OF 22.77 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE

THE COMBINED PARCELS TOGETHER CONTAIN AN AREA OF 96.073 ACRES (4,184,938 SQUARE FEET), MORE OR LESS



DATE OF

PREPARATION:

FOR AND ON BEHALF OF

AZTEC CONSULTANTS, INC

07/27/2018

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match this descriptio

www

300 East Mineral Ave., Suite Littleton, Colorado 80122 → Phone: (303) 713-1898 Fax: (303) 713-1897 CONSULTANTS, INC.

DEVELOPER NASH INSPIRATION, LLC

10940W. SAM HOUSTON PKWY, SUITE 300

SHEET 2 OF 4

AzTec Proj. No.: 23418-19 LAST REVISED: 7/27/2018

Drawn By: CWB

HOUSTON, TEXAS 77064



