

## Legal Description:

### **Parcel A**

A parcel of land being a part of Lot 17, Block 1, Waterford Place Subdivision Filing No. 2, Amendment No. 1, situated in the NW 1/4 of Section 26, T.4S., R.67W. of the 6<sup>th</sup> 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 said Lot 17 and the **Point of Beginning**; Thence along the West, North, and East Line of said Lot 17 the following three (3) courses;

- 1) Thence N00°37'16"W a distance of 27.33 feet;
- 2) Thence N89°22'44"E a distance of 49.33 feet;
- 3) Thence S00°37'16"E a distance of 27.33 feet;

Thence S89°22'44"W a distance of 49.33 feet to the **Point of Beginning**.

Parcel A Contains (1,348 Square Feet) 0.0310 Acres, more or less.

### **Parcel B**

A parcel of land being a part of Lot 17, Block 1, Waterford Place Subdivision Filing No. 2, Amendment No. 1, situated in the NW 1/4 of Section 26, T.4S., R.67W. of the 6<sup>th</sup> 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 71.10 feet; Thence N00°36'17"W a distance of 7.01 feet to a point on the South Line of said Lot 17 and the **Point of Beginning**; Thence N00°37'16"W a distance of 58.65 feet to a point on the Northerly Line of said Lot 17; Thence along said Northerly Line the following two (2) courses;

- 1) Thence S45°34'53"E a distance of 13.22 feet;
- 2) Thence N89°22'44"E a distance of 13.66 feet;

Thence S00°37'16"E a distance of 49.30 feet to a point on the South Line of said Lot 17; Thence S89°22'44"W along said South Line, a distance of 23.00 feet to the **Point of Beginning**.

Parcel B Contains (1,178 Square Feet) 0.0270 Acres, more or less.

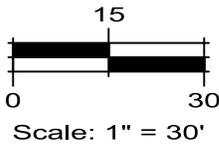
Date Prepared: October 24, 2018

Date of Last Revision:

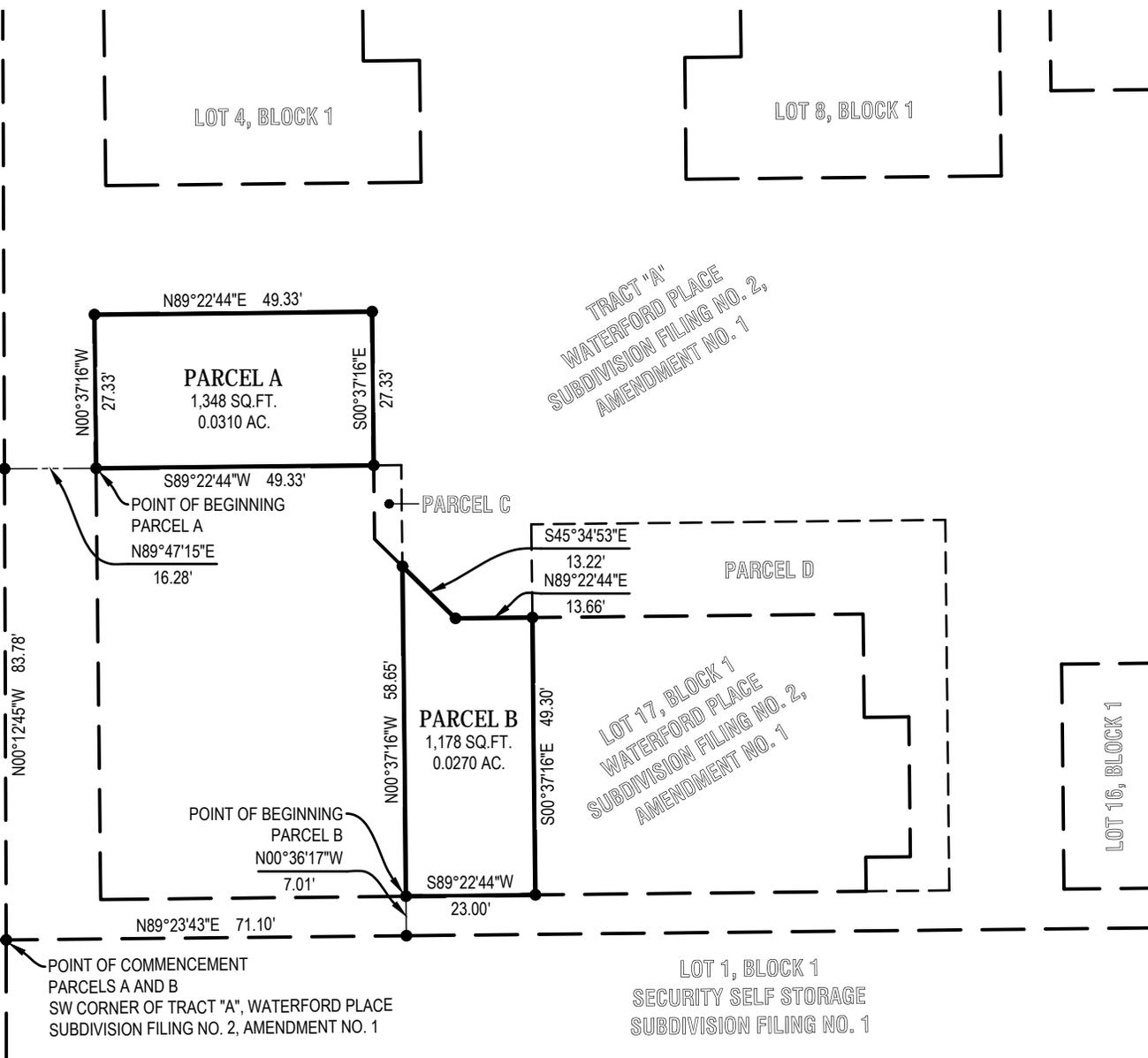
Prepared By: Charles N. Beckstrom, PLS No. 33202

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



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

## CITY OF AURORA

## PARCEL OF LAND

A PART OF LOT 17, BLOCK 1, 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

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

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