

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 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 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 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 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.

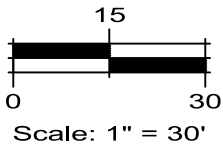
Date Prepared: October 24, 2018

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

LOT 4, BLOCK 1

LOT 8, BLOCK 1

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

N89°22'44"E 49.33'
N00°37'16"W 27.33'
PARCEL A
1,348 SQ.FT.
0.0310 AC.
S00°37'16"E 27.33'

S89°22'44"W 49.33'
POINT OF BEGINNING
PARCEL A
N89°47'15"E
16.28'

PARCEL C

S45°34'53"E
13.22'
N89°22'44"E
13.66'

PARCEL D

PARCEL B
1,178 SQ.FT.
0.0270 AC.

POINT OF BEGINNING
PARCEL B
N00°36'17"W
7.01'

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

LOT 16, BLOCK 1

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

LOT 1, BLOCK 1
SECURITY SELF STORAGE
SUBDIVISION FILING NO. 1

ESC

**ENGINEERING
SERVICE
COMPANY**

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

CITY OF AURORA

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 SHC\AD\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.

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