

LEGAL DESCRIPTION
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 7

TWO PARCELS OF LAND BEING ALL THOSE CERTAIN PORTIONS OF TRACT E AS DEPICTED ON THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTH HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30, WHENCE THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 BEARS NORTH 89°37'56" EAST, A DISTANCE OF 2,653.23 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°12'06" WEST, A DISTANCE OF 57.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°37'52" WEST, A DISTANCE OF 139.34 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT E;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT E THE FOLLOWING TWO (2) COURSES;

1. NORTH 01°37'32" EAST, A DISTANCE OF 1,272.32 FEET;
2. SOUTH 89°31'40" WEST, A DISTANCE OF 873.19 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 00°00'03" WEST, A DISTANCE OF 729.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 635.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 07°17'30" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°17'33", AN ARC LENGTH OF 80.82 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°59'57" EAST, A DISTANCE OF 581.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'03" EAST, A DISTANCE OF 6.50 FEET;

THENCE NORTH 89°59'57" EAST, A DISTANCE OF 85.00 FEET;

THENCE NORTH 00°00'03" WEST, A DISTANCE OF 6.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°59'57" EAST, A DISTANCE OF 247.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 862.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°48'54", AN ARC LENGTH OF 1,020.26 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 160.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°20'21", AN ARC LENGTH OF 29.44 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 20°34'20" EAST, A DISTANCE OF 50.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°34'20" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°23'11", AN ARC LENGTH OF 30.85 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 253.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°23'11", AN ARC LENGTH OF 30.85 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 23°47'58" EAST, A DISTANCE OF 50.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 16°31'30" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°20'21", AN ARC LENGTH OF 29.44 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 90.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 67°48'51" WEST, A DISTANCE OF 6.50 FEET;

THENCE SOUTH 22°11'09" EAST, A DISTANCE OF 85.00 FEET;

THENCE NORTH 67°48'51" EAST, A DISTANCE OF 6.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 90.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°31'32", AN ARC LENGTH OF 30.90 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 21°44'26" EAST, A DISTANCE OF 46.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 21°44'26" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°33'17", AN ARC LENGTH OF 31.26 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 283.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 22°11'09" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 5.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 480.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°49'46", AN ARC LENGTH OF 149.37 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 35.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°59'19", AN ARC LENGTH OF 57.41 FEET TO A LINE PARALLEL WITH DISTANT 57.00 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE TANGENT TO SAID CURVE, ALONG SAID PARALLEL LINE, SOUTH 89°37'56" WEST, A DISTANCE OF 695.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°22'01", AN ARC LENGTH OF 39.43 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°00'03" WEST, A DISTANCE OF 3.39 FEET;

THENCE SOUTH 89°59'57" WEST, A DISTANCE OF 92.00 FEET;

THENCE SOUTH 00°00'03" EAST, A DISTANCE OF 4.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°37'58", AN ARC LENGTH OF 39.11 FEET TO SAID PARALLEL LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°37'56" WEST, A DISTANCE OF 532.59 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 65.419 ACRES, (2,849,642 SQUARE FEET), MORE OR LESS.

TOGETHER WITH,

PARCEL B

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, WHENCE THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 BEARS SOUTH 89°37'56" WEST, A DISTANCE OF 2,653.23 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE NORTH 51°15'30" WEST, A DISTANCE OF 1,370.51 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 67°48'51" WEST, A DISTANCE OF 64.00 FEET;

THENCE NORTH 22°11'09" WEST, A DISTANCE OF 57.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 67°48'51" WEST, A DISTANCE OF 257.70 FEET;

THENCE NORTH 22°11'09" WEST, A DISTANCE OF 85.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°11'09" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET TO THE WESTERLY BOUNDARY OF COLORADO INTERSTATE GAS COMPANY RIGHT OF WAY AGREEMENT RECORDED IN BOOK 2853, AT PAGE 286, IN SAID OFFICIAL RECORDS;

THENCE TANGENT TO SAID CURVE, ALONG SAID WESTERLY BOUNDARY, NORTH 22°11'09" WEST, A DISTANCE OF 684.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 940.00 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'47", AN ARC LENGTH OF 9.51 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°42'56", AN ARC LENGTH OF 30.27 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 63°57'00" EAST, A DISTANCE OF 250.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 105°57'43", AN ARC LENGTH OF 36.99 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 63°57'00" EAST, A DISTANCE OF 64.77 FEET;

THENCE SOUTH 26°03'00" EAST, A DISTANCE OF 22.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 532.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°51'51", AN ARC LENGTH OF 35.88 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 216.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 67°48'51" EAST, A DISTANCE OF 5.50 FEET;

THENCE SOUTH 22°11'09" EAST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 67°48'51" WEST, A DISTANCE OF 5.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 357.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 67°48'51" EAST, A DISTANCE OF 5.50 FEET;

THENCE SOUTH 22°11'09" EAST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 67°48'51" WEST, A DISTANCE OF 5.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 67.64 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 6.882 ACRES, (299,759 SQUARE FEET), MORE OR LESS.

CONTAINING A COMBINED AREA OF 72.301 ACRES, (3,149,401 SQUARE FEET), MORE OR LESS.

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