

EXHIBIT A

LEGAL DESCRIPTION

ALL OF THAT PARCEL OF LAND GRANTED TO THE CITY OF AURORA BY WARRANTY DEED RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE IN BOOK 6232, PAGE 524 SITUATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, WAS ASSUMED TO BEAR NORTH 88°10'07" EAST AND IS MONUMENTED AT THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 35 BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 13155 1993".

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 16°12'48" WEST, A DISTANCE OF 2012.47 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SOUTH GIBRALTER COURT AS RECORDED IN SAID BOOK 6232, PAGE 524, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY, EASTERLY, AND WESTERLY RIGHT OF WAY OF SAID SOUTH GIBRALTER COURT THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 83°49'02" EAST, A DISTANCE OF 47.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 55.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 40°25'47" EAST;
2. EASTERLY, SOUTHERLY, AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 233°50'54", AN ARC LENGTH OF 224.48 FEET;
3. NORTH 07°20'38" EAST, A DISTANCE OF 50.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 15°26'47" EAST;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°43'54", AN ARC LENGTH OF 93.54 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.183 ACRES, (7,965 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET

DEREK S. BROWN, PLS 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

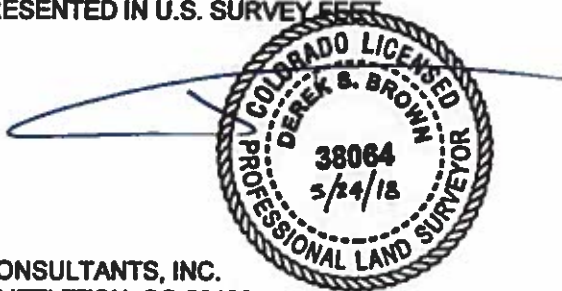
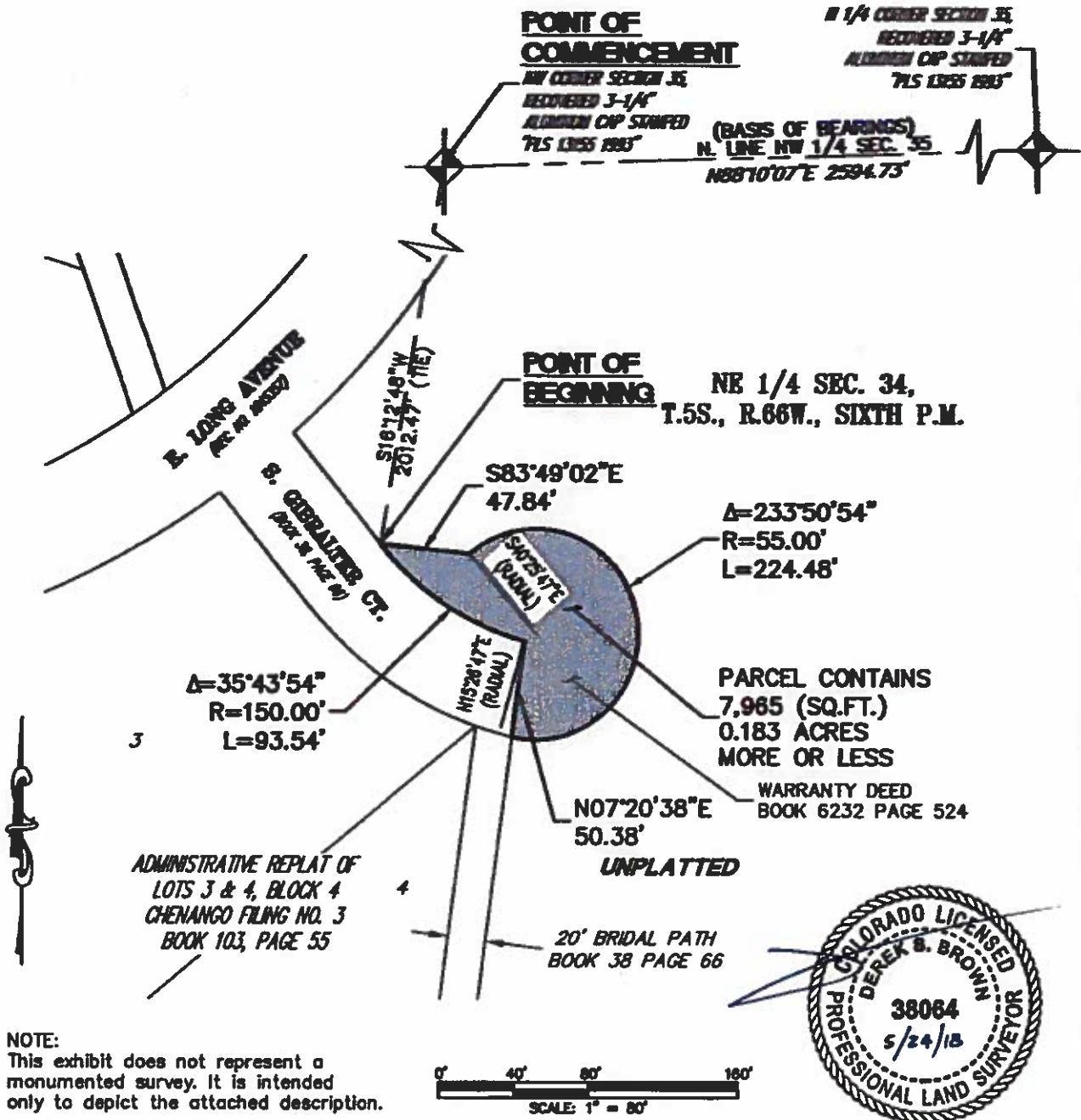


ILLUSTRATION FOR EXHIBIT A

SHEET 2 OF 2



CITY OF AURORA, COLORADO

A PARCEL OF LAND
SITUATED IN THE NE 1/4 OF SEC. 34
T.5S., R.66W., SIXTH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE
STATE OF COLORADO

DRAWN BY: RBA	SCALE: 1"=80'	R-O-W FILE NO.
CHECKED BY: TP	DATE: 05-22-2018	JOB NO. 88913-01