

BUCKLEY YARD SUBDIVISION LEGAL DESCRIPTION

A PARCEL OF LAND SITUATION IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 2

TOLLGATE VILLAGE SUBDIVISION FILING NO. 14

EXCEPTING THEREFROM THAT PORTION CONVEYED IN QUIT CLAIM DEEDS RECORDED JANUARY 2, 2008 AT RECEPTION NOS. B8000207 AND B8000208, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CONTAINING 1,125,750 SQUARE FEE OR 25.843 ACRES, MORE OR LESS.

# LEGAL DESCRIPTION

A parcel of land, being a portion of Lot 1, Block 2 of Tollgate Subdivision, Filing No. 14, Reception No. 1991491, recorded August 18, 1980 in the Arapahoe County Clerk and Recorder's Office, being located in the Northwest Quarter of Section 16, Township 4 South, Range 66 West of the 6th Principle Meridian, County of Arapahoe, State of Colorado, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of said Section 16 being marked by a 3" Brass Monument in Range Box stamped "CITY OF AURORA 1991 PLS 16419"; from which the Northeast Corner of the Northwest Quarter of Said Section 16 being marked by a 3" Brass Monument in Range Box stamped "CITY OF AURORA 1986 LS 16848 bears South 89°56'56" East, a distance of 2658.40 feet;

Thence South 00°42'50" East, along the West Line of said Northwest Quarter of Section 16, a distance of 591.84 feet to a point of intersection with the platted centerline of East Alameda Drive extended;

Thence leaving said West line and along the centerline of said East Alameda Drive North 87°21'46" East, a distance of 359.73 feet;

Thence departing said centerline South 02°38'14" East, a distance of 25.00 feet to said southerly right of way line of East Alameda Drive, also being the said northerly line of Lot 1, and the POINT OF BEGINNING;

Thence departing said southerly right-of-way line of East Alameda Drive and said northerly line of Lot 1 South 02°58'12" East, a distance of 1046.25 feet to the northerly right-of-way line of Alameda Parkway, as described at Reception Nos. B8000207 & B8000208, recorded January 2, 2008, at said clerk and recorder's office;

Thence along said northerly right of way line of East Alameda Parkway North 86°23'06" West, a distance of 265.14 feet to a tangent curve to the right;

Thence continuing along said right of way, along said tangent curve to the right, having a radius of 33.43 feet, a central angle of 84°28'24", an arc distance of 49.29 feet, a chord bearing of North 44°08'55" West, and a chord distance of 44.94 feet to a point of reverse curvature on the Westerly line of said Lot 1, also being a point the easterly right of way line of South Airport Boulevard, also known as South Buckley Road, as described in Book 2739, Page 488, at said Clerk and Recorder's Office;

Thence coincident with said Westerly line of Lot 1, also being said easterly right of way line of South Airport Boulevard, along the arc of a curve to the left, having a radius or 17,055.00 feet, a central angle of 02°03'41", an arc distance of 613.62 feet; a chord bearing of North 02°56'33" West and a chord distance of 613.59 feet to a point of reverse curvature;

Thence continuing along said Westerly line and along the arc of a curve to the right, having a radius or 16,944.99 feet, a central angle of 01°07'59", an arc distance of 335.07 feet; a chord bearing of North 03°24'25" West and a chord distance of 335.06 feet to a point of compound curvature;

Thence continuing along said Westerly line and along the arc of a curve to the right, having a radius or 25.00 feet, a central angle of 90°12'11", an arc distance of 39.36 feet; a chord bearing of North 42°15'40" East and a chord distance of 35.42 feet to a point of tangency, also being a point on the said southerly right-of-way line of East Alameda Drive;

Thence coincident with said southerly right of way North 87°21'46" East, a distance of 74.89 feet;

Thence continuing along said southerly right of way North 83°53'41" East, a distance of 165.30 feet;

Thence continuing along said southerly right of way North 87°21'46" East, a distance of 30.15 feet to the POINT OF BEGINNING.

The lineal distance unit used in the preparation of this legal description is the United States Survey Foot. The United States Department of Commerce, National Institute of Standards and Technology defines the United States Survey foot at 1200/3937 meters.

Containing 299,058 square feet, or 6.865 acres of land, more or less.

## Surveyor Notes:

1. This Legal Description and Sketch is not a Boundary Survey or Land Survey Plat.
2. The scope of this document is to describe and graphically depict a particular area of land.
3. This document which contains 2 pages, is not valid without the seal and signature of the licensed surveyor noted hereon.



Nicholas S. Schrader  
Professional Land Surveyor 38693

SHEET 1 OF 2

DWG: C:\Temp\AcPublish\_24160\V\_ZMAP\_0202569.dwg  
DATE: Apr 05, 2021 7:32pm  
USER: lminchk  
XREFS: V\_XBNDY\_0202569 V\_XTOPO\_0202569

PROJECT NO:	020-2569
DRAWN BY:	LMM
DATE:	04/05/2021

DESCRIPTION  
MU-C DISTRICT ZONING

**olsson**

1525 Raleigh Street  
Suite 400  
Denver, CO 80204  
TEL 303.237.2072

EXHIBIT

A

# EXHIBIT A

NORTH LINE OF THE NW 1/4 SECTION 16  
N89°56'56"W 2658.40' (BASIS OF BEARINGS)

POINT OF COMMENCEMENT  
NORTHWEST CORNER, NORTHWEST QUARTER  
SECTION 16, T4S, R66W, 6TH P.M.  
FOUND 3" BRASS CAP IN RANGE BOX  
"CITY OF AURORA 1991 PLS 16419"

NORTHWEST CORNER, NORTHWEST QUARTER,  
SECTION 16, T4S, R66W, 6TH P.M.  
FOUND 3" BRASS CAP IN A RANGE BOX  
"CITY OF AURORA 1986 LS 16848"

**CURVE DATA LEGEND**  
R = RADIUS  
Δ = DELTA  
L = ARC LENGTH  
CB = CHORD BEARING  
CH = CHORD DISTANCE

S00°24'50"E 591.84'

N87°21'46"E 359.73'

SOUTH AIRPORT BLVD (AKA SOUTH BUCKLEY ROAD)  
170' RW (BK 2739, PG 448)

16 NOTICES 1/4 NW 1/4 SECTION 16

ZONE MU-C

**PARCEL 1**  
PARCEL CONTAINS  
299,058 SQ. FT. +/-  
6.865 ACRES +/-

LOT 1, BLOCK 2  
TOLLGATE SUBDIVISION  
FILING NO. 14  
REC. NO 1991491  
AUGUST 18, 1980  
AURORA CENTRETECH, LLC  
APN: 1975:16-2-07-002

N86°23'06"W 265.14'

S02°58'12"E 1046.25'

L1

POINT OF BEGINNING

EAST ALAMEDA DRIVE

SOUTH QUINTERO WAY

EAST ALAMEDA DRIVE

EAST ALAMEDA PARKWAY



SCALE IN FEET  
SHEET 2 OF 2

**CURVE TABLE**

CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	33.43	084°28'24"	49.29	N44°08'55"W	44.94
C2	17055.00	002°03'41"	613.62	N02°56'33"W	613.59
C3	16944.99	001°07'59"	335.07	N03°24'25"W	335.06
C4	25.00	090°12'11"	39.36	N42°15'40"E	35.42

**LINE TABLE**

LINE ID	DIRECTION	LENGTH (FT)
L1	S02°38'14"E	25.00
L2	N87°21'46"E	74.89
L3	N83°53'41"E	165.30
L4	N87°21'46"E	30.15

SEALS FOR THE DOCUMENT ARE APPLIED TO THE COVER PAGE

PROJECT NO: 020-2569

DRAWN BY: LMM

DATE: 04/05/2021

EXHIBIT  
MU-C DISTRICT ZONING

**olsson**

1525 Raleigh Street  
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Denver, CO 80204  
TEL 303.237.2072

EXHIBIT

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DWG: C:\Temp\AcPublish\_24160\V\_ZMAP\_0202569.dwg USER: lminch  
DATE: Apr 05, 2021 7:32pm XREFS: V\_XBNDY\_0202569 V\_XTOPO\_0202569

## LEGAL DESCRIPTION

A parcel of land, being a portion of Lot 1, Block 2 of Tollgate Subdivision, Filing No. 14, Reception No. 1991491, recorded August 18, 1980 in the Arapahoe County Clerk and Recorder's Office, being located in the Northwest Quarter of Section 16, Township 4 South, Range 66 West of the 6th Principle Meridian, County of Arapahoe, State of Colorado, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of said Section 16 being marked by a 3" Brass Monument in Range Box stamped "CITY OF AURORA 1986 PLS 16419"; from which the Northeast Corner of the Northwest Quarter of Said Section 16 being marked by a 3" Brass Monument in Range Box stamped "CITY OF AURORA 1986 LS 16848 bears South 89°56'56" East, a distance of 2658.40 feet;

Thence South 00°42'50" East, along the West Line of said Northwest Quarter of Section 16, a distance of 591.84 feet to a point of intersection with the platted centerline of East Alameda Drive extended;

Thence leaving said West line and along the centerline of said East Alameda Drive North 87°21'46" East, a distance of 359.73 feet;

Thence departing said centerline South 02°38'14" East, a distance of 25.00 feet to said southerly right of way line of East Alameda Drive, also being the said northerly line of Lot 1, and the POINT OF BEGINNING;

Thence coincident with said right-of-way line, also being said northerly line of Lot 1 North 87°21'46" East, a distance of 30.85 feet to a tangent curve the right;

Thence continuing along said right-of-way line and said tangent curve to the right, having a radius of 554.84 feet, a central angle of 38°03'40", an arc distance of 368.58 feet, a chord bearing of South 73°36'24" East and a chord distance of 361.84 feet, to a point of tangency;

Thence continuing along said right-of-way line South 54°34'34" East, a distance of 596.63 feet to a tangent curve to the right;

Thence continuing along said right-of-way line and along said tangent curve to the right, having a radius of 295.00 feet, a central angle of 59°13'56", an arc distance of 304.97 feet, a chord bearing of South 24°57'36" East and a chord distance of 291.57 feet to a point of tangency;

Thence continuing along said right-of-way line South 04°39'22" West, a distance of 143.10 feet;

Thence continuing along said right-of-way line South 08°07'28" West, a distance of 165.30 feet;

Thence continuing along said right-of-way line South 04°39'22" West, a distance of 75.22 feet to a tangent curve to the right;

Thence continuing along said right-of-way line and along said tangent curve to the right, having a radius of 25.00 feet, a central angle of 89°34'28", an arc distance of 39.08 feet, a chord bearing of South 49°26'36" West and a chord distance of 35.22 feet to a point of curvature on the northerly right-of-way line of East Alameda Parkway as described at Book 2739, Page 484, at said Clerk and Recorder's office;

Thence continuing along said right-of-way line and curve to the left, having a radius of 8,055.00 feet, a central angle of 00°36'56", an arc distance of 86.56 feet, a chord bearing of North 86°04'38" West and a chord distance of 86.56 feet to a point of tangency;

Thence continuing along said right-of-way line North 86°23'06" West, a distance of 594.80 feet to a point on said right-of-way being the southeast corner of additional right-of-way as described at Reception Nos. B8000207 & B8000208, recorded January 2, 2008, at said clerk and recorder's office;

Thence along said right-of-way line North 03°36'54" East, a distance of 15.00 feet;

Thence continuing along said right-of-way line North 86°23'06" West, a distance of 186.46 feet;

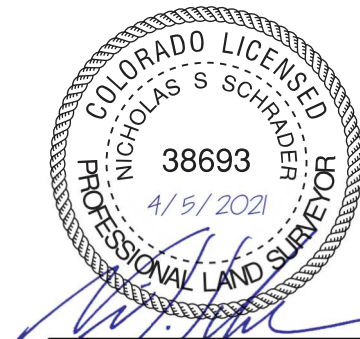
Thence departing said right-of-way line North 02°58'12" West, a distance of 1046.25 feet to the southerly right-of-way of said East Alameda Drive, also being the POINT OF BEGINNING.

The lineal distance unit used in the preparation of this legal description is the United States Survey Foot. The United States Department of Commerce, National Institute of Standards and Technology defines the United States Survey foot at 1200/3937 meters.

Containing 826,692 square feet, or 18.978 acres of land, more or less.

### Surveyor Notes:

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PROJECT NO:	020-2569
DRAWN BY:	LMM
DATE:	04/05/2021

### DESCRIPTION R-2 DISTRICT ZONING

**olsson**

1525 Raleigh Street  
Suite 400  
Denver, CO 80204  
TEL 303.237.2072

EXHIBIT

A

# EXHIBIT A

NORTH LINE OF THE NW 1/4 SECTION 16  
N89°56'56"W 2658.40' (BASIS OF BEARINGS)

## POINT OF COMMENCEMENT

NORTHWEST CORNER, NORTHWEST 1/4,  
SECTION 16, T4S, R66W, 6TH P.M.  
FOUND 3" BRASS CAP IN RANGE BOX  
"CITY OF AURORA 1991 PLS 16419"

NORTHWEST CORNER, NORTHWEST 1/4,  
SECTION 16, T4S, R66W, 6TH P.M.  
FOUND 3" BRASS CAP IN A RANGE BOX  
"CITY OF AURORA 1986 LS 16848"

S00°42'50"E 591.84'

N87°21'46"E 359.73'

## POINT OF BEGINNING

R=554.84'  
Δ=038°03'40"  
L=368.58'  
CB=S73°36'24"E  
CH=361.84'

## CURVE DATA LEGEND

R = RADIUS  
Δ = DELTA  
L = ARC LENGTH  
CB = CHORD BEARING  
CH = CHORD DISTANCE

SOUTH AIRPORT BLVD (AKA SOUTH BUCKLEY ROAD)  
170' RW (BK. 2739, PG 448)

16' NOTION 1/4 NW 1/4 SECTION 16

ZONE R-2  
PARCEL 2  
826,692 SQ. FT. +/-  
18.978 ACRES +/-

LOT 1, BLOCK 2  
TOLLGATE SUBDIVISION  
FILING NO. 14  
REC. NO 1991491  
AUGUST 18, 1980

AURORA CENTRETECH, LLC  
APN:1975: 16-2-07-002

R=295.00'  
Δ=059°13'56"  
L=304.97'  
CB=S24°57'36"E  
CH=291.57'

S04°39'22"W 143.10'

S08°07'28"W 165.30'

S04°39'22"W 75.22'

N86°23'06"W 186.46'

N86°23'06"W 594.80'

EAST ALAMEDA PARKWAY

EAST ALAMEDA DRIVE

N

## CURVE TABLE

CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	25.00	089°34'28"	39.08	S49°26'36"W	35.22
C2	8055.00	000°36'56"	86.56	N86°04'38"W	86.56

## LINE TABLE

LINE ID	DIRECTION	LENGTH (FT)
L1	S02°38'14"E	25.00
L2	N87°21'46"E	30.85
L3	N03°36'54"E	15.00

0' 100' 200'

SCALE IN FEET

SHEET 2 OF 2

SEALS FOR THE DOCUMENT ARE APPLIED TO THE COVER PAGE

PROJECT NO: 020-2569

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