

**EXHIBIT B**

**SLOPE EASEMENT**

**LEGAL DESCRIPTION**

A SLOPE EASEMENT SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 AND ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607, TO BEAR SOUTH 00°19'54" EAST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 168.30 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°40'06" EAST, A DISTANCE OF 27.05 FEET;

THENCE SOUTH 02°35'10" EAST, A DISTANCE OF 441.29 FEET;

THENCE SOUTH 00°41'18" EAST, A DISTANCE OF 783.13 FEET;

THENCE SOUTH 00°57'30" WEST, A DISTANCE OF 868.69 FEET;

THENCE SOUTH 89°56'59" WEST, A DISTANCE OF 29.74 FEET;

THENCE NORTH 00°19'54" WEST, A DISTANCE OF 2092.39 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 86,762 SQUARE FEET OR 1.992 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, KEVIN J. KUCHARCZYK, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

\_\_\_\_\_  
KEVIN J. KUCHARCZYK, P.L.S. 34591  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112



# ILLUSTRATION FOR EXHIBIT B

POINT OF COMMENCEMENT  
NW COR. SEC. 9  
3-1/4" ALUM. CAP  
IN RANGE BOX  
LS 19607 (1993)

N. LINE, NE1/4, SEC. 8  
S89°45'31"E 2665.63'

S00°19'54"E  
168.30' (TIE)

N89°40'06"E  
27.05'

POINT OF BEGINNING

FUTURE 64TH AVENUE

FUTURE RIGHT-OF-WAY  
POWHATON ROAD

SLOPE EASEMENT  
86,762 S.F.  
1.992 AC.

FUTURE  
POWHATON RD.

NE1/4  
SEC 8  
UNPLATTED

NW1/4  
SEC 9  
UNPLATTED

W. LINE, NW1/4, SEC 9  
S00°19'54"E 2658.06'  
(BASIS OF BEARINGS)



81'

EXISTING 210'  
PSCO EASEMENT  
BOOK 5634, PAGE 594

FUTURE RIGHT-OF-WAY  
POWHATON ROAD

S89°56'59"W  
29.74'

S89°44'07"E 2651.89'  
S. LINE, NE1/4, SEC. 8

RIGHT-OF-WAY  
POWHATON ROAD  
REC. NO. 2017000096931

W1/4 COR. SEC. 9  
3-1/4" ALUM. CAP  
LS 19607 (1993)

OWNER:  
ACP DIA 1287 INVESTORS, LLC.  
C/O A&C PROPERTIES  
4530 E. SHEA BOULEVARD, SUITE 100  
PHOENIX, AZ 85028  
PROPERTY ADDRESS: VACANT LAND

400 200 0 400 800

SCALE: 1" = 400'

THIS ILLUSTRATION DOES NOT  
REPRESENT A MONUMENTED SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE  
ATTACHED DESCRIPTION.

THE ABOVE DESCRIBED PARCEL CONTAINS 86,762 SQUARE FEET OR (1.992 ACRES) MORE OR LESS.

CITY OF AURORA, COLORADO

A SLOPE EASEMENT SITUATED IN THE  
NORTHWEST QUARTER OF SECTION 9, TOWNSHIP  
3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, ADAMS COUNTY, COLORADO.

|           |                  |                  |
|-----------|------------------|------------------|
| BY: MJP   | SCALE: 1" = 400' | R.O.W.           |
| CK'D: WFH | DATE: 6/24/2019  | JOB NO. 30249702 |