

EXHIBIT A

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EMERGENCY VEHICLE ACCESS EASEMENT, CENTER LINE NO. 1

A 23 FOOT WIDE EMERGENCY VEHICLE ACCESS EASEMENT OVER AND ACROSS A PORTION OF LOT 4, BLOCK 2, SPRINGHILL INDUSTRIAL PARK SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2000643, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 4;

THENCE N34°17'34"W A DISTANCE OF 1412.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE N90°00'00"W ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 109.367 FEET TO THE POINT OF BEGINNING;

THENCE N90°00'00"W CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 23.00 FEET;

THENCE N00°00'00"W A DISTANCE OF 170.00 FEET TO A POINT OF CURVATURE;

THENCE 45.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 90°00'00", SUBTENDING A CHORD BEARING OF N45°00'00"W, A CHORD DISTANCE OF 41.01 FEET;

THENCE N90°00'00"W A DISTANCE OF 19.50 FEET;

THENCE N00°00'00"W A DISTANCE OF 23.00 FEET;

THENCE N90°00'00"E A DISTANCE OF 120.00 FEET;

THENCE S00°00'00"W A DISTANCE OF 23.00 FEET;

THENCE N90°00'00"W A DISTANCE OF 28.50 FEET TO A POINT OF CURVATURE;

THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", SUBTENDING A CHORD BEARING OF S45°00'00"W, A CHORD DISTANCE OF 28.28 FEET;

THENCE S00°00'00"W A DISTANCE OF 179.00 FEET TO THE POINT OF BEGINNING CONTAINING 7603 SQUARE FEET OR 0.1745 ACRES MORE OR LESS.

EXHIBIT A

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BEARINGS ARE BASED UPON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 4 AS SHOWN ON THE RECORDED PLAT OF SPRINGHILL INDUSTRIAL PARK SUBDIVISION FILING No. 1, WHICH BEARS N00°00'00"W AND IS MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT A

ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET

DESCRIPTION AND EXHIBIT PREPARED BY

DATE: 6/25/19

HAROLD J. PONSERELLA, RLS No. 29766
FOR AND ON BEHALF OF COTTONWOOD SURVEYING
AND ASSOCIATES, INC.
P.O. BOX 694, STRASBURG, CO 80136

LINE TABLE

LINE	BEARING	DISTANCE
L1	N90°00'00"W	109.37'
L2	N90°00'00"W	23.00'
L3	N00°00'00"W	170.00'
L4	N90°00'00"W	19.50'
L5	N00°00'00"W	23.00'
L6	N90°00'00"E	120.00'
L7	S00°00'00"W	23.00'
L8	N90°00'00"W	28.50'
L9	S00°00'00"W	179.00'

CURVE TABLE

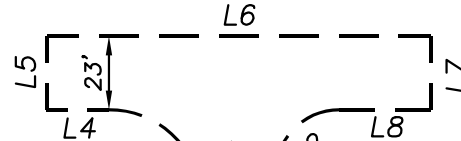
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.55'	29.00'	90°00'00"	N45°00'00"W	41.01'
C2	31.42'	20.00'	90°00'00"	S45°00'00"W	28.28'

ILLUSTRATION FOR EXHIBIT A

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NE COR SW1/4 SEC. 4
3-1/4" ALUM CAP IN
RANGE BOX LS 23521

LOT 4, BLOCK 2,
SPRINGHILL INDUSTRIAL PARK
SUBDIVISION FIL. No. 1
RECP. No. 2000643



LOT 3, BLOCK 2,
MCHAWK INVESTMENTS, LLC
703 SALIDA WAY
AURORA, CO 80011

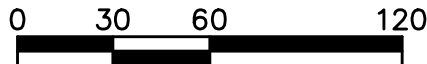
R= 210.00'
Δ = 10°47'02"
L= 39.53'
CB= S84°36'29"W
C= 39.47'

6' GAS ESMT
RECP. No. 2000643

N90°00'00"W 230.26'

SALIDA WAY
60' R/W

BAR SCALE



Scale 1" = 60'

PABLO HEMANDEZ
5061 NETHERLAND ST
DENVER, CO 80249-8239

P.O.C.

SE COR SW1/4 SEC. 4
3" BRASS CAP IN
RANGE BOX LS 16419

LOT 5, BLOCK 2
1ST CHOICE BOAT & RV STORAGE LLC
P.O. BOX 3604 PARKER, CO 80134

E. LN. SW1/4 SEC. 4
N00°00'00"W (BASIS OF BEARINGS)

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

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
PONS.	1"=60'	
CHECKED BY:	DATE:	JOB NUMBER:
PONS.	6/25/19	PONS.

A EMERGENCY VEHICLE ACCESS EASEMENT
SITUATE IN THE SW 1/4 OF SECTION 4, T 4 S,
R 66 W, 6TH P.M., CITY OF AURORA, ARAPAHOE
COUNTY, COLORADO, BEING A PORTION OF LOT
4, BLOCK 2, SPRINGHILL INDUSTRIAL PARK
SUBDIVISION FILING NO. 1.