

EXHIBIT A

SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO

DESCRIPTION

A PORTION OF LOT 1, BLOCK 1 AS SHOWN ON THE E-470 TOLL PLAZA B SUBDIVISION FILING NO. 1 FINAL PLAT, FILED FOR RECORD IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. A7142600 AND THOSE PARCELS OF LAND IMMEDIATELY ADJACENT TO THE WEST LINE OF SAID LOT 1, BLOCK 1. SAID LOT 1, BLOCK 1 AND THOSE PARCELS OF LAND ARE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, AS MONUMENTED BY A FOUND 3-1/4 INCH ALUMINUM CAP STAMPED PLS 26294; THENCE NORTH 67°13'11" WEST, A DISTANCE OF 1671.93 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**, FROM WHICH THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, AS MONUMENTED BY A FOUND 3 INCH ALUMINUM CAP STAMPED E-470 PUBLIC HIGHWAY AUTHORITY PLS 28649, BEARS NORTH 31°12'09" EAST, A DISTANCE OF 354.90 FEET.

THENCE OVER AND ACROSS SAID LOT 1, BLOCK 1 AND SAID PARCELS OF LAND THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. SOUTH 11°56'59" EAST, A DISTANCE OF 360.10 FEET;
2. SOUTH 84°06'04" WEST, A DISTANCE OF 56.58 FEET;
3. SOUTH 43°59'03" WEST, A DISTANCE OF 62.89 FEET;
4. SOUTH 11°56'59" EAST, A DISTANCE OF 170.00 FEET;
5. SOUTH 78°03'01" WEST, A DISTANCE OF 300.03 FEET;
6. NORTH 10°47'43" WEST, A DISTANCE OF 567.61 FEET, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 25, AS MONUMENTED BY A FOUND 2 INCH ALUMINUM CAP STAMPED PLS 23527, BEARS SOUTH 49°55'41" WEST, A DISTANCE OF 924.93 FEET;
7. NORTH 79°13'27" EAST, A DISTANCE OF 397.04 FEET TO THE **POINT OF BEGINNING**.


THE TOTAL AREA OF THE ABOVE-DESCRIBED PARCEL OF LAND IS 4.723 ACRES (205,746 SQUARE FEET), MORE OR LESS.



H. LAWRENCE SINCO
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 38229

NOTES:

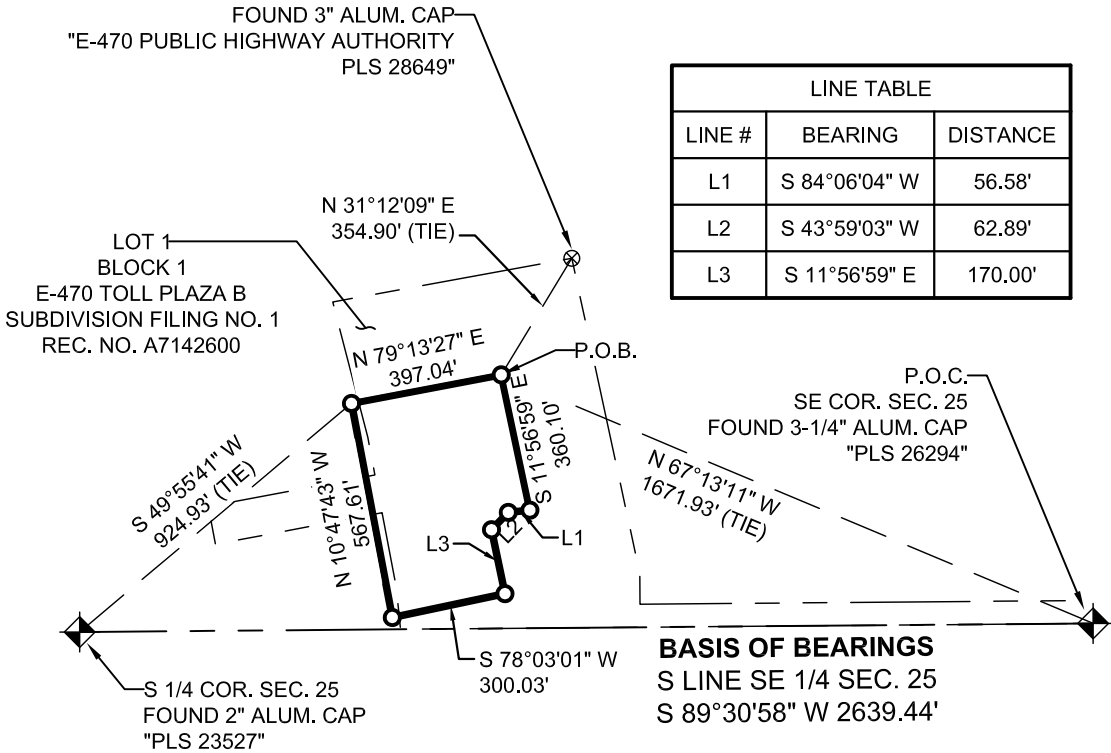
1. BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND PROJECTED TO THE COLORADO STATE SYSTEM OF 1983, CENTRAL ZONE.
2. DISTANCES SHOWN HEREON ARE IN US SURVEY FEET, GROUND. THE COMBINED FACTOR TO OBTAIN GRID DISTANCES IS 0.9997141797.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SAID LINE BEING MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SAID SECTION 25, AS MONUMENTED BY A FOUND 3-1/4 INCH ALUMINUM CAP STAMPED PLS 26294 AND ON THE WEST BY THE SOUTH QUARTER CORNER OF SAID SECTION 25, AS MONUMENTED BY A FOUND 2 INCH ALUMINUM CAP STAMPED PLS 23527 AND BEARS SOUTH 89°30'58" WEST.

PROJECT BRONCO AURORA SITE			
LOCATED IN SEC. 25, T 4S, R 66W OF 6TH P.M.			
SCALE: N.T.S.	DRAWN BY: MRP	11/01/21	REV:
 LW SURVEY CO. 12345 W ALAMEDA PKWY, SUITE 205 LAKEWOOD, CO 80228		ARAPAHOE COUNTY	SHEET 1 OF 2

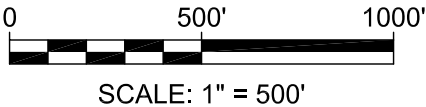
Re:Lakewood\53536 - Project Bronco - Redland\Drawings\Certified Plats\53536 - AURORA.dwg Plotted By: L.Sinco on Wednesday, November 03, 2021 - 11:37am

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6TH P.M., ARAPAHOE COUNTY, COLORADO



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- NOTES:
1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON
 2. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THEREFORE LW SURVEY CO. HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS-OF-WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON
 3. BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND PROJECTED TO THE COLORADO STATE SYSTEM OF 1983, CENTRAL ZONE.
 4. DISTANCES SHOWN HEREON ARE IN US SURVEY FEET, GROUND. THE COMBINED FACTOR TO OBTAIN GRID DISTANCES IS 0.9997141797.
 5. THIS EXHIBIT WAS PREPARED UNDER THE SUPERVISION OF H. LAWRENCE SINCO, PLS 38229, FOR AND ON BEHALF OF LW SURVEY CO., 12345 W ALAMEDA PKWY., STE. 205, LAKEWOOD CO. THIS EXHIBIT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS, OR OTHER FUTURE IMPROVEMENTS.

LEGEND

- P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
----- SECTION LINE
----- PROPOSED SITE LOCATION BOUNDARY LINE
⊗ FOUND PROPERTY CORNER AS NOTED.
○ DOES NOT REPRESENT A MONUMENTED LINE. IT ONLY DEPICTS A CHANGE IN DIRECTION.
◆ FOUND SECTION CORNER AS NOTED

PROJECT BRONCO AURORA SITE

LOCATED IN
SEC. 25, T 4S, R 66W OF 6TH P.M.

SCALE: 1"=500'	DRAWN BY: MRP 11/01/21	REV:
LW SURVEY CO. 12345 W ALAMEDA PKWY, SUITE 205 LAKEWOOD, CO 80228	ARAPAHOE COUNTY	SHEET 2 OF 2