

LEGAL DESCRIPTION

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 5

A PARCEL OF LAND BEING A PORTION OF TRACT C, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, ADAMS COUNTY, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF DENALI BOULEVARD AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT C, ALONG SAID WESTERLY RIGHT-OF-WAY AND ALONG THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 4 RECORDED AT RECEPTION NO. _____, IN SAID OFFICIAL RECORDS THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°19'04" EAST, A DISTANCE OF 1,005.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 6,693.00 FEET;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°32'57", AN ARC LENGTH OF 64.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 6,693.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°46'07" WEST; SAID POINT BEING THE SOUTHEAST CORNER OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 4, AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE EASTERLY AND SOUTHEASTERLY BOUNDARY'S OF TRACT C, ALONG SAID WESTERLY RIGHT-OF-WAY AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF AURORA HIGHLANDS PARKWAY AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 THE FOLLOWING SIX (6) COURSES:

1. CONTINUING ALONG SAID CURVE, SOUTHERLY THROUGH A CENTRAL ANGLE OF 01°20'25", AN ARC LENGTH OF 156.56 FEET;
2. TANGENT TO SAID CURVE, SOUTH 06°40'57" WEST, A DISTANCE OF 333.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 274.00 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°57'19", AN ARC LENGTH OF 320.19 FEET;
4. TANGENT TO SAID CURVE, SOUTH 73°38'16" WEST, A DISTANCE OF 140.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 688.00 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°13'59", AN ARC LENGTH OF 327.01 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 542.00 FEET;

6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $13^{\circ}28'18''$, AN ARC LENGTH OF 127.44 FEET TO THE EASTERLY BOUNDARY OF COLORADO INTERSTATE GAS COMPANY RIGHT OF WAY AGREEMENT AND EASEMENT RECORDED AT RECEPTION NO. C0819066, IN SAID OFFICIAL RECORDS;

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY, ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID EASTERLY RIGHT-OF-WAY OF RIGHT OF WAY AGREEMENT RECORDED AT RECEPTION NO. C0819064, IN SAID OFFICIAL RECORDS, NORTH $28^{\circ}45'55''$ WEST, A DISTANCE OF 841.17 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH $61^{\circ}14'06''$ EAST, A DISTANCE OF 217.00 FEET;

THENCE SOUTH $28^{\circ}45'54''$ EAST, A DISTANCE OF 4.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 23.56 FEET;

THENCE NORTH $61^{\circ}14'06''$ EAST, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 23.56 FEET;

THENCE NORTH $28^{\circ}45'54''$ WEST, A DISTANCE OF 4.38 FEET;

THENCE NORTH $61^{\circ}14'06''$ EAST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH $28^{\circ}45'54''$ EAST, A DISTANCE OF 4.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 23.56 FEET;

THENCE NORTH $61^{\circ}14'06''$ EAST, A DISTANCE OF 100.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF PROPOSED 39TH AVENUE AS DEPICTED ON SAID AURORA HIGHLANDS SUBDIVISION FILING NO. 4;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY AND THE SOUTHERLY RIGHT-OF-WAY OF SAID 39TH AVENUE THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH $28^{\circ}45'54''$ EAST, A DISTANCE OF 64.00 FEET;
2. NORTH $61^{\circ}14'06''$ EAST, A DISTANCE OF 55.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 343.00 FEET;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $28^{\circ}46'43''$, AN ARC LENGTH OF 172.28 FEET;
4. SOUTH $89^{\circ}59'12''$ EAST, A DISTANCE OF 185.10 FEET;

5. SOUTH 83°08'14" EAST, A DISTANCE OF 109.01 FEET;
6. SOUTH 89°59'12" EAST, A DISTANCE OF 37.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
7. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°13'04", AN ARC LENGTH OF 39.36 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 17.721 ACRES, (771,907 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
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