

EXHIBIT A
RIGHT-OF-WAY VACATIONS

LAND DESCRIPTIONS

TWO (2) PARCELS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SOUTHEAST PARCEL

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 3, THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, N00°40'12"E A DISTANCE OF 398.65 FEET; THENCE S89°19'48"E A DISTANCE OF 43.66 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DUNKIRK STREET AND THE POINT OF BEGINNING; THENCE 16.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°21'23", A RADIUS OF 100.50 FEET AND A CHORD THAT BEARS N05°20'53"E A DISTANCE OF 16.39 FEET; THENCE N00°40'12"E A DISTANCE OF 24.49 FEET TO A POINT OF CURVATURE; THENCE 50.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 60°30'28", A RADIUS OF 48.00 FEET AND A CHORD THAT BEARS N30°55'26"E A DISTANCE OF 48.37 FEET TO A POINT OF CURVATURE; THENCE 53.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°34'54", A RADIUS OF 143.00 FEET AND A CHORD THAT BEARS N71°58'07"E A DISTANCE OF 53.55 FEET; THENCE N89°32'22"E A DISTANCE OF 13.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DUNKIRK STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE 141.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 64°58'46", A RADIUS OF 125.00 FEET AND A CHORD THAT BEARS S42°30'57"W A DISTANCE OF 134.29 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.034 ACRES, (1,494 SQUARE FEET), MORE OR LESS.

NORTHEAST PARCEL

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 3, THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, N00°40'12"E A DISTANCE OF 714.08 FEET; THENCE S89°19'48"E A DISTANCE OF 43.66 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DUNKIRK STREET AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE 146.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 67°14'26", A RADIUS OF 125.00 FEET AND A CHORD THAT BEARS S42°18'24"E A DISTANCE OF 138.42 FEET; THENCE S89°32'22"W A DISTANCE OF 46.88 FEET TO A POINT OF CURVATURE; THENCE 25.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°05'39", A RADIUS OF 43.00 FEET AND A CHORD THAT BEARS N61°01'58"W A DISTANCE OF 25.21 FEET TO A POINT OF CURVATURE; THENCE 64.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44°39'20", A RADIUS OF 83.00 FEET AND A CHORD THAT BEARS N21°39'29"W A DISTANCE OF 63.06 FEET; THENCE N00°40'12"E A DISTANCE OF 15.57 FEET TO A POINT OF CURVATURE; THENCE 16.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°21'23", A RADIUS OF 100.50 FEET AND A CHORD THAT BEARS N04°00'30"W A DISTANCE OF 16.39 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.044 ACRES, (1,928 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE IN U.S. SURVEY FEET.

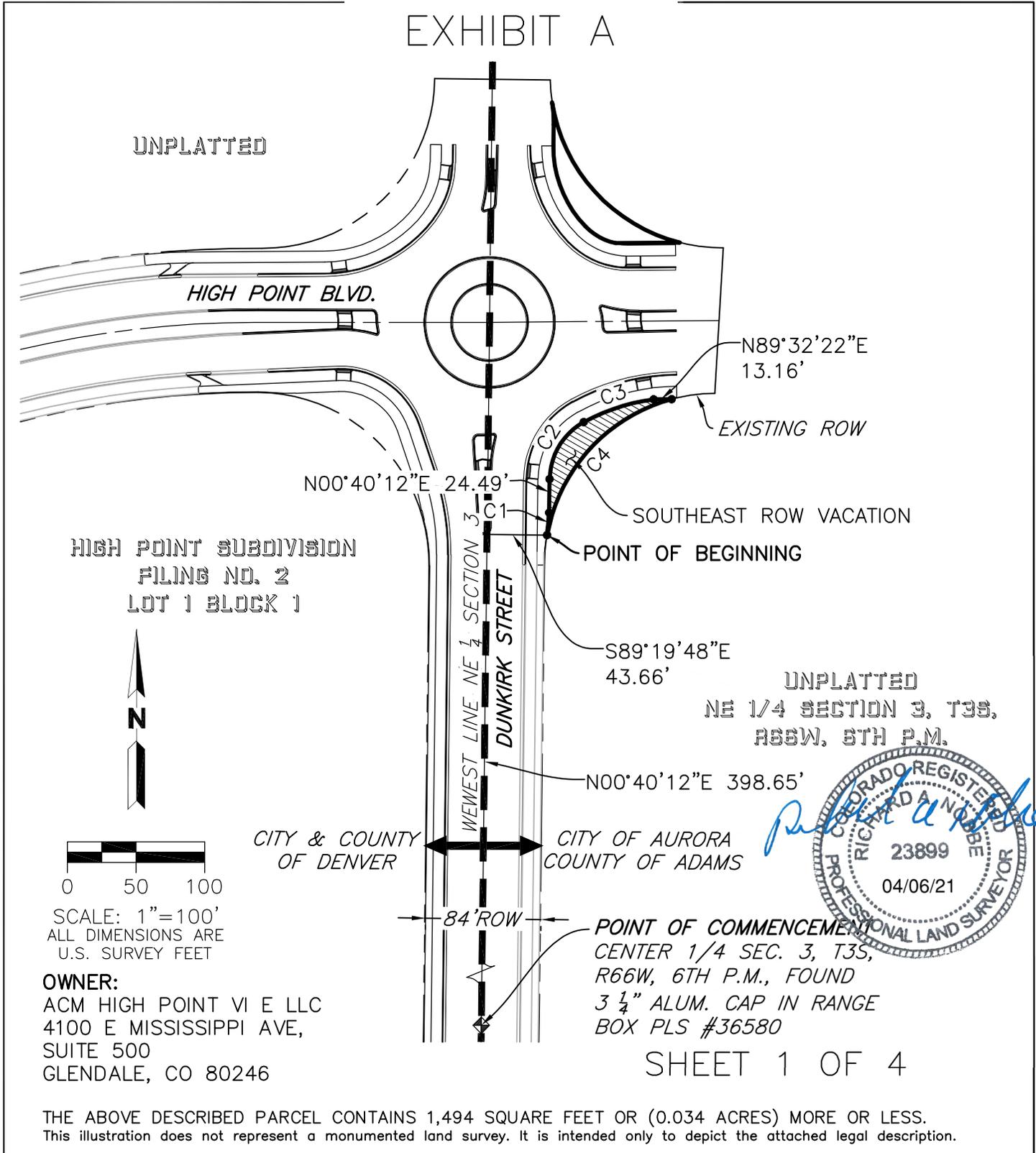
BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR N89°32'04"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #27278 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #36580 AT THE CENTER QUARTER CORNER.

PREPARED BY DENNIS PETER
REVIEWED BY RICHARD A. NOBBE, PLS
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
DECEMBER 11, 2020



ILLUSTRATION FOR EXHIBIT A



UNPLATTED

HIGH POINT BLVD.

N89°32'22"E
13.16'

EXISTING ROW

N00°40'12"E 24.49'

SOUTHEAST ROW VACATION

POINT OF BEGINNING

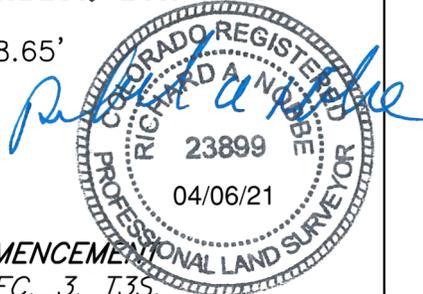
S89°19'48"E
43.66'

UNPLATTED
NE 1/4 SECTION 3, T3S,
R66W, 6TH P.M.

N00°40'12"E 398.65'

CITY & COUNTY
OF DENVER

CITY OF AURORA
COUNTY OF ADAMS



POINT OF COMMENCEMENT
CENTER 1/4 SEC. 3, T3S,
R66W, 6TH P.M., FOUND
3 1/4" ALUM. CAP IN RANGE
BOX PLS #36580

84' ROW

SHEET 1 OF 4

THE ABOVE DESCRIBED PARCEL CONTAINS 1,494 SQUARE FEET OR (0.034 ACRES) MORE OR LESS.
This illustration does not represent a monumented land survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

A RIGHT-OF-WAY VACATION SITUATED IN
THE NE 1/4 OF SECTION 3, T 3 S,
R 66 W, 6TH P.M. ADAMS COUNTY,
COLORADO

DRAWN BY: D. PETER	SCALE: 1"=100'	R.O.W. FILE NUMBER
CHECKED BY: R. NOBBE	DATE: 12/11/2020	JOB NUMBER: 18.1644

ILLUSTRATION FOR EXHIBIT A

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	9°21'23"	100.50'	16.41'	N05°20'53"E	16.39'
C2	60°30'28"	48.00'	50.69'	N30°55'26"E	48.37'
C3	21°34'54"	143.00'	53.86'	N71°58'07"E	53.55'
C4	64°58'46"	125.00'	141.76'	S42°30'57"W	134.29'

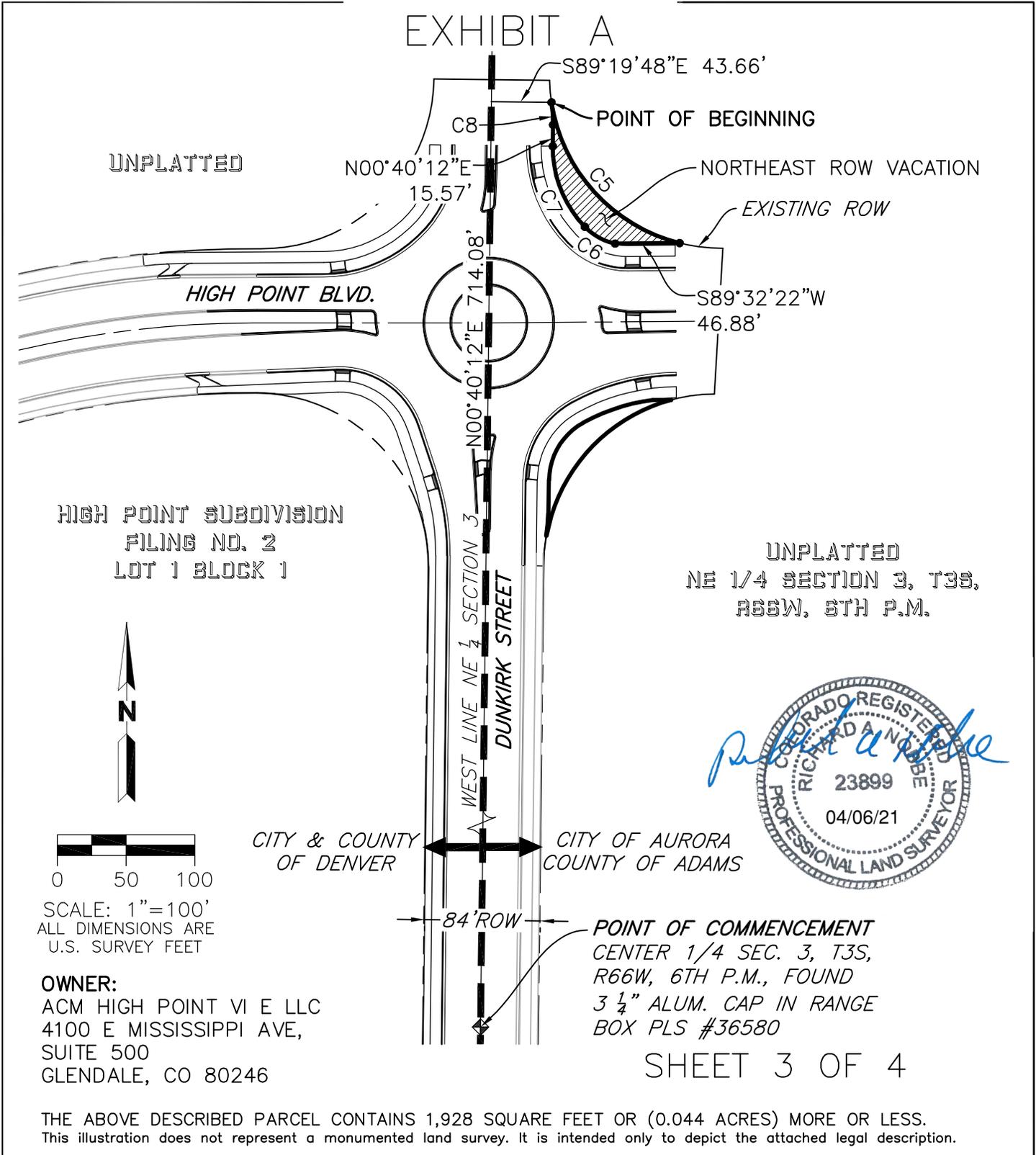


SHEET 2 OF 4

This illustration does not represent a monumented land survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO			A RIGHT-OF-WAY VACATION SITUATED IN THE NE 1/4 OF SECTION 3, T 3 S, R 66 W, 6TH P.M. ADAMS COUNTY, COLORADO
DRAWN BY: D. PETER	SCALE: 1"=100'	R.O.W. FILE NUMBER	
CHECKED BY: R. NOBBE	DATE: 12/11/2020	JOB NUMBER: 18.1644	

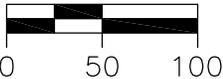
ILLUSTRATION FOR EXHIBIT A



UNPLATTED

HIGH POINT BLVD.

HIGH POINT SUBDIVISION
FILING NO. 2
LOT 1 BLOCK 1



SCALE: 1"=100'
ALL DIMENSIONS ARE
U.S. SURVEY FEET

OWNER:

ACM HIGH POINT VI E LLC
4100 E MISSISSIPPI AVE,
SUITE 500
GLENDALE, CO 80246

UNPLATTED
NE 1/4 SECTION 3, T3S,
R66W, 6TH P.M.



CITY & COUNTY
OF DENVER

CITY OF AURORA
COUNTY OF ADAMS

84' ROW

POINT OF COMMENCEMENT
CENTER 1/4 SEC. 3, T3S,
R66W, 6TH P.M., FOUND
3 1/2" ALUM. CAP IN RANGE
BOX PLS #36580

SHEET 3 OF 4

THE ABOVE DESCRIBED PARCEL CONTAINS 1,928 SQUARE FEET OR (0.044 ACRES) MORE OR LESS.
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CITY OF AURORA, COLORADO

A RIGHT-OF-WAY VACATION SITUATED IN
THE NE 1/4 OF SECTION 3, T 3 S,
R 66 W, 6TH P.M. ADAMS COUNTY,
COLORADO

DRAWN BY: D. PETER	SCALE: 1"=100'	R.O.W. FILE NUMBER
CHECKED BY: R. NOBBE	DATE: 12/11/2020	JOB NUMBER: 18.1644

ILLUSTRATION FOR EXHIBIT A

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C5	67°14'26"	125.00'	146.70'	S42°18'24"E	138.42'
C6	34°05'39"	43.00'	25.59'	N61°01'58"W	25.21'
C7	44°39'20"	83.00'	64.69'	N21°39'29"W	63.06'
C8	9°21'23"	100.50'	16.41'	N04°00'30"W	16.39'



SHEET 4 OF 4

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CITY OF AURORA, COLORADO			A RIGHT-OF-WAY VACATION SITUATED IN THE NE 1/4 OF SECTION 3, T 3 S, R 66 W, 6TH P.M. ADAMS COUNTY, COLORADO
DRAWN BY: D. PETER	SCALE: 1"=100'	R.O.W. FILE NUMBER	
CHECKED BY: R. NOBBE	DATE: 12/11/2020	JOB NUMBER: 18.1644	

MARTIN/MARTIN, INC., 4251 Kipling, Wheat Ridge, Colorado 80034-4001
HIGH POINT SUBDIVISION
DUNKIRK ROW VACATION SE PARCEL

No	Bearing	Chord	Radius	M Arc	C Arc	Delta
001	N05-20-53E	16.390	100.500	16.410	16.408	009-21-16 CCW
002	N00-40-12E	24.490				
003	N30-55-26E	48.370	48.000	50.690	50.693	060-30-38 CW
004	N71-58-07E	53.550	143.000	53.860	53.868	021-35-00 CW
005	N89-32-22E	13.160				
006	S42-30-57W	134.290	125.000	141.760	141.767	064-58-52 CCW

CLOSURE = 0.002 N52-23-03E
PERIMETER = 300.386 PRECISION = 1: 155146
AREA = 1493.67 SQ. FEET OR 0.034290 ACRES

HIGH POINT SUBDIVISION
DUNKIRK ROW VACATION NE PARCEL

No	Bearing	Chord	Radius	M Arc	C Arc	Delta
001	S42-18-24E	138.420	125.000	146.700	146.694	067-14-23 CCW
002	S89-32-22W	46.880				
003	N61-01-58W	25.210	43.000	25.590	25.586	034-05-31 CW
004	N21-39-29W	63.060	83.000	64.690	64.685	044-39-09 CW
005	N00-40-12E	15.570				
006	N04-00-30W	16.390	100.500	16.410	16.408	009-21-16 CCW

CLOSURE = 0.009 N07-52-07E
PERIMETER = 315.823 PRECISION = 1: 32570
AREA = 1928.04 SQ. FEET OR 0.044262 ACRES