

# Boundary Closure Report

SHEET 1 OF 1

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

COURSE: S89°30'58"W	LENGTH: 1129.65'
COURSE: N00°32'16"W	LENGTH: 79.90'
COURSE: N12°09'26"W	LENGTH: 839.80'
COURSE: S79°40'19"W	LENGTH: 478.74'
COURSE: N14°32'01"W	LENGTH: 793.32'
COURSE: N89°30'51"E	LENGTH: 1964.26'
COURSE: S00°28'18"E	LENGTH: 1590.14'

AREA:	2,401,215 SQ. FT.
ERROR CLOSURE:	0.01
COURSE:	S33°46'00"W
ERROR NORTH:	-0.004
ERROR EAST:	-0.003
PRECISION	1:687581.00

# EXHIBIT A

A PARCEL OF LAND 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:

GPS DERIVED BEARINGS BASED ON A BEARING OF S00°28'18"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, BETWEEN A FOUND 3-1/4" ALUM. CAP, STAMPED "COLO DEPT OF TRANSPORTATION R66W R65W 25 30 T4S 2003 PLS 26294" IN RANGE BOX AT THE EAST QUARTER CORNER OF SAID SECTION 25 AND A FOUND 3-1/4" ALUM. CAP, STAMPED "COLO DEPT OF TRANSPORTATION R66W R65W 25 30 36 31 T4S 2003 PLS NO 26294" IN RANGE BOX AT THE SOUTHEAST CORNER OF SAID SECTION 25 AS SHOWN HEREON.

CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25 TO BEAR SOUTH 00°28'18" EAST, A DISTANCE OF 2645.39 FEET BETWEEN A FOUND 3-1/4" ALUM. CAP, STAMPED "COLO DEPT OF TRANSPORTATION R66W R65W 25 30 T4S 2003 PLS 26294" IN RANGE BOX AT THE EAST QUARTER CORNER OF SAID SECTION 25 AND A FOUND 3-1/4" ALUM. CAP, STAMPED "COLO DEPT OF TRANSPORTATION R66W R65W 25 30 36 31 T4S 2003 PLS NO 26294" IN RANGE BOX AT THE SOUTHEAST CORNER OF SAID SECTION 25.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, THENCE NORTH ALONG SAID SECTION LINE, NORTH 00°28'18" WEST, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID SECTION LINE, SOUTH 89°31'42" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THENCE THE FOLLOWING 7 (SEVEN) COURSES:

1. THENCE SOUTH 89°30'58" WEST, A DISTANCE OF 1129.65 FEET;
2. THENCE NORTH 00°32'16" WEST, A DISTANCE OF 79.90 FEET;
3. THENCE NORTH 12°09'26" WEST, A DISTANCE OF 839.80 FEET;
4. THENCE SOUTH 79°40'19" WEST, A DISTANCE OF 478.74 FEET;
5. THENCE NORTH 14°32'01" WEST, A DISTANCE OF 793.32 FEET;
6. THENCE NORTH 89°30'51" EAST, A DISTANCE OF 1964.26 FEET;
7. THENCE SOUTH 00°28'18" EAST, A DISTANCE OF 1590.14 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,401,215 SQ.FT. OR 55.12 ACRES, MORE OR LESS.

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

I, TOM WILLIS, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

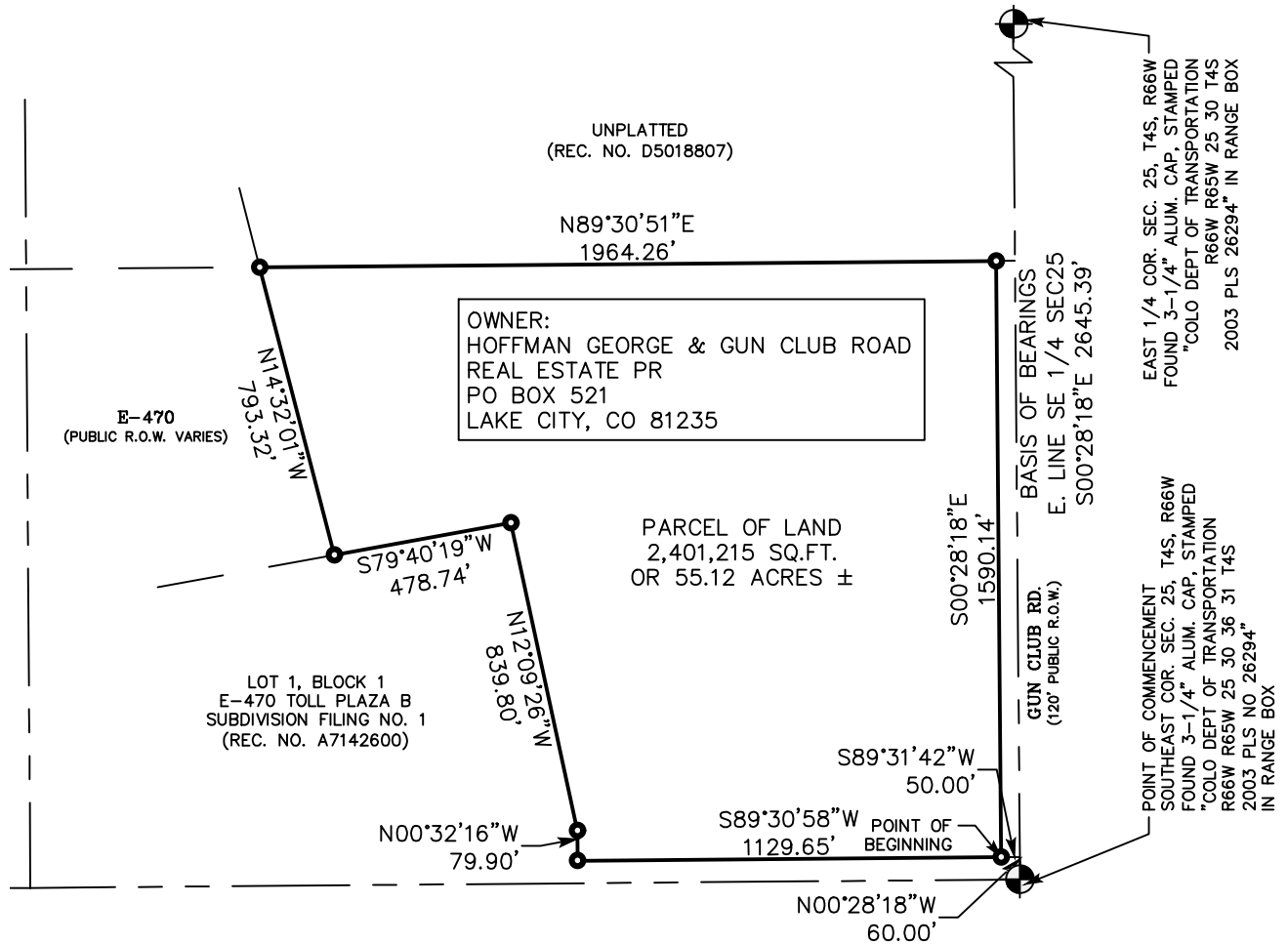
TOM WILLIS  
COLORADO P.L.S. #34991  
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 21-77,555  
DRAWN BY: T. HENDERSON  
DATE: JANUARY 7, 2022

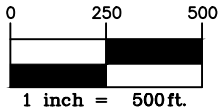


THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

# ILLUSTRATION FOR EXHIBIT A



GRAPHIC SCALE



THE ABOVE DESCRIBED PARCEL CONTAINS 2,401,215 SQUARE FEET OR (55.12 ACRES) MORE OR LESS.  
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

A PARCEL OF LAND, SITUATED IN THE SE 1/4  
OF SECTION 25, T 4 S, R 66 W 6TH P.M., CITY  
OF AURORA, ARAPAHOE COUNTY, COLORADO,

DRAWN BY:  
T. HENDERSON

SCALE:  
1" = 500'

R.O.W. FILE NUMBER

CHECKED BY:  
JK/SS

DATE:  
01/07/2022

JOB NUMBER:  
21-77,555