**legal description**

A PARCEL OF LAND BEING PORTIONS OF PARCELS 4 AND 11 AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NUMBER 2017000063263 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER; SITUATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CENTER QUARTER CORNER OF SAID SECTION 2, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 89°36’04” EAST, A DISTANCE OF 2643.88 FEET;

THENCE SOUTH 89°36'04" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 110.50 FEET TO A POINT ON THE SOUTHERLY RIGHT -OF-WAY OF E-470 PUBLIC HIGHWAY, AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 4580 AT PAGE 817 IN SAID RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3969.72 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 44°12'47" EAST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°34'24", AN ARC LENGTH OF 1286.86 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 25°38'17" WEST, A DISTANCE OF 175.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 4,144.72 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 25°38'17" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°59'50", AN ARC LENGTH OF 506.17 FEET;

THENCE SOUTH 18°41'16" WEST, A DISTANCE OF 183.75 FEET;

THENCE SOUTH 00°23'37" WEST, A DISTANCE OF 391.18 FEET;

THENCE NORTH 89°36'23" WEST, A DISTANCE OF 77.00 FEET;

THENCE SOUTH 00°23'37" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°23'37" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE SOUTH 00°23'37" WEST, A DISTANCE OF 164.22 FEET;

THENCE SOUTH 44°36'23" EAST, A DISTANCE OF 22.31 FEET;

THENCE SOUTH 00°23'37" WEST, A DISTANCE OF 68.00 FEET;

THENCE NORTH 89°36'23" WEST, A DISTANCE OF 1,323.42 FEET TO THE EASTERLY RIGHT-OF -WAY OF EAST 65TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NUMBER 2017000061623 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°09'26" EAST, A DISTANCE OF 68.00 FEET TO THE SOUTHEAST CORNER OF AURORA FIRE STATION 16 SUBDIVISION FILING NO. 1 AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NUMBER 2018000011763 IN SAID RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID AURORA FIRE STATION 16 SUBDIVISION FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°09'26" EAST, A DISTANCE OF 276.00 FEET;
2. NORTH 89°36'15" WEST, A DISTANCE OF 103.45 FEET;
3. NORTH 89°36'23" WEST, A DISTANCE OF 172.56 FEET TO THE EASTERLY RIGHT-OF-WAY OF LISBON STREET AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NUMBER 2021000040059 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°09'26" EAST, A DISTANCE OF 165.98 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 66TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NUMBER 20210000093159 IN SAID RECORDS AND THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY RIGHT-OF-WAY OF SAID EAST 66TH AVENUE THE FOLLOWING TEN (10) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°14'11", AN ARC LENGTH OF 31.50 FEET;
2. SOUTH 89°36'23" EAST, A DISTANCE OF 472.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
4. SOUTH 89°36'23" EAST, A DISTANCE OF 64.00 FEET;
5. NORTH 00°23'37" EAST, A DISTANCE OF 262.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
6. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
7. SOUTH 89°36'23" EAST, A DISTANCE OF 39.60 FEET;
8. NORTH 00°23'37" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°23'37" EAST;
9. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°50'37", AN ARC LENGTH OF 5.98 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 87.00 FEET;
10. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'19", AN ARC LENGTH OF 43.69 FEET TO THE EASTERLY BOUNDARY OF HIGH POINT AT DIA SUBDIVISION FILING NO. 10 AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NUMBER \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ IN SAID RECORDS;

THENCE ALONG SAID HIGH POINT AT DIA SUBDIVISION FILING NO. 10 THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°09'26" EAST, A DISTANCE OF 288.15 FEET;
2. SOUTH 80°59'35" EAST, A DISTANCE OF 7.08 FEET;
3. NORTH 00°09'26" EAST, A DISTANCE OF 249.95 FEET;

THENCE, DEPARTING SAID HIGH POINT SUBDIVISION FILING NO. 1, NORTH 36°01'36" EAST, A DISTANCE OF 64.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 67TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NUMBER 20210000093159 IN SAID RECORDS AND TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3,968.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°01'36" EAST;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 67TH AVENUE THREE (3) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'48", AN ARC LENGTH OF 103.65 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 282.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°21'57", AN ARC LENGTH OF 183.91 FEET;
3. NORTH 89°50'34" WEST, A DISTANCE OF 349.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID LISBON STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
2. NORTH 00°09'26" EAST, A DISTANCE OF 374.95 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2;

THENCE ALONG SAID NORTH LINE SOUTH 89°35'52" EAST, A DISTANCE OF 180.25 FEET TO THE **POINT OF BEGINNING.**

**EXCEPT** ANY PORTION OF EAST 67TH AVENUE, AS DEDICATED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 20210000093159 IN SAID RECORDS, THAT LIES THEREIN.

CONTAINING A NET AREA OF 39.695 ACRES, (1,729,097 SQUARE FEET), MORE OR LESS.