

PARCEL NO. 10

LAND DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, 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:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12; THENCE ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER, S00°07'36"W A DISTANCE OF 875.01 FEET TO THE POINT OF BEGINNING; THENCE S89°34'38"E A DISTANCE OF 467.85 FEET; THENCE 27.20 FEET ALONG THE ARC OF A NON -TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°58'53", A RADIUS OF 1587.86 FEET AND A CHORD WHICH BEARS S37°32'18"E A DISTANCE OF 27.20 FEET; THENCE S38°07'45"E A DISTANCE OF 422.32 FEET TO A POINT OF CURVATURE; THENCE 142.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°55'27", A RADIUS OF 682.39 FEET AND A CHORD WHICH BEARS S32°10'01"E A DISTANCE OF 141.76 FEET; THENCE S26°12'18"E A DISTANCE OF 1202.50 FEET; THENCE S17°52'14"E A DISTANCE OF 269.11 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID SOUTHERLY LINE, N88°56'39"W A DISTANCE OF 1438.41 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 12; THENCE ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER, N00°07'36"E A DISTANCE OF 1785.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 41.845 ACRES, (1,822,781 SQUARE FEET), MORE OR LESS.

ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARING: BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR S00°39'14"W AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #36580 AT THE CENTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #29412 AT THE SOUTH 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
JULY 13, 2020



DRAWING LOCATION: G:\SCHLAPPE\16.0616-High Point District Mapping Update\PLANS\2020.07.02 District Mapping Updates 6-11\Parcels Exhibits\PARCEL NO.10.dwg

64TH AVENUE

POINT OF
COMMENCEMENT
N 1/4 SEC. 12,
T3S, R66W, 6TH
P.M. FOUND
3" BRASS CAP
IN RANGE BOX
PLS NO. 16398

POINT OF BEGINNING

N00°07'36"E 1785.76'

N00°07'36"E
875.01'

S89°34'38"E
467.85'

$\Delta=0^{\circ}58'53''$
 $R=1587.86'$
 $L=27.20'$
 $CH=S37^{\circ}32'18''E$
27.20'

S38°07'45"E
422.32'

$\Delta=11^{\circ}55'27''$
 $R=682.39'$
 $L=142.02'$
 $CH=S32^{\circ}10'01''E$
141.76'

E-470

UNPLATTED
NE 1/4 SEC. 12
T3S, R66W, 6TH P.M.

S17°52'14"E
269.11'

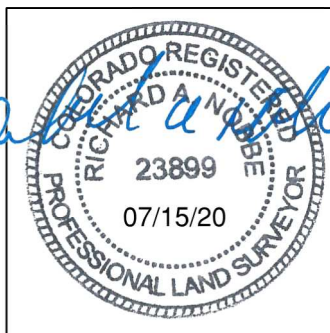
N88°56'39"W 1438.41'

C 1/4 SEC. 12, T3S,
R66W, 6TH P.M.



SCALE: 1"=500'
ALL DIMENSIONS ARE
U.S. SURVEY FEET

THIS EXHIBIT DOES NOT
REPRESENT A MONUMENTED LAND
SURVEY. IT IS ONLY TO DEPICT
THE ATTACHED DESCRIPTION.



PARCEL NO.10

JULY 13, 2020

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

HIGH POINT
PARCEL NO.10

No	Bearing	Chord	Radius	M Arc	C Arc	Delta
001	S89-34-38E	467.850				
002	S37-32-18E	27.200	1587.860	27.200	27.200	000-58-53 CCW
003	S38-07-45E	422.320				
004	S32-10-01E	141.760	682.390	142.020	142.016	011-55-27 CW
005	S26-12-18E	1202.500				
006	S17-52-14E	269.110				
007	N88-56-39W	1438.410				
008	N00-07-36E	1785.760				

CLOSURE = 0.006 S68-52-00W
PERIMETER = 5755.166 PRECISION = 1: 1000000
AREA = 1822779.13 SQ. FEET OR 41.845251 ACRES