

PARCEL NO. 6

LAND DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, N00°30'26"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 1, N00°30'26"E A DISTANCE OF 42.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 64<sup>TH</sup> AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89°34'14"W A DISTANCE OF 183.82 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF E-470; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES: 1) N83°40'56"W A DISTANCE OF 856.97 FEET; 2) THENCE N53°21'07"W A DISTANCE OF 111.83 FEET; 3) THENCE N12°34'40"W A DISTANCE OF 82.79 FEET; 4) 176.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°15'37", A RADIUS OF 709.41 FEET AND A CHORD WHICH BEARS N19°42'28"W A DISTANCE OF 176.11 FEET; THENCE S89°34'14"E A DISTANCE OF 1199.67 FEET; THENCE N88°58'40"E A DISTANCE OF 2589.41 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID EASTERLY LINE, S00°27'36"W A DISTANCE OF 442.15 FEET; THENCE ALONG A LINE THAT IS 30.00 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, S88°58'40"W A DISTANCE OF 2583.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35.634 ACRES, (1,552,195 SQUARE FEET), MORE OR LESS.

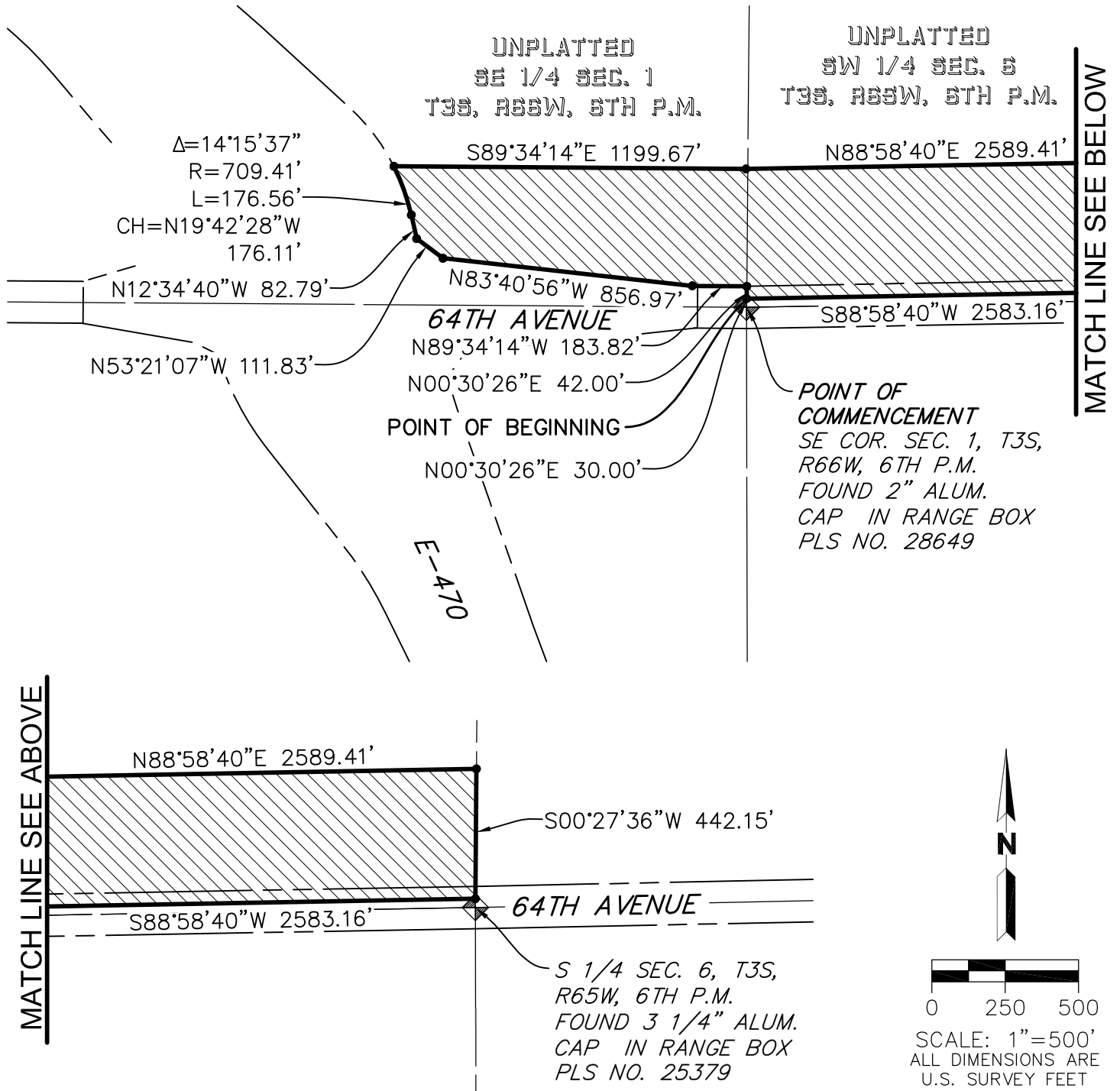
ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

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.

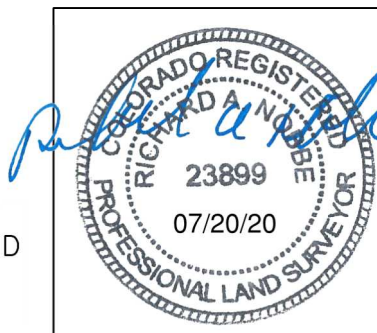
PREPARED BY DENNIS PETER  
REVIEWED BY RICHARD A. NOBBE, PLS  
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
JULY 14, 2020



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



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



PARCEL NO. 6

JULY 14, 2020

**MARTIN/MARTIN**  
CONSULTING ENGINEERS

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

HIGH POINT  
PARCEL NO.6

No	Bearing	Chord	Radius	M Arc	C Arc	Delta
001	N00-30-26E	42.000				
002	N89-34-14W	183.820				
003	N83-40-56W	856.970				
004	N53-21-07W	111.830				
005	N12-34-40W	82.790				
006	N19-42-28W	176.110	709.410	176.560	176.565	014-15-37 CCW
007	S89-34-14E	1199.670				
008	N88-58-40E	2589.410				
009	S00-27-36W	442.150				
010	S88-58-40W	2583.160				

CLOSURE = 0.018 S47-40-15E  
PERIMETER = 8268.365 PRECISION = 1: 462759  
AREA = 1552199.99 SQ. FEET OR 35.633609 ACRES