

PARCEL NO.9

LAND DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND 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:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 7; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 7, S88°32'05"W A DISTANCE OF 2593.10 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 7; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 12, N88°56'36"W A DISTANCE OF 115.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF E-470; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) CONSECUTIVE COURSES: 1) 268.66 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°12'29", A RADIUS OF 4798.31 FEET AND A CHORD WHICH BEARS N16°32'42"W A DISTANCE OF 268.62 FEET; 2) THENCE N27°18'36"W A DISTANCE OF 204.19 FEET; 3) THENCE, N21°05'15"W A DISTANCE OF 259.37 FEET; 4) THENCE N20°19'42"W A DISTANCE OF 479.08 FEET; 5) THENCE N20°24'51"W A DISTANCE OF 500.45 FEET; 6) THENCE N19°20'19"W A DISTANCE OF 449.93 FEET; THENCE N88°58'40"E A DISTANCE OF 1537.90 FEET; THENCE N34°03'48"E A DISTANCE OF 215.26 FEET; THENCE N88°58'40"E A DISTANCE OF 1800.19 FEET TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 7; THENCE ALONG SAID EASTERLY LINE, S00°05'23"E A DISTANCE OF 2197.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 151.574 ACRES, (6,602,569 SQUARE FEET), MORE OR LESS.

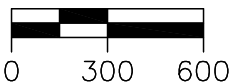
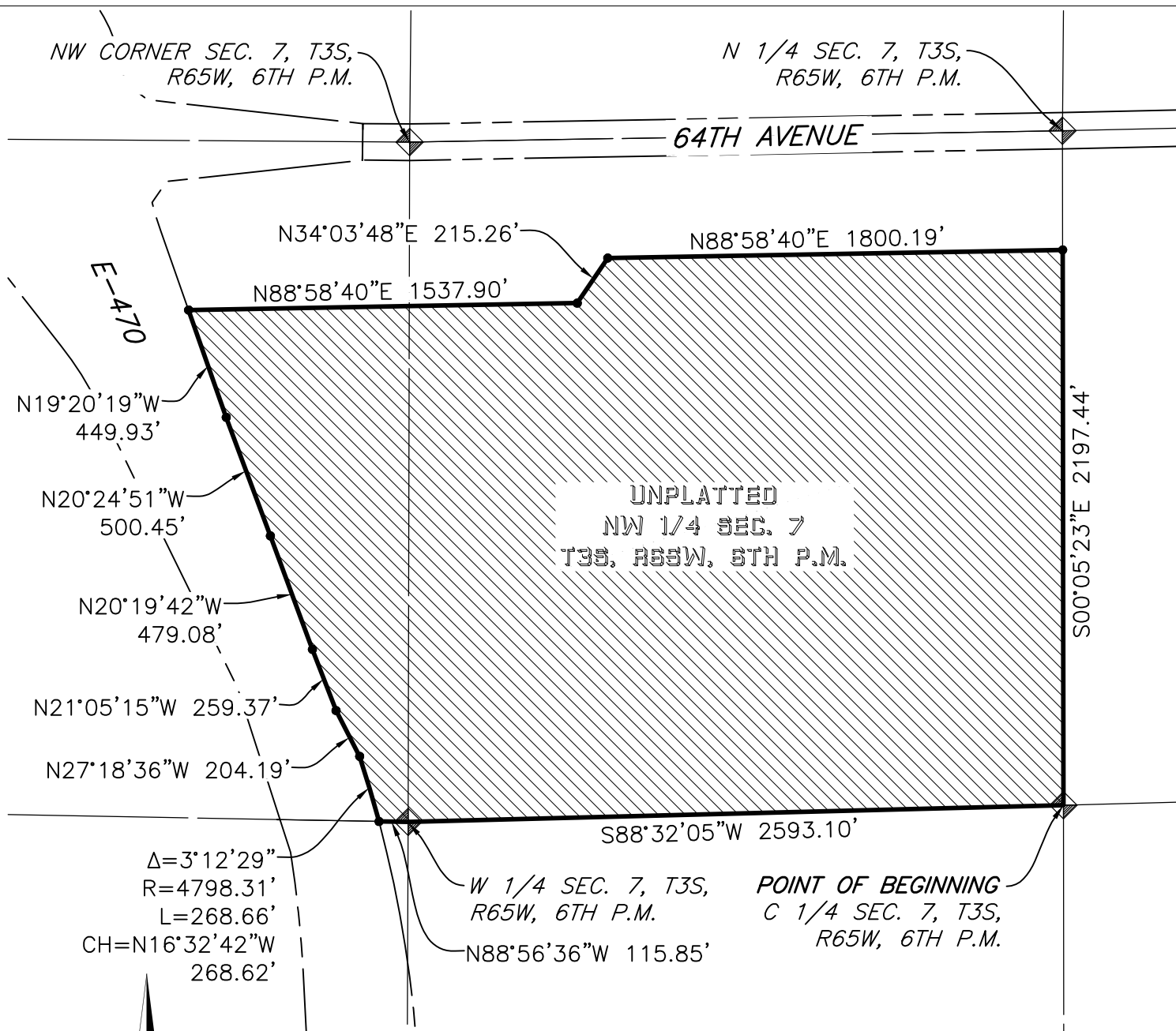
ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

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

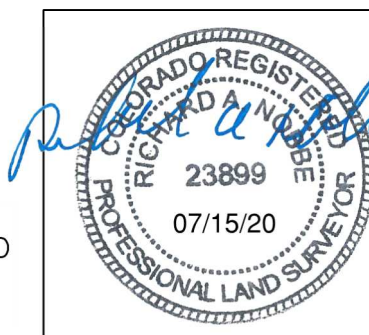


DRAWING LOCATION: G:\SCHLAPPE\16.0616-High Point District Mapping Update\PLANS\2020.07.02 District Mapping Updates 6-11\Parcels Exhibits\PARCEL NO.9.dwg



SCALE: 1"=600'
ALL DIMENSIONS ARE
U.S. SURVEY FEET

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



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JULY 13, 2020

MARTIN/MARTIN
CONSULTING ENGINEERS

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

HIGH POINT
PARCEL NO. 9

No	Bearing	Chord	Radius	M Arc	C Arc	Delta
001	S88-32-05W	2593.100				
002	N88-56-36W	115.850				
003	N16-32-42W	268.620	4798.310	268.660	268.655	003-12-29 CCW
004	N27-18-36W	204.190				
005	N21-05-15W	259.370				
006	N20-19-42W	479.080				
007	N20-24-51W	500.450				
008	N19-20-19W	449.930				
009	N88-58-40E	1537.900				
010	N34-03-48E	215.260				
011	N88-58-40E	1800.190				
012	S00-05-23E	2197.440				

CLOSURE = 0.005 S55-00-29W
PERIMETER = 10621.415 PRECISION = 1: 1000000
AREA = 6602570.49 SQ. FEET OR 151.574162 ACRES