

CIC NO.5
DIRECTOR PARCEL

LAND DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, 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 CENTER QUARTER CORNER OF SAID SECTION 2; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER, S00°28'19"W A DISTANCE OF 47.97 FEET TO THE POINT OF BEGINNING; THENCE S89°31'41"E A DISTANCE OF 20.00 FEET; THENCE S00°28'19"W A DISTANCE OF 20.00 FEET; THENCE N89°31'41"W A DISTANCE OF 20.00 FEET; THENCE N00°28'19"E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.009 ACRES, (400 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
OCTOBER 20, 2020



DRAWING LOCATION: G:\SCHLAPPE\16.0616--High Point District Mapping Update\PLANS\2020.10.08 DP CIC 4 & 5 & AHP Inclusion Area\CIC NO.5 DIRECTOR PARCEL.dwg

UNPLATTED
NW 1/4 SEC. 3
T3S, R66W, 6TH P.M.

UNPLATTED
NE 1/4 SEC. 3
T3S, R66W, 6TH P.M.

POINT OF COMMENCEMENT
CENTER SEC. 2, T3S,
R66W, 6TH P.M.

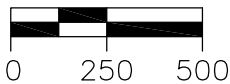
E-470

S00°28'19"W 47.97'
POINT OF BEGINNING
N00°28'19"E 20.00'
S89°31'41"E 20.00'
S00°28'19"W 20.00'
N89°31'41"W 20.00'

UNPLATTED
SW 1/4 SEC. 2
T3S, R66W, 6TH P.M.

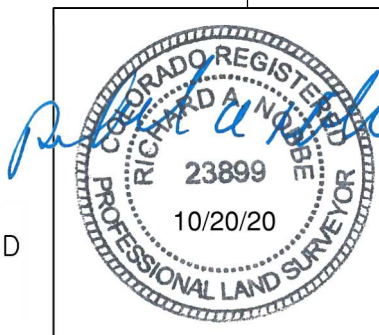
UNPLATTED
SE 1/4 SEC. 2
T3S, R66W, 6TH P.M.

WEST LINE SE 1/4 SEC. 2



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.



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OCTOBER 20, 2020

 **MARTIN/MARTIN**
CONSULTING ENGINEERS

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

MARTIN/MARTIN, INC., 4251 Kipling, Wheat Ridge, Colorado 80034-4001
HIGH POINT SUBDIVISION
CIC NO 5 DIRECTOR PARCEL

No	Bearing	Chord	Radius	M Arc	C Arc	Delta
001	S89-31-41E	20.000				
002	S00-28-19W	20.000				
003	N89-31-41W	20.000				
004	N00-28-19E	20.000				

CLOSURE = 0.000 N82-17-59W
PERIMETER = 80.000 PRECISION = 1: 1000000
AREA = 400.00 SQ. FEET OR 0.009183 ACRES