

PARCEL NO. 7

LAND DESCRIPTION

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

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 1; THENCE ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, S89°43'55"E A DISTANCE OF 2647.30 FEET TO THE EAST QUARTER OF SAID SECTION 1; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 1, S00°30'26"W A DISTANCE OF 2176.99 FEET; THENCE S88°58'40"W A DISTANCE OF 6.62 FEET; THENCE N89°34'14"W A DISTANCE OF 1199.67 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) 256.79 FEET ALONG THE ARC OF A NON -TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°44'23", A RADIUS OF 709.41 FEET AND A CHORD WHICH BEARS N37°12'28"W A DISTANCE OF 255.39 FEET; 2) THENCE N47°34'40"W A DISTANCE OF 400.00 FEET TO A POINT OF CURVATURE; 3) THENCE 1952.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37°53'51", A RADIUS OF 2951.16 FEET AND A CHORD WHICH BEARS N66°31'36"W A DISTANCE OF 1916.61 FEET; 4) THENCE N85°28'31"W A DISTANCE OF 1120.97 FEET; THENCE N00°27'41"E A DISTANCE OF 864.46 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE ALONG SAID NORTHERLY LINE, S89°43'28"E A DISTANCE OF 1896.51 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 152.410 ACRES, (6,638,994 SQUARE FEET), MORE OR LESS.

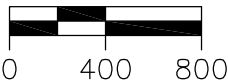
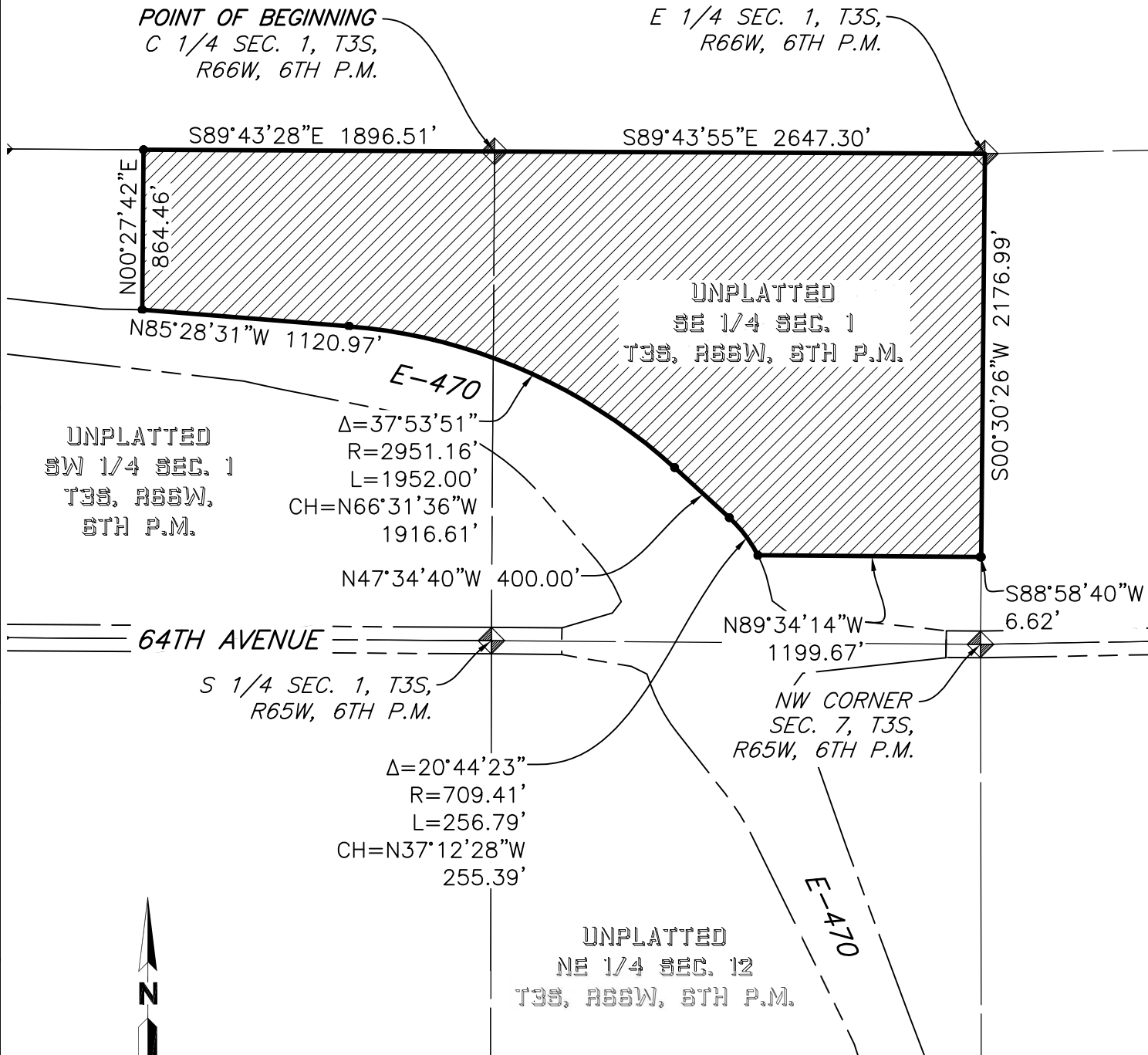
ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

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

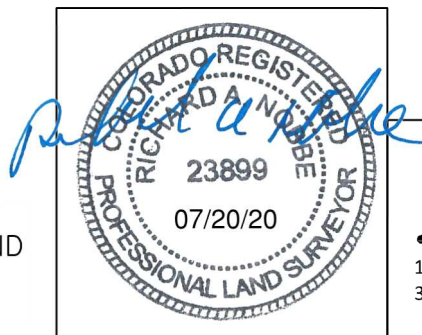


DRAWING LOCATION: G:\SCHLAPPE\16.0616-High Point District Mapping Update\PLANS\2020.07.02 District Mapping Updates 6-11\Parcels Exhibits\PARCEL NO.7.dwg



SCALE: 1"=800'
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. 7

JULY 14, 2020

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
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MARTIN/MARTIN, INC., 4251 Kipling, Wheat Ridge, Colorado 80034-4001
HIGH POINT
PARCEL NO.7

No	Bearing	Chord	Radius	M Arc	C Arc	Delta
001	S89-43-55E	2647.300				
002	S00-30-26W	2176.990				
003	S88-58-40W	6.620				
004	N89-34-14W	1199.670				
005	N37-12-28W	255.390	709.410	256.790	256.790	020-44-23 CCW
006	N47-34-40W	400.000				
007	N66-31-36W	1916.610	2951.160	1952.000	1951.999	037-53-51 CCW
008	N85-28-31W	1120.970				
009	N00-27-41E	864.460				
010	S89-43-28E	1896.510				

CLOSURE = 0.004 N13-30-24W
PERIMETER = 12521.308 PRECISION = 1: 1000000
AREA = 6638984.38 SQ. FEET OR 152.410110 ACRES