

AURORA CROSSROADS METROPOLITAN DISTRICT TWO
DISTRICT PARCEL

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6, THENCE ALONG THE EASTERLY LINE OF NORTHWEST QUARTER OF SAID SECTION 6, S00°02'02"W A DISTANCE OF 359.83 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 6, S00°02'02"W A DISTANCE OF 2266.79 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, S00°02'05"W A DISTANCE OF 1913.81 FEET TO THE NORTHEAST CORNER OF MCI SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. A6031275;

THENCE ALONG THE NORTHERLY LINE OF SAID MCI SUBDIVISION FILING NO. 1, THE NORTHERLY LINE OF IXC SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. A9130825 AND THE NORTHERLY LINE OF ENRON SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. A9152387, S89°29'57"W A DISTANCE OF 1184.50 FEET TO THE NORTHWEST CORNER OF SAID ENRON SUBDIVISION FILING NO. 1;

THENCE ALONG THE WESTERLY LINE OF SAID ENRON SUBDIVISION FILING NO. 1, S00°01'52"W A DISTANCE OF 703.46 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 6TH AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S89°29'57"W A DISTANCE OF 505.62 FEET TO A POINT ON THE EASTERLY LINE THE PARCEL OF LAND RECORDED AT RECEPTION NO. D9061041;

THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING TWO (2) CONSECUTIVE COURSES;

1) N00°18'49"W A DISTANCE OF 673.62 FEET;

2) THENCE S89°29'57"W A DISTANCE OF 928.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°18'41"W A DISTANCE OF 756.59 FEET TO A POINT ON THE SOUTHERLY LINE OF E-470 PUBLIC HIGHWAY AUTHORITY PARCEL RECORDED AT RECEPTION NO. B1076982;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID PARCEL THE FOLLOWING FOUR (4) CONSECUTIVE COURSES;

1) N89°41'11"E A DISTANCE OF 40.00 FEET;

2) THENCE N00°18'41"W A DISTANCE OF 1182.37 FEET;

3) THENCE N00°19'00"W A DISTANCE OF 266.23 FEET TO A POINT OF CURVATURE;

4) THENCE 297.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 748.51 FEET, A CENTRAL ANGLE OF 22°44'27", AND A CHORD WHICH BEARS N11°03'14"E A DISTANCE OF 295.14 FEET;

THENCE 17.75 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 01°36'34" AND A CHORD WHICH BEARS N45°29'54"E A DISTANCE OF 17.75 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 14.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 08°12'32" AND A CHORD WHICH BEARS N42°11'55"E A DISTANCE OF 14.31 FEET;

THENCE N38°05'39"E A DISTANCE OF 132.68 FEET TO A POINT OF CURVATURE;

THENCE 162.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 101.00 FEET, A CENTRAL ANGLE OF 92°09'12" AND A CHORD WHICH BEARS N84°10'15"E A DISTANCE OF 145.49 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 25.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 38.50 FEET, A CENTRAL ANGLE OF 37°36'35" AND A CHORD WHICH BEARS S68°33'27"E A DISTANCE OF 24.82 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE 48.74 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 118.50 FEET, A CENTRAL ANGLE OF 23°33'53" AND A CHORD WHICH BEARS N80°51'19"E A DISTANCE OF 48.39 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 269.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 756.00 FEET, A CENTRAL ANGLE OF 20°25'26" AND A CHORD WHICH BEARS N79°17'05"E A DISTANCE OF 268.06 FEET;

THENCE N89°29'48"E A DISTANCE OF 611.39 FEET;

THENCE N86°18'57"E A DISTANCE OF 237.57 FEET;

THENCE N71°57'01"E A DISTANCE OF 16.35 FEET TO A POINT OF CURVATURE;

THENCE 74.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 20°25'15" AND A CHORD WHICH BEARS N61°44'24"E A DISTANCE OF 74.45 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 56.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 32°14'57" AND A CHORD WHICH BEARS N67°39'15"E A DISTANCE OF 55.55 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 77.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 58°54'52" AND A CHORD WHICH BEARS N54°19'18"E A DISTANCE OF 73.77 FEET;

THENCE N24°51'51"E A DISTANCE OF 36.56 FEET;

THENCE 139.33 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 595.50 FEET, A CENTRAL ANGLE OF 13°24'19" AND A CHORD WHICH BEARS N30°11'37"E A DISTANCE OF 139.01 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 90.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 754.50 FEET, A CENTRAL ANGLE OF 06°53'47" AND A CHORD WHICH BEARS N33°26'53"E A DISTANCE OF 90.76 FEET;

THENCE N30°00'00"E A DISTANCE OF 264.26 FEET TO A POINT OF CURVATURE;

THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N15°00'00"W A DISTANCE OF 35.36 FEET;

THENCE N60°00'00"W A DISTANCE OF 646.55 FEET TO A POINT OF CURVATURE;

THENCE 456.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 871.00 FEET, A CENTRAL ANGLE OF 30°00'00" AND A CHORD WHICH BEARS N75°00'00"W A DISTANCE OF 450.86 FEET;

THENCE N90°00'00"W A DISTANCE OF 302.95 FEET TO A POINT ON SAID E-470 PUBLIC HIGHWAY AUTHORITY PARCEL;

THENCE ALONG SAID EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES;

- 1) N15°50'26"E A DISTANCE OF 22.56 FEET;
- 2) THENCE N44°59'59"E A DISTANCE OF 107.00 FEET TO A POINT OF CURVATURE;
- 3) THENCE 1278.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1712.95 FEET, A CENTRAL ANGLE OF 42°46'00" AND A CHORD WHICH BEARS N66°22'59"E A DISTANCE OF 1249.11 FEET;
- 4) THENCE N87°45'59"E A DISTANCE OF 511.84 FEET;

THENCE S00°02'00"W A DISTANCE OF 127.10 FEET;

THENCE S89°57'59"E A DISTANCE OF 219.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PARCEL:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6, THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER, S00°02'02"W A DISTANCE OF 255.91 FEET; THENCE N89°57'58"W A DISTANCE OF 298.97 FEET TO THE POINT OF BEGINNING;
THENCE S00°02'00"W A DISTANCE OF 20.00 FEET;
THENCE S87°45'59"W A DISTANCE OF 20.00 FEET;
THENCE N00°02'00"E A DISTANCE OF 20.00 FEET;
THENCE N87°45'59"E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 209.256 ACRES OR 9,115,200 SQUARE FEET MORE OR LESS.

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

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING ASSUMED TO BEAR S89°23'41"W AND BEING MONUMENTED BY A FOUND REBAR WITH 3" BRASS CAP PLS #16419 IN RANGE BOX AT THE WEST QUARTER CORNER AND A FOUND REBAR WITH 2" ALUMINUM CAP PLS #10945 AT THE CENTER QUARTER CORNER.

PREPARED BY STEPHEN HUDGENS
REVIEWED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
JULY 29, 2020
303-431-6100

METROPOLITAN DISTRICT MAP
AURORA CROSSROADS METROPOLITAN DISTRICT 2
DISTRICT PARCEL
SHEET 1 OF 2

320' W.C., NE COR.,
 SEC. 6, T4S, R65W,
 6TH P.M. FOUND REBAR
 W/ 3-1/4" ALUM. CAP
 PLS #38318, 320' W.C.

ADAMS COUNTY
 ARAPAHOE COUNTY

EXCLUSION PARCEL 1

S00°02'00"W 127.10'
INTERSTATE HIGHWAY 70

POINT OF COMMENCEMENT
 115' W.C.
 N1/4, SEC. 6,
 T4S, R65W, 6TH P.M.
 FOUND REBAR W/
 3-1/4" ALUM. CAP
 PLS #38318
 115' W.C.

S00°02'02"W 359.83'
POINT OF BEGINNING

NE 1/4
 SECTION 6

C1/4, SEC. 6,
 T4S, R65W, 6TH P.M.
 FOUND REBAR W/
 2" ALUM. CAP
 PLS #10945

POINT OF COMMENCEMENT
 N1/4, SEC. 6, T4S,
 R65W, 6TH P.M.
 115' W.C.

POINT OF BEGINNING
 N87°45'59"E 20.00'
 S00°02'02"W 255.91'

ACMD 1
 DIRECTOR
 PARCEL
 (EXCLUSION
 PARCEL)
 N00°02'00"E 20.00'
 S87°45'59"W 20.00'

N89°57'58"W 298.97'

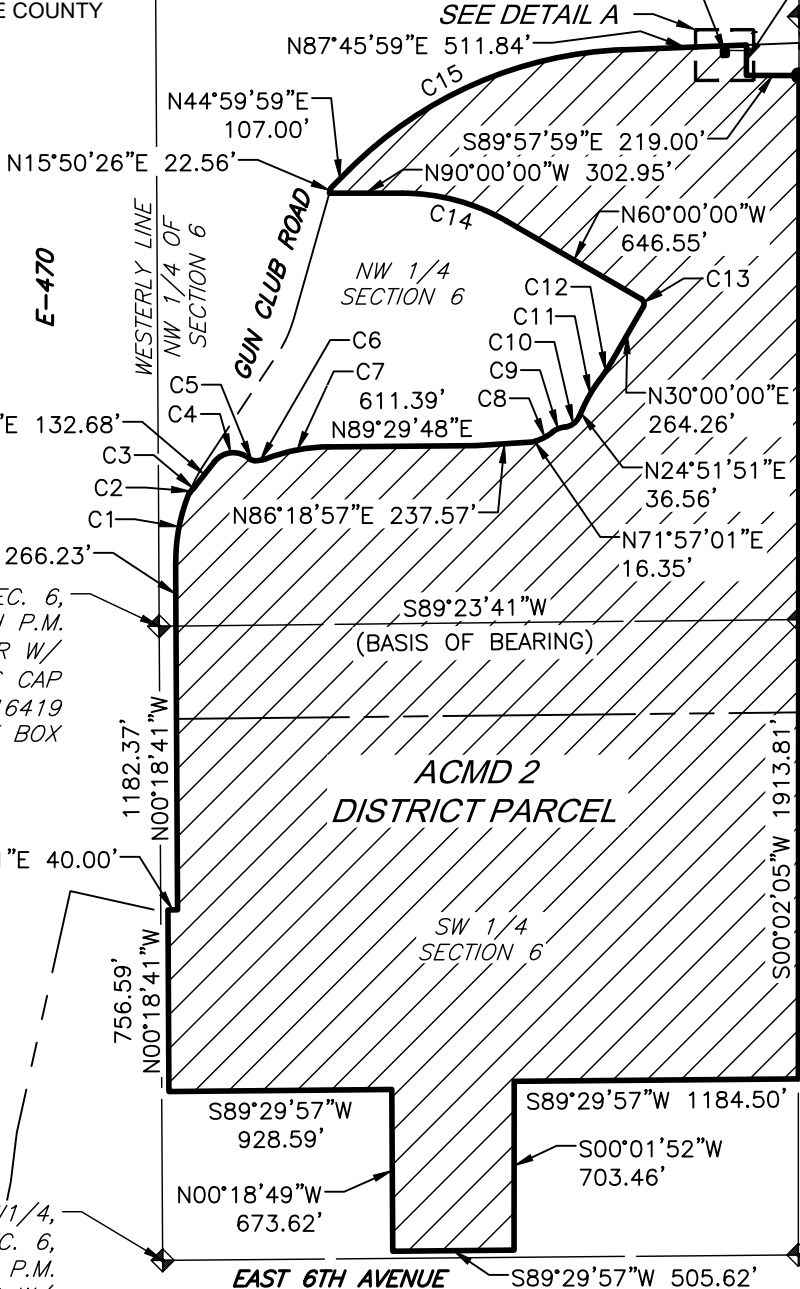
S00°02'00"W 20.00'

DETAIL A
 SCALE: 1"=100'

S1/4, SW1/4, SEC. 6,
 T4S, R65W, 6TH P.M.
 FOUND REBAR W/
 3-1/4" ALUM. CAP
 PLS #29430

W1/4, SEC. 6,
 T4S, R65W, 6TH P.M.
 FOUND REBAR W/
 3" BRASS CAP
 PLS #16419
 IN RANGE BOX

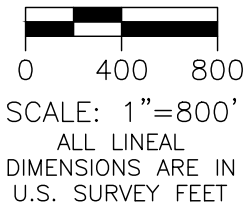
SW COR., NW1/4,
 SW1/4, SEC. 6,
 T4S, R65W, 6TH P.M.
 FOUND REBAR W/
 2" ALUM. CAP
 PLS #23527
 IN RANGE BOX



DRAWING LOCATION: G:\HORN\19.1522-Aurora Crossroads - FDP\ENG\DISTRICT_FINAL_VERSIONS\ACMD_2 - PARCEL.dwg

JULY 29, 2020

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



MARTIN/MARTIN
 CONSULTING ENGINEERS

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METROPOLITAN DISTRICT MAP
AURORA CROSSROADS METROPOLITAN DISTRICT 2
DISTRICT PARCEL
SHEET 2 OF 2

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	22°44'27"	748.51'	297.09'	N11°03'14"E	295.14'
C2	1°36'34"	632.00'	17.75'	N45°29'54"E	17.75'
C3	8°12'32"	100.00'	14.33'	N42°11'55"E	14.31'
C4	92°09'12"	101.00'	162.45'	N84°10'15"E	145.49'
C5	37°36'35"	38.50'	25.27'	S68°33'27"E	24.82'
C6	23°33'53"	118.50'	48.74'	N80°51'19"E	48.39'
C7	20°25'26"	756.00'	269.49'	N79°17'05"E	268.06'
C8	20°25'15"	210.00'	74.85'	N61°44'24"E	74.45'
C9	32°14'57"	100.00'	56.29'	N67°39'15"E	55.55'
C10	58°54'52"	75.00'	77.12'	N54°19'18"E	73.77'
C11	13°24'19"	595.50'	139.33'	N30°11'37"E	139.01'
C12	6°53'47"	754.50'	90.81'	N33°26'53"E	90.76'
C13	90°00'00"	25.00'	39.27'	N15°00'00"W	35.36'
C14	30°00'00"	871.00'	456.05'	N75°00'00"W	450.86'
C15	42°46'00"	1712.95'	1278.58'	N66°22'59"E	1249.11'

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