

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE EAST HALF OF SECTION 11, 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 EAST QUARTER CORNER OF SAID SECTION 11, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 38003, WHENCE THE NORTHEAST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER BRASS CAP SET BY PLS 16398 IN A RANGE BOX IS ASSUMED TO BEAR NORTH 00°39'21" WEST, 2629.71 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 89°33'24" WEST A DISTANCE OF 72.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°13'50" EAST, A DISTANCE OF 1117.42 FEET;

THENCE SOUTH 89°46'10" WEST, A DISTANCE OF 558.48 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 03°21'15", AN ARC LENGTH OF 24.88 FEET, THE CHORD OF WHICH BEARS NORTH 05°12'20" EAST, A DISTANCE OF 24.88 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 86°28'17" WEST, A DISTANCE OF 110.31 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 469.00 FEET, A CENTRAL ANGLE OF 31°55'02", AN ARC LENGTH OF 261.26 FEET, THE CHORD OF WHICH BEARS SOUTH 26°13'33" WEST, A DISTANCE OF 257.90 FEET , TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 83°56'02", AN ARC LENGTH OF 29.30 FEET, THE CHORD OF WHICH BEARS SOUTH 00°13'02" WEST, A DISTANCE OF 26.75 FEET, TO A POINT OF NON-TANGENCY;

THENCE SOUTH 48°52'00" WEST, A DISTANCE OF 70.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 83°08'59", AN ARC LENGTH OF 29.02 FEET, THE CHORD OF WHICH BEARS NORTH 83°19'28" WEST, A DISTANCE OF 26.54 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 34°53'58" WEST, A DISTANCE OF 49.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 02°09'47", AN ARC LENGTH OF 15.86 FEET, THE CHORD OF WHICH BEARS NORTH 54°01'09" EAST, A DISTANCE OF 15.85 FEET , TO A POINT OF NON-TANGENCY;

THENCE NORTH 44°05'16" EAST, A DISTANCE OF 64.61 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 44°15'17", AN ARC LENGTH OF 320.54 FEET, THE CHORD OF WHICH BEARS NORTH 21°57'38" EAST, 312.63 FEET, TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°56'49", AN ARC LENGTH OF 23.55 FEET, THE CHORD OF WHICH BEARS NORTH 45°08'25" WEST, 21.20 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 45°03'18", AN ARC LENGTH OF 436.43 FEET, THE CHORD OF WHICH BEARS NORTH 67°35'10" WEST, 425.27 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 45°03'31" WEST, A DISTANCE OF 704.68 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.00 FEET, A CENTRAL ANGLE OF 44°42'38", AN ARC LENGTH OF 216.16 FEET, THE CHORD OF WHICH BEARS NORTH 22°42'12" WEST, 210.71 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 00°20'53" WEST, A DISTANCE OF 60.83 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS NORTH 45°20'53" WEST, 21.21 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 89°39'07" WEST, A DISTANCE OF 217.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS SOUTH 44°39'07" WEST, 21.21 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 00°20'53" EAST, A DISTANCE OF 314.63 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 679.00 FEET, A CENTRAL ANGLE OF 18°06'24", AN ARC LENGTH OF 214.58 FEET, THE CHORD OF WHICH BEARS SOUTH 09°24'05" EAST, 213.69 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 18°27'17" EAST, A DISTANCE OF 43.66 FEET;

THENCE SOUTH 71°32'43" WEST, A DISTANCE OF 54.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS NORTH 63°27'17" WEST, 21.21 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 71°32'43" WEST, A DISTANCE OF 294.39 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1299.00 FEET, A CENTRAL ANGLE OF 13°43'41", AN ARC LENGTH OF 311.24 FEET, THE CHORD OF WHICH BEARS SOUTH 78°24'33" WEST, 310.50 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 04°43'36" WEST, A DISTANCE OF 49.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 92°01'45", AN ARC LENGTH OF 24.09 FEET, THE CHORD OF WHICH BEARS NORTH 39°15'32" EAST, 21.59 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 06°45'21" WEST, A DISTANCE OF 56.50 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 06°24'28", AN ARC LENGTH OF 59.27 FEET, THE CHORD OF WHICH BEARS NORTH 03°33'07" WEST, 59.24 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 00°20'53" WEST, A DISTANCE OF 540.59 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 45°20'53" WEST, 28.28 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 89°39'07" WEST, A DISTANCE OF 15.90 FEET;

THENCE NORTH 00°21'41" WEST, A DISTANCE OF 96.00 FEET;

THENCE NORTH 89°39'07" EAST, A DISTANCE OF 33.92 FEET;

THENCE NORTH 00°20'53" WEST, A DISTANCE OF 270.43 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 47°26'54", AN ARC LENGTH OF 58.80 FEET, THE CHORD OF WHICH BEARS NORTH 00°20'53" WEST, 57.13 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 00°20'53" WEST, A DISTANCE OF 664.43 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 45°20'53" WEST, 28.28 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 89°39'07" WEST, A DISTANCE OF 14.15 FEET;

THENCE NORTH 00°21'41" WEST, A DISTANCE OF 66.00 FEET;

THENCE NORTH 89°39'07" EAST, A DISTANCE OF 1656.07 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 333.00 FEET, A CENTRAL ANGLE OF 31°40'30", AN ARC LENGTH OF 184.09 FEET, THE CHORD OF WHICH BEARS SOUTH 74°30'38" EAST, 181.76 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 58°40'23" EAST, A DISTANCE OF 356.51 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 267.00 FEET, A CENTRAL ANGLE OF 31°58'58", AN ARC LENGTH OF 149.04 FEET, THE CHORD OF WHICH BEARS SOUTH 74°39'52" EAST, 147.11 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 89°20'39" EAST, A DISTANCE OF 282.03 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS NORTH 44°20'39" EAST, 35.36 FEET, TO A POINT OF NON-TANGENCY;

THENCE SOUTH 00°39'21" EAST, A DISTANCE OF 876.21 FEET, TO THE **POINT OF BEGINNING**.

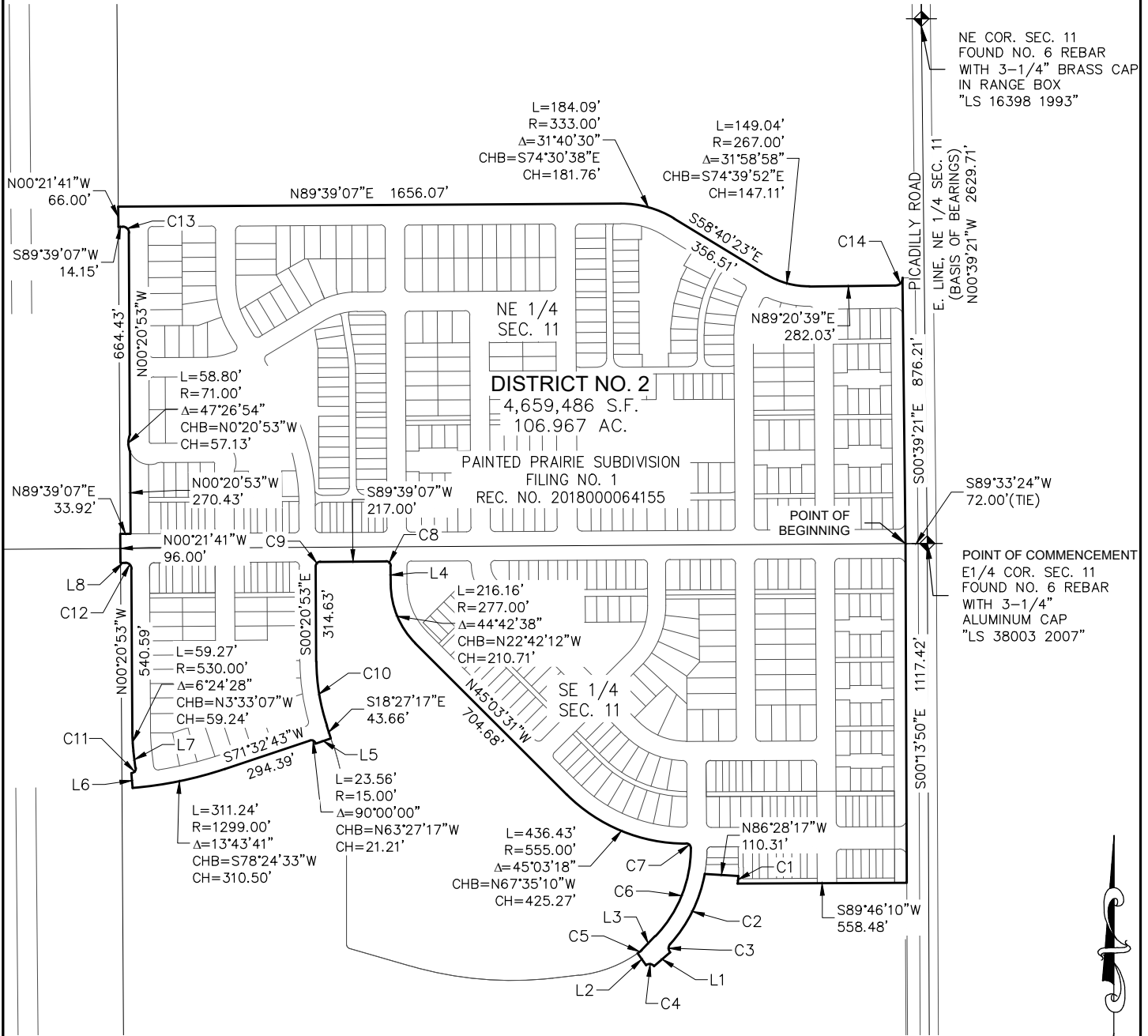
THE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 4,659,486 SQUARE FEET OR 106.967 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THESE DESCRIPTIONS IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, KEVIN J. KUCHARCZYK, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

KEVIN J. KUCHARCZYK, P.L.S. 34591
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112

ILLUSTRATION FOR EXHIBIT A



SCALE: 1" = 500'

THE ABOVE DESCRIBED PARCEL CONTAINS 4,659,486 SQUARE FEET OR (106.967 ACRES) MORE OR LESS.
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

A PARCEL SITUATED IN THE EAST HALF OF SECTION 11, T3S, R66W, 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.

DRAWN BY: MJP	SCALE: 1" = 500'	R.O.W. FILE NUMBER
CHECKED BY: KJK	DATE: 9/24/2019	JOB NUMBER: 8130155402

N:\PROJECTS\PAINTED PRAIRIE\CADD\SURVEY\LEGAL\DISTRICT 2.DWG - MICHAELP. 9/25/19

ILLUSTRATION FOR EXHIBIT A

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S48°52'00"W	70.00'
L2	N34°53'58"W	49.00'
L3	N44°05'16"E	64.61'
L4	N00°20'53"W	60.83'
L5	S71°32'43"W	54.00'
L6	N04°43'36"W	49.00'
L7	N06°45'21"W	56.50'
L8	S89°39'07"W	15.90'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	425.00'	3°21'15"	24.88'	N05°12'20"E	24.88'
C2	469.00'	31°55'02"	261.26'	S26°13'33"W	257.90'
C3	20.00'	83°56'02"	29.30'	S00°13'02"W	26.75'
C4	20.00'	83°08'59"	29.02'	N83°19'28"W	26.54'
C5	420.00'	2°09'47"	15.86'	N54°01'09"E	15.85'
C6	415.00'	44°15'17"	320.54'	N21°57'38"E	312.63'
C7	15.00'	89°56'49"	23.55'	N45°08'25"W	21.20'
C8	15.00'	90°00'00"	23.56'	N45°20'53"W	21.21'
C9	15.00'	90°00'00"	23.56'	S44°39'07"W	21.21'
C10	679.00'	18°06'24"	214.58'	S09°24'05"E	213.69'
C11	15.00'	92°01'45"	24.09'	N39°15'32"E	21.59'
C12	20.00'	90°00'00"	31.42'	N45°20'53"W	28.28'
C13	20.00'	90°00'00"	31.42'	N45°20'53"W	28.28'
C14	25.00'	90°00'00"	39.27'	N44°20'39"E	35.36'

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CITY OF AURORA, COLORADO			A PARCEL SITUATED IN THE EAST HALF OF SECTION 11, T3S, R66W, 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.
DRAWN BY:	SCALE: 1" = 500'	R.O.W. FILE NUMBER	
CHECKED BY:	DATE: 9/24/2019	JOB NUMBER: 8130155402	

EXHIBIT A

NE 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
-----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO-----

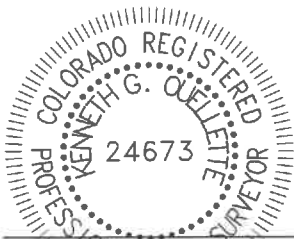
PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

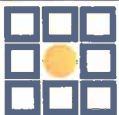
BEARINGS ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING $N00^{\circ}39'21''W$ BETWEEN THE EAST QUARTER CORNER OF SAID SECTION 11 AND THE NORTHEAST CORNER OF SAID SECTION 11. BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK, COLORADO STATE PLANE CENTRAL ZONE 1983/1992 HARN. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

COMMENCING AT SAID EAST QUARTER CORNER OF SECTION 11;
THENCE $N05^{\circ}01'25''W$ A DISTANCE OF 945.40 FEET TO A POINT ON A LINE BEING 72.00 FEET WESTERLY OF AN PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11, SAID POINT BEING THE **POINT OF BEGINNING**;
THENCE $S89^{\circ}20'39''W$ A DISTANCE OF 150.00 FEET;
THENCE $N00^{\circ}39'21''W$ A DISTANCE OF 67.00 FEET;
THENCE $N89^{\circ}20'39''E$ A DISTANCE OF 150.00 FEET TO A POINT ON SAID PARALLEL LINE;
THENCE $S00^{\circ}39'21''E$ ALONG SAID PARALLEL LINE A DISTANCE OF 67.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 10,050 SQUARE FEET (0.231 ACRES), MORE OR LESS.



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: JULY 20, 2022
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY



MERRICK

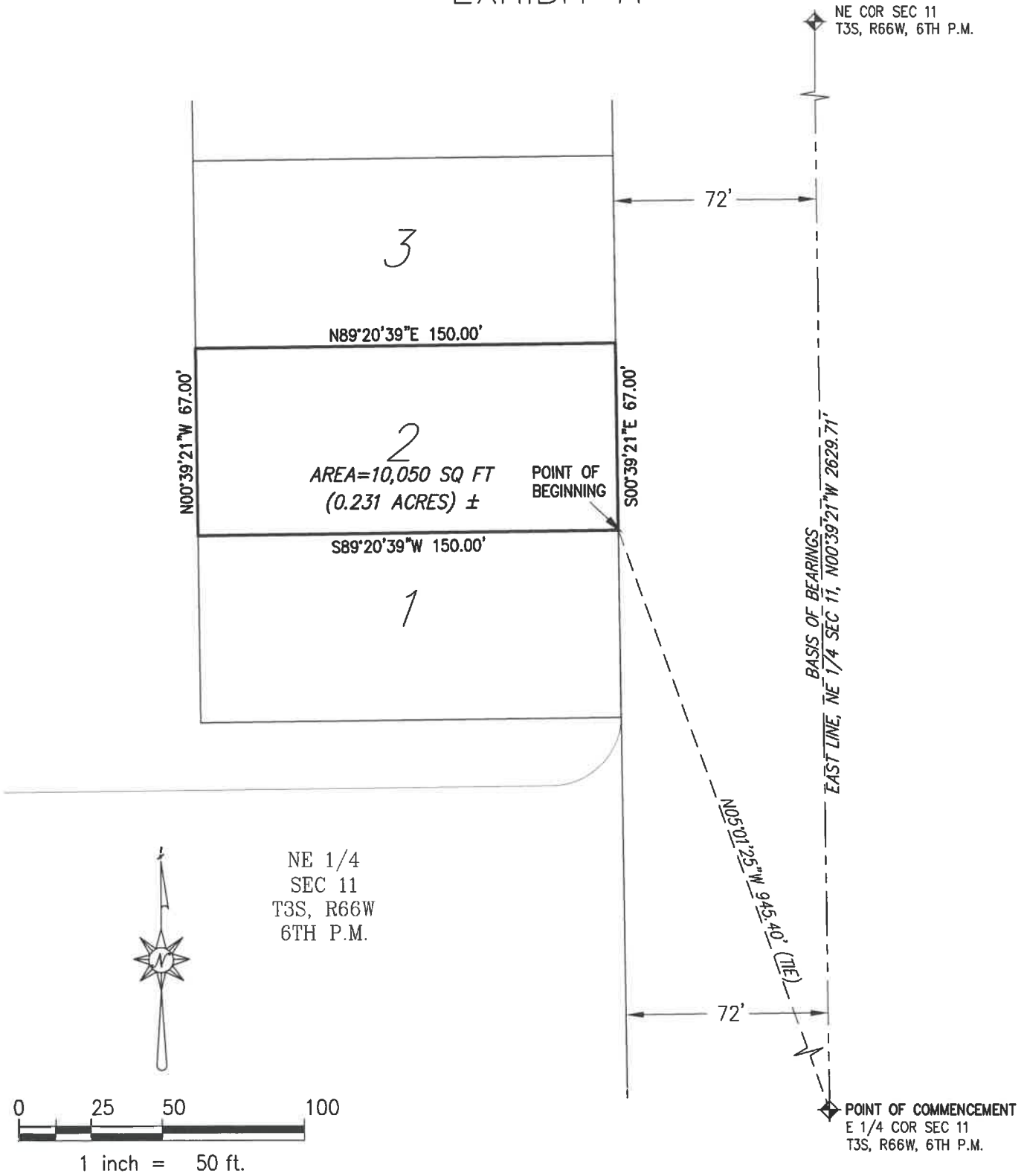
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

PAINTED PRAIRIE METROPOLITAN
DISTRICT NO. 2 DIRECTOR'S PARCEL

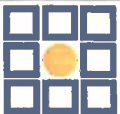
DATE: 7/20/22

SHEET: 1 OF 2

ILLUSTRATION FOR EXHIBIT A



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.



MERRICK

5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

PAINTED PRAIRIE METROPOLITAN
DISTRICT NO. 2 DIRECTOR'S PARCEL

DATE: 7/20/22

SHEET: 2 OF 2