

Legal Description

A PARCEL OF LAND LOCATED THE NORTH HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE S0°31'13"E ALONG THE WESTERLY LINE OF SAID SECTION 12, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 6TH AVE.; THENCE N89°17'33"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PICCADILLY ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°17'33"E ALONG THE SOUTHERLY RIGHT-OF-WAY OF E. 6TH AVE., A DISTANCE OF 2622.79 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE N89°16'37"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1327.04 FEET; THENCE S00°22'21"E ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12 A DISTANCE OF 352.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470 AS RECORDED IN RECEPTION NUMBER A81734982); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 9 COURSES: 1) 190.50 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 549.41 FEET, A CENTRAL ANGLE OF 19°51'58" AND A CHORD WHICH BEARS S24°01'29"W A DISTANCE OF 189.55 FEET; 2) THENCE S33°57'28"W A DISTANCE OF 1604.46 FEET; 3) THENCE 321.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 689.41 FEET, A CENTRAL ANGLE OF 26°40'50" AND A CHORD WHICH BEARS S20°37'03"W A DISTANCE OF 318.14 FEET; 4) THENCE S89°42'12"W A DISTANCE OF 227.87 FEET; 5) THENCE S00°25'36"E ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 60.00 FEET; 6) THENCE S89°42'12"W A DISTANCE OF 20.00 FEET; 7) THENCE S00°25'36"E A DISTANCE OF 100.00 FEET; 8) THENCE N89°42'12"E A DISTANCE OF 20.00 FEET; 9) THENCE S00°25'36"E ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 315.83' FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE S89°21'51"W ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12 A DISTANCE OF 1050.00 FEET; TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT BOOK 2909 AT PAGE 576; THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL RECORDED AT BOOK 2909 AT PAGE 576 THE FOLLOWING 2 COURSES: 1) N23°08'19"W A DISTANCE OF 1209.75 FEET; 2) THENCE N79°34'36"W A DISTANCE OF 1123.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PICCADILLY ROAD; THENCE N00°31'13"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 200.00 FEET; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINE OF A PARCEL OF LAND RECORDED AT BOOK 4230 AT PAGE 187 THE FOLLOWING 3 COURSES: 1) N89°17'33"E A DISTANCE OF 1019.11 FEET; 2) THENCE N00°31'13"W A DISTANCE OF 210.29 FEET; 3) THENCE S89°17'33"W A DISTANCE OF 1019.11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PICCADILLY ROAD; THENCE N00°31'13"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 868.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 157.025 ACRES MORE OR LESS