

Exhibit "A"

Legal Description:

Part of a 26' Fire Lane & Utility Easement dedicated to the City of Aurora by The Chateaux at Aurora Park Subdivision Filing No. 1, a subdivision plat recorded in the offices of the Arapahoe County Clerk and Recorder in Plat Book 114 at Page 28, situated in the SW ¼ of Section 25, T.4S., R.67W., of the 6th P.M., Arapahoe County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of Lot 2, Block 1, said The Chateaux at Aurora Park Subdivision Filing No. 1;
Thence N49°19'42"W a distance of 77.50 feet to a point on the Westerly Line of said 26' Fire Lane & Utility Easement, said point being the **Point of Beginning**;
Thence N02°00'33"W along said Westerly Line a distance of 147.50 feet;
Thence N87°59'27"E a distance of 10.00 feet;
Thence S02°00'33"E a distance of 147.50 feet;
Thence S87°59'27"W a distance of 10.00 feet to the **Point of Beginning**.

Parcel Contains (1,475 Square Feet) 0.0339 Acres.

Bearings are based on the Easterly Line of Lot 1, Block 2, bearing S02°00'33"E as referenced on the plat of The Chateaux at Aurora Park Subdivision Filing No. 1. Monumented by a Nail & 1" Brass Tag L.S. No. 27011.

DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

Date Prepared: October 30, 2019

Date Of Last Revision:

Prepared By: Charles N. Beckstrom, PLS No. 33202

For And On Behalf Of
Engineering Service Company
14190 East Evans Avenue
Aurora, Colorado 80014
Phone: (303) 337-1393

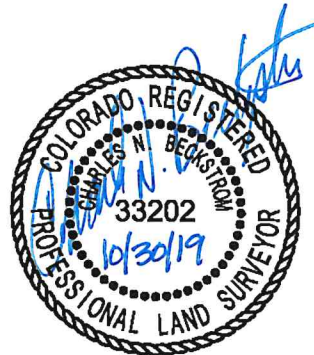
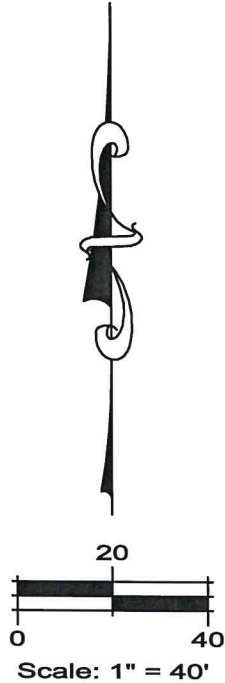


ILLUSTRATION FOR "EXHIBIT A"

FOUND 1" BRASS
TAG LS 27011



LOT 2, BLOCK 1,
THE CHATEAUX AT
AURORA PARK
SUBDIVISION FILING NO. 1

26' FIRE LANE &
UTILITY EASEMENT
(BK. 114 PG. 28)

10.0' 16.0'

N02°00'33"W 147.50'

S02°00'33"E 147.50'

N87°59'27"E

10.00'

(BASIS OF BEARING)

TRACT A

THE CHATEAUX AT AURORA PARK
SUBDIVISION FILING NO. 2
SOUTH SALEM STREET
(PRIVATE R.O.W. VARIES)

S02°00'33"E 268.05'

S87°59'27"W

10.00'

N49°19'42"W 77.50'

POINT OF BEGINNING

POINT OF COMMENCEMENT
SE CORNER OF LOT 2, BLOCK 1
FOUND 1" BRASS TAG LS 27011

BLOCK 1

THE CHATEAUX AT AURORA PARK
SUBDIVISION FILING NO. 2

PROPERTY OWNER:

ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393 | F 303.337.7481

SENSATUS PARTNERS LLC
665 DAKOTA BLVD
BOULDER, COLORADO 80304

PARCEL CONTAINS
1,475 SQUARE FEET
0.0339 ACRES

CITY OF AURORA

FIRE LANE & UTILITY EASEMENT

BEING A PART OF LOT 2, THE CHATEAUX AT AURORA
PARK SUBDIVISION FILING NO. 1

Drawn By: **SAM** Checked By: **SAM** Project No.: **1000.015** Date: **10/30/2019**

Scale: **1"=40'** File Name: **\\Esc-served\01\Projects\Hear Design and Planning, Inc\Aurora-12500-12510 E. 8th Ave\CAD\ExhibitC Fire Lane Easement Vacation.dwg**

SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 25, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Note: This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

Inverse With Area

Wed Oct 30 09:17:56 2019

PntNo	Bearing	Distance	Northing	Easting	Description
PP			1671478.81	3186266.46	
	N 02°00'33" W	147.50			
PP			1671626.22	3186261.29	
	N 87°59'27" E	10.00			
PP			1671626.57	3186271.28	
	S 02°00'33" E	147.50			
PP			1671479.16	3186276.45	
	S 87°59'27" W	10.00			
PP			1671478.81	3186266.46	
Closure Error Distance> 0.0000					
Total Distance Inversed> 315.00					

Area: 1475 Sq. Feet, 0.0339 Acres