



CENTENNIAL LAND SURVEYING

LEGAL DESCRIPTION

VACATION OF A PORTION OF A 26' FIRE LANE AND UTILITY EASEMENT

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

THE NORTH LINE OF LOT 1, BLOCK 1, AURORA HIGHLINE SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 21551552 OF THE RECORDS OF ARAPAHOE COUNTY, BEING MONUMENTED AT EACH END BY FOUND REBAR AND CAP, PLS 7361, MEASURED AS BEARING N89°18'42"E WITH A DISTANCE OF 210.30 FEET;

**COMMENCING** AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, AURORA HIGHLINE SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 21551552 OF THE RECORDS OF ARAPAHOE COUNTY,

THENCE N00°00'00"E ON THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 220.00 FEET TO A POINT ON THE CENTERLINE OF A 26' FIRE LANE AND UTILITY EASEMENT AS SHOWN ON SAID AURORA HIGHLINE SUBDIVISION FILING NO. 1;

THENCE N89°18'42"E ALONG SAID CENTERLINE, A DISTANCE OF 42.00 FEET;

THENCE S00°00'00"E ALONG SAID CENTERLINE, A DISTANCE OF 13.00 FEET TO THE **POINT OF BEGINNING**;

THENCE N89°18'42"E, A DISTANCE OF 13.00 FEET;

THENCE S00°00'00"E, A DISTANCE OF 15.96 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 90°19'40", A LENGTH OF 93.01 FEET WHOSE CHORD BEARS S00°31'36"E WITH A DISTANCE OF 83.68 FEET;

THENCE S45°41'18"E, A DISTANCE OF 65.00 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 45°00'00", A LENGTH OF 11.78 FEET TO A POINT OF TANGENT;

THENCE N89°18'42"E, A DISTANCE OF 12.00 FEET;

THENCE S00°41'18"E, A DISTANCE OF 26.00 FEET;

THENCE S89°18'42"W, A DISTANCE OF 12.00 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 45°00'00", A LENGTH OF 32.20 FEET TO A POINT OF TANGENT;

THENCE N45°41'18"W, A DISTANCE OF 65.00 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 82°34'48", A LENGTH OF 122.51 FEET, WHOSE CHORD BEARS N04°24'02"W WITH A DISTANCE OF 112.18 FEET;

THENCE N00°00'00"E, A DISTANCE OF 6.08 FEET;

THENCE N89°18'42"E, A DISTANCE OF 13.00 FEET TO THE **POINT OF BEGINNING**;

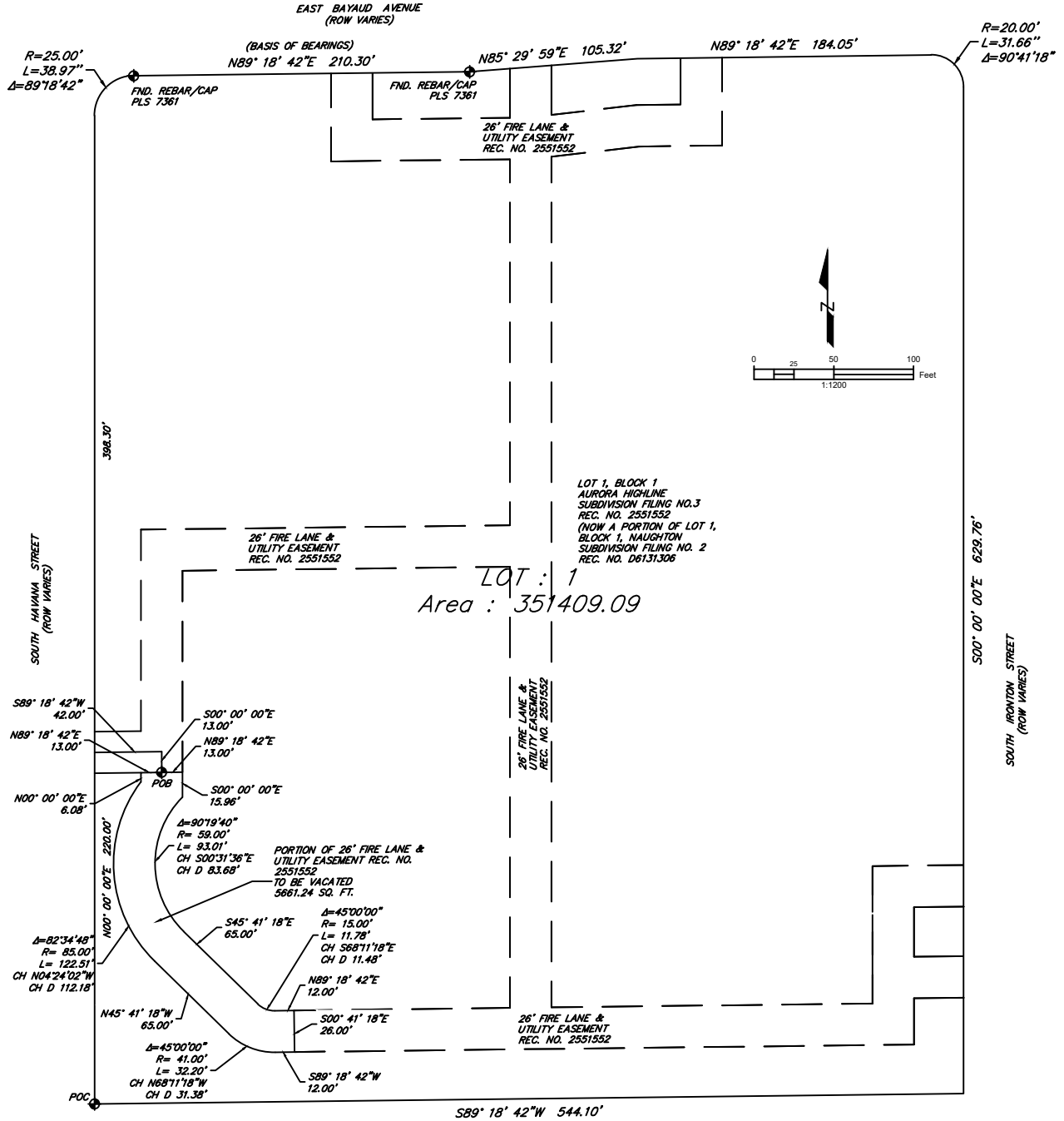
CONTAINING A CALCULATED AREA OF 5,661.24 SQUARE FEET MORE OR LESS.

MICHAEL J. MUIRHEID, PLS  
COLORADO NO. 37909  
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING

# EXHIBIT B

## EASEMENT VACATION

A PORTION OF A 26' FIRE LANE AND UTILITY EASEMENT  
LOT 1, BLOCK 1 AURORA HIGHLINE SUBDIVISION FILING NO. 3



**CLS**

CENTENNIAL LAND SURVEYING

16115 NORTHCLIFF SQ. ELBERT CO. 80106 (719) 492-6540

PROJECT:

NAUGHTON PHASE 3

DATE:

07/23/18

BY:

MJM

CHKD:

RS

JOB NO.

072318

SHEET NO.

2 OF 2