

EXHIBIT C
LEGAL DESCRIPTION

THAT CERTAIN PORTION OF A 15.00-FOOT-WIDE PUBLIC USE EASEMENT LYING WITHIN TRACT A AND LOT 4, BLOCK 1, AS DEPICTED ON COPPERLEAF FILING NO. 14 RECORDED AT RECEPTION NO. D7096276 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF ARAPAHOE, STATE OF COLORADO, LYING IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED MARCH 9, 2016 AT RECEPTION NO. D6024231 IN SAID OFFICE OF THE CLERK AND RECORDER, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF COPPERLEAF BOULEVARD, AS DEPICTED ON SAID COPPERLEAF FILING NO. 14, WHENCE THE EAST LINE OF SAID TRACT A, BEARS SOUTH 00°32'49" EAST WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EAST BOUNDARY;

THENCE ALONG THE EAST LINE OF SAID TRACT A, AND LOT 4, BLOCK 1 AND SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING 2 COURSES:

1. SOUTH 00°32'49" EAST, A DISTANCE OF 63.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,209.00 FEET;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°21'55", AN ARC LENGTH OF 239.82 FEET TO THE NORTHEASTERLY CORNER OF TRACT B, SAID COPPERLEAF FILING NO. 19;

THENCE NON-TANGENT TO SAID CURVE, ALONG THE NORTH BOUNDARY OF SAID TRACT B, COPPERLEAF FILING NO. 19, SOUTH 75°28'49" WEST, A DISTANCE OF 15.02 FEET TO THE WEST BOUNDARY OF SAID 15.00-FOOT-WIDE PUBLIC USE EASEMENT, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,224.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 78°03'21" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'50", AN ARC LENGTH OF 243.48 FEET TO THE SOUTH BOUNDARY OF SAID TRACT A;

THENCE NON-TANGENT TO SAID CURVE, ALONG SAID SOUTH BOUNDARY, NORTH 89°27'11" EAST, A DISTANCE OF 9.31 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 04°34'53" EAST, A DISTANCE OF 63.61 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.087 ACRES, (3,805 SQUARE FEET), MORE OR LESS.

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

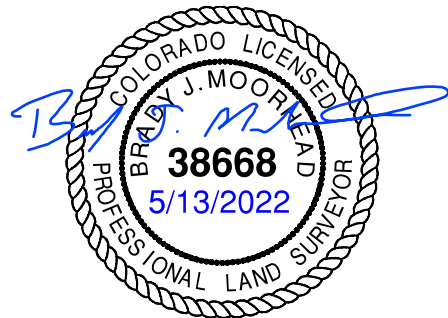
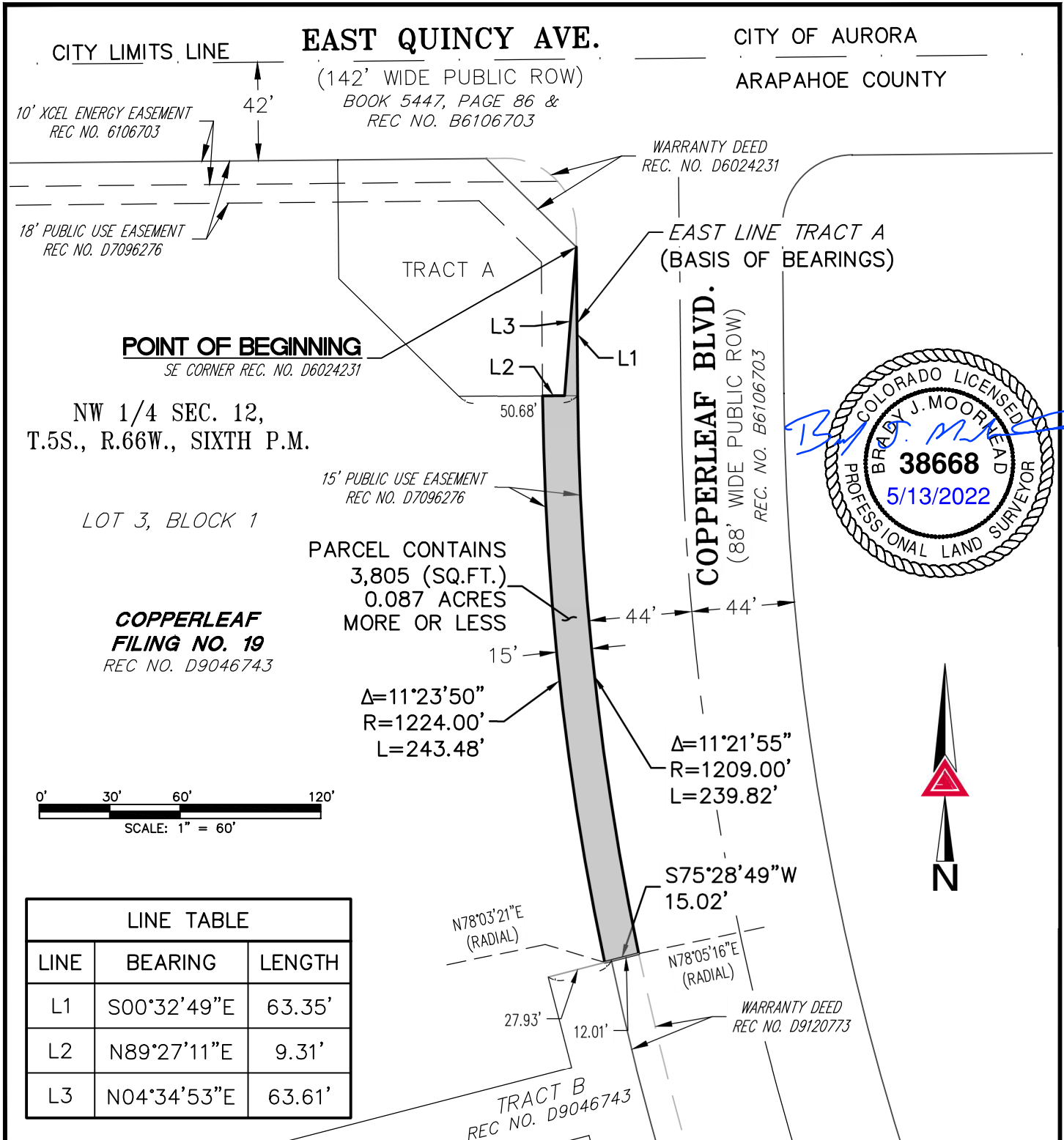


ILLUSTRATION TO EXHIBIT C



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\14421-01\DWG\EXHIBITS\COUNTY ESMT VACATIONS
DWG NAME: _____
DWG: RDS CHK: JRW
DATE: 5/13/2022
SCALE: 1" = 60'



AZTEC
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2022-03-29 Copperleaf F19 PUE Vacation (Exh C)

P.U.E. EASEMENT VACATION

NW 1/4 SEC. 12, T5S, R66W, 6TH P.M.
ARAPAHOE COUNTY, COLORADO

JOB NUMBER 144421-01

2 OF 2 SHEETS

**EXHIBIT A
LEGAL DESCRIPTION**

ALL OF THE ACCESS, PUBLIC USE EASEMENT, UTILITY EASEMENT, AND DRAINAGE EASEMENT LYING WITHIN TRACT B AS DEPICTED ON COPPERLEAF FILING NO. 19 RECORDED AT RECEPTION NO. D9046743 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ARAPAHOE, STATE OF COLORADO, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, OF SAID COPPERLEAF FILING NO. 19, WHENCE THE EASTERLY BOUNDARY OF SAID LOT 1 BEARS NORTH 00°32'49" WEST, WITH ALL BEARING HEREIN BEING REFERENCED TO SAID EASTERLY BOUNDARY;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, NORTH 00°32'49" WEST, A DISTANCE OF 200.50 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY, NORTH 00°32'49" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT B;

THENCE DEPARTING SAID EASTERLY BOUNDARY ALONG THE NORTHERLY BOUNDARIES OF SAID TRACT B THE FOLLOWING FIVE (5) COURSES:

1. NORTH 89°27'11" EAST, A DISTANCE OF 418.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 235.00 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°58'21", AN ARC LENGTH OF 57.31 FEET;
3. TANGENT TO SAID CURVE, NORTH 75°28'49" EAST, A DISTANCE OF 132.80 FEET;
4. NORTH 14°31'11" WEST, A DISTANCE OF 40.00 FEET;
5. NORTH 75°28'49" EAST, A DISTANCE OF 39.94 FEET TO THE NORTHEAST CORNER OF SAID TRACT B, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,209.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 78°05'16" EAST;

THENCE DEPARTING SAID NORTHERLY BOUNDARY ALONG THE EASTERLY BOUNDARY OF SAID TRACT B, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°30'12", AN ARC LENGTH OF 95.03 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT B THE FOLLOWING FIVE (5) COURSES:

1. NON-TANGENT TO SAID CURVE, SOUTH 75°28'49" WEST, A DISTANCE OF 39.35 FEET;
2. NORTH 14°31'11" WEST, A DISTANCE OF 25.00 FEET;
3. SOUTH 75°28'49" WEST, A DISTANCE OF 132.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 265.00 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°58'21", AN ARC LENGTH OF 64.63 FEET;
5. TANGENT TO SAID CURVE, SOUTH 89°27'11" WEST, A DISTANCE OF 418.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.507 ACRES, (22,083 SQUARE FEET), MORE OR LESS.

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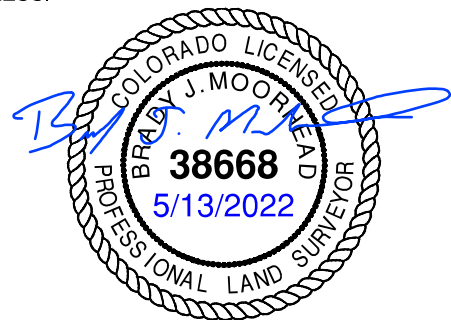
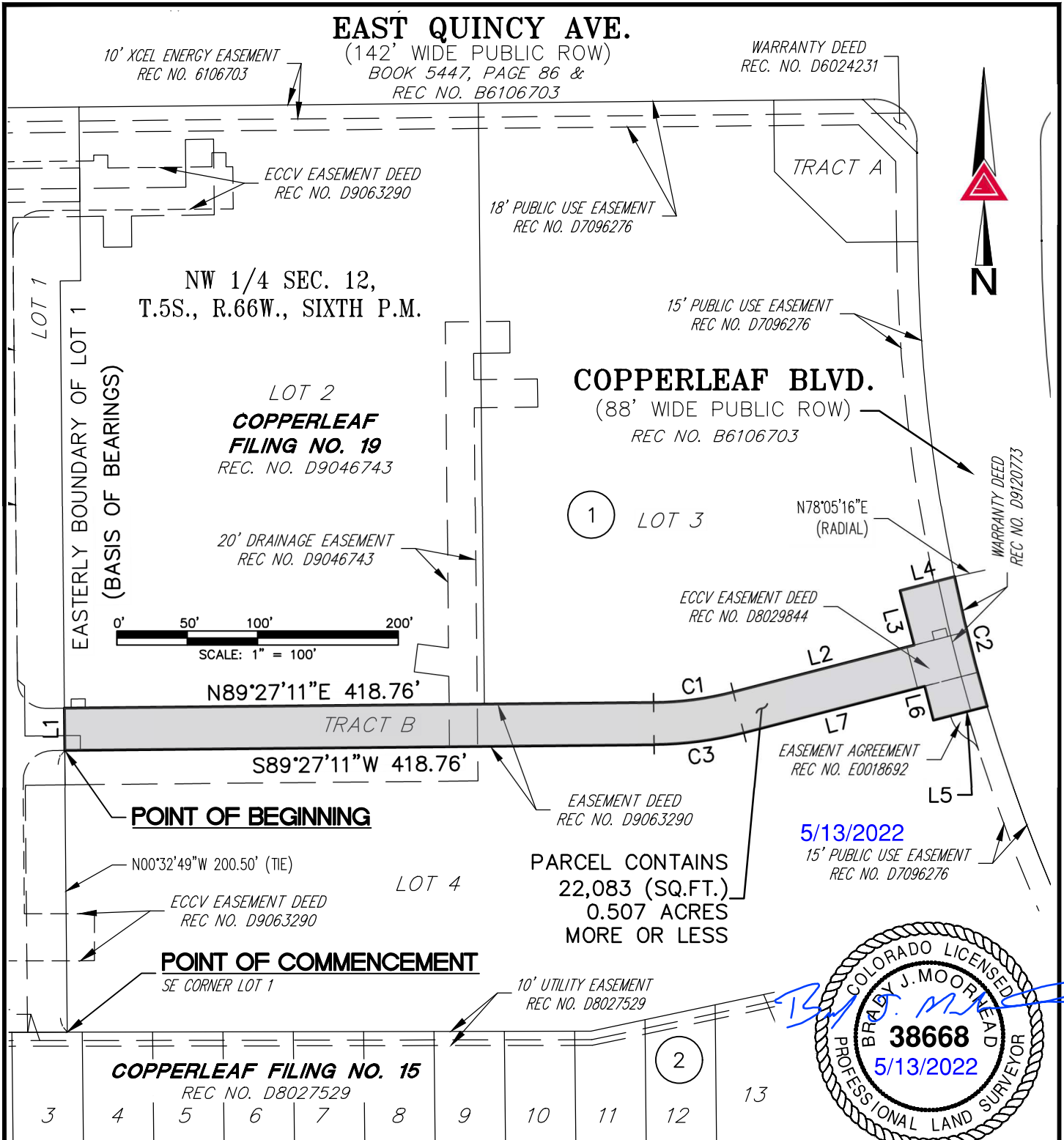


ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:144421-01\DWG\EXHIBITS\
DWG NAME:
DWG: BJM CHK: JRW
DATE: 3/23/2022
SCALE: 1" = 100'



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2022-02-18 COPPERLEAF F19 TRACT B ESMT VACATION

EASEMENT VACATION

NW 1/4 SEC. 12, T5S, R66W, 6TH P.M.
ARAPAHOE COUNTY, COLORADO

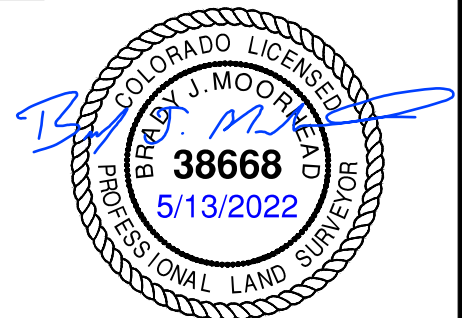
JOB NUMBER 144421-01

2 OF 3 SHEETS

ILLUSTRATION TO EXHIBIT A

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N00°32'49"W | 30.00' |
| L2 | N75°28'49"E | 132.80' |
| L3 | N14°31'11"W | 40.00' |
| L4 | N75°28'49"E | 39.94' |
| L5 | S75°28'49"W | 39.35' |
| L6 | N14°31'11"W | 25.00' |
| L7 | S75°28'49"W | 132.80' |

| CURVE TABLE | | | |
|-------------|-----------|----------|--------|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 13°58'21" | 235.00' | 57.31' |
| C2 | 04°30'12" | 1209.00' | 95.03' |
| C3 | 13°58'21" | 265.00' | 64.63' |



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PATH: Q:144421-01\DWG\EXHIBITS\
 DWG NAME: _____
 DWG: **BJM** CHK: **JRW**
 DATE: **2/18/2022**
 SCALE: **1" = 100'**



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2022-02-18 COPPERLEAF F19 TRACT B ESMT VACATION

EASEMENT VACATION

NW 1/4 SEC. 12, T5S, R66W, 6TH P.M.
 ARAPAHOE COUNTY, COLORADO

JOB NUMBER 144421-01

3 OF 3 SHEETS

**EXHIBIT B
LEGAL DESCRIPTION**

TWO PARCELS OF LAND BEING THOSE CERTAIN PORTIONS OF THE DRAINAGE EASEMENT LYING WITHIN LOTS 2, 3 AND 4, BLOCK 1 AND TRACT B AS DEPICTED ON COPPERLEAF FILING NO. 19 RECORDED AT RECEPTION NO. D9046743 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ARAPAHOE, STATE OF COLORADO, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, SAID COPPERLEAF FILING NO. 19, WHENCE THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1, BEARS NORTH 00°32'49" WEST, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EASTERLY BOUNDARY;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1, NORTH 00°32'49" WEST, A DISTANCE OF 176.00 FEET TO THE SOUTHERLY BOUNDARY OF SAID DRAINAGE EASEMENT AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY, NORTH 00°32'49" WEST, A DISTANCE OF 35.00 FEET TO THE NORTHERLY BOUNDARY OF SAID DRAINAGE EASEMENT;

THENCE ALONG THE BOUNDARIES OF SAID DRAINAGE EASEMENT THE FOLLOWING 17 COURSES:

- 1) DEPARTING SAID EASTERLY BOUNDARY, NORTH 89°27'11" EAST, A DISTANCE OF 11.09 FEET;
- 2) SOUTH 00°32'40" EAST, A DISTANCE OF 10.00 FEET;
- 3) NORTH 89°27'11" EAST, A DISTANCE OF 262.35 FEET;
- 4) NORTH 00°32'47" WEST, A DISTANCE OF 49.49 FEET;
- 5) NORTH 82°19'12" WEST, A DISTANCE OF 24.88 FEET;
- 6) NORTH 07°32'03" EAST, A DISTANCE OF 20.00 FEET;
- 7) SOUTH 82°19'12" EAST, A DISTANCE OF 22.04 FEET;
- 8) NORTH 00°32'47" WEST, A DISTANCE OF 231.61 FEET;
- 9) NORTH 89°27'11" EAST, A DISTANCE OF 45.80 FEET;
- 10) SOUTH 00°39'59" EAST, A DISTANCE OF 22.56 FEET;
- 11) SOUTH 89°20'01" WEST, A DISTANCE OF 25.84 FEET;
- 12) SOUTH 00°32'51" EAST, A DISTANCE OF 18.70 FEET;
- 13) NORTH 89°20'01" EAST, A DISTANCE OF 45.15 FEET;
- 14) SOUTH 00°39'59" EAST, A DISTANCE OF 20.00 FEET;
- 15) SOUTH 89°20'01" WEST, A DISTANCE OF 45.19 FEET;
- 16) SOUTH 00°32'46" EAST, A DISTANCE OF 264.99 FEET;
- 17) SOUTH 89°27'11" WEST, A DISTANCE OF 293.44 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.354 ACRES, (15,428 SQUARE FEET), MORE OR LESS.

PARCEL B

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1, WHENCE THE WESTERLY BOUNDARY OF SAID LOT 2, BLOCK 1, BEARS SOUTH 00°32'49" EAST, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EASTERLY BOUNDARY;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 2, BLOCK 1, SOUTH 00°32'49" EAST, A DISTANCE OF 57.93 FEET TO THE NORTHERLY BOUNDARY OF SAID EASEMENT AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY, SOUTH 00°32'49" EAST, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY BOUNDARY OF SAID DRAINAGE EASEMENT;

THENCE ALONG THE BOUNDARIES OF SAID EASEMENT THE FOLLOWING 9 COURSES:

- 1) DEPARTING SAID WESTERLY BOUNDARY, NORTH 89°15'39" EAST, A DISTANCE OF 16.49 FEET;
- 2) SOUTH 00°37'52" EAST, A DISTANCE OF 21.97 FEET;
- 3) NORTH 89°22'08" EAST, A DISTANCE OF 20.00 FEET;
- 4) NORTH 00°37'52" WEST, A DISTANCE OF 22.01 FEET;
- 5) NORTH 89°15'39" EAST, A DISTANCE OF 58.96 FEET;
- 6) NORTH 00°32'49" WEST, A DISTANCE OF 53.80 FEET;
- 7) SOUTH 89°19'13" WEST, A DISTANCE OF 20.00 FEET;
- 8) SOUTH 00°32'49" EAST, A DISTANCE OF 33.82 FEET;
- 9) SOUTH 89°15'39" WEST, A DISTANCE OF 75.45 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.069 ACRES, (3,025 SQUARE FEET), MORE OR LESS.

BRADY J. MOORHEAD, PLS 38668
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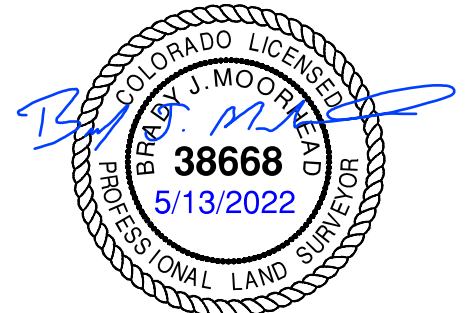
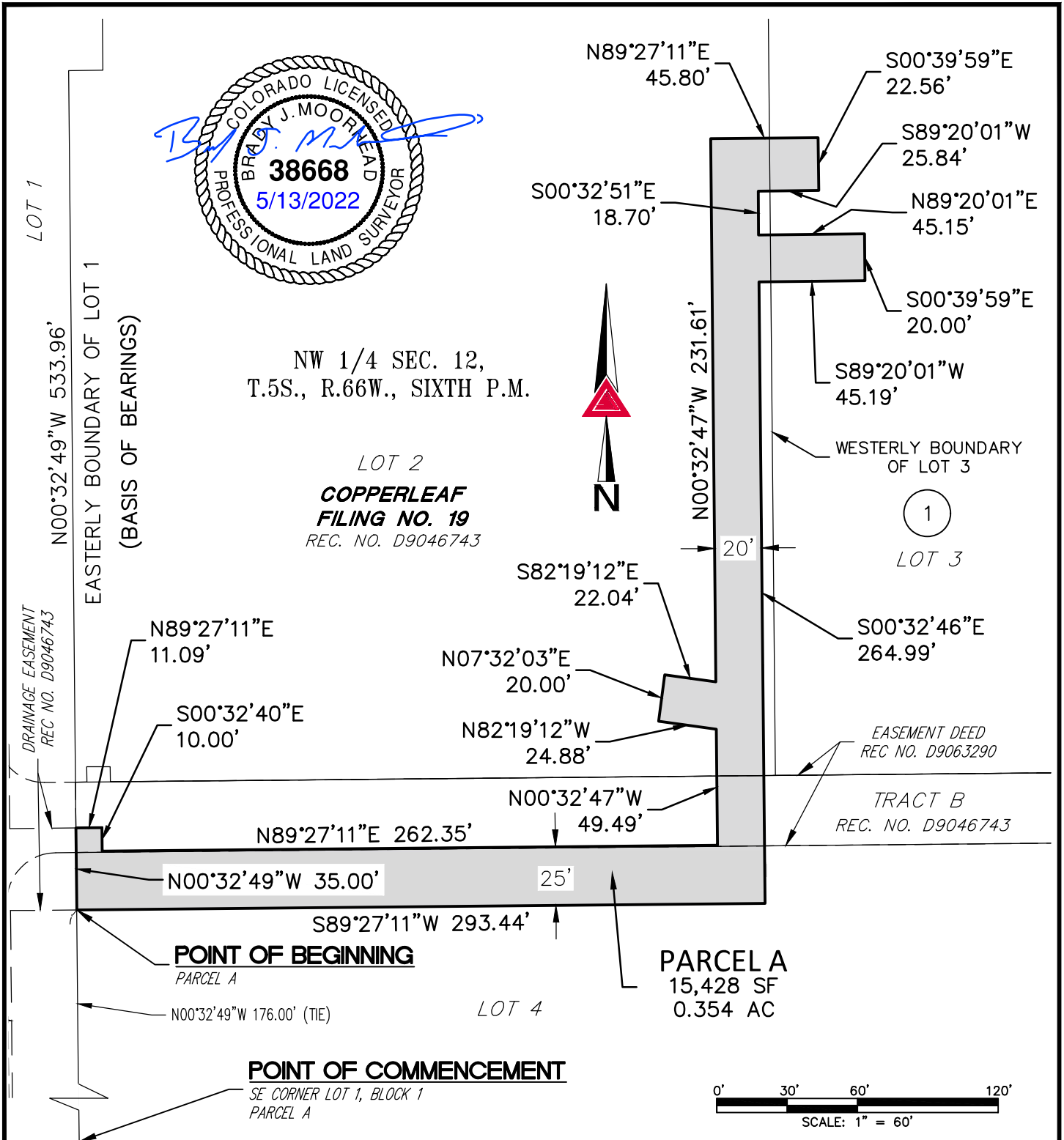


ILLUSTRATION TO EXHIBIT B



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PATH: Q:\144421-01\DWG\EXHIBITS\COUNTY ESMT VACATIONS
 DWG NAME:
 DWG: **BJM** CHK: **JRW**
 DATE: **3/29/2022**
 SCALE: **1" = 60'**



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2022-03-29 COPPERLEAF F19 DE VACATION (EXH B)

DRAINAGE EASEMENT VACATION

NW 1/4 SEC. 12, T5S, R66W, 6TH P.M.
 ARAPAHOE COUNTY, COLORADO

JOB NUMBER 144421-01

2 OF 3 SHEETS

ILLUSTRATION TO EXHIBIT B

NORTH LINE OF THE NW 1/4 OF SEC. 12

EAST QUINCY AVE.

CITY OF AURORA
CITY LIMITS LINE

POINT OF COMMENCEMENT

NW CORNER LOT 2
PARCEL B

(142' WIDE PUBLIC ROW)

BOOK 5447, PAGE 86 &
REC NO. B6106703

ARAPAHOE
COUNTY

42'

(BASIS OF BEARINGS)
WESTERLY BOUNDARY OF LOT 2

POINT OF BEGINNING

PARCEL B

20' DRAINAGE EASEMENT
REC NO. D9046743

20'

LOT 1,
BLOCK 1

**COPPERLEAF
FILING NO. 19**

REC. NO. D9046743

NW 1/4 SEC. 12,
T.5S., R.66W., SIXTH P.M.

PARCEL B
3,025 SF
0.069 AC

10' XCEL ENERGY
EASEMENT
REC NO. 6106703

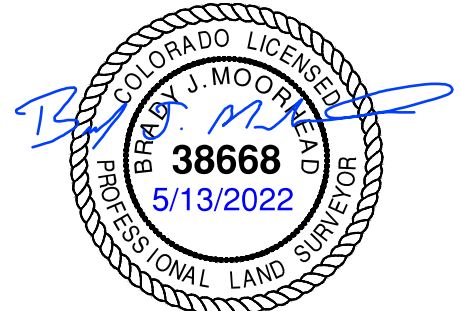
18' PUBLIC USE EASEMENT
REC NO. D7096276



0' 30' 60' 120'
SCALE: 1" = 60'

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S00°32'49"E | 20.00' |
| L2 | N89°15'39"E | 16.49' |
| L3 | S00°37'52"E | 21.97' |
| L4 | N89°22'08"E | 20.00' |
| L5 | N00°37'52"W | 22.01' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L6 | N89°15'39"E | 58.96' |
| L7 | N00°32'49"W | 53.80' |
| L8 | S89°19'13"W | 20.00' |
| L9 | S00°32'49"E | 33.82' |
| L10 | S89°15'39"W | 75.45' |



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DRAINAGE EASEMENT VACATION

NW 1/4 SEC. 12, T.5S, R.66W, 6TH P.M.
ARAPAHOE COUNTY, COLORADO

JOB NUMBER 144421-01

3 OF 3 SHEETS