

EXHIBIT A

SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST 6th P.M.
-----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO-----

PROPERTY DESCRIPTION

A PARCEL LAND, LOCATED IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, BEARING S00°05'28"E BETWEEN THE NORTHEAST CORNER OF SAID SECTION 18 AND THE EAST QUARTER CORNER OF SAID SECTION 18. 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 NORTHEAST CORNER OF SECTION 18;

THENCE S32°17'54"W A DISTANCE OF 134.41 FEET TO A LINE BEING 72.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE S00°05'28"E ALONG SAID PARALLEL LINE A DISTANCE OF 2544.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, SAID POINT ALSO BEING 72.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18;

THENCE S00°01'51"E ALONG SAID PARALLEL LINE A DISTANCE OF 2583.65 FEET TO A POINT ON A LINE BEING 72.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 18;

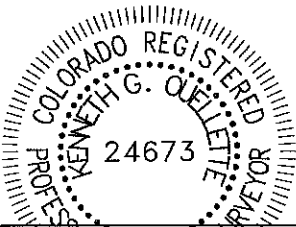
THENCE S89°08'10"W ALONG SAID PARALLEL LINE A DISTANCE OF 2577.19 FEET;

THENCE S89°08'08"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 1253.87 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'54", A RADIUS OF 25.00 FEET, A CHORD BEARING N45°51'52"W A DISTANCE OF 35.36 FEET, AND AN ARC DISTANCE OF 39.28 FEET;

THENCE S89°08'08"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 84.00 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'54", A RADIUS OF 25.00 FEET, A CHORD BEARING S44°08'08"W A DISTANCE OF 35.36 FEET, AND AN ARC DISTANCE OF 39.28 FEET;

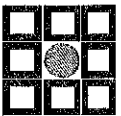


KENNETH G. OUELLETTE P.L.S. 24673

DATE: MAY 30, 2023

JOB NO. 65420899

FOR AND ON BEHALF OF MERRICK & COMPANY



MERRICK

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Telephone: 303-751-0741

WINDLER HOMESTEAD
METROPOLITAN DISTRICT
INCLUSION 1

DATE: 5/30/23

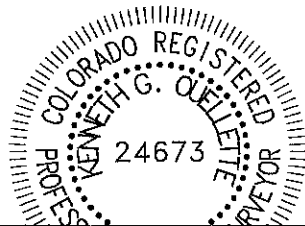
SHEET: 1 OF 6

EXHIBIT A

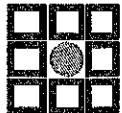
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST 6th P.M.
-----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO-----

PROPERTY DESCRIPTION

THENCE S89°10'37"W A DISTANCE OF 612.66 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY E-470 RECORDED IN BOOK 5849 AT PAGE 596 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOURTEEN (14) COURSES:
1. N84°06'56"W A DISTANCE OF 407.20 FEET;
2. THENCE N00°51'41"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 134.17 FEET;
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°39'24", A RADIUS OF 1999.86 FEET, A CHORD BEARING N06°41'23"W A DISTANCE OF 406.16 FEET, AND AN ARC DISTANCE OF 406.86 FEET;
4. THENCE N12°31'05"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 476.04 FEET;
5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°31'14", A RADIUS OF 2252.81 FEET, A CHORD BEARING N06°15'28"W A DISTANCE OF 491.32 FEET, AND AN ARC DISTANCE OF 492.30 FEET;
6. THENCE N00°00'06"W A DISTANCE OF 935.30 FEET;
7. THENCE N14°04'16"W A DISTANCE OF 30.37 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18;
8. THENCE N00°13'41"W ALONG SAID WEST LINE A DISTANCE OF 70.19 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;
9. THENCE N00°13'58"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 A DISTANCE OF 903.08 FEET;
10. THENCE N04°06'01"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 864.79 FEET;
11. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°42'37", A RADIUS OF 1055.92 FEET, A CHORD BEARING N10°27'19"E A DISTANCE OF 233.76 FEET, AND AN ARC DISTANCE OF 234.24 FEET;
12. THENCE N16°48'38"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 247.48 FEET;



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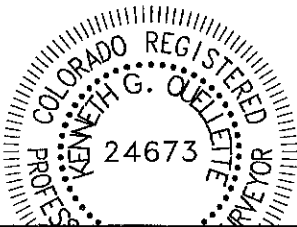
SHEET: 2 OF 6

EXHIBIT A

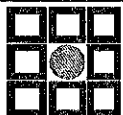
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST 6th P.M.
-----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO-----

PROPERTY DESCRIPTION

13. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°38'02", A RADIUS OF 1044.93 FEET, A CHORD BEARING N09°59'37"E A DISTANCE OF 248.06 FEET, AND AN ARC DISTANCE OF 248.65 FEET;
14. THENCE N48°50'42"E A DISTANCE OF 75.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 56TH AVENUE;
- THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIXTEEN (16) COURSES:
1. THENCE N87°43'26"E A DISTANCE OF 853.88 FEET;
 2. THENCE N00°00'14"E A DISTANCE OF 15.82 FEET;
 3. THENCE N89°19'42"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 525.61 FEET;
 4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°41'52", A RADIUS OF 25.00 FEET, A CHORD BEARING S45°19'38"E A DISTANCE OF 35.57 FEET, AND AN ARC DISTANCE OF 39.57 FEET;
 5. THENCE N88°49'19"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 68.01 FEET;
 6. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°18'15", A RADIUS OF 25.00 FEET, A CHORD BEARING N44°40'22"E A DISTANCE OF 35.14 FEET, AND AN ARC DISTANCE OF 38.97 FEET;
 7. THENCE N89°19'42"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 730.24 FEET;
 8. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°16'19", A RADIUS OF 25.00 FEET, A CHORD BEARING S46°01'56"E A DISTANCE OF 35.13 FEET, AND AN ARC DISTANCE OF 38.95 FEET;
 9. THENCE N88°41'44"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 150.08 FEET;
 10. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 88°51'14", A RADIUS OF 25.00 FEET, A CHORD BEARING N44°10'47"E A DISTANCE OF 35.00 FEET, AND AN ARC DISTANCE OF 38.77 FEET;
 11. THENCE N88°36'07"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 1146.38 FEET;



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WINDLER HOMESTEAD
METROPOLITAN DISTRICT
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DATE: 5/30/23

SHEET: 3 OF 6

EXHIBIT A

SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST 6th P.M.
-----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO-----

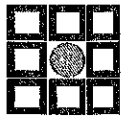
PROPERTY DESCRIPTION

12. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 91°09'19", A RADIUS OF 25.00 FEET, A CHORD BEARING S45°49'13"E A DISTANCE OF 35.71 FEET, AND AN ARC DISTANCE OF 39.77 FEET;
13. THENCE N89°49'35"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 75.04 FEET;
14. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 88°49'19", A RADIUS OF 25.00 FEET, A CHORD BEARING N44°11'19"E A DISTANCE OF 34.99 FEET, AND AN ARC DISTANCE OF 38.76 FEET;
15. THENCE N88°36'07"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 1195.25 FEET;
16. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 91°18'24", A RADIUS OF 25.00 FEET, A CHORD BEARING S45°44'41"E A DISTANCE OF 35.76 FEET, AND AN ARC DISTANCE OF 39.84 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 604.157 ACRES, MORE OR LESS.



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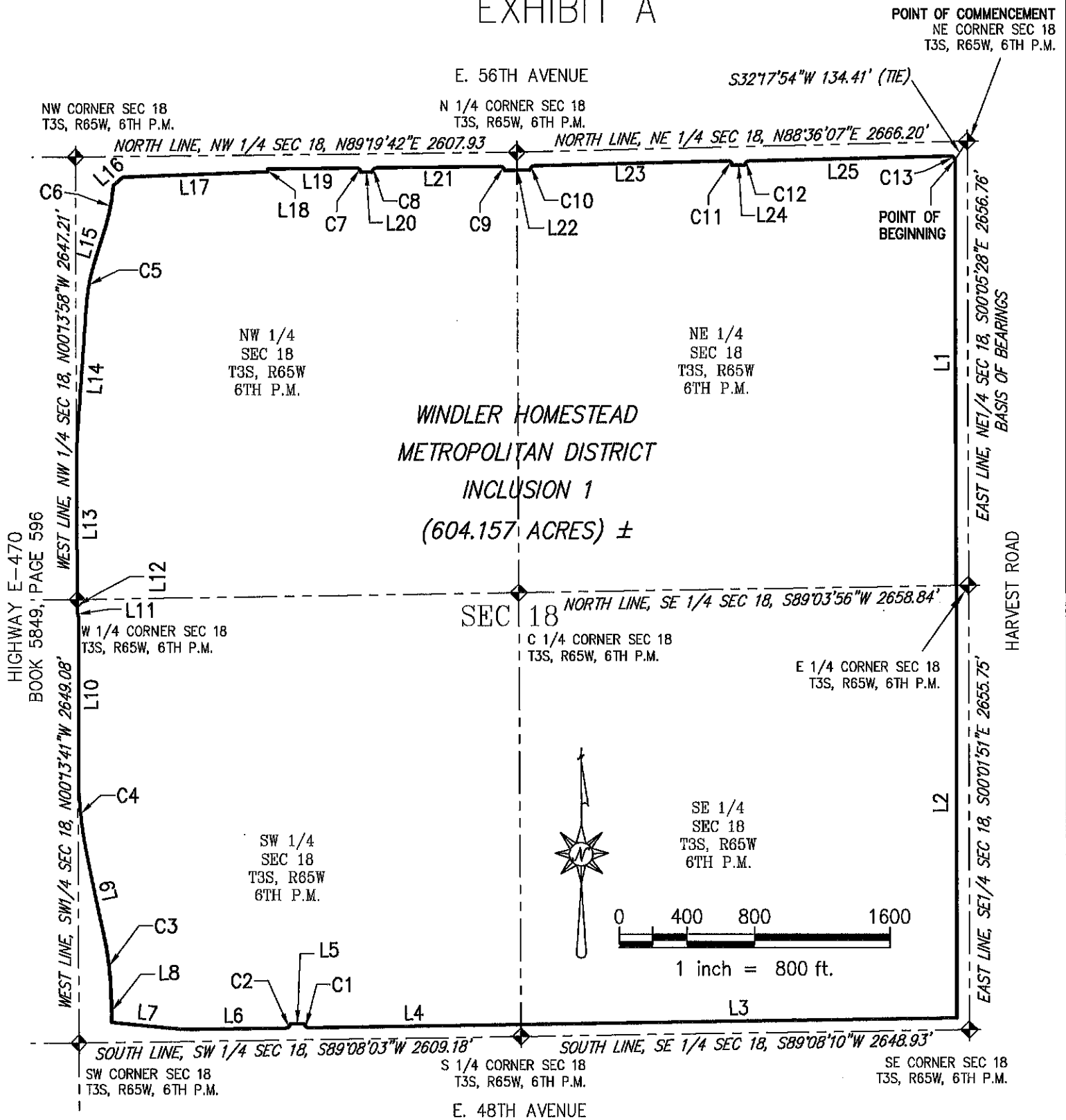
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WINDLER HOMESTEAD
METROPOLITAN DISTRICT
INCLUSION 1

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SHEET: 4 OF 6

ILLUSTRATION FOR EXHIBIT A



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



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WINDLER HOMESTEAD
METROPOLITAN DISTRICT
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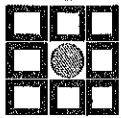
DATE: 5/30/23
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ILLUSTRATION FOR EXHIBIT A

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	90°00'54"	25.00'	N45°51'52"W	35.36'	39.28'
C2	90°00'54"	25.00'	S44°08'08"W	35.36'	39.28'
C3	11°39'24"	1999.86'	N06°41'23"W	406.16'	406.86'
C4	12°31'14"	2252.81'	N06°15'28"W	491.32'	492.30'
C5	12°42'37"	1055.92'	N10°27'19"E	233.76'	234.24'
C6	13°38'02"	1044.93'	N09°59'37"E	248.06'	248.65'
C7	90°41'52"	25.00'	S45°19'38"E	35.57'	39.57'
C8	89°18'15"	25.00'	N44°40'22"E	35.14'	38.97'
C9	89°16'19"	25.00'	S46°01'56"E	35.13'	38.95'
C10	88°51'14"	25.00'	N44°10'47"E	35.00'	38.77'
C11	91°09'19"	25.00'	S45°49'13"E	35.71'	39.77'
C12	88°49'19"	25.00'	N44°11'19"E	34.99'	38.76'
C13	91°18'24"	25.00'	S45°44'41"E	35.76'	39.84'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°05'28"E	2544.32'
L2	S00°01'51"E	2583.65'
L3	S89°08'10"W	2577.19'
L4	S89°08'08"W	1253.87'
L5	S89°08'08"W	84.00'
L6	S89°10'37"W	612.66'
L7	N84°06'56"W	407.20'
L8	N00°51'41"W	134.17'
L9	N12°31'05"W	476.04'
L10	N00°00'06"W	935.30'
L11	N14°04'16"W	30.37'
L12	N00°13'41"W	70.19'
L13	N00°13'58"W	903.08'
L14	N04°06'01"E	864.79'
L15	N16°48'38"E	247.48'
L16	N48°50'42"E	75.85'
L17	N87°43'26"E	853.88'
L18	N00°00'14"E	15.82'
L19	N89°19'42"E	525.61'
L20	N88°49'19"E	68.01'
L21	N89°19'42"E	730.24'
L22	N88°41'44"E	150.08'
L23	N88°36'07"E	1146.38'
L24	N89°49'35"E	75.04'
L25	N88°36'07"E	1195.25'

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SHEET: 6 OF 6