

FIRE LANE EASEMENT

Pursuant to Sec. 39-13-104, C.R.S. as amended, consideration paid for this conveyance is \$1.00

The undersigned owner(s), hereinafter referred to as "Grantor(s)", hereby acknowledge(s) receipt from THE CITY OF AURORA, COLORADO, a municipal corporation of the Counties of Adams, Arapahoe, and Douglas, State of Colorado, hereinafter referred to as "Grantee", the of the sum of one and no/100 dollar(s) (\$1.00) and other good and valuable consideration, in consideration of which Grantor(s) hereby grant(s) unto said Grantee, its successors and assigns, an easement together with the right-of-way for ingress and egress for service and emergency vehicles over, across, on and through the described property, and that the same are hereby designated as fire lanes and emergency and service vehicle roads and shall be constructed and maintained by the Grantor, its heirs, successors and assigns at no cost to the City in accordance with City Code Section 66-32 for Fire apparatus access road specifications and in compliance with the International Fire Code, subsections 503.2.1 and 502.2.3 and shall be posted by the Grantor with signs stating "NO PARKING-FIRE LANE" in accordance with the City Code of Aurora, Colorado. This easement is situated in the County of Arapahoe, State of Colorado, and more particularly described as follows:

See Exhibits A and B wherein the descriptions are more fully set forth. Said Exhibits A and B are attached hereto and incorporated herein by reference.

In the case of permanent abandonment of said easement and right-of-way by the Grantee, as evidenced by written notification of the Grantee's intent of abandonment, all of said property shall become the sole and separate property of the Grantor(s), its heirs, successors or assigns, and the Grantor(s) its heirs, successors, or assigns shall thereupon be restored to its first and former estate, free and clear of any granted easement herein contained or any right or privilege attaching to the herein described granted easement.

[SIGNATURES APPEARING ON FOLLOWING PAGE]

RSN 1357637

EXHIBIT A

A FIRE LANE EASEMENT, PART OF LOT 1, BLOCK 5, WHEATLANDS SUBDIVISION FILING NO. 6 AS RECORDED IN THE OFFICE OF THE COUNTY AND CLERK OF ARAPAHOE COUNTY UNDER RECEPTION NUMBER B6056857, BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, FROM WHENCE THE NORTH 1/4 CORNER OF SAID 20 BEARS N89°27'24"E, A DISTANCE OF 2631.62 FEET, PER SAID WHEATLANDS SUBDIVISION FILING NO. 6, UPON WHICH ALL BEARINGS HEREON ARE BASED; THENCE S66°12'16"E, A DISTANCE OF 1902.12 FEET TO THE POINT OF BEGINNING;

THENCE S67°59'39"E, A DISTANCE OF 120.00 FEET; THENCE S22°00'21"W, A DISTANCE OF 20.00 FEET; THENCE N67°59'39"W, A DISTANCE OF 22.00 FEET; THENCE A DISTANCE OF 43.98 FEET ON A TANGENT CURVE TO THE LEFT WHICH HAS A RADIUS OF 28.00 FEET, A DELTA OF 90°00'04", A CHORD WHICH BEARS S67°00'19"W AND A CHORD LENGTH OF 39.60 FEET; THENCE S22°00'17"W, A DISTANCE OF 161.56 FEET; THENCE A DISTANCE OF 119.88 FEET ON A TANGENT CURVE TO THE LEFT WHICH HAS A RADIUS OF 175.00 FEET, A DELTA OF 39°15'03", A CHORD WHICH BEARS S02°22'46"W AND A CHORD LENGTH OF 117.55 FEET; THENCE S17°14'46"E, A DISTANCE OF 10.46 FEET; THENCE A DISTANCE OF 36.84 FEET ON A NON-TANGENT CURVE TO THE LEFT WHICH HAS A RADIUS OF 194.00 FEET, A DELTA OF 10°52'52", A CHORD WHICH BEARS S22°22'37"E AND A CHORD LENGTH OF 36.79 FEET; THENCE S62°10'57"W, A DISTANCE OF 23.00 FEET; THENCE A DISTANCE OF 21.99 FEET ON A NON-TANGENT CURVE TO THE RIGHT WHICH HAS A RADIUS OF 217.00 FEET, A DELTA OF 05°48'20", A CHORD WHICH BEARS N24°54'53"W AND A CHORD LENGTH OF 21.98 FEET; THENCE A DISTANCE OF 43.14 FEET ON A COMPOUND CURVE TO THE LEFT WHICH HAS A RADIUS OF 29.00 FEET, A DELTA OF 85°14'02", A CHORD WHICH BEARS N64°37'44"W AND A CHORD LENGTH OF 39.27 FEET; THENCE S72°45'14"W, A DISTANCE OF 60.67 FEET; THENCE A DISTANCE OF 50.83 FEET ON A TANGENT CURVE TO THE LEFT WHICH HAS A RADIUS OF 74.00 FEET, A DELTA OF 39°21'29", A CHORD WHICH BEARS S53°04'30"W AND A CHORD LENGTH OF 49.84 FEET; THENCE S33°17'34"W, A DISTANCE OF 16.75 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 1; THENCE ON SAID SOUTHWESTERLY LINE, A DISTANCE OF 23.01 FEET ON A NON-TANGENT CURVE TO THE LEFT WHICH HAS A RADIUS OF 532.00 FEET, A DELTA OF 02°28'41", A CHORD WHICH BEARS N58°10'56"W AND A CHORD LENGTH OF 23.01 FEET; THENCE N33°17'34"E, A DISTANCE OF 17.37 FEET; THENCE A DISTANCE OF 66.65 FEET ON A NON-TANGENT CURVE TO THE RIGHT WHICH HAS A RADIUS OF 97.00 FEET, A DELTA OF 39°22'16", A CHORD WHICH BEARS N53°04'07"E AND A CHORD LENGTH OF 65.35 FEET; THENCE N72°45'14"E, A DISTANCE OF 65.18 FEET; THENCE A DISTANCE OF 39.24 FEET ON A TANGENT CURVE TO THE LEFT WHICH HAS A RADIUS OF 29.00 FEET, A DELTA OF 77°31'13", A CHORD WHICH BEARS N33°59'38"E AND A CHORD LENGTH OF 36.31 FEET; THENCE A DISTANCE OF 92.51 FEET ON A COMPOUND CURVE TO THE RIGHT WHICH HAS A RADIUS OF 198.00 FEET, A DELTA OF 26°46'16", A CHORD BEARING OF N08°37'09"E AND A CHORD LENGTH OF 91.67 FEET; THENCE N22°00'17"E, A DISTANCE OF 161.56 FEET; THENCE A DISTANCE OF 43.98 FEET ON A TANGENT CURVE TO THE LEFT WHICH HAS A RADIUS OF 28.00 FEET, A DELTA OF 89°59'56", A CHORD WHICH BEARS N22°59'41"W AND A CHORD LENGTH OF 39.60 FEET; THENCE N67°59'39"W, A DISTANCE OF 19.00 FEET; THENCE N22°00'21"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING,

CONTAINING 15,242 SQUARE FEET OR 0.34 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET.

ROBERT A HALL
P.L.S. NO. 30098
FOR AND BEHALF OF
GILLIANS LAND
CONSULTANTS



THIS LAND DESCRIPTION WAS PREPARED BY AMY
BACHER ON 9/25/19, UNDER THE DIRECT SUPERVISION OF
ROBERT A. HALL, PLS 30098.

EXHIBIT A

POINT OF COMMENCEMENT
NW CORNER
SECTION 20, T5S,
R65W 6TH P.M.

N 1/4 CORNER SECTION 20,
T5S, R65W 6TH P.M.

N89°27'24"E 2631.62'
BASIS OF BEARINGS

**BLOCK 1,
WHEATLANDS SUB.
FLG. 6**

S66°12'16"E
1902.12'

**S POWHATON ROAD
(R.O.W. VARIES)**

NORTH LINE NW
1/4 SEC 20

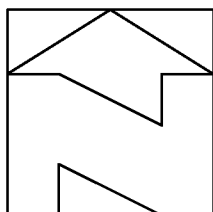
E LAKE PLACE

POINT OF BEGINNING

**BLOCK 2
WHEATLANDS SUB.
FLG. 6**

**S JAMESTOWN WAY
(R.O.W. VARIES)**

SCALE: 1" = 100 US SURVEY FEET



15,242 SF±
0.34 AC±

**LOT 1
BLOCK 5
WHEATLANDS SUB.
FLG. 6**

OWNER: WHEATLANDS PARK AND RECREATION
AUTHORITY
C/O WHITE BEAR ANKELE TANAKA & WALDRON
2154 E COMMONS AVE, SUITE 2000
CENTENNIAL, CO 80122



THIS IS NOT A BOUNDARY SURVEY, IMPROVEMENT SURVEY PLAT OR
IMPROVEMENT LOCATION CERTIFICATE. IT IS INTENDED ONLY TO DEPICT
THE ATTACHED LAND DESCRIPTION.

CITY OF AURORA, COLORADO

A FIRE LINE EASEMENT SITUATED IN THE NW1/4
SECTION 20, TOWNSHIP 5 SOUTH, RANGE 65
WEST OF THE 6TH P.M., CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO

SCALE: 1"=100'
DATE: 09-25-19

EXHIBIT A



LINE TABLE		
LINE	LENGTH	BEARING
L1	120.00'	S67°59'39"E
L2	20.00'	S22°00'21"W
L3	22.00'	N67°59'39"W
L4	161.56'	S22°00'17"W
L5	10.46'	S17°14'46"E
L6	23.00'	S62°10'57"W
L7	60.67'	S72°45'14"W
L8	16.75'	S33°17'34"W
L9	17.37'	N33°17'34"E
L10	65.18'	N72°45'14"E
L11	161.56'	N22°00'17"E
L12	19.00'	N67°59'39"W
L13	20.00'	N22°00'21"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	43.98'	28.00'	90°00'04"	S67°00'19"W	39.60'
C2	119.88'	175.00'	39°15'03"	S02°22'46"W	117.55'
C3	36.84'	194.00'	10°52'52"	S22°22'37"E	36.79'
C4	21.99'	217.00'	5°48'20"	N24°54'53"W	21.98'
C5	43.14'	29.00'	85°14'02"	N64°37'44"W	39.27'
C6	50.83'	74.00'	39°21'29"	S53°04'30"W	49.84'
C7	23.01'	532.00'	2°28'41"	N58°10'56"W	23.01'
C8	66.65'	97.00'	39°22'16"	N53°04'07"E	65.35'
C9	39.24'	29.00'	77°31'13"	N33°59'38"E	36.31'
C10	92.51'	198.00'	26°46'16"	N08°37'09"E	91.67'
C11	43.98'	28.00'	89°59'56"	N22°59'41"W	39.60'

CITY OF AURORA, COLORADO

A FIRE LINE EASEMENT SITUATED IN THE NW1/4 SECTION 20, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SCALE: N/A
DATE: 09-25-19

EXHIBIT B

A FIRE LANE EASEMENT, PART OF LOT 1, BLOCK 5, WHEATLANDS SUBDIVISION FILING NO. 6 AS RECORDED IN THE OFFICE OF THE COUNTY AND CLERK OF ARAPAHOE COUNTY UNDER RECEPTION NUMBER B6056857, BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, FROM WHENCE THE NORTH 1/4 CORNER OF SAID 20 BEARS N89°27'24"E, A DISTANCE OF 2631.62 FEET, PER SAID WHEATLANDS SUBDIVISION FILING NO. 6, UPON WHICH ALL BEARINGS HEREON ARE BASED; THENCE S66°54'20"E, A DISTANCE OF 2272.63 FEET TO THE POINT OF BEGINNING;

THENCE S67°59'39"E, A DISTANCE OF 23.00 FEET; THENCE S22°00'21"W, A DISTANCE OF 29.50 FEET; THENCE A DISTANCE OF 45.55 FEET ON A TANGENT CURVE TO THE LEFT WHICH HAS A RADIUS OF 29.00 FEET, A DELTA OF 90°00'00", A CHORD WHICH BEARS S22°59'39"E AND A CHORD LENGTH OF 41.01 FEET; THENCE S67°59'39"E, A DISTANCE OF 18.00 FEET; THENCE S22°00'21"W, A DISTANCE OF 23.00 FEET; THENCE N67°59'39"W, A DISTANCE OF 18.00 FEET; THENCE A DISTANCE OF 21.33 FEET ON A TANGENT CURVE TO THE LEFT WHICH HAS A RADIUS OF 29.00 FEET, A DELTA OF 42°09'03", A CHORD WHICH BEARS N89°04'11"W AND A CHORD LENGTH OF 20.86 FEET; THENCE A DISTANCE OF 21.33 FEET ON A NON-TANGENT CURVE TO THE LEFT WHICH HAS A RADIUS OF 29.00 FEET, A DELTA OF 42°09'03", A CHORD WHICH BEARS S46°55'07"E AND A CHORD LENGTH OF 20.86 FEET; THENCE S67°59'39"E, A DISTANCE OF 18.00 FEET; THENCE S22°00'21"W, A DISTANCE OF 23.00 FEET; THENCE N67°59'39"W, A DISTANCE OF 18.00 FEET; THENCE A DISTANCE OF 45.55 FEET ON A TANGENT CURVE TO THE LEFT WHICH HAS A RADIUS OF 29.00 FEET, A DELTA OF 90°00'00", A CHORD WHICH BEARS S67°00'21"W AND A CHORD LENGTH OF 41.01 FEET; THENCE S22°00'21"W, A DISTANCE OF 385.99 FEET; THENCE A DISTANCE OF 75.66 FEET ON A TANGENT CURVE TO THE RIGHT WHICH HAS A RADIUS OF 180.00 FEET, A DELTA OF 24°04'56", A CHORD WHICH BEARS S34°02'49"W AND A CHORD LENGTH OF 75.10 FEET; THENCE S46°05'16"W, A DISTANCE OF 22.09 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 1; THENCE ON SAID SOUTHWESTERLY LINE, N42°30'59"W, A DISTANCE OF 23.01 FEET; THENCE N46°05'16"E, A DISTANCE OF 21.53 FEET; THENCE A DISTANCE OF 65.99 FEET ON A TANGENT CURVE TO THE LEFT WHICH HAS A RADIUS OF 157.00 FEET, A DELTA OF 24°04'56", A CHORD WHICH BEARS N34°02'49"E AND A CHORD LENGTH OF 65.50 FEET; THENCE N22°00'21"E, A DISTANCE OF 534.49 FEET TO THE POINT OF BEGINNING,

CONTAINING 17,181 SQUARE FEET OR 0.39 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET.

ROBERT A HALL
P.L.S. NO. 30098
FOR AND BEHALF OF
GILLIANS LAND
CONSULTANTS



THIS LAND DESCRIPTION WAS PREPARED BY AMY BACHER ON 9/25/19, UNDER THE DIRECT SUPERVISION OF ROBERT A. HALL, PLS 30098.

EXHIBIT B

POINT OF COMMENCEMENT
 NW CORNER
 SECTION 20, T5S,
 R65W 6TH P.M.

N 1/4 CORNER SECTION 20,
 T5S, R65W 6TH P.M.

N89°27'24"E 2631.62'
 BASIS OF BEARINGS



SCALE: 1" = 100 US SURVEY FEET



**LOT 1
 BLOCK 5
 WHEATLANDS SUB.
 FLG. 6**

17,181 SF±
 0.39 AC±



NORTH LINE NW
 1/4 SEC 20

**S POWHATON ROAD
 (R.O.W. VARIES)**

POINT OF BEGINNING

**SOUTH WHEATLANDS PARKWAY
 (RIGHT OF WAY VARIES)**

**BLOCK 1,
 WHEATLANDS SUB.
 FLG. 5**

**S KEWAUNEE WAY
 (64' R.O.W.)**

OWNER: WHEATLANDS PARK AND RECREATION AUTHORITY
 C/O WHITE BEAR ANKELE TANAKA & WALDRON
 2154 E COMMONS AVE, SUITE 2000
 CENTENNIAL, CO 80122

THIS IS NOT A BOUNDARY SURVEY, IMPROVEMENT SURVEY
 PLAT OR IMPROVEMENT LOCATION CERTIFICATE. IT IS
 INTENDED ONLY TO DEPICT THE ATTACHED LAND DESCRIPTION.

CITY OF AURORA, COLORADO

A FIRE LINE EASEMENT SITUATED IN THE NW1/4 SECTION 20, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SCALE: 1"=100'
 DATE: 09-25-19

EXHIBIT B



LINE TABLE		
LINE	LENGTH	BEARING
L1	23.00'	S67°59'39"E
L2	29.50'	S22°00'21"W
L3	18.00'	S67°59'39"E
L4	23.00'	S22°00'21"W
L5	18.00'	N67°59'39"W
L6	18.00'	S67°59'39"E
L7	23.00'	S22°00'21"W
L8	18.00'	N67°59'39"W
L9	385.99'	S22°00'21"W
L10	22.09'	S46°05'16"W
L11	23.01'	N42°30'59"W
L12	21.53'	N46°05'16"E
L13	534.49'	N22°00'21"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	45.55'	29.00'	90°00'00"	S22°59'39"E	41.01'
C2	21.33'	29.00'	42°09'03"	N89°04'11"W	20.86'
C3	21.33'	29.00'	42°09'03"	S46°55'07"E	20.86'
C4	45.55'	29.00'	90°00'00"	S67°00'21"W	41.01'
C5	75.66'	180.00'	24°04'56"	S34°02'49"W	75.10'
C6	65.99'	157.00'	24°04'56"	N34°02'49"E	65.50'

CITY OF AURORA, COLORADO

A FIRE LINE EASEMENT SITUATED IN THE NW1/4 SECTION 20, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SCALE: N/A
DATE: 09.25-19