

ILLUSTRATION FOR EXHIBIT A

POINT OF COMMENCEMENT
 NW COR. SEC. 27
 FOUND 3-1/4" ALUMINUM CAP STAMPED
 "WESTWOOD T4S R65W S21/S22/S28/S27
 2024 PLS 38864", IN RANGE BOX

N 1/4 COR. SEC 27
 FOUND 3-1/4" ALUMINUM CAP
 STAMPED "EES T4S R65W 1/4
 S22/S27 2017 PLS 24657", IN
 RANGE BOX

N. LINE, NW 1/4 SEC. 27
 N89°25'15"E 2623.38'
 (BASIS OF BEARINGS)

60' E. JEWELL AVE

S00°06'24"E 30.00' (TIE)

N89°25'15"E 908.77'

POINT OF BEGINNING

METROPOLITAN DISTRICT NO. 3
 451,387 S.F.
 10.362 AC.

TRACT G
 FUTURE COTTONWOOD
 CREEK
 FILING NO. 1

FUTURE
 S. BERSHINE ST.
 64' R.O.W.

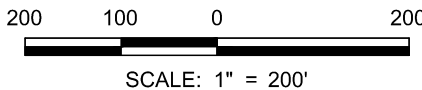
S00°34'45"E 495.59'


S89°25'15"W 912.86'

NW 1/4
 SEC. 27

S. MONAGHAN ST.
 W. LINE, NW 1/4 SEC. 27
 N00°06'24"W 495.60'
 VARIABLE WIDTH R.O.W.
 (REC. NO. D616455)


OWNER:
 COTTONWOOD CREEK INVESTORS, LLC
 A COLORADO LIMITED LIABILITY COMPANY
 9750 WEST CAMBRIDGE PLACE
 LITTLETON, CO 80127




 01-29-2025


N:\PROJECTS\COTTONWOOD CREEK\CAD\SURVEY\LEGAL\METRO DISTRICTS\SUBMITTAL 12-26-2024\DRAWINGS\METRO DISTRICT 3.DWG, AMUZLIKAZI, 1/8/25

THE ABOVE DESCRIBED PARCEL CONTAINS 451,387 SQUARE FEET OR (10.362 ACRES) MORE OR LESS.
 THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

METROPOLITAN DISTRICT NO. 3 NW 1/4, SECTION 27, T4S, R65W, 6TH P.M. CITY OF AURORA, ARAPAHOE COUNTY, COLORADO		 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 Westwoodps.com Westwood Professional Services, Inc.	
SCALE: 1" = 200'	BY: AM	CK'D: JPH	DATE: 1/8/2025

District No. 3
Parcel B

