

Exhibit A&B

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L30 | 136.27 | S19°35'14"W |
| L31 | 274.49 | N70°13'01"W |
| L32 | 3.00 | N90°00'00"W |
| L33 | 31.60 | S00°00'00"E |
| L34 | 5.32 | S70°13'01"E |
| L35 | 7.17 | N00°00'36"E |
| L37 | 238.29 | S19°35'14"W |
| L38 | 37.04 | S19°46'59"W |
| L39 | 11.00 | N70°13'01"W |
| L40 | 10.50 | S19°46'59"W |
| L41 | 112.94 | N70°13'01"W |
| L42 | 31.88 | S00°00'00"E |
| L43 | 139.15 | S70°13'01"E |
| L44 | 84.00 | N19°46'59"E |
| L45 | 110.09 | N19°46'59"E |
| L46 | 15.00 | S70°13'01"E |
| L47 | 11.00 | N19°46'59"E |
| L48 | 218.00 | S70°13'01"E |
| L49 | 11.00 | S19°46'59"W |
| L50 | 10.00 | S70°13'01"E |
| L51 | 11.00 | N19°46'59"E |
| L52 | 10.29 | S70°13'01"E |
| L53 | 24.00 | N19°46'59"E |
| L54 | 253.29 | N70°13'01"W |
| L55 | 260.86 | N19°15'44"E |
| L56 | 25.00 | N68°40'13"W |

| CURVE TABLE | | | | | |
|-------------|--------|---------|-----------|--------|-------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CH BEARING |
| C1 | 412.47 | 2664.50 | 8°52'10" | 412.06 | N75°16'53"W |
| C2 | 81.63 | 91.00 | 51°23'39" | 78.92 | S19°46'59"W |
| C3 | 65.65 | 64.21 | 58°34'59" | 62.83 | S19°46'59"W |

MM&D Engineering Services, Inc.

William E. Miller, P.E.

ENGINEERING*CONSTRUCTION MANAGEMENT*SURVEYING

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Project Name:

**Boondocks
Parker, CO**

DATE: 06/11/2015

DES/DFT: WEM/kem

PROJ NO.: 13-343

SHEET: 3 OF 3

Legal Description
Exhibit "A"

A 15' wide Utility Easement being in a portion of Crown Pointe Filing No. 1, 20th Amendment, filed in Douglas County Clerk and Recorder's office at Reception No. 2015009597; situated in the Southwest ¼ of Section 3, Township 6 South, Range 66 West of the 6th P.M., Town of Parker, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the West ¼ corner of said Section 3; Thence S00°06'33"E along the Southwesterly section line of said Section 3, a distance of 97.63 feet to the Northwest corner of said subdivision, Thence continuing along the West boundary line of said subdivision, a distance of 38.12 feet to a point on the westerly property line of Lot 4C, Crown Pointe Filing No. 1, 20th Amendment, being the True Point of Beginning of the centerline of said 15' Utility Easement;

Thence along a curve to the right, a distance of 412.47 feet, with a chord bearing and distance of S75°16'53"E, 412.06 feet and a Radius of 2664.50 feet, with a Delta Angle of 08°52'10".

Containing 6,147 square feet, 0.14 acres, more or less.

Michael D. Miller, PLS #38111

For and on behalf of MM&D Engineering Services, Inc.

Legal Description
Exhibit "B"

A Utility Easement being in a portion of Crown Pointe Filing No. 1, 20th Amendment, filed in Douglas County Clerk and Recorder's office at Reception No. 2015009597; situated in the Southwest ¼ of Section 3, Township 6 South, Range 66 West of the 6th P.M., Town of Parker, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the West ¼ corner of said Section 3; Thence S64°59'12"E, a distance of 614.61 feet to a point on the Northerly Property Line of Lot 4D, Crown Pointe, Filing No.1, 20th Amendment, being the True Point of Beginning;

Thence S19°35'14"W, a distance of 136.27 feet; Thence N70°13'01"W, a distance 274.49 feet;

Thence N90°00'00"W, a distance of 3.00 feet, Thence S00°00'00"E, a distance of 31.60 feet;

Thence S70°13'01"E, a distance of 5.32 feet; Thence N00°00'36"E, a distance of 7.17 feet;

Thence S19°35'14"W, a distance of 238.29 feet;

Thence along a curve to the left with a radius of 91.00 feet, a chord bearing of S19°46'59"W and a distance of 78.92 feet and an arc length of 81.63 feet;

Thence S19°46'59"W, a distance of 37.04 feet; Thence N70°13'01"W, a distance of 11.00 feet;

Thence S19°46'59"59W, a distance of 10.50 feet; Thence N70°13'01"W, 112.94 feet;

Thence S00°00'00"E, a distance of 31.88 feet; Thence S70°13'01"E, a distance of 139.15 feet;

Thence N19°46'59"E, a distance of 84.00 feet;

Thence along a curve to the right with a radius of 64.21 feet, a chord bearing of N19°46'59"E and a distance of 62.83 feet and an arc length of 65.65 feet;

Thence N19°46'59"E, a distance of 110.09 feet; Thence S70°13'01"E, a distance of 15.00 feet;

Thence N19°46'59"E, a distance of 11.00 feet; Thence S70°13'01"E, a distance of 218.00 feet;

Thence S19°46'59"W, a distance of 11.00 feet; Thence S70°13'01"E, a distance of 10.00 feet;

Thence N19°46'59"E, a distance of 11.00 feet; Thence S70°13'01"E, a distance of 10.29 feet;

Thence N19°46'59"E, a distance of 24.00 feet; Thence N70°13'01"W, a distance of 253.29 feet;

Thence N19°15'44"E, a distance of 260.86 feet; Thence N68°40'13"W, a distance of 25.00 feet to the True Point of Beginning.

Containing 31,134 square feet, 0.71 acres, more or less.

Michael D. Miller, PLS #38111

For and on behalf of MM&D Engineering Services, Inc.

Legal Description
Exhibit "C"

A 30' wide Sanitary Sewer Easement being in a portion of Crown Pointe Filing No. 1, 20th Amendment, filed in Douglas County Clerk and Recorder's office at Reception No. 2015009597; situated in the Southwest ¼ of Section 3, Township 6 South, Range 66 West of the 6th P.M., Town of Parker, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the West ¼ corner of said Section 3; Thence S00°06'33"E along the Southwesterly Section Line of said Section 3, a distance of 97.63 feet to the Northwest Corner of said subdivision; Thence S23°13'06"E, a distance of 668.97 feet to the True Point of Beginning;

Thence S70°13'01"E, a distance of 96.18 feet;

Thence S19°46'59"W, a distance of 30.00 feet;

Thence N70°13'01"W, a distance of 85.38 feet;

Thence N00°00'00"E, a distance of 31.88 feet to the True Point of Beginning.

Containing 2,723.39 square feet, 0.0625 acres, more or less.

Michael D. Miller, PLS #38111

For and on behalf of MM&D Engineering Services, Inc.

Exhibit "C" Sanitary Sewer Easement

POINT OF COMMENCEMENT
W 1/4 COR SEC 3
T6S, R66W 6TH PM
FND. 3 1/4" BRASS CAP
LS# 16848

97.63'
S00°06'31"E

SET NAIL/DISC
PLS# 38111

10' UTILITY
EASEMENT
PER PLAT

10' UTILITY
EASEMENT
PER PLAT

LOT 4B

LOT 4A

ACCESS
EX. 30'
EASEMENT

S23°13'06"E
668.97'

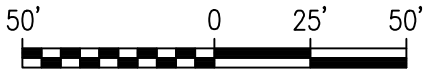
TRUE POINT
OF BEGINNING

N00°00'00"E
31.88'

S70°13'01"E
96.18'

N70°13'01"W
85.38'

S19°46'59"W
30.00'



SCALE: 1" = 50'

MM&D Engineering Services, Inc.

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Project Name:

**Boondocks
Fun Center**

DATE: 07/17/15
DES/DFT: WEM/kem
PROJ NO.: 13-343
SHEET: 1 OF 1