

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

6901 S. Yosemite St. #201
Centennial, CO 80112

PH (303) 908-0062 ★ FAX (303) 708-8399

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

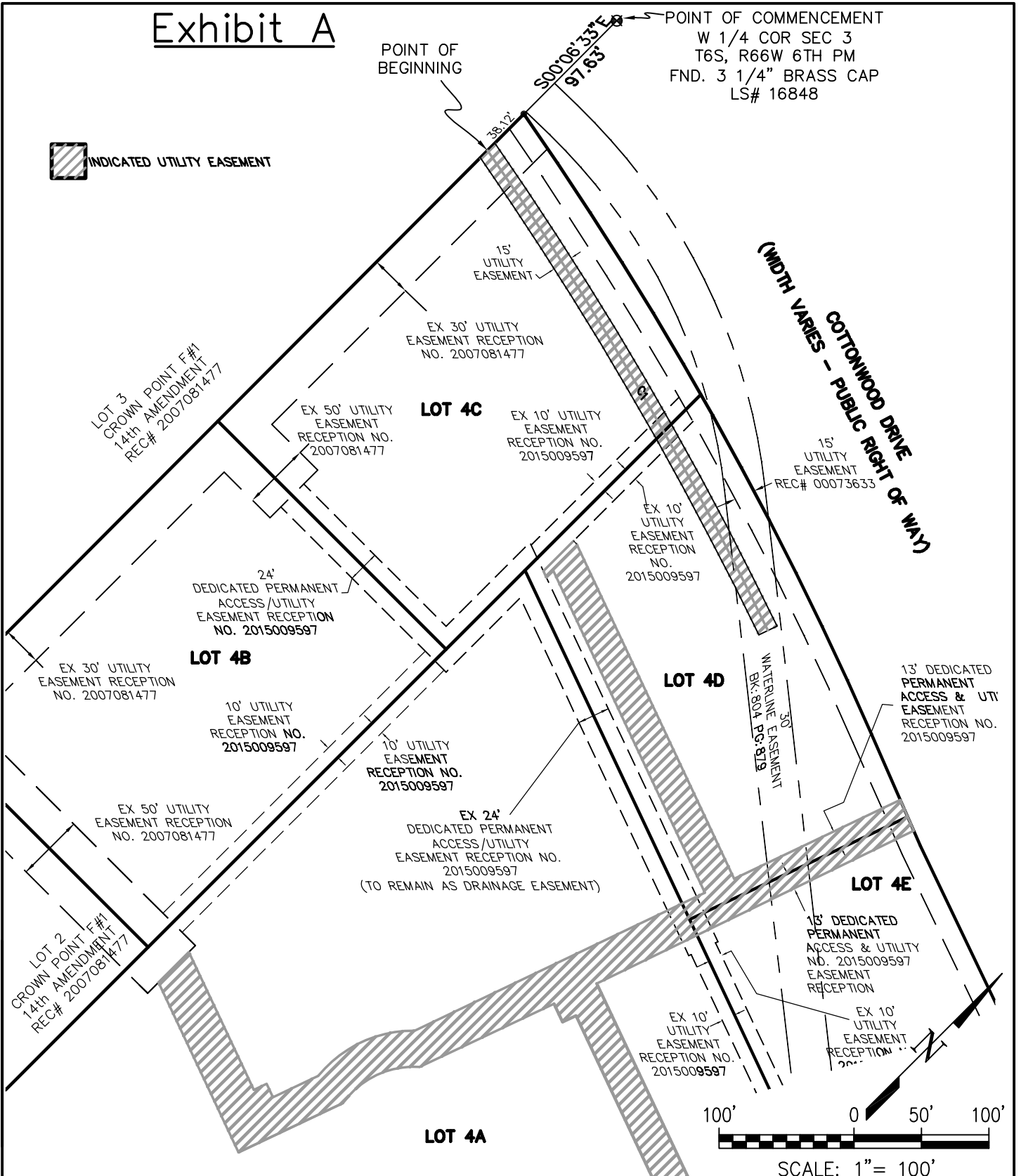
For and on behalf of MM&D Engineering Services, Inc.

Exhibit A

POINT OF BEGINNING

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

 INDICATED UTILITY EASEMENT



MM&D Engineering Services, Inc.

William E. Miller, P.E.

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PH (303) 908-0062 ★ FAX (303) 708-8399

Project Name:

**Boondocks
 Parker, CO**

DATE: 06/11/2015

DES/DFT: WEM/kem

PROJ NO.: 13-343

SHEET: 2 OF 3

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;

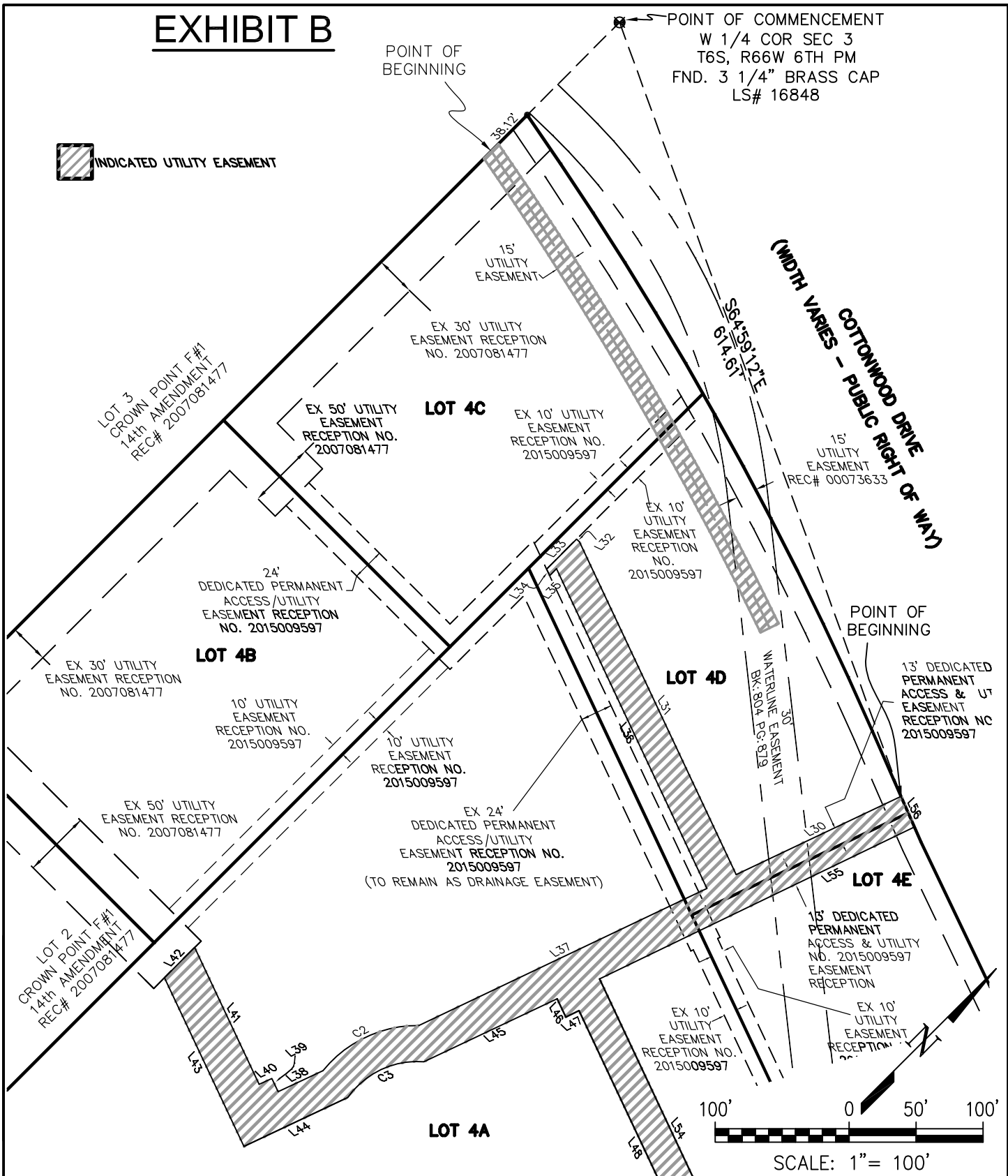
Thence N19°15'44"E, a distance of 260.86 feet; Thence N68°40'13"W, a distance of 25.00 feet to the True Point of Beginning.

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.

EXHIBIT B



MM&D Engineering Services, Inc.
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Project Name:
**Boondocks
 Parker, CO**
 DATE: 06/11/2015
 DES/DFT: WEM/kem
 PROJ NO.: 13-343
 SHEET: 2 OF 3

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

S70°13'01"E
96.18'

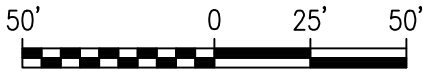
N70°13'01"W
85.38'

S19°46'59"W
30.00'

N00°00'00"E
31.88'

EX. 50'
UTILITY
EASEMENT

EX. 25'
DRAINAGE
EASEMENT



SCALE: 1" = 50'

MM&D Engineering Services, Inc.

William E. Miller, P.E.

ENGINEERING*CONSTRUCTION MANAGEMENT*SURVEYING

6901 S. Yosemite St. #201
Centennial, Colorado 801125
PH (303) 908-0062

Project Name:

**Boondocks
Fun Center**

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