

EXHIBIT A

PAGE 1 OF 6

FIVE PARCELS OF LAND IN LOT 1, CROWN POINT F#1, AMENDMENT 28, AS RECORDED IN THE DOUGLAS COUNTY RECORDS AT RECEPTION NUMBER 2018049635 AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A";

BEGINNING AT A POINT ON AN EASTERLY LINE OF PARCEL "A" OF THAT COTTONWOOD WATER AND SANITATION DISTRICT EASEMENT RECORDED AT RECEPTION NUMBER 2016020198 OF THE DOUGLAS COUNTY RECORDS FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 10 BEARS N 45°15'28" E, A DISTANCE OF 1,479.96 FEET AND A CORNER OF SAID EASEMENT BEARS N 30°40'08" W, A DISTANCE OF 53.08 FEET;

THENCE N 59°19'52" E, A DISTANCE OF 16.90 FEET;
THENCE S 30°40'08" E, A DISTANCE OF 20.00 FEET;
THENCE S 59°19'52" W, A DISTANCE OF 16.90 FEET TO SAID WESTERLY LINE;
THENCE ALONG SAID WESTERLY LINE, N 30°40'08" W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 338 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.

PARCEL "B";

BEGINNING AT A POINT ON AN EASTERLY LINE OF PARCEL "A" OF THAT COTTONWOOD WATER AND SANITATION DISTRICT EASEMENT RECORDED AT RECEPTION NUMBER 2016020198 OF THE DOUGLAS COUNTY RECORDS FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 10 BEARS N 43°23'04" E, A DISTANCE OF 1,492.87 FEET AND A CORNER OF SAID EASEMENT BEARS N 31°39'47" W, A DISTANCE OF 6.63 FEET;

THENCE N 53°34'42" E, A DISTANCE OF 3.84 FEET;
THENCE N 38°10'57" E, A DISTANCE OF 34.85 FEET;
THENCE S 51°49'03" E, A DISTANCE OF 30.00 FEET;
THENCE S 38°10'57" W, A DISTANCE OF 38.90 FEET;
THENCE S 53°34'42" W, A DISTANCE OF 7.51 FEET TO SAID WESTERLY LINE;
THENCE ALONG SAID WESTERLY LINE, 30.03' FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 191.12 FEET AND A CENTRAL ANGLE OF 09°00'13",
THE CHORD OF WHICH BEARS N 37°09'32" W A DISTANCE OF 30.00 FEET
TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,288 SQUARE FEET OR 0.030 ACRES, MORE OR LESS.

PARCEL "C";

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CROWN CREST BOULEVARD WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 10 BEARS N 43°35'06" E, A DISTANCE OF 1148.54 FEET AND A CORNER OF



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Farnsworth
GROUP
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(303) 692-8838 / info@f-w.com

WATER LINE EASEMENT

CROWN POINT F#1, AMENDMENT 28
NW. 1/4, SEC. 10, T. 6. S., R. 66 W., 6TH PM
DOUGLAS COUNTY, COLORADO

Project No: 0160163.06
Drawn by: JAN
Approved: AGW
Date: 10/30/19
Revised:

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PARCEL "C" - CONTINUED;

SAID RIGHT-OF-WAY BEARS N 90°00'00" W, A DISTANCE OF 118.66 FEET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 90°00'00" E, A DISTANCE OF 30.00 FEET;
THENCE S 00°07'59" W, A DISTANCE OF 50.38 FEET;
THENCE S 25°54'14" E, A DISTANCE OF 305.10 FEET;
THENCE S 13°11'08" W, A DISTANCE OF 30.04 FEET;
THENCE S 58°11'08" W, A DISTANCE OF 13.28 FEET;
THENCE S 09°18'52" E, A DISTANCE OF 15.98 FEET;
THENCE S 80°41'08" W, A DISTANCE OF 30.00 FEET;
THENCE N 09°18'52" W, A DISTANCE OF 15.04 FEET;
THENCE S 80°41'08" W, A DISTANCE OF 220.31 FEET TO A WESTERLY LINE THAT COTTONWOOD WATER AND SANITATION DISTRICT EASEMENT RECORDED AT RECEPTION NUMBER 2016020198 OF THE DOUGLAS COUNTY RECORDS;
THENCE ALONG SAID WESTERLY LINE, N 09°14'36" W, A DISTANCE OF 26.37 FEET;
THENCE N 80°41'08" E, A DISTANCE OF 50.53 FEET;
THENCE N 09°18'52" W, A DISTANCE OF 76.00 FEET;
THENCE N 80°41'08" E, A DISTANCE OF 30.00 FEET;
THENCE S 09°18'52" E, A DISTANCE OF 72.37 FEET;
THENCE N 80°41'08" E, A DISTANCE OF 163.34 FEET;
THENCE N 25°54'14" W, A DISTANCE OF 261.34 FEET;
THENCE S 64°05'46" W, A DISTANCE OF 2.00 FEET;
THENCE N 25°54'14" W, A DISTANCE OF 20.00 FEET;
THENCE N 64°05'46" E, A DISTANCE OF 2.00 FEET;
THENCE N 25°54'14" W, A DISTANCE OF 25.71 FEET;
THENCE N 00°07'59" E, A DISTANCE OF 57.24 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED 21,283 SQUARE FEET OR 0.489 ACRES, MORE OR LESS.

PARCEL "D";

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWN CREST BOULEVARD WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 10 BEARS N 01°49'05" E, A DISTANCE OF 1,185.74 FEET AND A CORNER OF LOT 1, BLOCK 1, CROWN POINT F#1, AMENDMENT 28 AS RECORDED AT RECEPTION NUMBER 2018049635 OF THE DOUGLAS COUNTY RECORDS, BEARS S 24°33'25" E, A DISTANCE OF 22.76 FEET;

THENCE S64° 05' 46"W, A DISTANCE OF 281.77 FEET;
THENCE N25° 54' 14"W, A DISTANCE OF 30.00 FEET;
THENCE N64° 05' 46"E, A DISTANCE OF 281.20 FEET TO THE WESTERLY RIGHT-OF-WAY OF CROWN CREST BOULEVARD;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF CROWN CREST BOULEVARD, 30.01 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 622.00 FEET AND A CENTRAL ANGLE OF 02°45'51", THE



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PARCEL "D" - CONTINUED;

CHORD OF WHICH BEARS S 26°59'15" E, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 8,448 SQUARE FEET OR 0.194 ACRES, MORE OR LESS.

PARCEL "E"

BEGINNING AT A POINT ON AN EASTERLY LINE OF PARCEL "A" OF THAT COTTONWOOD WATER AND SANITATION DISTRICT EASEMENT RECORDED AT RECEPTION NUMBER 2016020198 OF THE DOUGLAS COUNTY RECORDS FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 10 BEARS N 48°13'27" E, A DISTANCE OF 1300.57 FEET AND A CORNER OF SAID EASEMENT BEARS N 05°41'13" E, A DISTANCE OF 6.87 FEET;

THENCE ALONG AN EASTERLY LINE OF SAID EASEMENT THE FOLLOWING THREE COURSES:

1. N 05°41'13" E, A DISTANCE OF 6.87 FEET;
2. S 84°18'47" E, A DISTANCE OF 17.00 FEET;
3. N 05°41'13" E, A DISTANCE OF 12.81 FEET;

THENCE S 83°13'49" E, A DISTANCE OF 18.89 FEET;

THENCE S 06°46'11" W, A DISTANCE OF 20.00 FEET;

THENCE N 83°13'49" W, A DISTANCE OF 35.52 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED 494 SQUARE FEET OR 0.011 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE SOUTH LINE OF FINAL PLAT CROWN POINT, MONUMENTED ON THE EAST BY A 1-1/2" ALUMINUM CAP MARKED "MSM LS 2568" AND MONUMENTED ON THE WEST BY A 1-1/2" ALUMINUM CAP MARKED "FARNSWORTH PLS 28668", PER SAID PLAT BEAR S 88°47'24" W.

I HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION.

ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.



NOTE: SEE PLAT CORRECTION CERTIFICATE RECORDED AT RECEPTION NUMBER 2018066809 FOR CORRECTION OF PAT NAME OF "CROWN POINT FILING #1 AMENDMENT 28".

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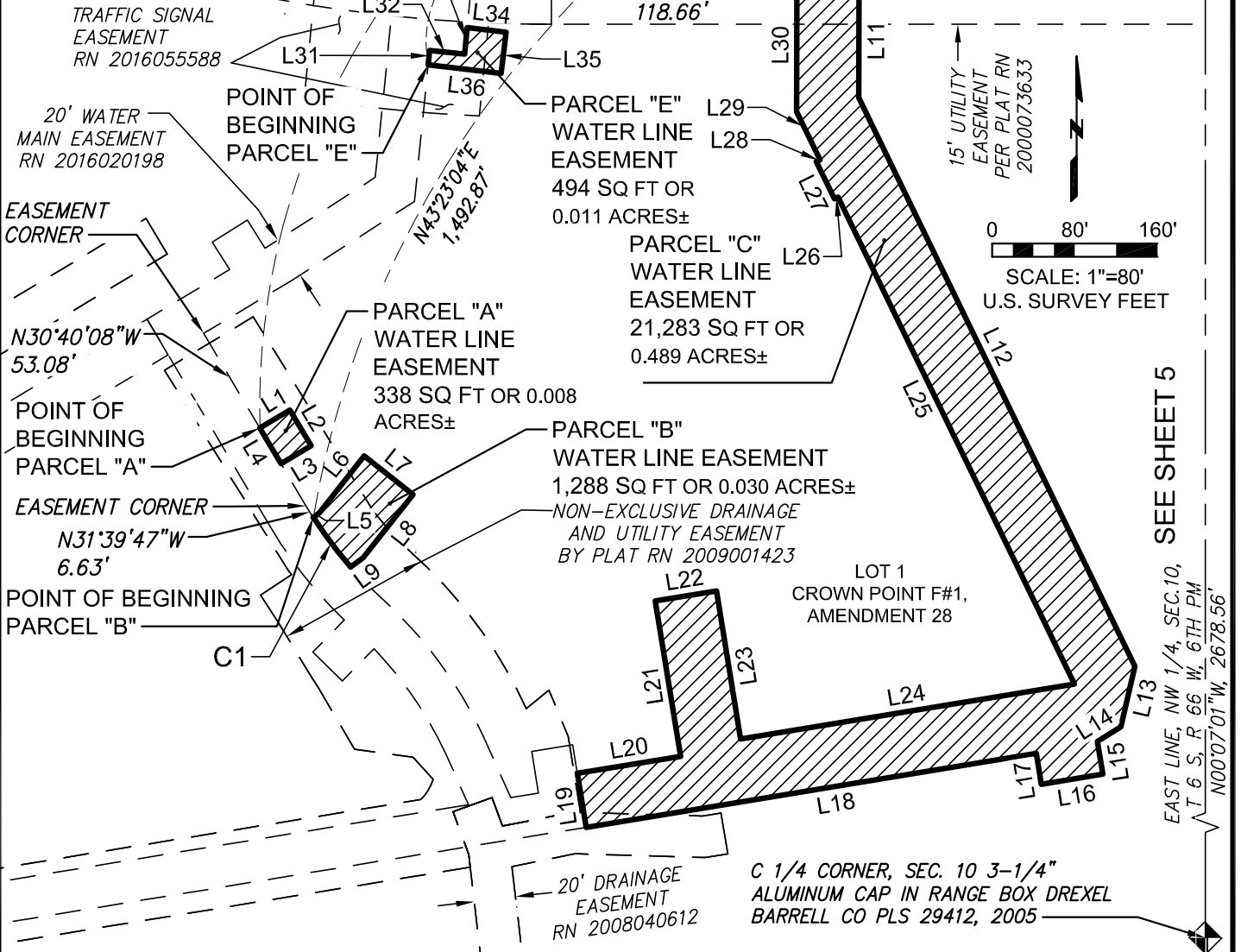
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EXHIBIT A



N 1/4 CORNER, SEC. 10
3-1/4' ALUMINUM CAP IN
RANGE BOX PLS 9329, 2005



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

NOTE:
SEE SHEET 6 FOR LINE AND CURVE TAG TABLES.

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DOUGLAS COUNTY, COLORADO

Project No: 0160163.06
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ILLUSTRATION FOR

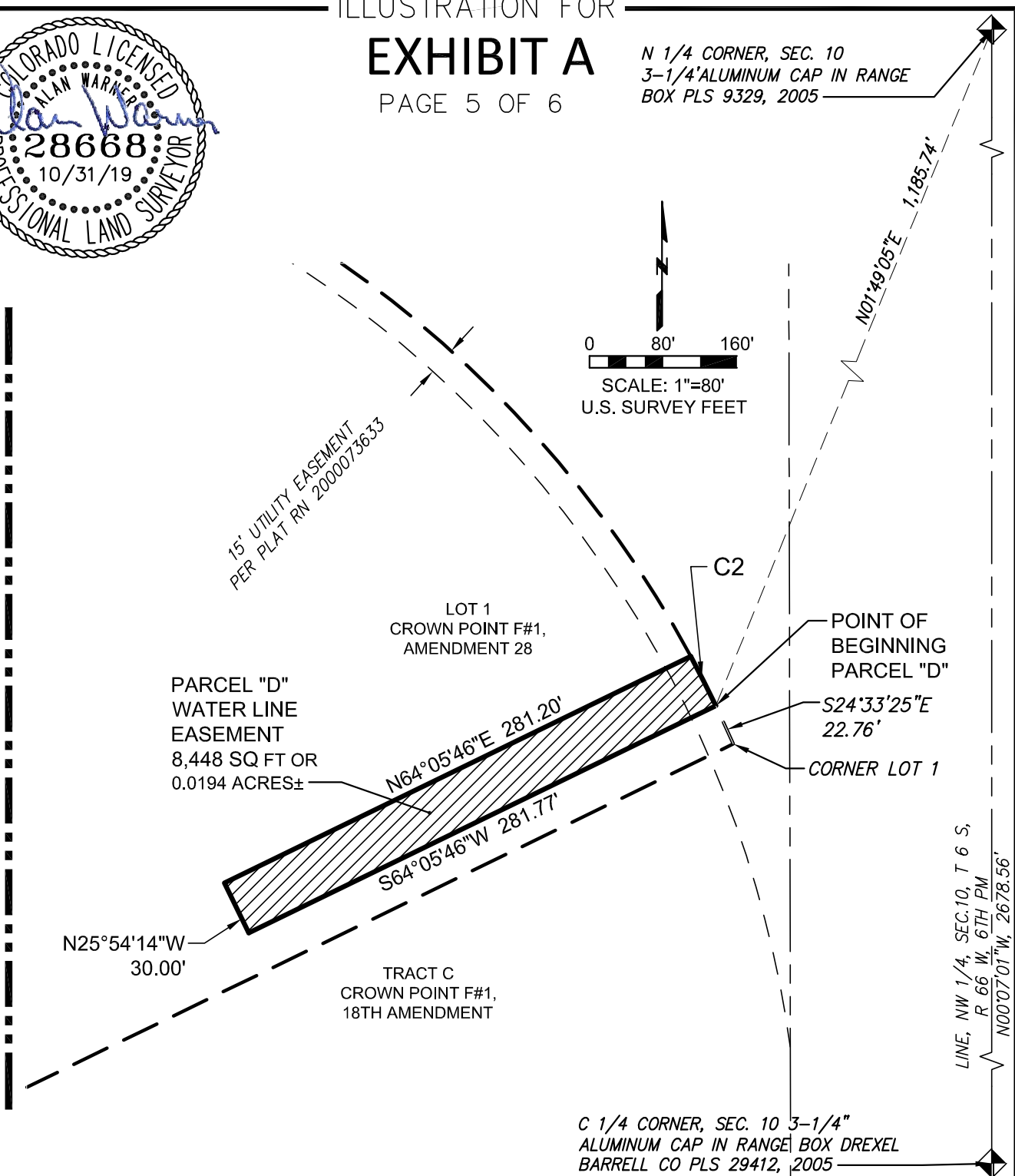
EXHIBIT A

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N 1/4 CORNER, SEC. 10
3-1/4' ALUMINUM CAP IN RANGE
BOX PLS 9329, 2005



SEE SHEET 4



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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.03'	191.12'	9°00'13"	N37°09'32"W	30.00
C2	30.01'	622.00'	2°45'51"	S26°59'15"E	30.01

LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°19'52"E	16.90'
L2	S30°40'08"E	20.00'
L3	S59°19'52"W	16.90'
L4	N30°40'08"W	20.00'
L5	N53°34'42"E	3.84'
L6	N38°10'57"E	34.85'
L7	S51°49'03"E	30.00'
L8	S38°10'57"W	38.90'
L9	S53°34'42"W	7.51'
L10	N90°00'00"E	30.00'
L11	S00°07'59"W	50.38'
L12	S25°54'14"E	305.10'

LINE TABLE		
LINE	BEARING	LENGTH
L13	S13°11'08"W	30.04'
L14	S58°11'08"W	13.28'
L15	S09°18'52"E	15.98'
L16	S80°41'08"W	30.00'
L17	N09°18'52"W	15.04'
L18	S80°41'08"W	220.31'
L19	N09°14'36"W	26.37'
L20	N80°41'08"E	50.53'
L21	N09°18'52"W	76.00'
L22	N80°41'08"E	30.00'
L23	S09°18'52"E	72.37'
L24	N80°41'08"E	163.34'

LINE TABLE		
LINE	BEARING	LENGTH
L25	N25°54'14"W	261.34'
L26	S64°05'46"W	2.00'
L27	N25°54'14"W	20.00'
L28	N64°05'46"E	2.00'
L29	N25°54'14"W	25.71'
L30	N00°07'59"E	57.24'
L31	N05°41'13"E	6.87'
L32	S84°18'47"E	17.00'
L33	N05°41'13"E	12.81'
L34	S83°13'49"E	18.89'
L35	S06°46'11"W	20.00'
L36	N83°13'49"W	35.52'

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