

# EXHIBIT A

PAGE 1 OF 5

THREE 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 CORNER ON THE EASTERLY LINE OF THAT NON-EXCLUSIVE DRAINAGE AND UTILITY EASEMENT SHOWN AND DEDICATED BY THE PLAT OF CROWN POINT F#1, 17TH AMENDMENT RECORDED AT RECEPTION NUMBER 2009001423 OF THE DOUGLAS COUNTY RECORDS FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 10 BEARS N 38°05'10" E, A DISTANCE OF 1,495.60 FEET;

THENCE ALONG A WESTERLY LINE OF SAID EASEMENT, 71.31' FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.14 FEET AND A CENTRAL ANGLE OF 17°45'10", THE CHORD OF WHICH BEARS N 33°31'43" W A DISTANCE OF 71.02 FEET;

THENCE N 38°10'57" E, A DISTANCE OF 14.20 FEET;  
THENCE S 29°58'33" E, A DISTANCE OF 74.78 FEET;  
THENCE S 51°02'33" W, A DISTANCE OF 8.89 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 676 SQUARE FEET OR 0.016 ACRES, MORE OR LESS.

PARCEL "B";

BEGINNING AT A CORNER IN A NORTHERLY LINE OF THAT DRAINAGE EASEMENT DEDICATED BY RECEPTION NUMBER 2008040612 IN THE DOUGLAS COUNTY RECORDS FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 10 BEARS N 34°01'00" E, A DISTANCE OF 1,480.98 FEET;

THENCE ALONG SAID NORTHERLY LINE, S 80°41'08" W, A DISTANCE OF 9.04 FEET;  
THENCE ALONG SAID NORTHERLY LINE, N 88°19'07" W, A DISTANCE OF 16.12 FEET;  
THENCE N 06°02'56" W, A DISTANCE OF 47.34 FEET;  
THENCE N 80°26'02" E, A DISTANCE OF 48.48 FEET;  
THENCE N 09°18'52" W, A DISTANCE OF 119.47 FEET;  
THENCE N 54°38'48" E, A DISTANCE OF 109.37 FEET;  
THENCE N 64°05'46" E, A DISTANCE OF 6.53 FEET;  
THENCE N 25°54'14" W, A DISTANCE OF 103.08 FEET;  
THENCE N 64°05'46" E, A DISTANCE OF 25.00 FEET;  
THENCE S 25°54'14" E, A DISTANCE OF 128.08 FEET;  
THENCE S 64°05'46" W, A DISTANCE OF 29.47 FEET;  
THENCE S 54°38'48" W, A DISTANCE OF 91.69 FEET;  
THENCE S 09°18'52" E, A DISTANCE OF 128.75 FEET;  
THENCE S 80°26'02" W, A DISTANCE OF 49.86 FEET;  
THENCE S 06°02'56" E, A DISTANCE OF 25.48 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 11,109 SQUARE FEET OR 0.255 ACRES, MORE OR LESS.



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**Farnsworth**  
GROUP  
5613 DTC PARKWAY, SUITE 1100  
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(303) 692-8838 / info@f-w.com

DRAINAGE & UTILITY 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";

BEGINNING AT A POINT IN A NORTHERLY LINE OF THAT DRAINAGE EASEMENT DEDICATED BY RECEPTION NUMBER 2008040612 IN THE DOUGLAS COUNTY RECORDS WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 10 BEARS N 25°04'31" E, A DISTANCE OF 1505.21 FEET AND A CORNER OF SAID EASEMENT BEARS N 69°52'40" E, A DISTANCE OF 78.64 FEET;

THENCE ALONG SAID NORTHERLY LINE, S 69°52'40" W, A DISTANCE OF 25.45 FEET;  
THENCE N 09°18'12" W, A DISTANCE OF 179.51 FEET;  
THENCE N 06°36'51" E, A DISTANCE OF 18.32 FEET;  
THENCE N 09°40'41" W, A DISTANCE OF 33.59 FEET;  
THENCE N 80°19'19" E, A DISTANCE OF 25.00 FEET;  
THENCE S 09°40'41" E, A DISTANCE OF 36.68 FEET;  
THENCE N 80°41'08" E, A DISTANCE OF 18.16 FEET;  
THENCE N 64°06'52" E, A DISTANCE OF 167.21 FEET;  
THENCE N 25°54'14" W, A DISTANCE OF 21.46 FEET;  
THENCE N 64°05'46" E, A DISTANCE OF 25.00 FEET;  
THENCE S 25°54'14" E, A DISTANCE OF 21.47 FEET;  
THENCE N 64°06'52" E, A DISTANCE OF 119.20 FEET;  
THENCE S 25°53'08" E, A DISTANCE OF 25.00 FEET;  
THENCE S 64°06'52" W, A DISTANCE OF 119.19 FEET;  
THENCE S 25°54'14" E, A DISTANCE OF 21.53 FEET;  
THENCE S 64°05'46" W, A DISTANCE OF 25.00 FEET;  
THENCE N 25°54'14" W, A DISTANCE OF 21.54 FEET;  
THENCE S 64°06'52" W, A DISTANCE OF 158.45 FEET;  
THENCE S 16°25'17" E, A DISTANCE OF 26.28 FEET;  
THENCE S 73°34'43" W, A DISTANCE OF 25.00 FEET;  
THENCE N 16°25'17" W, A DISTANCE OF 21.87 FEET;  
THENCE S 80°41'08" W, A DISTANCE OF 14.49 FEET;  
THENCE S 09°18'12" E, A DISTANCE OF 160.49 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 15,897 SQUARE FEET OR 0.365 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.

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ILLUSTRATION FOR

**EXHIBIT A**

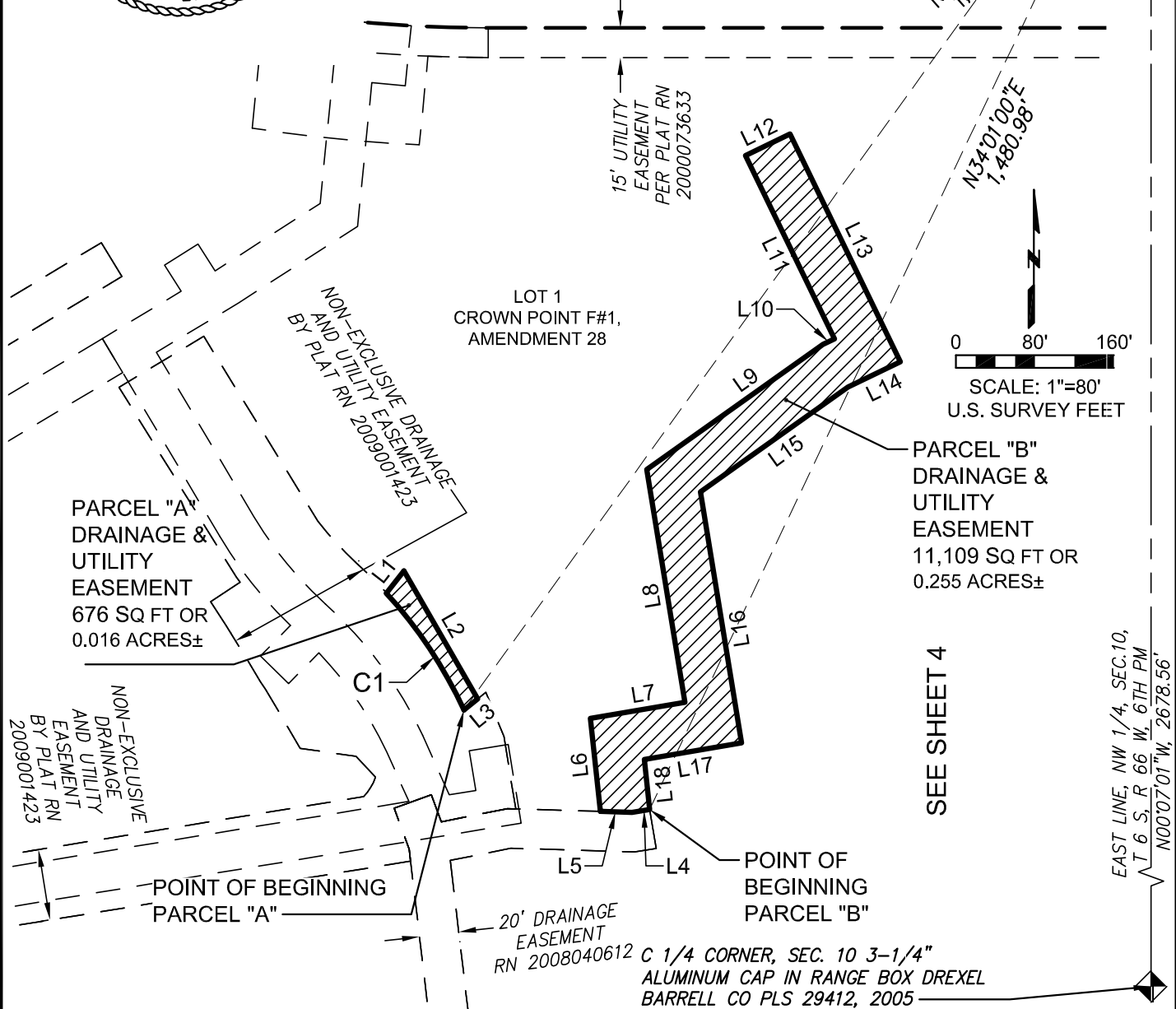
PAGE 3 OF 5

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



**NOTES:**

1. SEE SHEET 5 FOR LINE AND CURVE TAG TABLES.
2. SEE PLAT CORRECTION CERTIFICATE RECORDED AT RECEPTION NUMBER 2018066809 FOR CORRECTION OF PLAT NAME OF "CROWN POINT FILING #1 AMENDMENT 28".



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

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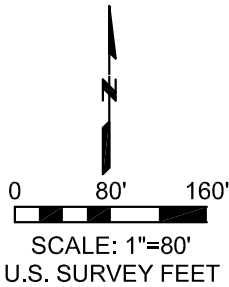
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N 1/4 CORNER, SEC. 10  
3-1/4' ALUMINUM CAP IN  
RANGE BOX PLS 9329, 2005

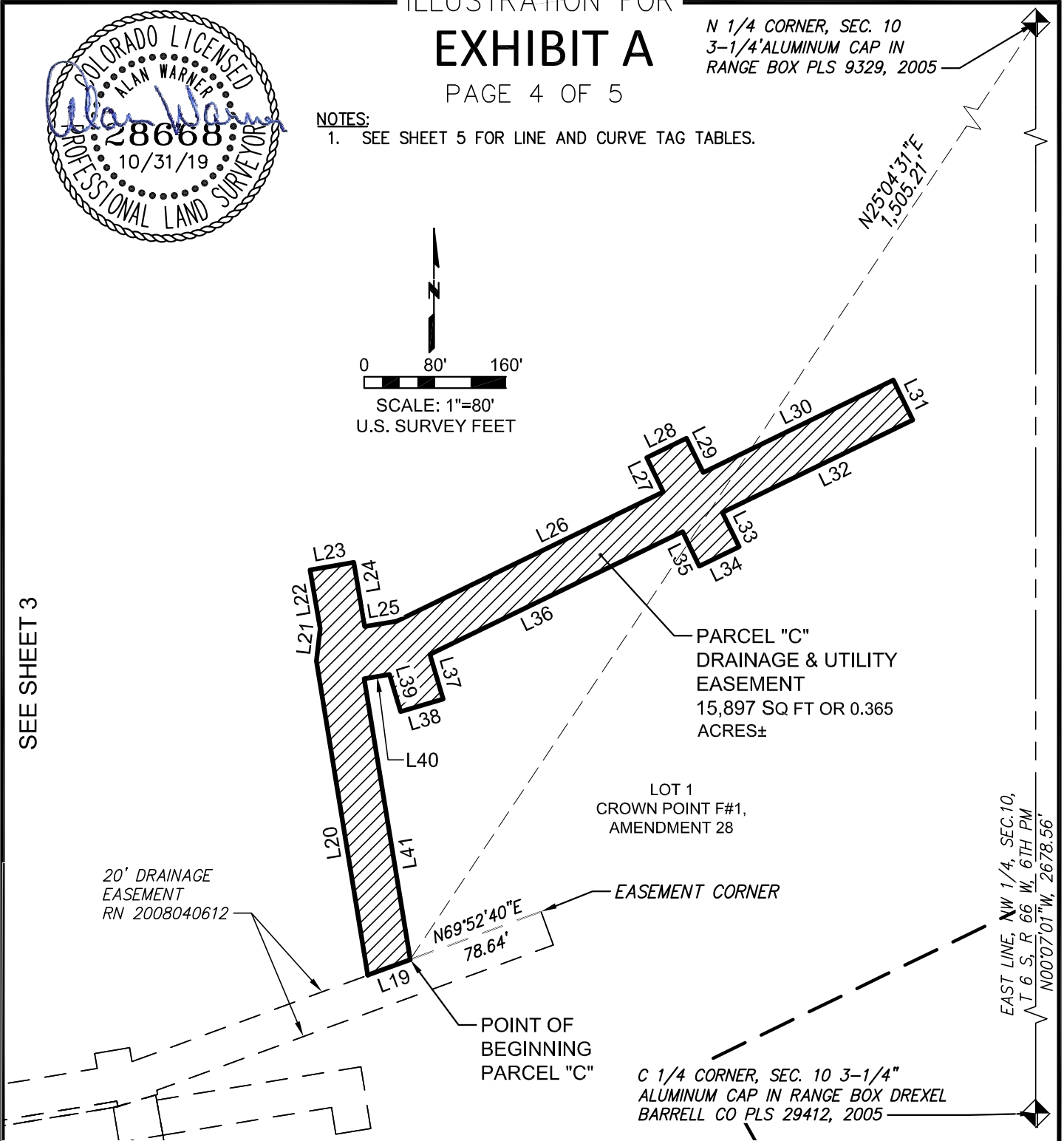


**NOTES:**

1. SEE SHEET 5 FOR LINE AND CURVE TAG TABLES.



SEE SHEET 3



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| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | N38°10'57"E | 14.20'  |
| L2         | S29°58'33"E | 74.78'  |
| L3         | S51°02'33"W | 8.89'   |
| L4         | S80°41'08"W | 9.04'   |
| L5         | N88°19'07"W | 16.12'  |
| L6         | N06°02'56"W | 47.34'  |
| L7         | N80°26'02"E | 48.48'  |
| L8         | N09°18'52"W | 119.47' |
| L9         | N54°38'48"E | 109.37' |
| L10        | N64°05'46"E | 6.53'   |
| L11        | N25°54'14"W | 103.08' |
| L12        | N64°05'46"E | 25.00'  |
| L13        | S25°54'14"E | 128.08' |
| L14        | S64°05'46"W | 29.47'  |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L15        | S54°38'48"W | 91.69'  |
| L16        | S09°18'52"E | 128.75' |
| L17        | S80°26'02"W | 49.86'  |
| L18        | S06°02'56"E | 25.48'  |
| L19        | S69°52'40"W | 25.45'  |
| L20        | N09°18'12"W | 179.51' |
| L21        | N06°36'51"E | 18.32'  |
| L22        | N09°40'41"W | 33.59'  |
| L23        | N80°19'19"E | 25.00'  |
| L24        | S09°40'41"E | 36.68'  |
| L25        | N80°41'08"E | 18.16'  |
| L26        | N64°06'52"E | 167.21' |
| L27        | N25°54'14"W | 21.46'  |
| L28        | N64°05'46"E | 25.00'  |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L29        | S25°54'14"E | 21.47'  |
| L30        | N64°06'52"E | 119.20' |
| L31        | S25°53'08"E | 25.00'  |
| L32        | S64°06'52"W | 119.19' |
| L33        | S25°54'14"E | 21.53'  |
| L34        | S64°05'46"W | 25.00'  |
| L35        | N25°54'14"W | 21.54'  |
| L36        | S64°06'52"W | 158.45' |
| L37        | S16°25'17"E | 26.28'  |
| L38        | S73°34'43"W | 25.00'  |
| L39        | N16°25'17"W | 21.87'  |
| L40        | S80°41'08"W | 14.49'  |
| L41        | S09°18'12"E | 160.49' |

| CURVE TABLE |        |         |           |               |              |
|-------------|--------|---------|-----------|---------------|--------------|
| CURVE       | LENGTH | RADIUS  | DELTA     | CHORD BEARING | CHORD LENGTH |
| C1          | 71.31' | 230.14' | 17°45'10" | N33°31'43"W'  | 71.02        |

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