

EXHIBIT A

A 25' DRAINAGE EASEMENT BEING A PORTION OF LOT 4, PARKER AND PINE FILING 1, RECORDED JULY 9, 2020 UNDER RECEPTION NO. 2020059999 AND LOCATED IN THE SW 1/4 OF SECTION 10, T6S, R66W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE N89°59'52"E ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 44.11 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89°59'52"E ALONG SAID NORTH LINE, A DISTANCE OF 39.58 FEET;

THENCE S00°00'08"E, A DISTANCE OF 25.00 FEET;

THENCE S89°59'52"W, A DISTANCE OF 30.08 FEET;

THENCE S20°14'50"E, A DISTANCE OF 36.77 FEET;

THENCE S14°14'06"E, A DISTANCE OF 49.69 FEET;

THENCE S75°45'54"W, A DISTANCE OF 25.00 FEET;

THENCE N14°14'06"W, A DISTANCE OF 48.38 FEET;

THENCE N20°14'50"W, A DISTANCE OF 48.23 FEET;

THENCE S89°59'11"E, A DISTANCE OF 18.37 FEET;

THENCE N00°00'49"E, A DISTANCE OF 21.67 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3,293 SQ. FT. (0.0756 ACRES) MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

PREPARED BY:

ROBERT J. RUBINO

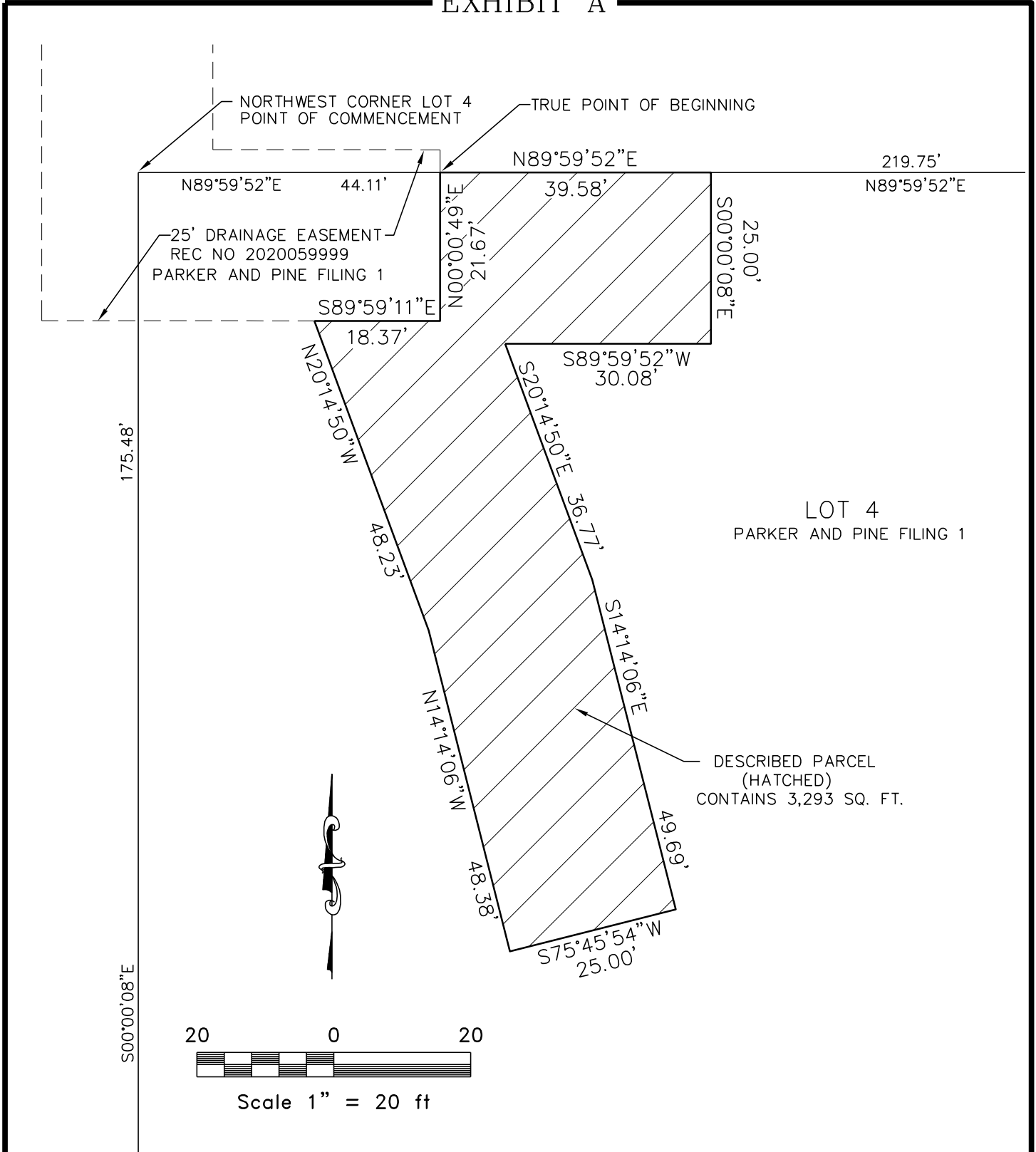
PLS 14142

RUBINO SURVEYING

3312 AIRPORT ROAD

BOULDER, CO 80301

ILLUSTRATION FOR
EXHIBIT A



LOT 4
PARKER AND PINE FILING 1

DESCRIBED PARCEL
(HATCHED)
CONTAINS 3,293 SQ. FT.

RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, CO 80301
(303)464-9515
E-MAIL: rubinosurveying@aol.com

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