

EXHIBIT A

A WATER 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, FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 4 BEARS S00°00'08"E 175.48 FEET WHICH IS THE BASIS OF BEARINGS FOR ALL BEARINGS STATED HEREIN; THENCE S31°14'28"E, A DISTANCE OF 72.50 FEET TO A POINT ON THE EASTERLY LINE OF A 50 FOOT UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 2020097043 AND THE TRUE POINT OF BEGINNING;

THENCE N89°59'52"E, A DISTANCE OF 173.97 FEET;

THENCE N00°00'08"W, A DISTANCE OF 7.47 FEET;

THENCE N89°59'52"E, A DISTANCE OF 20.00 FEET;

THENCE S00°00'08"E, A DISTANCE OF 37.47 FEET;

THENCE S89°59'52"W, A DISTANCE OF 194.09 FEET TO THE EASTERLY LINE OF SAID 50 FOOT UTILITY EASEMENT;

THENCE N00°14'01"E ALONG SAID EASTERLY LINE, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5,950 SQ. FT. (0.1371 ACRES) MORE OR LESS.

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

PREPARED BY:

ROBERT J. RUBINO

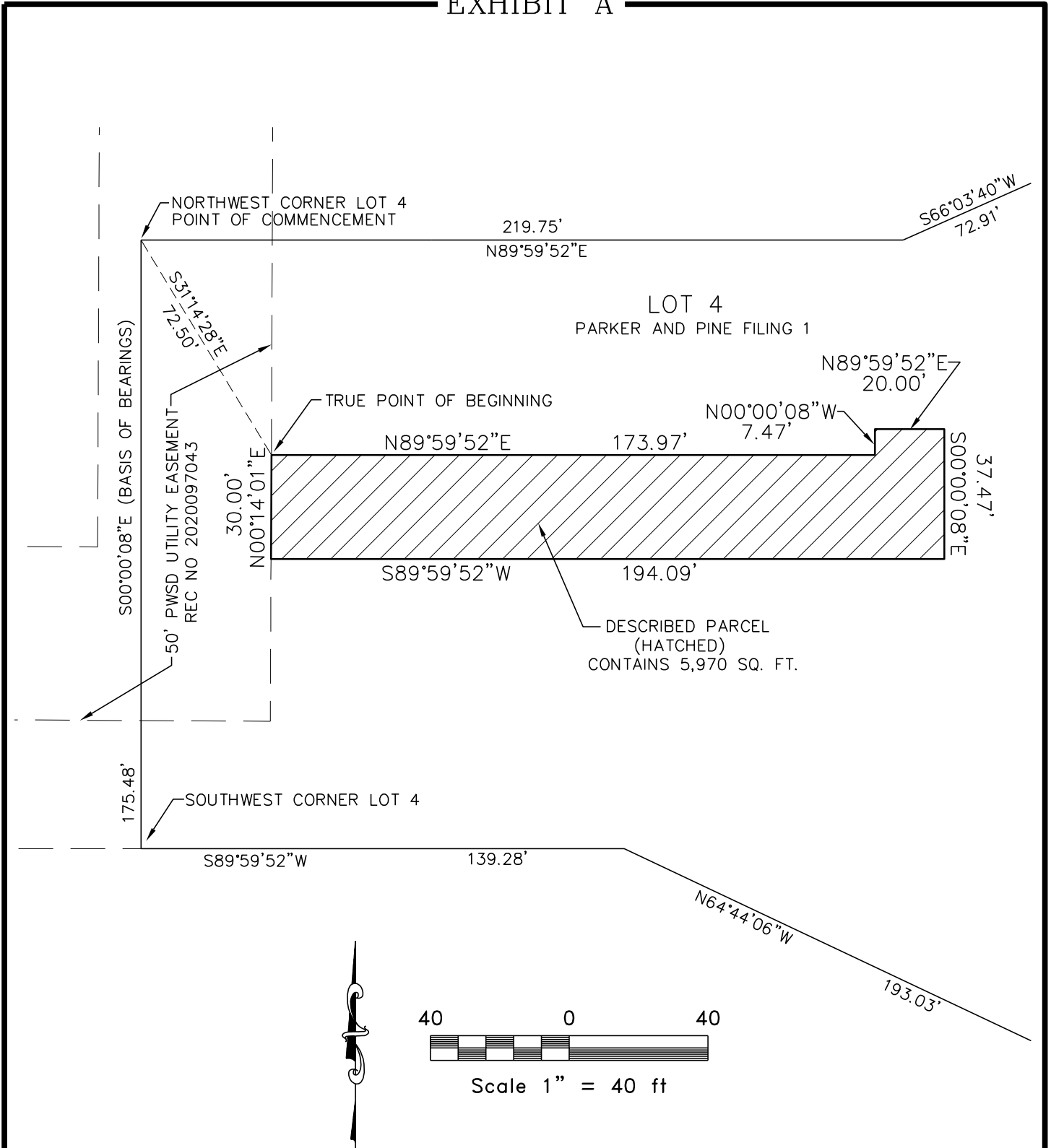
PLS 14142

RUBINO SURVEYING

3312 AIRPORT ROAD

BOULDER, CO 80301

ILLUSTRATION FOR
EXHIBIT A



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.

DRAWN BY: BR

APPROVED BY: RJR

DATE: JULY 31, 2022

JOB NO. 20102