

Exhibit "A"
25' Drainage Easement

Legal Description:

A parcel of land situated in the Southeast ¼ of Section 29, Township 6 South, Range 66 West, of the 6th P.M., being a part of Lot 3, Block 10, Douglas 234 Filing No. 6 as recorded April 15, 2021 at Reception No. 2021049799, Town of Parker, County of Douglas, State of Colorado, being more particularly described as follows:

Commencing at the Southeasterly corner of said Lot 3;
Thence S73°54'02"W along the Southerly Line of said Lot 3 a distance of 76.88 feet to the **Point of Beginning**;
Thence continuing S73°54'02"W along said Southerly Line a distance of 25.00 feet;
Thence N16°05'58"W a distance of 25.69 feet;
Thence S73°55'05"W a distance of 183.29 feet to a point on the Easterly Line of a 10' Utility Easement recorded at Reception No. 2003174764, Douglas County, Colorado records;
Thence N15°08'06"W along said Easterly Line a distance of 25.00 feet;
Thence N73°55'05"E a distance of 247.33 feet to a point on the Westerly Line of a 25' Drainage Easement recorded at Reception No. 2021049799, Douglas County, Colorado records;
Thence S13°07'09"E along said Westerly Line a distance of 25.03 feet;
Thence S73°55'05"W a distance of 38.16 feet;
Thence S16°05'58"E a distance of 25.68 feet to the **Point of Beginning**

Parcel Contains (6,814 Square Feet) 0.1564 Acres.

Bearings are based on the Easterly Line of Lot 3, bearing S13°07'09"E as referenced on the plat of Douglas County 234 Filing No 6.

Distances are expressed in U.S. Survey Feet and decimals thereof. A U.S. survey foot is defined as exactly 1200/3937 meters.

Date Prepared: December 20, 2021

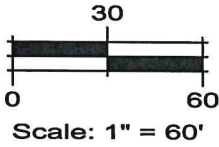
Date Of Last Revision:

Prepared By: Charles N. Beckstrom, PLS No. 33202

For And On Behalf Of
Engineering Service Company
14190 East Evans Avenue
Aurora, Colorado 80014
Phone: (303) 337-1393



ILLUSTRATION FOR "EXHIBIT A"



LOT 2, BLOCK 10,
DOUGLAS 234 FILING NO. 6

LOT 3, BLOCK 10,
DOUGLAS 234 FILING NO. 6

LOT 4, BLOCK 10,
DOUGLAS 234 FILING NO. 6

50' MULTI-USE NON-EXCLUSIVE
UTILITY EASEMENT
(REC. NO. 2021049799)
50' ACCESS EASEMENT
(REC. NO. 2021049814)

25' DRAINAGE EASEMENT
(REC. NO. 2021049799)

15' DRY UTILITY EASEMENT
(REC. NO. 2021049799)

6' PEDESTRIAN EASEMENT
(REC. NO. 2021049799)

15' DRY UTILITY EASEMENT
(REC. NO. 2021049799)

10' UTILITY EASEMENT
(REC. NO. 2003174764)

SOUTH CHAMBERS ROAD
(170' PUBLIC R.O.W.)

**TRACT A,
DOUGLAS 234 FILING NO. 6**
(BASIS OF BEARINGS)
S13°07'09"E 180.98'

POINT OF COMMENCEMENT
SE'ERLY CORNER OF LOT 3,
BLOCK 10, DOUGLAS 234
FILING NO. 6

S13°07'09"E
25.03'

S73°55'05"W
38.16'

N73°55'05"E 247.33'

76.88'

S73°54'02"W

S73°55'05"W 183.29'

S16°05'58"E
25.68'

N16°05'58"W
25.69'

POINT OF BEGINNING
S73°54'02"W

N15°08'06"W
25.00'

25.00'



ENGINEERING SERVICE COMPANY 14190 East Evans Avenue
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PARCEL CONTAINS
6,814 SQUARE FEET
0.1564 ACRES

TOWN OF PARKER

25' DRAINAGE EASEMENT

Drawn By: **SAM** | Checked By: **SAM** | Project No.: **337.101** | Date: **12/16/2021**

Scale: **1"=60'** | File Name: **N:\Projects\McDonald's Corporation\Partner, CO-Chambers & Hess P\CAD\Exhibits\Exhibit_Parker, CO-Chambers & Hess P\170' Dalum.dwg**

A PART OF LOT 3, BLOCK 10, DOUGLAS 234 FILING NO. 6
SITUATED IN THE SE 1/4 OF SECTION 29, T.6S., R.66W., OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Note: This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

Exhibit "B"
25' Drainage Easement

Legal Description:

A parcel of land situated in the Southeast ¼ of Section 29, Township 6 South, Range 66 West, of the 6th P.M., being a part of Lot 3, Block 10, Douglas 234 Filing No. 6 as recorded April 15, 2021 at Reception No. 2021049799, Town of Parker, County of Douglas, State of Colorado, being more particularly described as follows:

Commencing at the Northeasterly corner of said Lot 3;
Thence S71°47'57"W along the Northerly Line of said Lot 3 a distance of 228.43 feet to the **Point of Beginning**;
Thence S18°12'03"E a distance of 8.00 feet;
Thence N71°47'57"E a distance of 187.56 feet to a point on the Westerly Line of a 25' Drainage Easement recorded at Reception No. 2021049799, Douglas County, Colorado records;
Thence S13°07'09"E along said Westerly Line a distance of 25.10 feet;
Thence S71°47'57"W a distance of 210.34 feet;
Thence N18°12'03"W a distance of 33.00 feet to a point on said Northerly Line;
Thence N71°47'57"E along said Northerly Line a distance of 25.00 feet to the **Point of Beginning**

Parcel Contains (5,486 Square Feet) 0.1259 Acres.

Bearings are based on the Easterly Line of Lot 3, bearing S13°07'09"E as referenced on the plat of Douglas County 234 Filing No 6.

Distances are expressed in U.S. Survey Feet and decimals thereof. A U.S. Survey Foot is defined as exactly 1200/3937 meters.

Date Prepared: December 20, 2021

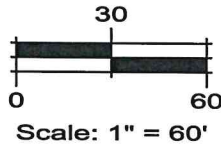
Date Of Last Revision:

Prepared By: Charles N. Beckstrom, PLS No. 33202

For And On Behalf Of
Engineering Service Company
14190 East Evans Avenue
Aurora, Colorado 80014
Phone: (303) 337-1393



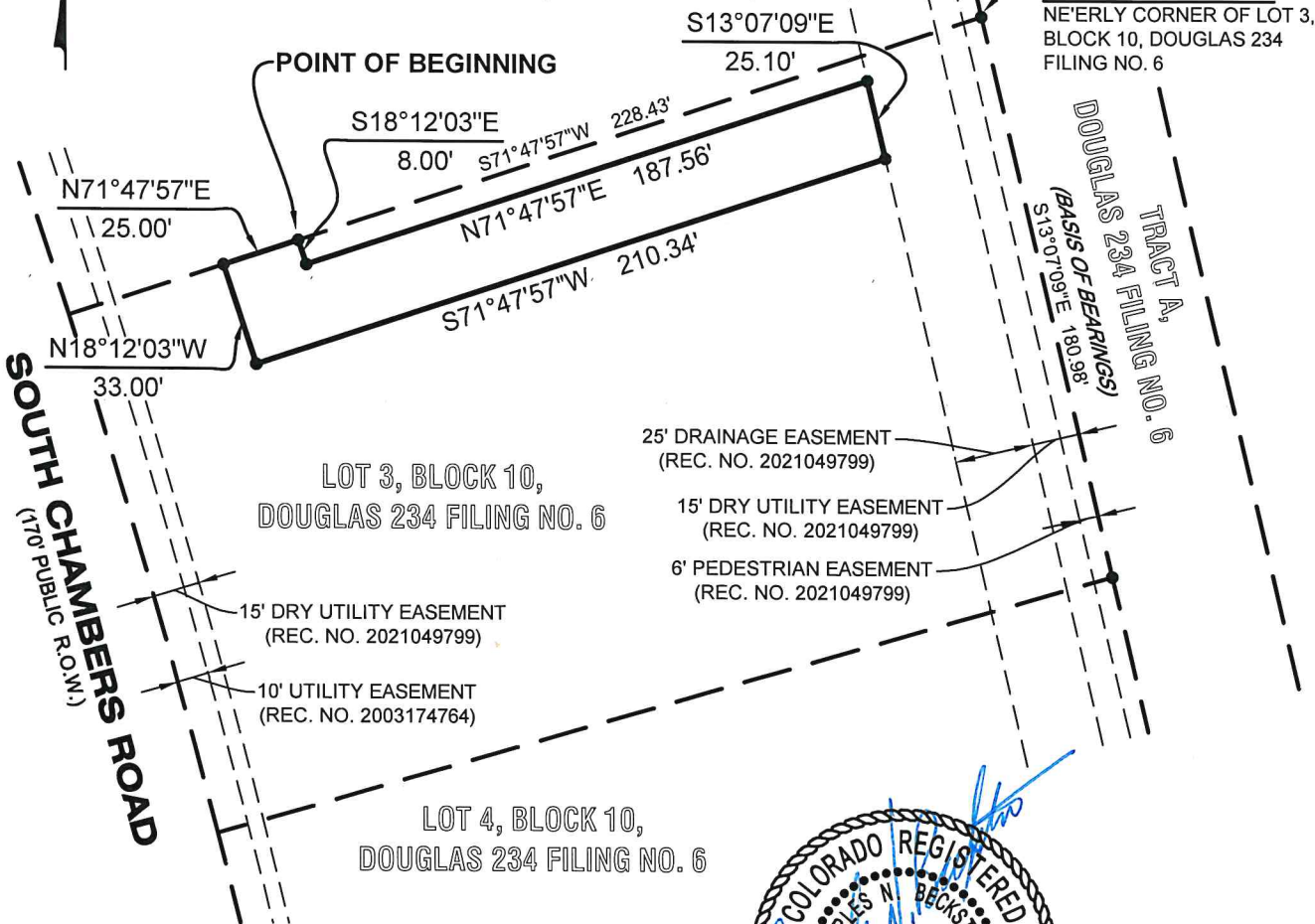
ILLUSTRATION FOR "EXHIBIT B"



LOT 2, BLOCK 10,
DOUGLAS 234 FILING NO. 6

50' MULTI-USE NON-EXCLUSIVE
UTILITY EASEMENT
(REC. NO. 2021049799)
50' ACCESS EASEMENT
(REC. NO. 2021049814)

POINT OF COMMENCEMENT
NE'ERLY CORNER OF LOT 3,
BLOCK 10, DOUGLAS 234
FILING NO. 6



LOT 3, BLOCK 10,
DOUGLAS 234 FILING NO. 6

LOT 4, BLOCK 10,
DOUGLAS 234 FILING NO. 6

SOUTH CHAMBERS ROAD
(170' PUBLIC R.O.W.)



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PARCEL CONTAINS
5,486 SQUARE FEET
0.1259 ACRES

TOWN OF PARKER

25' DRAINAGE EASEMENT

A PART OF LOT 3, BLOCK 10, DOUGLAS 234 FILING NO. 6
SITUATED IN THE SE 1/4 OF SECTION 29, T.6S., R.66W., OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Drawn By: SAM	Checked By: SAM	Project No.: 337.101	Date: 12/16/2021
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Scale: **1"=60'**
File Name:
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Note: This exhibit does not represent a monumented survey. It is intended only to depict the attached description.