

**Exhibit "A"**  
25' Drainage Easement

Legal Description:

A parcel of land situated in the Southeast  $\frac{1}{4}$  of Section 29, Township 6 South, Range 66 West, of the 6<sup>th</sup> 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 30.00 feet;  
Thence S73°54'02"W a distance of 166.49 feet;  
Thence S18°12'03"E a distance of 4.26 feet;  
Thence S73°58'09"W a distance of 16.35 feet;  
Thence N18°12'03"W a distance of 29.26 feet;  
Thence N73°54'02"E a distance of 248.43 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°54'02"W a distance of 38.38 feet;  
Thence S16°05'58"E a distance of 30.00 feet to the **Point of Beginning**.

Parcel Contains (7,003 Square Feet) 0.1608 Acres.

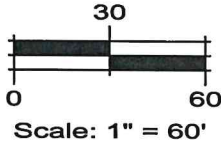
Bearings are based on the Easterly Line of Lot 3, bearing S13°07'09"E as referenced on the plat of Douglas County 234 Filing No 6.

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: February 9, 2022  
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

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.)

N18°12'03"W  
29.26'

N73°54'02"E 248.43'

25.0'

S73°54'02"W 166.49'

N16°05'58"W  
30.00'

S18°12'03"E  
4.26'

S73°58'09"W  
16.35'

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

S13°07'09"E  
25.03'

25.0'

76.88'  
S73°54'02"W

S16°05'58"E  
30.00'

S73°54'02"W  
25.00'

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

TRACT A,  
DOUGLAS 234 FILING NO. 6

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

S73°54'02"W  
38.38'

**POINT OF BEGINNING**



**ENGINEERING SERVICE COMPANY** 14190 East Evans Avenue  
Aurora, Colorado 80014  
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**PARCEL CONTAINS**  
7,003 SQUARE FEET  
0.1608 ACRES

## TOWN OF PARKER

Drawn By: <b>SAM</b>	Checked By: <b>SAM</b>	Project No.: <b>337.101</b>	Date: <b>02/09/2022</b>
Scale: <b>1"=60'</b>	File Name: <i>N:\Projects\14190 East Evans Avenue\2021\Parter, CO-Chambers &amp; Hess RAC\01\Exhibit\Exhibit_Partr, CO-Chambers &amp; Hess Rd (M) (Drawing)\REV_020822.dwg</i>		

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

### 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

**Exhibit "B"**  
25' Drainage Easement

Legal Description:

A parcel of land situated in the Southeast  $\frac{1}{4}$  of Section 29, Township 6 South, Range 66 West, of the 6<sup>th</sup> 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

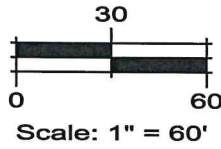
Date Of Last Revision:

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

For And On Behalf Of  
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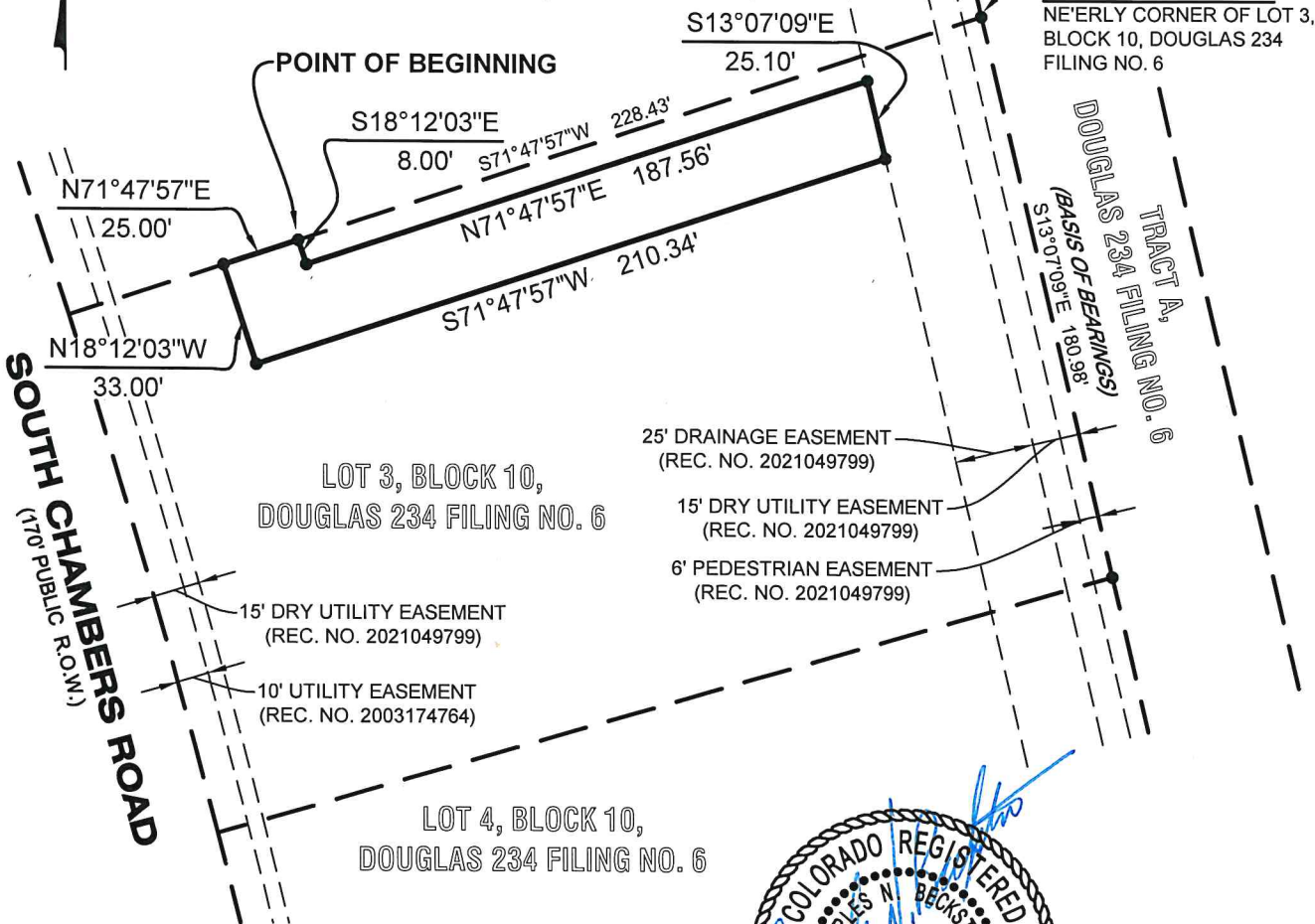
# ILLUSTRATION FOR "EXHIBIT B"



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

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)

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



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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: <b>SAM</b>	Checked By: <b>SAM</b>	Project No.: <b>337.101</b>	Date: <b>12/16/2021</b>
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Scale: **1"=60'**  
File Name:  
*R:\Projects\142\Donald's Corporation\Parke...CO-Chambers & Hess Rd\CAD\EXHIBITS\Exhibit\_B\_Parker\_CO-Chambers & Hess Rd (R1) Detail.dwg*

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