

## EXHIBIT A

A 15 FOOT UTILITY EASEMENT BEING A PART OF LOT 4, AUBURN HILLS CENTRE FILING 1, RECORDED ON JULY 7, 2022 AT RECEPTION NO. 2022047609, AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N48°27'30"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4 (CONSIDERING SAID LINE TO BEAR N48°27'30"E WHICH IS THE BASIS OF BEARINGS FOR ALL BEARINGS STATED HEREIN), A DISTANCE OF 33.95 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N41°46'21"W, A DISTANCE OF 25.16 FEET;  
THENCE N90°00'00"W, A DISTANCE OF 45.44 FEET;  
THENCE N00°00'00"E, A DISTANCE OF 15.00 FEET;  
THENCE N90°00'00"E, A DISTANCE OF 52.15 FEET;  
THENCE S41°46'21"E, A DISTANCE OF 31.94 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 4;  
THENCE S48°27'30"W ALONG SAID LINE, A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,160 SQ. FT. (0.0266 ACRE) 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**  
 (SHEET 1 OF 1)



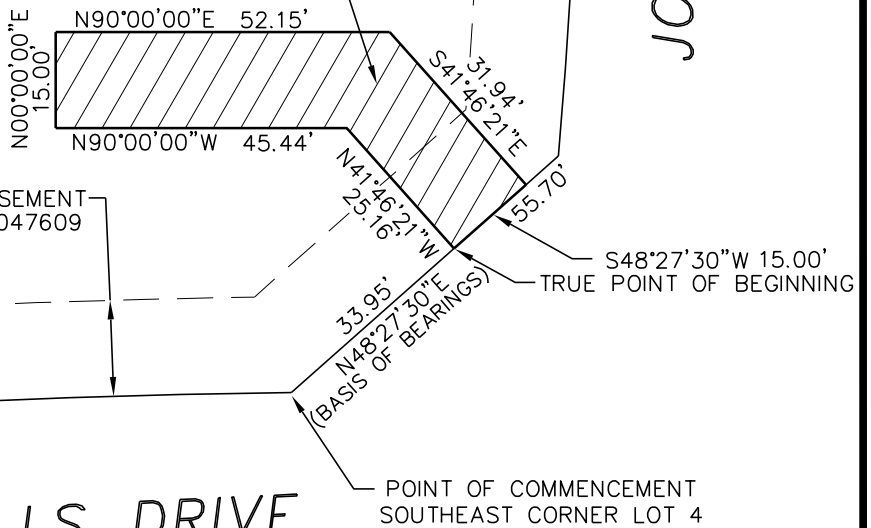
0 15 30  
 SCALE: 1"=30'

LOT 4  
 AUBURN HILLS CENTRE FILING 1  
 REC NO 2022047609

**OWNER:**  
 CIRCLE K STORES INC., A TEXAS CORPORATION  
 5500 S. QUEBEC STREET, SUITE 100  
 GREENWOOD VILLAGE, CO 80111



DESCRIBED PARCEL (HATCHED)  
 CONTAINS 1,160 SQ. FT./0.0266 ACRES



S00°05'09"E  
 34.05'

JORDAN ROAD

D=6°09'57"  
 R=898.98'  
 L=96.74'

15' UTILITY EASEMENT  
 REC NO 2022047609

D=7°44'25"  
 R=1537.50'  
 L=207.70'

15' UTILITY EASEMENT  
 REC NO 2022047609

**EAST AUBURN HILLS DRIVE**  
 75' PUBLIC ROW

POINT OF COMMENCEMENT  
 SOUTHEAST CORNER LOT 4

BEARINGS ARE BASED ON THE SOUTHEASTERLY LINE OF LOT 4, ASSUMED TO BEAR N48°27'30"E  
 THE ABOVE DESCRIBED PARCEL CONTAINS 1,160 SQUARE FEET (0.0266 ACRE) MORE OR LESS.  
 THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY.  
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

**CORE ELECTRIC COOPERATIVE**

**UTILITY EASEMENT**

DRAWN BY: MC	SCALE: 1"=30'	R.O.W. FILE NUMBER
CHECKED BY: BR	DATE: 1/22/2023	JOB NUMBER: 20144

LOCATED IN THE SE1/4 OF SECTION 20, T6S, R66W OF  
 THE 6TH P.M., DOUGLAS COUNTY, COLORADO AND  
 BEING PART OF LOT 4, AUBURN HILLS CENTRE FILING 1.