

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

A DRAINAGE EASEMENT BEING A PORTION OF LOT 4E, CROWN POINT FILING NO. 1, 20TH AMENDMENT, RECORDED AT RECEPTION NO. 2015009597 OF THE RECORDS OF DOUGLAS COUNTY, STATE OF COLORADO, AND FURTHER BEING SITUATED IN THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE CENTER QUARTER CORNER OF SAID SECTION 3, WHICH BEARS N89°29'45"E, MONUMENTED ON THE WEST END OF THE LINE BY THE WEST QUARTER CORNER, SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, BEING A 3-1/4" ALUMINUM CAP, STAMPED, "LUCHETTI-SURVEYING PLS 36053" AND ON THE EAST END OF THE LINE BY THE CENTER QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, BEING A 2" ALUMINUM CAP, STAMPED, "LS 16848".

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 4E, CROWN POINT FILING NO. 1, 20TH AMENDMENT, BEING A NO. 5 REBAR WITH ORANGE PLASTIC CAP, STAMPED, "PLS 34581";

THENCE WITH THE SOUTH LINE OF SAID LOT 4E, S70°13'01"E, A DISTANCE OF 18.42 FEET;

THENCE N19°46'59"E, A DISTANCE OF 12.00 FEET TO A POINT ON THE NORTH LINE OF A DRAINAGE EASEMENT, RECORDED AT RECEPTION NO. 2015082696 OF THE RECORDS OF DOUGLAS COUNTY AND BEING THE **POINT OF BEGINNING**;

THENCE DEPARTING NORTH LINE OF SAID RECEPTION NO. 2015082696, N39°50'21"E, A DISTANCE OF 54.91 FEET;

THENCE S50°09'39"E, A DISTANCE OF 25.00 FEET;

THENCE S39°50'21"W, A DISTANCE OF 24.91 FEET;

THENCE S68°00'58"E, A DISTANCE OF 78.55 FEET;

THENCE N53°16'06"E, A DISTANCE OF 58.96 FEET;

THENCE S36°43'54"E, A DISTANCE OF 25.00 FEET;

THENCE S53°16'06"W, A DISTANCE OF 66.65 FEET TO A POINT ON THE NORTH LINE OF SAID RECEPTION NO. 2015082696;

THENCE WITH SAID NORTH LINE, N56°37'24"W, A DISTANCE OF 17.45 FEET;

THENCE N70°12'14"W, A DISTANCE OF 106.34 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS 4,401 SQUARE FEET OR 0.101 ACRES.

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



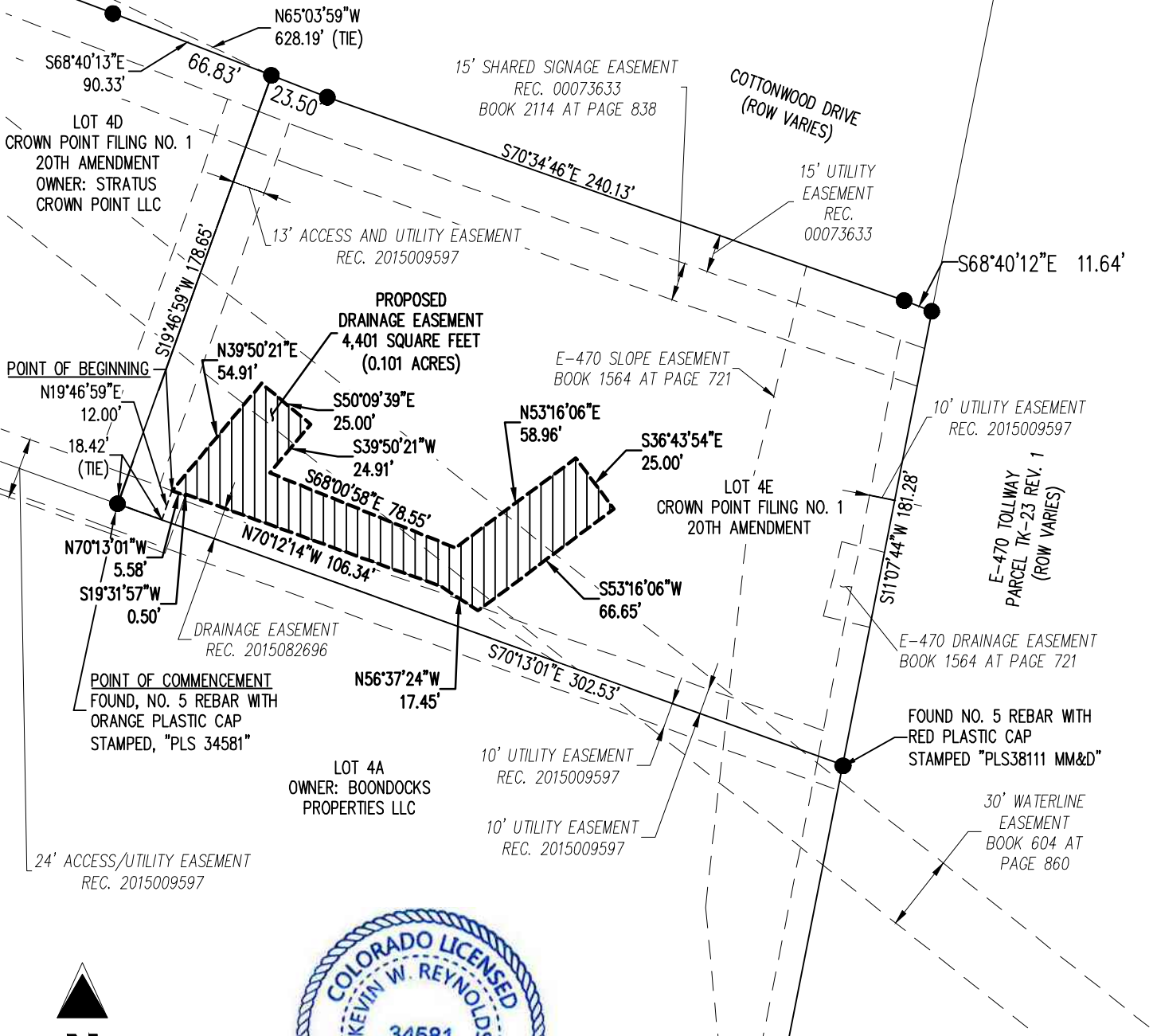
KEVIN W. REYNOLDS, PLS 34581  
PROJECT NO. LOS000001.10

PREPARED FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC  
5500 GRENEWOOD PLAZA BLVD, SUITE #200  
GREENWOOD VILLAGE, COLORADO 80111

WEST 1/4 SECTION 3, T6S, R66W, 6TH P.M.  
 FOUND 3-1/4" ALUMINUM CAP  
 STAMPED "LUCHETTI-SURVEYING PLS 36053"  
 0.55' IN RANGE BOX

CENTER 1/4 SECTION 3,  
 T6S, R66W, 6TH P.M.  
 FOUND 2" ALUMINUM CAP  
 STAMPED "LS16848"  
 0.60' BELOW DIRT

N89°29'45"E 2655.36'  
 (BASIS OF BEARINGS)



POINT OF BEGINNING

N19°46'59"E  
 12.00'

18.42'  
 (TIE)

N70°13'01"W  
 5.58'

S19°31'57"W  
 0.50'

24' ACCESS/UTILITY EASEMENT  
 REC. 2015009597

POINT OF COMMENCEMENT

FOUND, NO. 5 REBAR WITH  
 ORANGE PLASTIC CAP  
 STAMPED, "PLS 34581"

DRAINAGE EASEMENT  
 REC. 2015082696

LOT 4A  
 OWNER: BOONDOCKS  
 PROPERTIES LLC

N56°37'24"W  
 17.45'

10' UTILITY EASEMENT  
 REC. 2015009597

10' UTILITY EASEMENT  
 REC. 2015009597

PROPOSED  
 DRAINAGE EASEMENT  
 4,401 SQUARE FEET  
 (0.101 ACRES)

N39°50'21"E  
 54.91'

S50°09'39"E  
 25.00'

S39°50'21"W  
 24.91'

S68°00'58"E 78.55'

N70°12'14"W 106.34'

E-470 SLOPE EASEMENT  
 BOOK 1564 AT PAGE 721

N53°16'06"E  
 58.96'

S36°43'54"E  
 25.00'

S53°16'06"W  
 66.65'

LOT 4E  
 CROWN POINT FILING NO. 1  
 20TH AMENDMENT

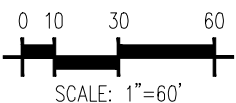
10' UTILITY EASEMENT  
 REC. 2015009597

E-470 TOLLWAY  
 PARCEL TK-23 REV. 1  
 (ROW VARIES)

E-470 DRAINAGE EASEMENT  
 BOOK 1564 AT PAGE 721

FOUND NO. 5 REBAR WITH  
 RED PLASTIC CAP  
 STAMPED "PLS38111 MM&D"

30' WATERLINE  
 EASEMENT  
 BOOK 604 AT  
 PAGE 860



NOTE: THIS IS NOT A MONUMENTED LAND  
 SURVEY AND ONLY IS INTENDED TO DEPICT THE  
 ATTACHED LEGAL DESCRIPTION.

**EXHIBIT 'A'**  
**DRAINAGE EASEMENT**  
 LOT 4E, CROWN POINT FILING NO. 1, 20TH AMENDMENT  
 SOUTHWEST QUARTER OF SECTION 3, T6S, R66W OF THE 6TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Project No: LOC000001.10  
 Drawn By: AAY  
 Checked By: KWR  
 Date: 05/22/2024

**Galloway**  
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 GallowayUS.com PAGE 3 OF 3