

EXHIBIT A

Land Description

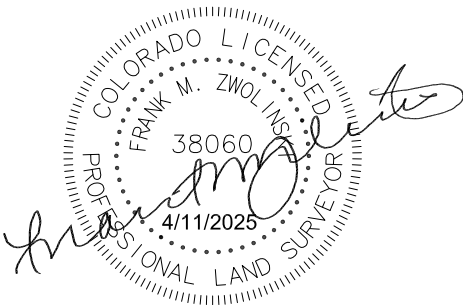
A PARCEL OF LAND BEING A PORTION OF LOT 8A OF DOUGLAS 234 FILING 6 AMENDMENT 2, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DRAINAGE EASEMENT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4), FROM WHENCE THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) BEARS NORTH 89°15'13" EAST A DISTANCE OF 2639.29 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE NORTH 64°20'06" EAST, 977.65 FEET TO A POINT ON THE BOUNDARY OF SAID LOT 8A, AND BEING THE POINT OF BEGINNING;
THENCE NORTH 13°41'00" EAST, 91.05 FEET TO A POINT;
THENCE SOUTH 76°19'00" EAST, 25.00 FEET TO A POINT;
THENCE SOUTH 13°41'00" WEST, 84.48 FEET TO A POINT ON THE AFORMENTIONED BOUNDARY OF SAID LOT 8A;
THENCE ALONG SAID BOUNDARY, SOUTH 88°57'06" WEST, 25.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,194 SQUARE FEET OR 0.050 ACRES OF LAND, MORE OR LESS.

End of Legal Description.



Frank M. Zwolinski, P.L.S.
Colorado License #38060
For and on behalf of Power Surveying Company, Inc.
303-702-1617

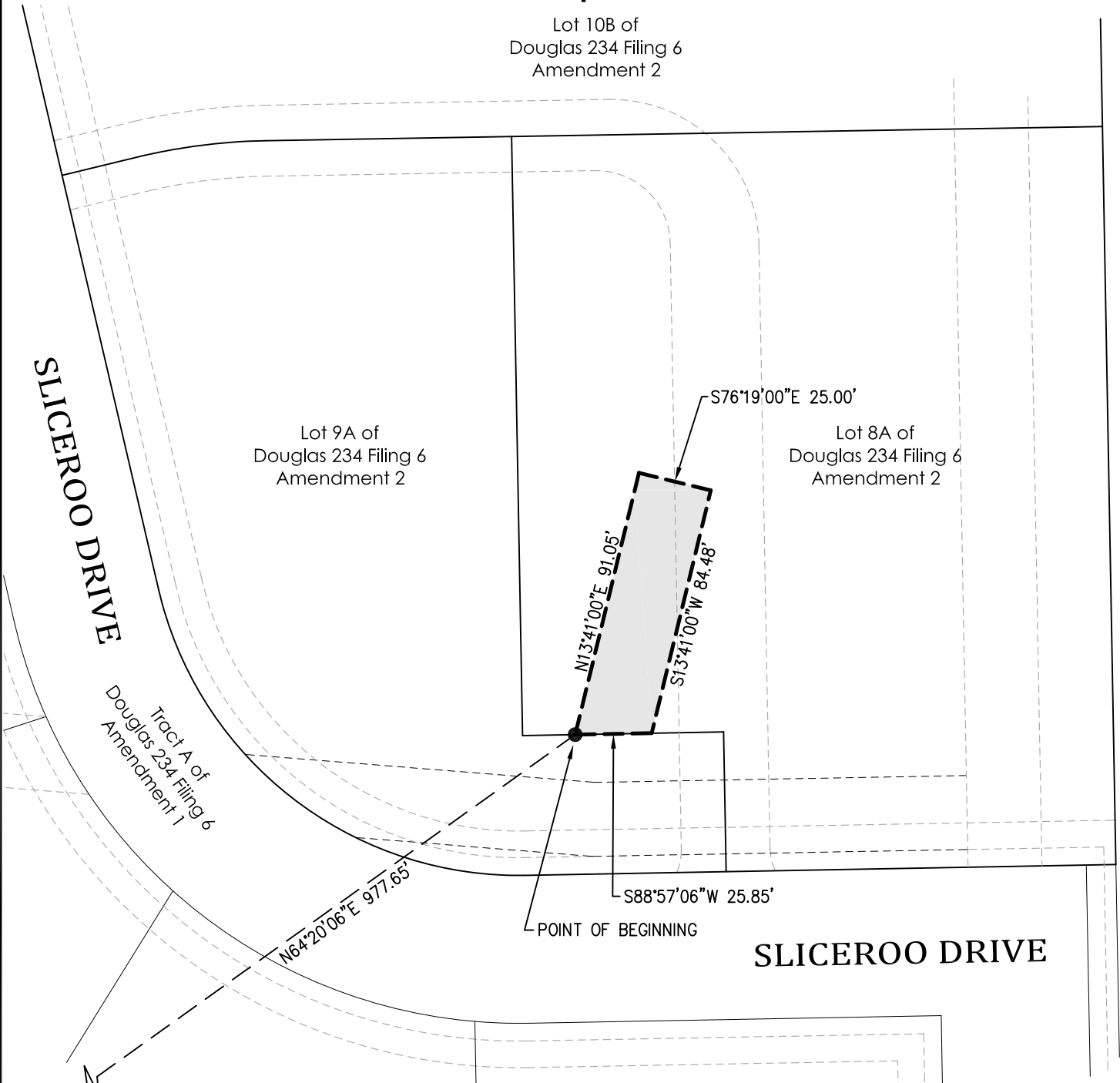


DRAWING BY: FMZ DATE: 4-11-2025
PROJECT NO. 501-21-402(E)

EXHIBIT A

Land Description Exhibit

Lot 10B of
Douglas 234 Filing 6
Amendment 2

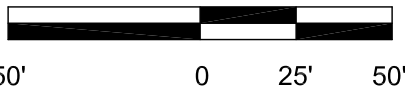


POINT OF COMMENCEMENT
FOUND 3-1/4" DIAM. ALUM CAP IN RANGE BOX, PLS
22561 (S 1/4 COR SEC. 29, T. 6S., R. 66W., 6th P.M.)

FOUND 3-1/4" DIAM. ALUM CAP IN
RANGE BOX, PLS 35593 (SE COR
SEC. 29, T. 6S., R. 66W., 6th P.M.)



SCALE: 1" = 50'



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