

# EXHIBIT "A"

## Legal Description:

A PWSD Exclusive Easement, 20-feet in width, situated in the NE 1/4 of Section 3, Township 7 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, Town of Parker, County of Douglas, State of Colorado, being a part of Lot 12, Parker Pointe Subdivision Filing No. 1, a Subdivision Plat recorded office of the Douglas County Clerk and Recorder at Reception Number 2022001733, being more particularly described as follows:

**Commencing** at the Northwest Corner of Lot 12, Parker Pointe Subdivision Filing No. 1;  
Thence S89°43'05"E along the North Line of said Lot 12, a distance of 63.30 feet;  
Thence S00°16'55"W a distance of 32.50 feet to a point on the Southerly Line of a 30' PWSD Exclusive Easement as recorded at Reception No. 2019029515 in said Douglas County, Colorado and the **Point of Beginning**;  
Thence S89°43'05"E along said South Line, a distance of 20.00 feet;  
Thence S00°17'46"W a distance of 59.93 feet;  
Thence N89°43'05"W a distance of 20.00 feet;  
Thence N00°17'46"E a distance of 59.93 feet to the **Point of Beginning**.

Parcel Contains (1,199 Square Feet) 0.02751 Acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Bearings are based on the North Line of the Northeast 1/4 of Section 3, Township 7 South, Range 66 West of the 6th Principal Meridian having a GRID bearing of S89°59'29"W per Colorado State Plane Coordinate System, Central Zone, NAD 1983, monumented by 3-1/4" aluminum cap on a #6 rebar with appropriate markings and stamped "AZTEC, 2018, PLS 22561" found in a range box at the Northeast Corner of said Section 3 and a 3-1/4" aluminum cap on a #6 rebar with appropriate markings and stamped "2006, PLS 29761" found in a range box at the North 1/4 corner of said Section 3, with bearings contained herein being relative thereto.

Date Prepared: February 13, 2024

Date of Last Revision:

Prepared By:  
Charles N. Beckstrom,  
Colorado PLS No. 33202  
For and on behalf of  
Engineering Service Company



# ILLUSTRATION FOR EXHIBIT "A"

NORTH 1/4 CORNER OF SECTION 3,  
T.7S., R.66W. OF THE 6TH P.M.  
(FOUND 3-1/4" ALUMINUM CAP ON A  
#6 REBAR IN A RANGE BOX, STAMPED  
"2006, PLS 29761")

S89°59'29"W 2648.33' (BASIS OF BEARINGS)  
NORTH LINE OF THE NE 1/4 OF SECTION 3,  
T.7S., R.66W. OF THE 6TH P.M.

NORTHEAST CORNER OF SECTION 3,  
T.7S., R.66W. OF THE 6TH P.M. (FOUND  
3-1/4" ALUMINUM CAP ON A #6 REBAR  
IN A RANGE BOX, STAMPED "AZTEC,  
2018, PLS 22561")

SOUTH PARKER ROAD

POINT OF  
COMMENCEMENT  
NORTHWESTERLY CORNER  
OF LOT 12, PARKER POINTE  
SUBDIVISION FILING NO. 1

POINT OF  
BEGINNING

LOT 13  
PARKER POINTE SUBDIVISION FILING NO. 1  
(PLAT - REC. NO. 2022001733)

LOT 12  
PARKER POINTE SUBDIVISION FILING NO. 1  
(PLAT - REC. NO. 2022001733)

FUTURE LOT 2A  
PARKER POINTE SUBDIVISION  
FILING NO. 2

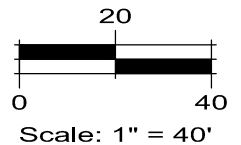
30' P.W.S.D. EXCLUSIVE  
EASEMENT  
(REC. NO. 2019029515)



**ESC**  
**ENGINEERING**  
**SERVICE**  
**COMPANY**

14190 East Evans Avenue  
Aurora, Colorado 80014  
P 303.337.1393 | F 303.337.7481

**PARCEL CONTAINS**  
1,199 SQUARE FEET  
0.02751 ACRES



## TOWN OF PARKER

## 20' PWS D EXCLUSIVE EASEMENT

A PART OF LOT 12,  
PARKER POINTE SUBDIVISION FILING NO. 1  
SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Drawn By: <i>JDP</i>	Checked By: <i>CNB</i>	Project No.: 337.123	Date: 2/13/2024
Scale: 1" = 40'	File Name: <i>N:\Projects\McDonald's Corporation\2023\Parker_CO - Parker &amp; Stron Rd #51032\CAD\Exhibits\PWSDParker Rd &amp; Stron Rd Parker - PWS D Esmts.dwg</i>		

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

# Mapcheck Report

A part of Lot 12, Parker Pointe Subdivision Filing No. 1  
20' PWSD Exclusive Easement

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Point of Beginning :

North: 1599908.9244' East: 3210627.8884'

Segment #1 : Line

Course: S89°43'05"E Length: 20.00'

North: 1599908.8260' East: 3210647.8882'

Segment #2 : Line

Course: S00°17'46"W Length: 59.93'

North: 1599848.8968' East: 3210647.5785'

Segment #3 : Line

Course: N89°43'05"W Length: 20.00'

North: 1599848.9952' East: 3210627.5787'

Segment #4 : Line

Course: N00°17'46"E Length: 59.93'

North: 1599908.9244' East: 3210627.8884'

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Perimeter: 159.85' Area: 1198.53 Sq. Ft. | 0.02751 Ac.

Error Closure: 0.0000 Course: N00°00'00"E

Error North: 0.00000 East: 0.00000

Precision 1: 159860000.00