

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 6th 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")

T.6S.
T.7S.

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")

452.50'

S01°30'59"W
598.56'

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

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

S89°43'05"E 63.30'

S00°16'55"W
32.50'

S89°43'05"E
20.00'

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

POINT OF
BEGINNING

N00°17'46"E
59.93'

S00°17'46"W
59.93'

N89°43'05"W
20.00'

FUTURE LOT 2A
PARKER POINTE SUBDIVISION
FILING NO. 2

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

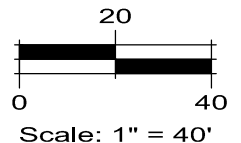
SOUTH PARKER ROAD



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' PWSD 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\2020\Parker, CO - Parker & Stron Rd #51032\CAD\Exhibits\PHSD\Parker Rd & Stron Rd Parker - PHSD 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

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'

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

ENGINEERING SERVICE COMPANY

14190 East Evans Avenue, Aurora, Colorado 80014-1431

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engineering-service.co.com

Sheet 1 of 1

File: \\esc-server1\projects\mcdonald's corporation\2023\parker, co - parker & stroh rd #51032\survey\3 survey docs\mapchecks\parker rd & stroh rd parker - pwsd esmts mk.docx
Printed Date: February 13, 2024