

EXHIBIT A

A drainage easement being a portion of Lot 10B, Douglas 234, Filing No. 6, Amendment 2, located in the SE 1/4, Section 29, Township 6 South, Range 66 West of the Sixth Principal Meridian, in the Town of Parker, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the southeast corner of said Lot 10B;
Thence S89°00'43"W along the south line of said lot, 50.00 feet to the west line of the 25' drainage easement created by said plat of Douglas 234, Filing No. 6, Amendment 2;
Thence N1°02'54"W along said west line, 8.15 feet to the Point of Beginning;
Thence continuing N1°02'54"W along said west line, 63.65 feet;
Thence through said Lot 10B along the following three courses:
1) S89°03'54"W, 14.55 feet;
2) S0°56'06"E, 63.65 feet;
3) N89°03'54"E, 14.67 feet to the Point of Beginning.

Said parcel, as described, contains 930 square feet or 0.02 acres, more or less.

Basis of Bearings

The west line, Lot 10B, Douglas 235 Filing 6, Amendment 2 bears N13°07'09"W per said plat. It is monumented at the NW and SW lot corners by a nail with brass tag, PLS 34850.

Certification

Brian Krombein, PE, PLS
For and on behalf of
Vermilion Peak Engineering LLC
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129

10/1/25
Date



LOT 11A, DOUGLAS 234,
FILING NO. 6, AMENDMENT 1

TRACT A, DOUGLAS 234,
FILING NO. 6, AMENDMENT 1

LOT 10B, DOUGLAS 234,
FILING NO. 6, AMENDMENT 2

SLICEROO DRIVE

25' DRAINAGE EASEMENT
REC. NO. 2024003020

TRACT B, DOUGLAS 234
FILING NO. 1, 1ST AMENDMENT

S89° 03' 54"W
14.55'

N01° 02' 54"W
63.65'

S00° 56' 06"E
63.65'

POINT OF BEGINNING

N01° 02' 54"W
8.15'

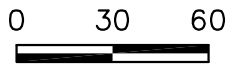
N89° 03' 54"E
14.67'

S89° 00' 43"W
50.00'

SE CORNER LOT 10B
POINT OF COMMENCEMENT

LOT 8A, DOUGLAS 234,
FILING NO. 6, AMENDMENT 2

LOT 9A, DOUGLAS 234,
FILING NO. 6, AMENDMENT 2



SCALE: 1" = 60'

DRAINAGE EASEMENT
HORSE CREEK COMMERCIAL
JOB NO. 24020
DATE: OCTOBER 3, 2025
SHEET 2 OF 2



Vermilion
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