

Exhibit "A"

Legal Description

A piece of land located in the Northeast Quarter (NE1/4) 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 portion of Lot 1, Parker Pointe Subdivision Filing No.1, recorded January 7th, 2022 at Reception Number 2022001733, Official Records of Douglas County, being more particularly described as follows:

Commencing at the Northeast corner of said Section 3 and considering the North line of the Northeast Quarter of said Section 3 as an assumed bearing of North 89° 33' 14" East with all bearings contained herein relative thereto;

Thence along the East line of said Northeast Quarter of Section 3, South 00° 09' 20" East a distance of 33.18 feet to a point on the South right-of-way line of Stroh Road, being also the Northeast Corner of said Lot 1;

Thence along said Southerly right-of-way line and along the Northerly line of said Lot 1 South 87° 38' 41" West a distance of 175.17 feet to a point on the Easterly line of an existing multi-use easement as dedicated on said Parker Point Subdivision Filing No. 1 Plat;

Thence departing said Southerly right-of-way line and Northerly line of Lot 1, along said Easterly easement line South 10° 59' 29" West a distance of 109.40 feet;

Thence continuing along said Easterly easement line South 00° 09' 20" East a distance of 35.49 feet to the **Point of Beginning**;

Thence departing said Easterly easement line North 89° 50' 40" East 9.06 feet;

Thence South 00° 09' 20" East 14.00 feet;

Thence South 89° 50' 40" West 9.06 feet to the Easterly line of said easement;

thence North 00° 09' 20" West 14.00 feet along the Easterly line of said easement to the **Point of Beginning**.

Containing 127 square feet or 0.003 acres more or less.

I, Vladislav D. Skrejev, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the above Legal Description was prepared under my responsible charge and on the basis of my knowledge, information, and belief is correct.



Vladislav Skrejev, PLS 38705

EXHIBIT "B"

NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., FOUND 3 1/4" ALUMINUM CAP STAMPED LS 29761

POINT OF COMMENCEMENT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., FOUND 2IN ALUMINUM CAP STAMPED PLS 22561

(BASIS OF BEARINGS)
N 89°33'14" E 2648.33'

N°LY LINE NE 1/4 SEC. 3

STROH ROAD

S 87°38'41" W 230.03'

S 87°38'41" W 175.17' (TIE)

S 0°09'20" E 33.18' (TIE)

EASTERLY LINE OF MULTI-USE EASEMENT REC.# 2022001733

10' IREA EASEMENT REC.NO.2022001733

30' PARKER WATER & SANITATION EXCLUSIVE EASEMENT (REC. No. 2019029512)

LOT 1
PARKER POINTE SUBDIVISION FILING NO.1

STORM DRAIN EASEMENT

127 SF
0.003 AC

15' CORE ELECTRIC COOPERATIVE UTILITY UNDERGROUND ACCESS EASEMENT. REC.NO.2023019168

N 0°09'20" W 184.90'

S 10°59'29" W 109.40' (TIE)

S 0°09'20" E 193.73'

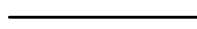

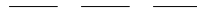

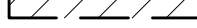

S 89°50'40" W 229.86'

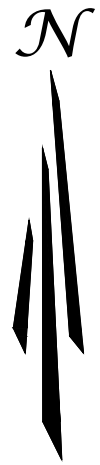
P.O.B.

LINE TABLE

NUMBER	BEARING	LENGTH
L1	S0° 09' 20"E	35.49
L2	N89° 50' 40"E	9.06
L3	S0° 09' 20"E	14.00
L4	S89° 50' 40"W	9.06
L5	N0° 09' 20"W	14.00

LEGEND:

-  LOT LINE
-  ADJOINING LOT LINE
-  EXISTING EASEMENT LINE
-  EASEMENT LINE
-  EASEMENT AREA
-  P.O.B. POINT OF BEGINNING



SCALE: 1" = 40'

STORM DRAIN EASEMENT EXHIBIT

1 OF 1

O'REILLY AUTO PARTS (PK2)
STROH ROAD PARKER, COLORADO



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