

EXHIBIT A

PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2, LINCOLN PROFESSIONAL PARK FILING NO. 1, AS RECORDED AT RECEPTION NO. 2023025447, IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, MEASURED TO BEAR SOUTH 89°29'00" WEST, A DISTANCE OF 2643.60 FEET, AS SHOWN ON SAID LINCOLN PROFESSIONAL PARK FILING NO. 1, AND AS MONUMENTED AT THE EAST END BY A RECOVERED 3.25" ALUMINUM CAP STAMPED "JR ENG 2002 PLS 30109 T6S R66W 1/4 S10 S15", AND AT THE WEST END BY A RECOVERED 3.25" ALUMINUM CAP STAMPED "1999 LS 19003 T6S SC R66W S9 S10 S15 S16"

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 74°02'29" EAST, A DISTANCE OF 1192.00 FEET TO THE WEST LINE OF SAID LOT 2, AND THE NORTH LINE OF A MULTI-USE UTILITY EASEMENT, AS RECORDED AT RECEPTION NO. 2023035447, IN SAID RECORDS, AND THE **POINT OF BEGINNING**;
THENCE COINCIDENT WITH SAID WEST LINE, NORTH 01°21'53" WEST, A DISTANCE OF 6.06 FEET;
THENCE NORTH 19°43'28" EAST, A DISTANCE OF 110.47 FEET;
THENCE NORTH 83°45'52" EAST, A DISTANCE OF 126.22 FEET;
THENCE SOUTH 06°14'08" EAST, A DISTANCE OF 25.00 FEET;
THENCE SOUTH 83°45'52" WEST, A DISTANCE OF 110.58 FEET;
THENCE SOUTH 19°43'28" WEST, A DISTANCE OF 91.73 FEET TO THE NORTH LINE OF SAID MULTI-USE UTILITY EASEMENT;
THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 88°42'34" WEST, A DISTANCE OF 24.45 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 5,562 SQUARE FEET OR 0.1277 ACRES, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A

A PORTION OF LOT 2,
LINCOLN PROFESSIONAL PARK FILING NO. 1,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

(BASIS OF BEARINGS)

S89°29'00"W 2643.60'

NORTH LINE OF THE NORTHWEST
QUARTER OF SECTION 15

POINT OF COMMENCEMENT
NORTHWEST CORNER SECTION 15
RECOVERED 3.25" ALUMINUM CAP
"1999 LS 19003 T6S SC R66W S9 S10 S15 S16"

NORTH QUARTER SECTION 15
RECOVERED 3.25" ALUMINUM CAP
"JR ENG 2002 PLS 30109 T6S R66W 1/4 S10 S15"

TRACT C
LINCOLN PROFESSIONAL PARK FILING NO. 1
REC. NO. 2023025447

LOT 1
LINCOLN PROFESSIONAL PARK FILING NO. 1
REC. NO. 2023025447

S74°02'29"E 1192.00' (TIE)

N19°43'28"E 110.47'

S79°43'28"W 91.73'

PARCEL
5,562 S.F.
0.1277 AC.

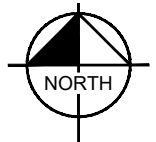
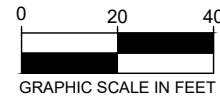
LOT 2
LINCOLN PROFESSIONAL
PARK FILING NO. 1
REC. NO. 2023025447

PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

POINT OF BEGINNING

MULTI-USE UTILITY EASEMENT
RECEPTION NO. 2023035447



LINE TABLE		
NO.	BEARING	LENGTH
L1	N01°21'53"W	6.06'
L2	S88°42'34"W	24.45'

LOT 5
LINCOLN PROFESSIONAL
PARK FILING NO. 1
REC. NO. 2023025447

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

Kimley»»Horn

6200 SOUTH SYRACUSE WAY, #300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JAV	DRW	20206-0302	296237001	2 OF 2