

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 73°55'50" EAST, A DISTANCE OF 1229.50 FEET TO THE NORTH LINE OF A MULTI-USE UTILITY EASEMENT, AS RECORDED AT RECEPTION NO. 2023035447, IN SAID RECORDS THE **POINT OF BEGINNING**;
THENCE NORTH 10°45'55" EAST, A DISTANCE OF 16.20 FEET
THENCE SOUTH 79°14'05" EAST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 10°45'55" WEST, A DISTANCE OF 20.79 FEET TO SAID NORTH LINE;
THENCE COINCIDENT WITH SAID NORTH LINE, THE FOLLOWING TWO (2) COURSES:

1. NORTH 67°27'36" WEST, A DISTANCE OF 15.85 FEET;
2. ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 12°50'56", A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 14.58 FEET, A CHORD BEARING OF NORTH 73°53'03" WEST, AND A CHORD DISTANCE OF 14.55 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 538 SQUARE FEET OR 0.0124 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

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	12°50'56"	65.00'	14.58'	N73°53'03"W	14.55'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N10°45'55"E	16.20'
L2	S79°14'05"E	30.00'
L3	S10°45'55"W	20.79'
L4	N67°27'36"W	15.85'

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

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

S73°55'50"E 1229.50' (TIE)

PARCEL
 538 S.F.
 0.0124 AC.

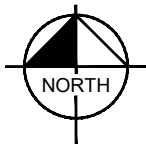
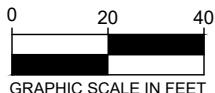
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POINT OF
 BEGINNING

MULTI-USE UTILITY EASEMENT
 RECEPTION NO. 2023035447

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

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