

EXHIBIT A

SHEET 1 OF 3

Legal Description:

A Part of Lot 3A, Parker Pointe Subdivision Filing No. 1, Amendment No. 1, a subdivision plat recorded July 31, 2024 in the records of the Douglas County Clerk and Recorder's Office under Reception No. 2024031650, 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, more particularly described as follows:

Commencing at a the Northeast Corner of said Section 3; Thence S33°46'38"W a distance of 416.52 feet to the Northeast Corner of Lot 3A, Parker Pointe Subdivision Filing No. 1, Amendment No. 1; Thence S00°16'55"W, coincident with the East Line of said Lot 3A, a distance of 177.45 feet to the **Point of Beginning**;

Thence continue S00°16'55"W, coincident with said East Line, a distance of 19.77 feet to a point 56.16 feet North of the Southeast Corner of said Lot 3A;

Thence S87°52'59"W a distance of 91.75 feet;

Thence S01°48'33"E a distance of 20.80 feet;

Thence S88°11'27"W a distance of 25.00 feet;

Thence N01°48'33"W a distance of 20.23 feet;

Thence S86°12'23"W a distance of 73.41 feet;

Thence N03°11'06"W a distance of 172.79 feet;

Thence N86°48'54"E a distance of 25.00 feet;

Thence S03°11'06"E a distance of 147.53 feet;

Thence N86°12'23"E a distance of 63.24 feet;

Thence N87°52'59"E a distance of 77.86 feet;

Thence N05°31'31"W a distance of 26.66 feet;

Thence N84°28'29"E a distance of 25.00 feet;

EXHIBIT A

SHEET 2 OF 3

Thence S05°31'31"E a distance of 33.41 feet to the **Point of Beginning**.

Parcel Contains (9,663 square feet) 0.22184 acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Bearings are based on the North Line of the NE 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 as referenced on the plat of Parker Pointe Subdivision Filing No. 1, Amendment No. 1 and bounded by a found 3-1/4" Aluminum Cap on a #6 Rebar, with appropriate markings and stamped "Aztec" "PLS 22561" "2018", in a Range Box at the Northeast Corner of said Section 3 and By a found 3-1/4" Aluminum Cap on a #6 Rebar with appropriate markings and stamped "PLS 29761" "2006", in a Range Box at the North 1/4 Corner of said Section 3.

Date Prepared: April 9, 2026

Date of Last Revision:

Prepared By:
Jeffrey A. Miller
Professional L.S. No. 38467
For and on behalf of
Engineering Service Company

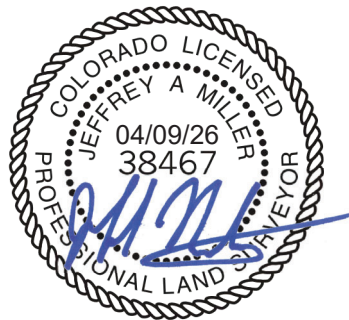


ILLUSTRATION FOR EXHIBIT A

SHEET 3 OF 3



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 0.4' BELOW GRADE IN A RANGE
BOX, STAMPED "PLS 29761" "2006")

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 3, T.7S., R.66W.
OF THE 6TH P.M. (FOUND 3-1/4" ALUMINUM CAP
ON A #6 REBAR 0.2' BELOW GRADE IN A RANGE
BOX, STAMPED "AZTEC" "PLS 22561" "2018")

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.

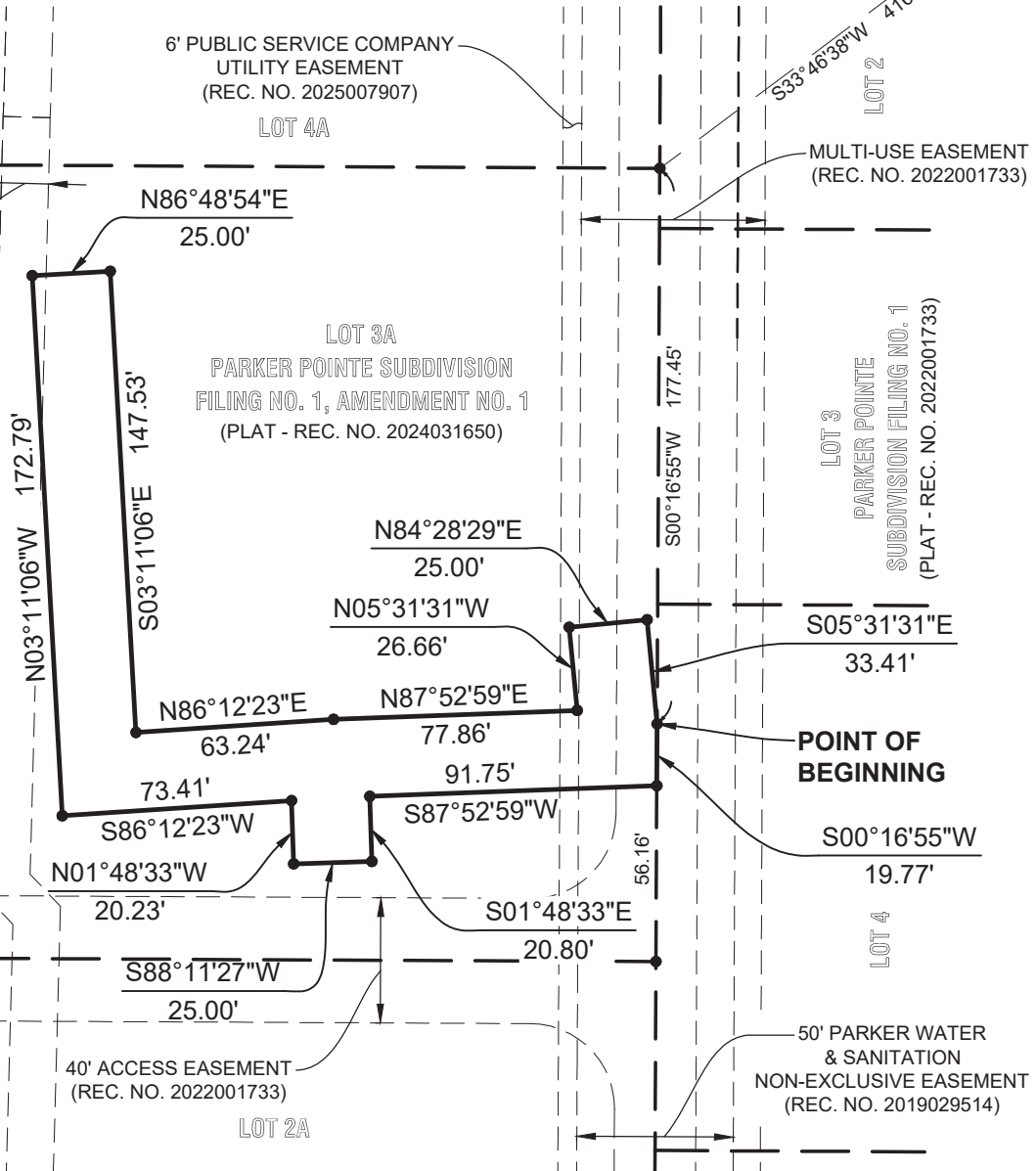


Scale: 1" = 60'

15' I.R.E.A. EASEMENT
(REC. NO. 2022001733)

SOUTH PARKER ROAD
(PUBLIC R.O.W. VARIES)

20' C.D.O.T.
UTILITY EASEMENT
(BK.1124-PG.853)



ESC
ENGINEERING
SERVICE
COMPANY

14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393 | F 303.337.7481

PROPERTY OWNER:

PARKER & STROH LLC
PO BOX 867
CRESTED BUTTE, CO. 81224

PARCEL CONTAINS
9,663 SQUARE FEET
0.22184 ACRES

TOWN OF PARKER

Drawn By: JAM	Checked By: JAM	Project No.: 1782.5	Date: 04/09/2026
Scale: 1" = 60'	File Name: N:\Projects\Huntington National Bank\Parker-Parker Rd. & Stroh Rd\CAD\Exhibits\HNB Parker & Stroh - Drainage Easement Exhibit.dwg		

LEGAL DESCRIPTION

A PORTION OF LOT 3A,
PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Note: This illustration does not represent a monumented survey. It is intended only to depict the attached description.