

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 8 TO BEAR SOUTH 00°11'40" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 74°51'58" EAST, A DISTANCE OF 944.69 TO THE **POINT OF BEGINNING**;

THENCE NORTH 55°56'24" EAST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 10°57'58" EAST, A DISTANCE OF 462.12 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY E-470;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 26°12'04" EAST, A DISTANCE OF 41.31 FEET;
- 2) SOUTH 10°56'39" WEST, A DISTANCE OF 70.79 FEET TO A POINT OF CURVATURE;
- 3) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°52'49", A RADIUS OF 1969.86 FEET, AN ARC LENGTH OF 99.02 FEET, THE CHORD OF WHICH BEARS SOUTH 09°30'15" WEST, A DISTANCE OF 99.01 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5;

THENCE SOUTH 89°09'44" WEST, A DISTANCE OF 2.68 FEET TO THE WEST RIGHT-OF-WAY LINE OF CHAMBERS ROAD, AS PLATTED IN STONEGATE FILING NO. 16 RECORDED DECEMBER 19, 2000 AT RECEPTION NO. 91584;

THENCE SOUTH 10°56'24" WEST, A DISTANCE OF 237.87 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 79°03'36" WEST, A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 11,694 SQUARE FEET OR 0.2685 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING



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Water Resource Management | Construction Management

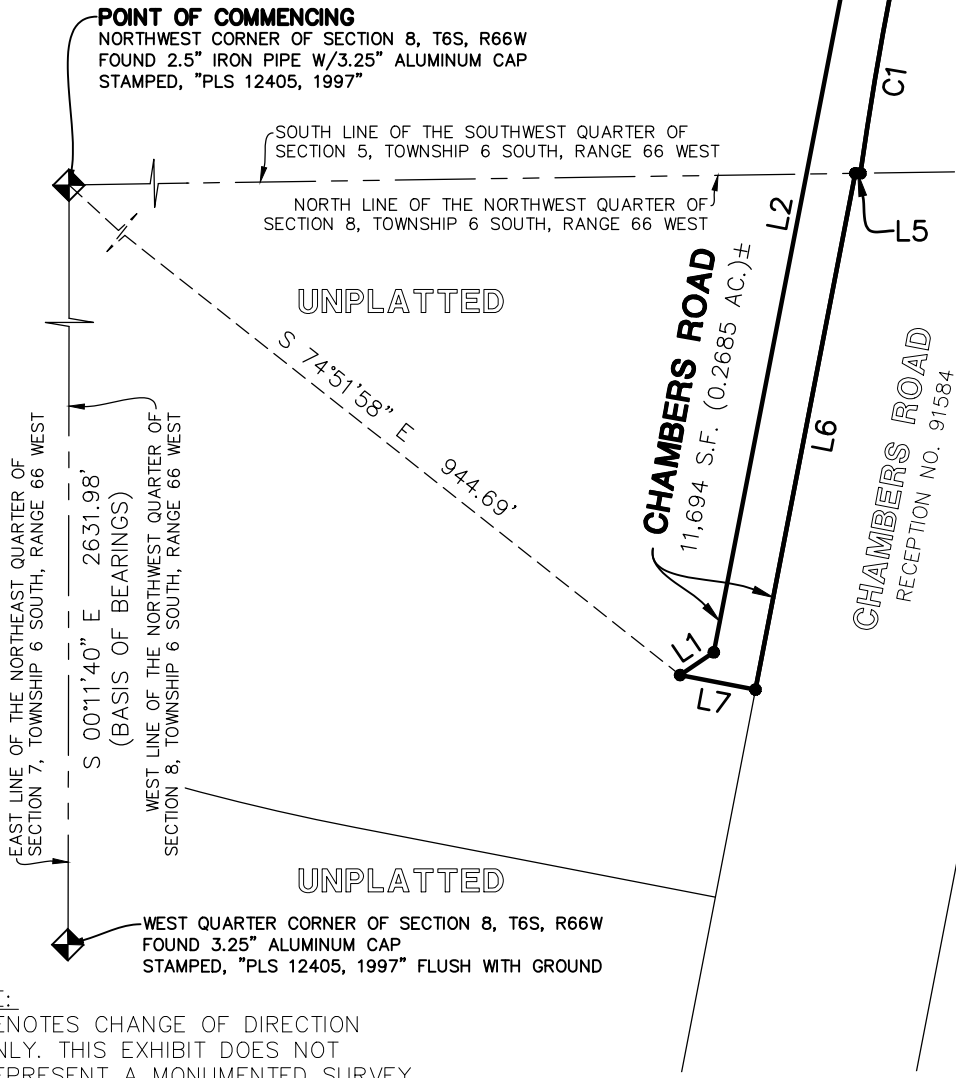
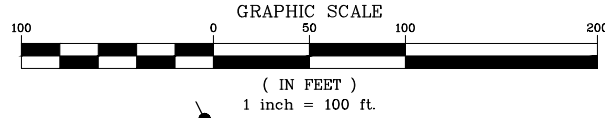
CHAMBERS HIGH POINT	
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
EXHIBIT A	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>JRH</u>	1 OF 2
DATE: <u>10/29/19</u>	CLC.PKCO08.01
SCALE: <u>N/A</u>	

Dwg Name: P:\Clicpkco08\dwg\Surv\Final Drawings\Exhibits\Surv\CPCPKC08.01-SL-CHAMBERS.dwg Updated By: JHarrell

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CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°52'49"	1969.86'	99.02'	S 09°30'15" W	99.01'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 55°56'24" E	21.21'
L2	N 10°57'58" E	462.12'
L3	S 26°12'04" E	41.31'
L4	S 10°56'39" W	70.79'
L5	S 89°09'44" W	2.68'
L6	S 10°56'24" W	273.87'
L7	N 79°03'36" W	40.00'

NOTE:

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

Dwg Name: P:\Clicpkco08\dwg\Surv\Final Drawings\Exhibits\Surv\CPCPKC08.01-SL-CHAMBERS.dwg Updated By: JHarrell 10/29/2019 2:33 PM

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CHAMBERS HIGH POINT
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO

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PROJ. MGR.: BJP	SHEET 2 OF 2 CLC.PKCO08.01
DRAWN BY: JRH	
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SCALE: 1" = 100'	