

EXHIBIT 'A'
DRAINAGE EASEMENT
TOWN OF PARKER

LEGAL DESCRIPTION

A DRAINAGE EASEMENT BEING A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 02°47'15" WEST, A DISTANCE OF 2372.83 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 46°54'28" EAST, A DISTANCE OF 74.24 FEET;

THENCE NORTH 64°29'34" EAST, A DISTANCE OF 46.12 FEET;

THENCE SOUTH 25°30'26" EAST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 64°29'34" WEST, A DISTANCE OF 40.32 FEET;

THENCE SOUTH 00°15'06" EAST, A DISTANCE OF 44.82 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 87°28'25", AN ARC LENGTH OF 138.93 FEET, THE CHORD OF WHICH BEARS SOUTH 43°29'07" WEST, 125.83 FEET;

THENCE SOUTH 87°13'19" WEST, A DISTANCE OF 98.89 FEET;

THENCE NORTH 84°49'42" WEST, A DISTANCE OF 191.75 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 37.00 FEET, A CENTRAL ANGLE OF 70°42'32", AN ARC LENGTH OF 45.66 FEET, THE CHORD OF WHICH BEARS NORTH 49°28'26" WEST, 42.82 FEET;

THENCE NORTH 14°07'09" WEST, A DISTANCE OF 24.14 FEET;

THENCE NORTH 72°56'18" WEST, A DISTANCE OF 186.53 FEET;

THENCE NORTH 81°36'18" WEST, A DISTANCE OF 183.19 FEET;

THENCE NORTH 68°27'13" WEST, A DISTANCE OF 180.78 FEET;

THENCE NORTH 55°31'55" WEST, A DISTANCE OF 148.74 FEET;

THENCE NORTH 51°25'05" WEST, A DISTANCE OF 583.32 FEET;
THENCE NORTH 63°09'21" WEST, A DISTANCE OF 180.77 FEET;
THENCE NORTH 76°46'31" WEST, A DISTANCE OF 171.58 FEET;
THENCE SOUTH 89°43'12" WEST, A DISTANCE OF 166.65 FEET;
THENCE NORTH 00°16'48" WEST, A DISTANCE OF 25.00 FEET;
THENCE NORTH 89°43'12" EAST, A DISTANCE OF 169.61 FEET;
THENCE SOUTH 76°46'31" EAST, A DISTANCE OF 177.53 FEET;
THENCE SOUTH 63°09'21" EAST, A DISTANCE OF 186.32 FEET;
THENCE SOUTH 51°25'05" EAST, A DISTANCE OF 585.00 FEET;
THENCE SOUTH 55°31'55" EAST, A DISTANCE OF 145.02 FEET;
THENCE SOUTH 68°27'13" EAST, A DISTANCE OF 175.07 FEET;
THENCE SOUTH 81°36'18" EAST, A DISTANCE OF 182.21 FEET;
THENCE SOUTH 72°56'18" EAST, A DISTANCE OF 164.29 FEET;
THENCE NORTH 74°30'44" EAST, A DISTANCE OF 34.34 FEET;
THENCE NORTH 87°41'30" EAST, A DISTANCE OF 36.96 FEET;
THENCE NORTH 71°04'02" EAST, A DISTANCE OF 135.19 FEET;
THENCE NORTH 28°40'13" EAST, A DISTANCE OF 25.42 FEET;
THENCE NORTH 80°11'34" EAST, A DISTANCE OF 99.34 FEET;
THENCE NORTH 70°30'38" EAST, A DISTANCE OF 55.29 FEET TO THE **POINT OF BEGINNING**,

SAID DRAINAGE EASEMENT CONTAINING A CALCULATED AREA OF 106,941 SQUARE FEET OR 2.455 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, WILLIAM F. HESSELBACH JR., 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.



WILLIAM F. HESSELBACH JR., P.L.S. 25369
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112



EXHIBIT A



N1/4 COR. SEC. 9
FOUND 2-1/2" ALUM CAP
"LS 6935 1991"

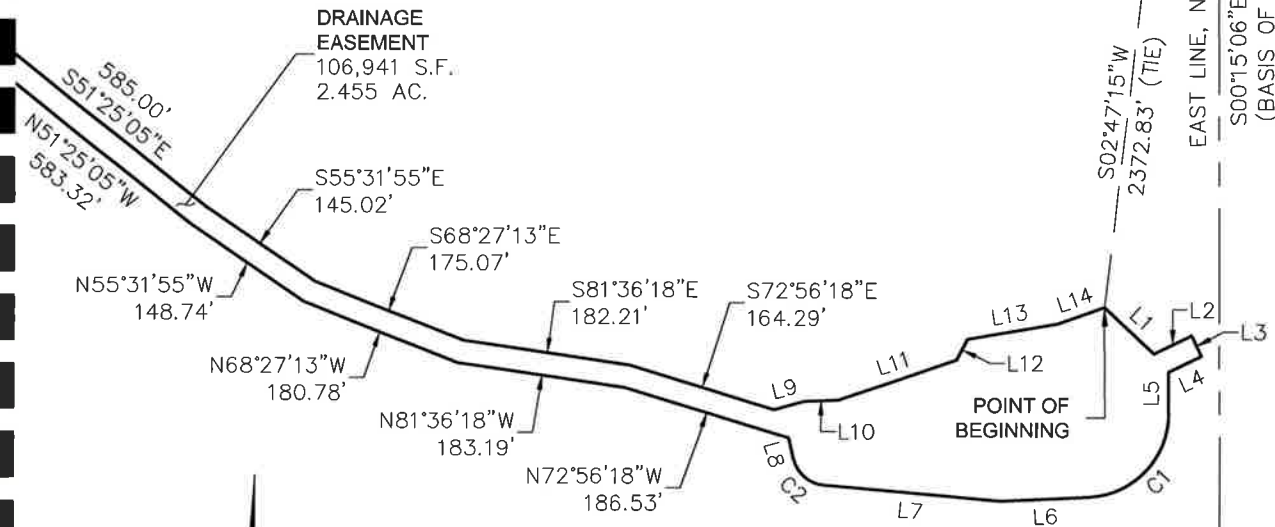
NORTH LINE, NE1/4, SEC. 9
S89°26'53"W 2642.13'

POINT OF COMMENCEMENT
PARCELS A & B
NE COR. SEC. 9
FOUND 3-1/4" ALUM CAP
"LS 23053 1988"



NE 1/4
SEC 9

MATCHLINE - SEE SHEET 2



200 100 0 200 400

SCALE: 1" = 200'

OWNER: HR 935 LLC
7353 S. ALTON WAY
CENTENNIAL, CO 80112

THE ABOVE DESCRIBED EASEMENT CONTAINS
106,941 SQUARE FEET OR (2.455 ACRES) MORE OR LESS.

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

NE1/4 SEC.9, T7S, R66W, 6TH P.M.
DRAINAGE EASEMENT
TOWN OF PARKER

DOUGLAS COUNTY, COLORADO



10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546

SHEET 1 OF 2

DATE: SEPTEMBER 14, 2018

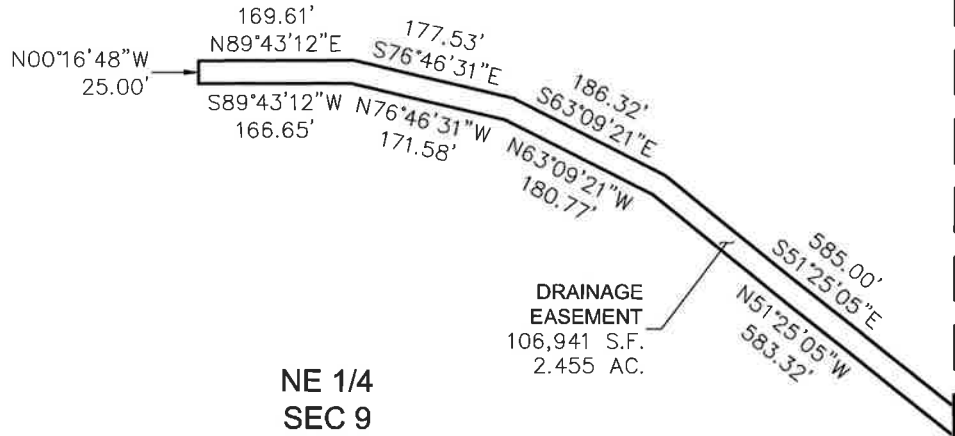
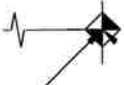
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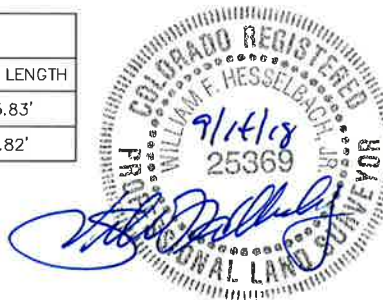


NE 1/4
SEC 9

DRAINAGE
EASEMENT
106,941 S.F.
2.455 AC.

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S46°54'28"E	74.24'
L2	N64°29'34"E	46.12'
L3	S25°30'26"E	25.00'
L4	S64°29'34"W	40.32'
L5	S00°15'06"E	44.82'
L6	S87°13'19"W	98.89'
L7	N84°49'42"W	191.75'
L8	N14°07'09"W	24.14'
L9	N74°30'44"E	34.34'
L10	N87°41'30"E	36.96'
L11	N71°04'02"E	135.19'
L12	N28°40'13"E	25.42'
L13	N80°11'34"E	99.34'
L14	N70°30'38"E	55.29'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	91.00'	87°28'25"	138.93'	S43°29'07"W	125.83'
C2	37.00'	70°42'32"	45.66'	N49°28'26"W	42.82'



200 100 0 200 400

SCALE: 1" = 200'

OWNER: HR 935 LLC
7353 S. ALTON WAY
CENTENNIAL, CO 80112

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SHEET 2 OF 2

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MATCHLINE - SEE SHEET 1