

# EXHIBIT A

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, THE SOUTHEAST QUARTER OF SECTION 6, 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 SOUTH QUARTER CORNER OF SAID SECTION 6 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 TO BEAR NORTH 87°49'19" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 66°07'14" EAST, A DISTANCE OF 2361.61 FEET TO THE CENTERLINE OF HAPPY CANYON CREEK AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 77°31'06" EAST, A DISTANCE OF 103.01 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°52'15", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 13.51 FEET, THE CHORD OF WHICH BEARS NORTH 79°27'14" EAST, A DISTANCE OF 13.51 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°19'54", A RADIUS OF 825.00 FEET, AN ARC LENGTH OF 76.77 FEET, THE CHORD OF WHICH BEARS SOUTH 27°27'09" EAST, A DISTANCE OF 76.74 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 24°47'12" EAST, A DISTANCE OF 179.04 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°28'38", A RADIUS OF 945.00 FEET, AN ARC LENGTH OF 238.78 FEET, THE CHORD OF WHICH BEARS SOUTH 32°01'31" EAST, A DISTANCE OF 238.14 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 39°15'50" EAST, A DISTANCE OF 346.13 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39°47'45", A RADIUS OF 1141.04 FEET, AN ARC LENGTH OF 792.53 FEET, THE CHORD OF WHICH BEARS SOUTH 59°09'43" EAST, A DISTANCE OF 776.70 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 79°03'36" EAST, A DISTANCE OF 190.70 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 110.09 FEET ALONG SAID RIGHT-OF-WAY-LINE;

SEE SHEET 2 OF 4



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<b>CHAMBERS HIGH POINT</b>	
<b>TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO</b>	
<b>EXHIBIT A</b>	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>JRH</u>	<b>1</b> OF <b>4</b>
DATE: <u>10/29/19</u>	<b>CLC.PKCO08.01</b>
SCALE: <u>N/A</u>	

Dwg Name: P:\Clocakco08\dwg\Surv\Final Drawings\Exhibits\Surv\CPCPKC08.01-SL-BELFORD AVENUE.dwg Updated By: JHarrrell 10/29/2019 12:27 PM

# EXHIBIT A

## LEGAL DESCRIPTION (CONTINUED...)

THENCE NORTH 79°01'59" WEST, A DISTANCE OF 191.23 FEET TO A NON-TANGENT CURVE;  
 THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°46'18", A RADIUS OF 1251.04 FEET, AN ARC LENGTH OF 868.40 FEET, THE CHORD OF WHICH BEARS NORTH 59°08'59" WEST, A DISTANCE OF 851.07 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 39°15'50" WEST, A DISTANCE OF 346.13 FEET TO A POINT OF CURVATURE;  
 THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°28'38", A RADIUS OF 1055.00 FEET, AN ARC LENGTH OF 266.57 FEET, THE CHORD OF WHICH BEARS NORTH 32°01'31" WEST, A DISTANCE OF 265.86 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 24°47'12" WEST, A DISTANCE OF 179.04 FEET TO A POINT OF CURVATURE;  
 THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°11'47", A RADIUS OF 715.00 FEET, AN ARC LENGTH OF 102.28 FEET, THE CHORD OF WHICH BEARS NORTH 28°53'06" WEST, A DISTANCE OF 102.20 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 207,795 SQUARE FEET OR 4.7703 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



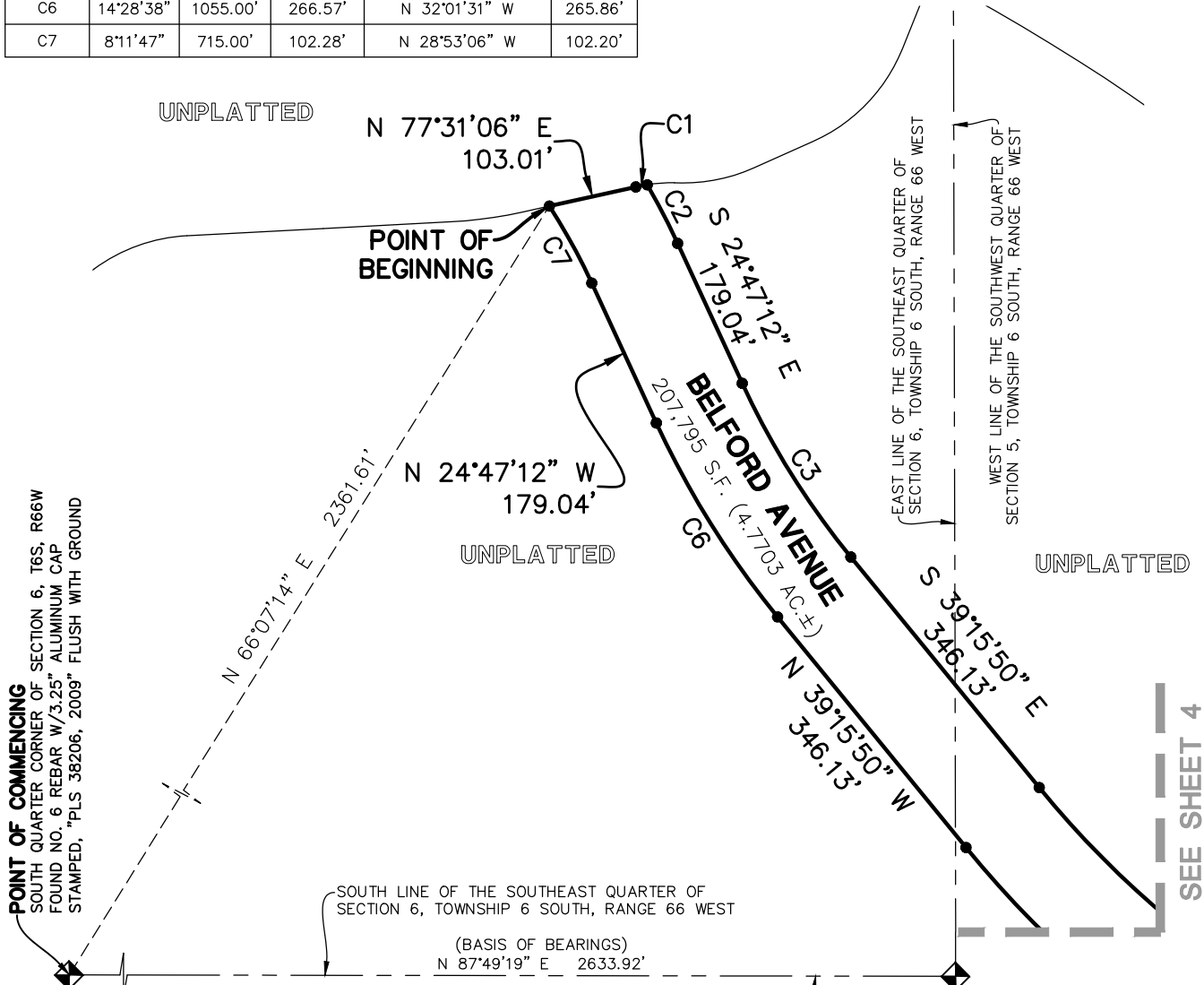
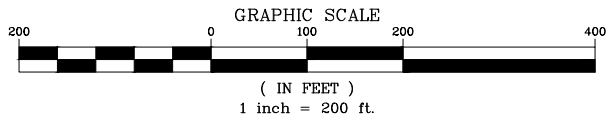
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<b>CHAMBERS HIGH POINT</b>	
<b>TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO</b>	
<b>EXHIBIT A</b>	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>JRH</u>	<b>2</b> OF <b>4</b>
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SCALE: <u>N/A</u>	

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CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°52'15"	200.00'	13.51'	N 79°27'14" E	13.51'
C2	5°19'54"	825.00'	76.77'	S 27°27'09" E	76.74'
C3	14°28'38"	945.00'	238.78'	S 32°01'31" E	238.14'
C6	14°28'38"	1055.00'	266.57'	N 32°01'31" W	265.86'
C7	8°11'47"	715.00'	102.28'	N 28°53'06" W	102.20'



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

POINT OF COMMENCING  
 SOUTH QUARTER CORNER OF SECTION 6, T6S, R66W  
 FOUND NO. 6 REBAR W/3.25" ALUMINUM CAP  
 STAMPED, "PLS 38206, 2009" FLUSH WITH GROUND

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DRAWN BY: <u>JRH</u>	<b>3 OF 4</b>
DATE: <u>10/29/19</u>	<b>CLC.PKCO08.01</b>
SCALE: <u>1" = 200'</u>	

