

EXHIBIT 'A'
AN EXCLUSIVE UTILITY EASEMENT
PARKER WATER AND SANITATION DISTRICT

LEGAL DESCRIPTION

A 30-FOOT WIDE EXCLUSIVE UTILITY EASEMENT LOCATED IN TRACT BB OF THE TRAILS AT CROWFOOT, FILING NUMBER 1, AS RECORDED AT RECEPTION NUMBER 2018065116 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, BEING A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS CONTAINED HEREIN ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS SOUTH 00°15'06" EAST. SAID EAST LINE BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION BY A 3.25" ALUMINUM CAP ON A NO. 6 REBAR, PLS 23053, AND AT THE EAST QUARTER CORNER BY A 3.25" ALUMINUM CAP ON A NUMBER 6 REBAR, PLS 6935. WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9, THENCE SOUTH 57°00'44" WEST A DISTANCE OF 3707.38 FEET TO THE NORTHEASTERLY MOST POINT OF THE EASEMENT HEREIN DESCRIBED, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING TWELVE (12) COURSES;

1. SOUTH 00°16'42" EAST A DISTANCE OF 225.42 FEET;
2. SOUTH 89°43'18" WEST A DISTANCE OF 30.00 FEET;
3. NORTH 00°16'42" WEST A DISTANCE OF 89.78 FEET;
4. SOUTH 89°43'12" WEST A DISTANCE OF 164.95 FEET;
5. SOUTH 00°16'48" EAST A DISTANCE OF 89.78 FEET;
6. SOUTH 89°43'12" WEST A DISTANCE OF 30.00 FEET;
7. NORTH 00°16'48" WEST A DISTANCE OF 225.42 FEET;
8. NORTH 89°43'12" EAST A DISTANCE OF 30.00 FEET;
9. SOUTH 00°16'48" EAST A DISTANCE OF 105.64 FEET;
10. NORTH 89°43'12" EAST A DISTANCE OF 164.95 FEET;
11. NORTH 00°16'42" WEST A DISTANCE OF 105.64 FEET;
12. NORTH 89°43'12" EAST A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

SAID 30-FOOT WIDE EXCLUSIVE UTILITY EASEMENT CONTAINING A CALCULATED AREA OF 18,474 SQUARE FEET OR 0.424 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

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, PATRICK M. STEENBURG, 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.

PATRICK M. STEENBURG, P.L.S. 38004
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112



EXHIBIT 'B'
AN EXCLUSIVE UTILITY EASEMENT
PARKER WATER AND SANITATION DISTRICT

LEGAL DESCRIPTION

A 30-FOOT WIDE EXCLUSIVE UTILITY EASEMENT LOCATED IN TRACT BB OF THE TRAILS AT CROWFOOT, FILING NUMBER 1, AS RECORDED AT RECEPTION NUMBER 2018065116 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, BEING A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS CONTAINED HEREIN ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS SOUTH 00°15'06" EAST. SAID EAST LINE BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION BY A 3.25" ALUMINUM CAP ON A NO. 6 REBAR, PLS 23053, AND AT THE EAST QUARTER CORNER BY A 3.25" ALUMINUM CAP ON A NUMBER 6 REBAR, PLS 6935. WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9, THENCE SOUTH 53°20'55" WEST A DISTANCE OF 3314.90 FEET TO THE NORTHEASTERLY MOST POINT OF THE EASEMENT HEREIN DESCRIBED, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FOUR (4) COURSES;

1. SOUTH 00°16'48" EAST A DISTANCE OF 30.00 FEET;
2. SOUTH 89°43'12" WEST A DISTANCE OF 219.56 FEET;
3. NORTH 00°16'41" WEST A DISTANCE OF 30.00 FEET;
4. NORTH 89°43'12" EAST A DISTANCE OF 219.55 FEET TO THE **POINT OF BEGINNING**.

SAID 30-FOOT WIDE EXCLUSIVE UTILITY EASEMENT CONTAINING A CALCULATED AREA OF 6,587 SQUARE FEET OR 0.151 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

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.

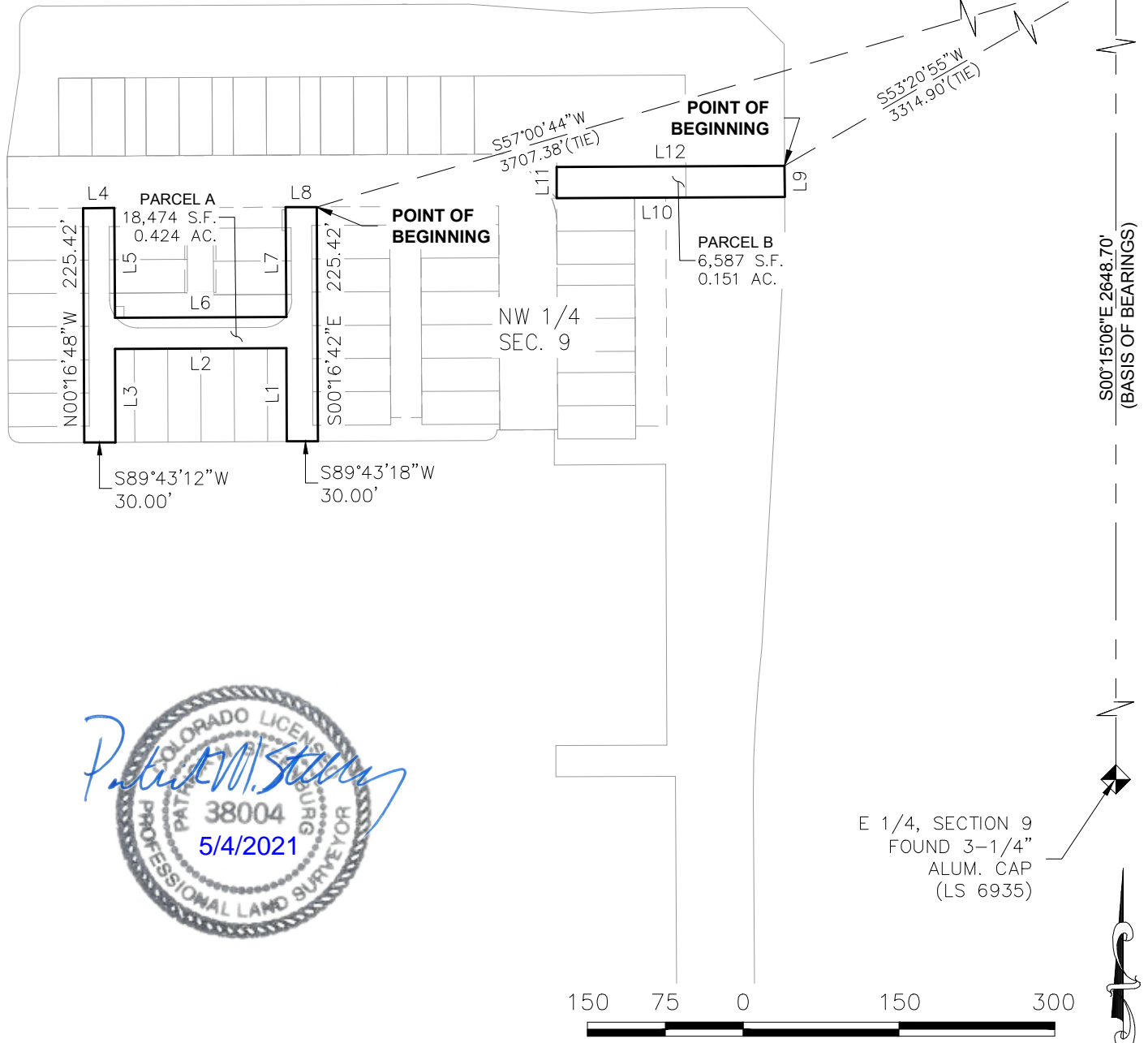
I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

PATRICK M. STEENBURG, P.L.S. 38004
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112



EXHIBIT A & B

POINT OF COMMENCEMENT
 NE COR. SECTION 9
 FOUND 3-1/4"
 ALUM. CAP
 (LS 23053 1988)



Parker M. Stearns
 COLORADO LICENSE
 PATRICK M. STEARNS
 38004
 5/4/2021
 PROFESSIONAL LAND SURVEYOR

E 1/4, SECTION 9
 FOUND 3-1/4"
 ALUM. CAP
 (LS 6935)



SCALE: 1" = 150'

THE ABOVE DESCRIBED EASEMENTS CONTAIN 25,061 SQUARE FEET OR (0.575 ACRES) MORE OR LESS.
 This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

PARKER WATER & SANITATION DISTRICT
30' EXCLUSIVE UTILITY EASEMENTS
TRAILS AT CROWFOOT FILING NO. 16
 DOUGLAS COUNTY, COLORADO



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

EXHIBIT A & B

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	89.78'	N0°16'42"W
L2	164.95'	S89°43'12"W
L3	89.78'	S0°16'48"E
L4	30.00'	N89°43'12"E
L5	105.64'	S0°16'48"E
L6	164.95'	N89°43'12"E
L7	105.64'	N0°16'42"W
L8	30.00'	N89°43'12"E
L9	30.00'	S0°16'48"E
L10	219.56'	S89°43'12"W
L11	30.00'	N0°16'41"W
L12	219.55'	N89°43'12"E



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