

EXHIBIT 'A'
A NON-EXCLUSIVE UTILITY EASEMENT
PARKER WATER AND SANITATION DISTRICT

LEGAL DESCRIPTION

A NON-EXCLUSIVE UTILITY EASEMENT OF VARIABLE WIDTH 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 55°39'14" WEST A DISTANCE OF 3487.10 FEET TO THE NORTHEASTERLY MOST POINT OF THE EASEMENT HEREIN DESCRIBED, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING SEVEN (7) COURSES;

1. SOUTH 00°16'42" EAST A DISTANCE OF 265.42 FEET;
2. SOUTH 89°43'12" WEST A DISTANCE OF 55.84 FEET;
3. NORTH 00°16'42" WEST A DISTANCE OF 215.42 FEET;
4. SOUTH 89°43'12" WEST A DISTANCE OF 472.96 FEET;
5. NORTH 00°16'48" WEST A DISTANCE OF 49.58 FEET;
6. NORTH 08°29'34" EAST A DISTANCE OF 0.42 FEET;
7. NORTH 89°43'12" EAST A DISTANCE OF 528.74 FEET TO THE **POINT OF BEGINNING**.

SAID VARIABLE WIDTH NON-EXCLUSIVE UTILITY EASEMENT CONTAINING A CALCULATED AREA OF 38,470 SQUARE FEET OR 0.883 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.

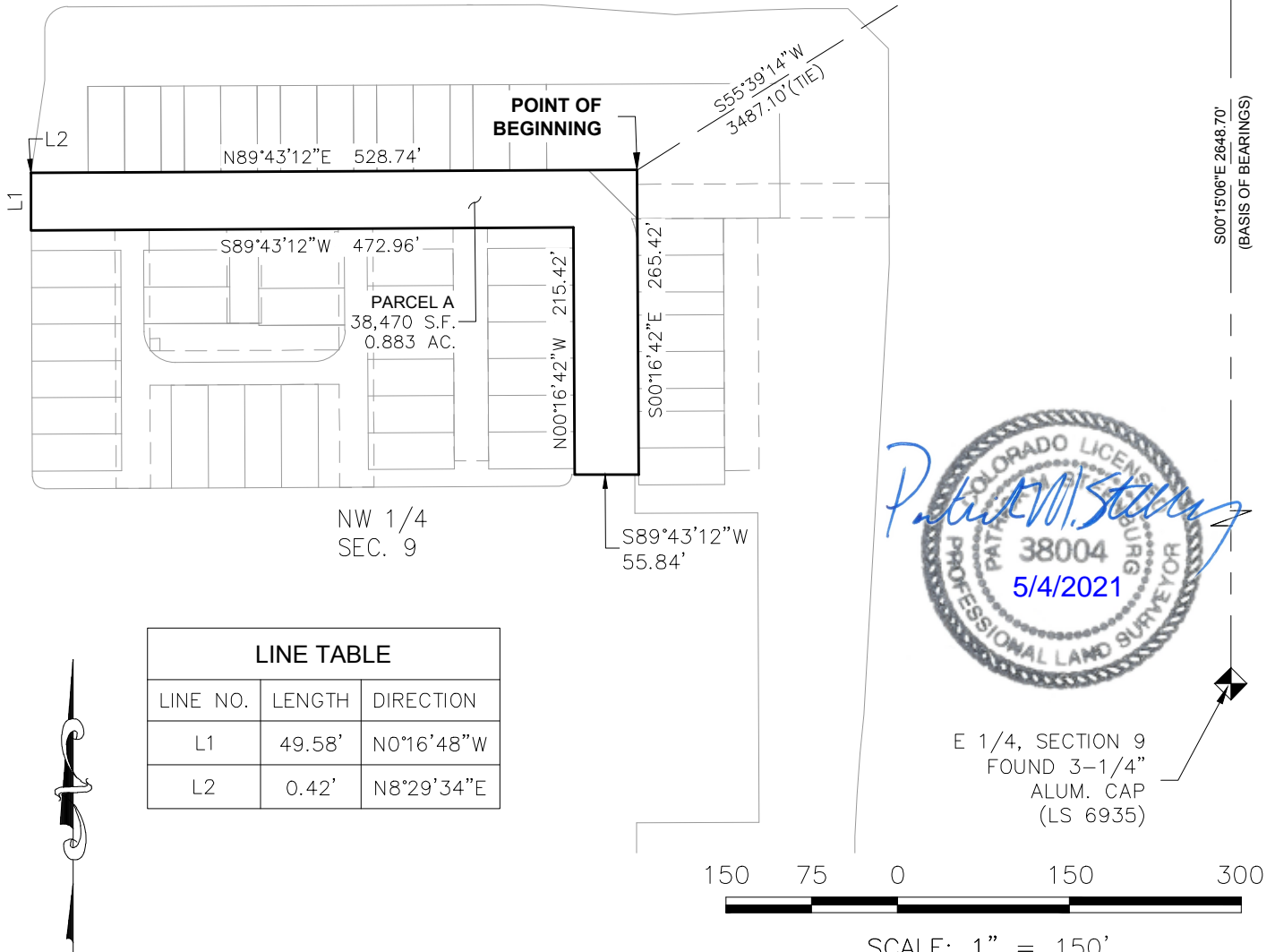
I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

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

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



NW 1/4
SEC. 9

PARCEL A
38,470 S.F.
0.883 AC.

LINE TABLE

LINE NO.	LENGTH	DIRECTION
L1	49.58'	N0°16'48"W
L2	0.42'	N8°29'34"E



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

150 75 0 150 300

SCALE: 1" = 150'

THE ABOVE DESCRIBED EASEMENTS CONTAIN 38,470 SQUARE FEET OR (0.883 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
VARYING WIDTH
NON-EXCLUSIVE EASEMENT
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

SHEET 1 OF 1

DATE: DECEMBER 06, 2018