

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

LEGAL DESCRIPTION

A 4-FOOT WIDE NON-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°13'43" WEST A DISTANCE OF 3734.00 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°16'42" EAST A DISTANCE OF 20.00 FEET;
2. SOUTH 89°43'18" WEST A DISTANCE OF 4.00 FEET;
3. NORTH 00°16'42" WEST A DISTANCE OF 20.00 FEET;
4. NORTH 89°43'18" EAST A DISTANCE OF 4.00 FEET **POINT OF BEGINNING.**

SAID NON-EXCLUSIVE UTILITY EASEMENT CONTAINING A CALCULATED AREA OF 80 SQUARE FEET OR 0.002 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'
A NON-EXCLUSIVE UTILITY EASEMENT
PARKER WATER AND SANITATION DISTRICT

LEGAL DESCRIPTION

A NON-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 EAST QUARTER CORNER OF SAID SECTION 9, THENCE NORTH 81°00'08" WEST A DISTANCE OF 3347.97 FEET TO THE SOUTHEASTERLY MOST POINT OF THE EASEMENT HEREIN DESCRIBED, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FOUR (4) COURSES;

1. SOUTH 89°43'12" WEST A DISTANCE OF 9.00 FEET;
2. NORTH 00°16'48" WEST A DISTANCE OF 11.00 FEET;
3. NORTH 89°43'12" EAST A DISTANCE OF 9.00 FEET;
4. SOUTH 00°16'48" EAST A DISTANCE OF 11.00 FEET TO THE **POINT OF BEGINNING**.

SAID NON-EXCLUSIVE UTILITY EASEMENT CONTAINING A CALCULATED AREA OF 99 SQUARE FEET OR 0.002 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.

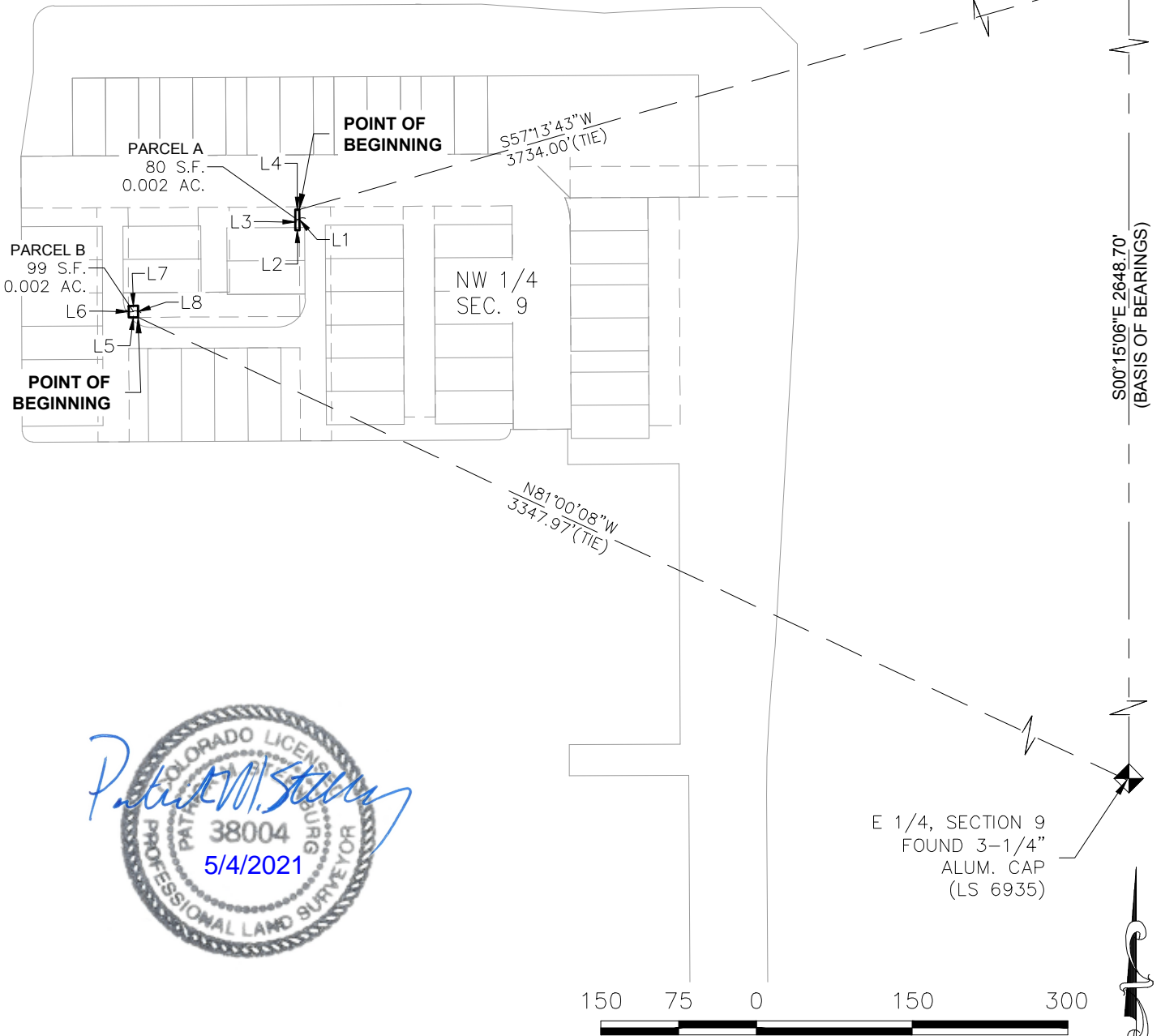
I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

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)



THE ABOVE DESCRIBED EASEMENTS CONTAIN 179 SQUARE FEET OR (0.004 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 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	20.00'	S0°16'42"E
L2	4.00'	S89°43'18"W
L3	20.00'	N0°16'42"W
L4	4.00'	N89°43'18"E
L5	9.00'	S89°43'12"W
L6	11.00'	N0°16'48"W
L7	9.00'	N89°43'12"E
L8	11.00'	S0°16'48"E



THE ABOVE DESCRIBED EASEMENTS CONTAIN 179 SQUARE FEET OR (0.004 ACRES) MORE OR LESS.
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VARYING WIDTH
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