

LEGAL DESCRIPTION
EXHIBIT "A"

A PARCEL OF LAND BEING A PORTION OF PARCEL II OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2019054985 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL II, WHENCE THE SOUTHERLY BOUNDARY OF SAID PARCEL II BEARS NORTH 79°48'35" WEST, A DISTANCE OF 84.27 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 79°48'35" WEST, A DISTANCE OF 2.52 FEET TO A LINE PARALLEL WITH AND DISTANT 2.50 FEET WESTERLY OF THE EASTERLY BOUNDARY OF SAID PARCEL II;

THENCE ALONG SAID PARALLEL LINE, NORTH 17°05'25" EAST, A DISTANCE OF 114.68 FEET;

THENCE SOUTH 79°49'42" EAST, A DISTANCE OF 2.52 FEET TO THE EASTERLY BOUNDARY OF SAID PARCEL II;

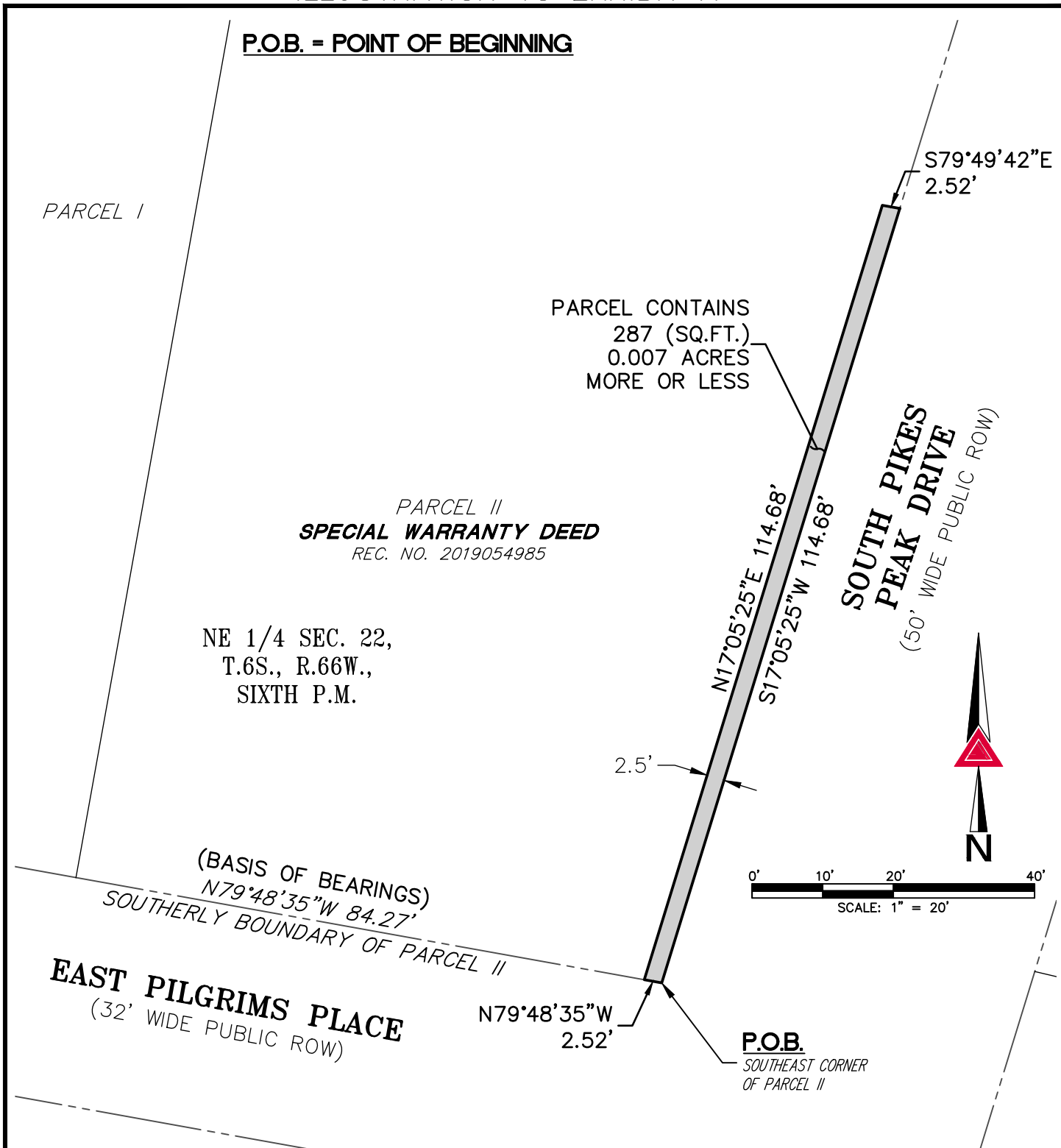
THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 17°05'25" WEST, A DISTANCE OF 114.68 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.007 ACRES, (287 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:12321-03\DWG\EXHIBITS\
 DWG NAME: _____
 DWG: **BAM** CHK: **JRW**
 DATE: 2022-03-01
 SCALE: 1" = 20'

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

PARKER MAINSTREET EXCHANGE - PE

SIDEWALK EASEMENT

NE 1/4 SEC. 22, T.6S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

JOB NUMBER 12321-03 2 OF 2 SHEETS

LEGAL DESCRIPTION
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A PARCEL OF LAND BEING A PORTION OF PARCEL II OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2019054985 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL II, WHENCE THE SOUTHERLY BOUNDARY OF SAID PARCEL II BEARS NORTH 79°48'35" WEST, A DISTANCE OF 84.27 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 79°48'35" WEST, A DISTANCE OF 2.52 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY, NORTH 79°48'35" WEST, A DISTANCE OF 12.27 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 10°11'25" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 79°48'35" EAST, A DISTANCE OF 8.85 FEET;

THENCE NORTH 17°05'25" EAST, A DISTANCE OF 109.64 FEET;

THENCE SOUTH 79°49'42" EAST, A DISTANCE OF 4.03 FEET;

THENCE SOUTH 17°05'25" WEST, A DISTANCE OF 114.68 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.012 ACRES, (501 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

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COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
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ILLUSTRATION TO EXHIBIT A

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

PARCEL I

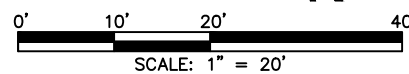
PARCEL CONTAINS
501 (SQ.FT.)
0.012 ACRES
MORE OR LESS

PARCEL II
SPECIAL WARRANTY DEED
REC. NO. 2019054985

NE 1/4 SEC. 22,
T.6S., R.66W.,
SIXTH P.M.

**SOUTH PIKES
PEAK DRIVE**
(50' WIDE PUBLIC ROW)

N17°05'25"E 109.64'
S17°05'25"W 114.68'



S79°48'35"E
8.85'

N10°11'25"E
5.00'

(BASIS OF BEARINGS)
N79°48'35"W 84.27'

SOUTHERLY BOUNDARY OF PARCEL II

EAST PILGRIMS PLACE
(32' WIDE PUBLIC ROW)

N79°48'35"W
12.27'

P.O.B.

2.52' (TIE)

P.O.C.
SOUTHEAST CORNER
OF PARCEL II

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DOUGLAS COUNTY, COLORADO

JOB NUMBER 12321-03

2 OF 2 SHEETS