

EXHIBIT "A"

Legal Description:

A Drainage, situated in the NE 1/4 of Section 3, Township 7 South, Range 66 West of the 6th Principal Meridian, Town of Parker, County of Douglas, State of Colorado, being a part of Tract B, Parker Pointe Subdivision Filing No. 1, a Subdivision Plat recorded office of the Douglas County Clerk and Recorder at Reception Number 2022001733, being more particularly described as follows:

Commencing at the Northwest Corner of Tract B, Parker Pointe Subdivision Filing No. 1;

Thence along the Northeasterly Line of said Tract B the following four (4) courses:

1. Thence S40°53'43"E a distance of 24.05 feet;
2. Thence S51°48'15"E a distance of 64.39 feet;
3. Thence S33°28'15"E a distance of 32.17 feet;
4. Thence S20°50'54"E a distance of 44.33 to a point on the Easterly Line of an 30' Drainage Easement as recorded at Reception Number 2022001733, Douglas County, Colorado and the **Point of Beginning**;

Thence S20°50'54"E continuing along the Northeasterly Line of said Tract B, a distance of 15.19 feet;

Thence S81°15'41"W a distance of 11.90 feet to a point on the Easterly Line of said 30' Drainage Easement;

Thence N21°38'19"E along said Easterly Line, a distance of 17.22 feet to the **Point of Beginning**.

Parcel Contains (88 Square Feet) 0.00203 Acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Bearings are based on the North Line of the Northeast 1/4 of Section 3, Township 7 South, Range 66 West of the 6th Principal Meridian having a GRID bearing of S89°59'29"W per Colorado State Plane Coordinate System, Central Zone, NAD 1983, monumented by 3-1/4" aluminum cap on a #6 rebar with appropriate markings and stamped "AZTEC, 2018, PLS 22561" found in a range box at the Northeast Corner of said Section 3 and a 3-1/4" aluminum cap on a #6 rebar with appropriate markings and stamped "2006, PLS 29761" found in a range box at the North 1/4 corner of said Section 3, with bearings contained herein being relative thereto.

Date Prepared: January 17, 2024

Date of Last Revision:

Prepared By:
Charles N. Beckstrom,
Colorado PLS No. 33202
For and on behalf of
Engineering Service Company

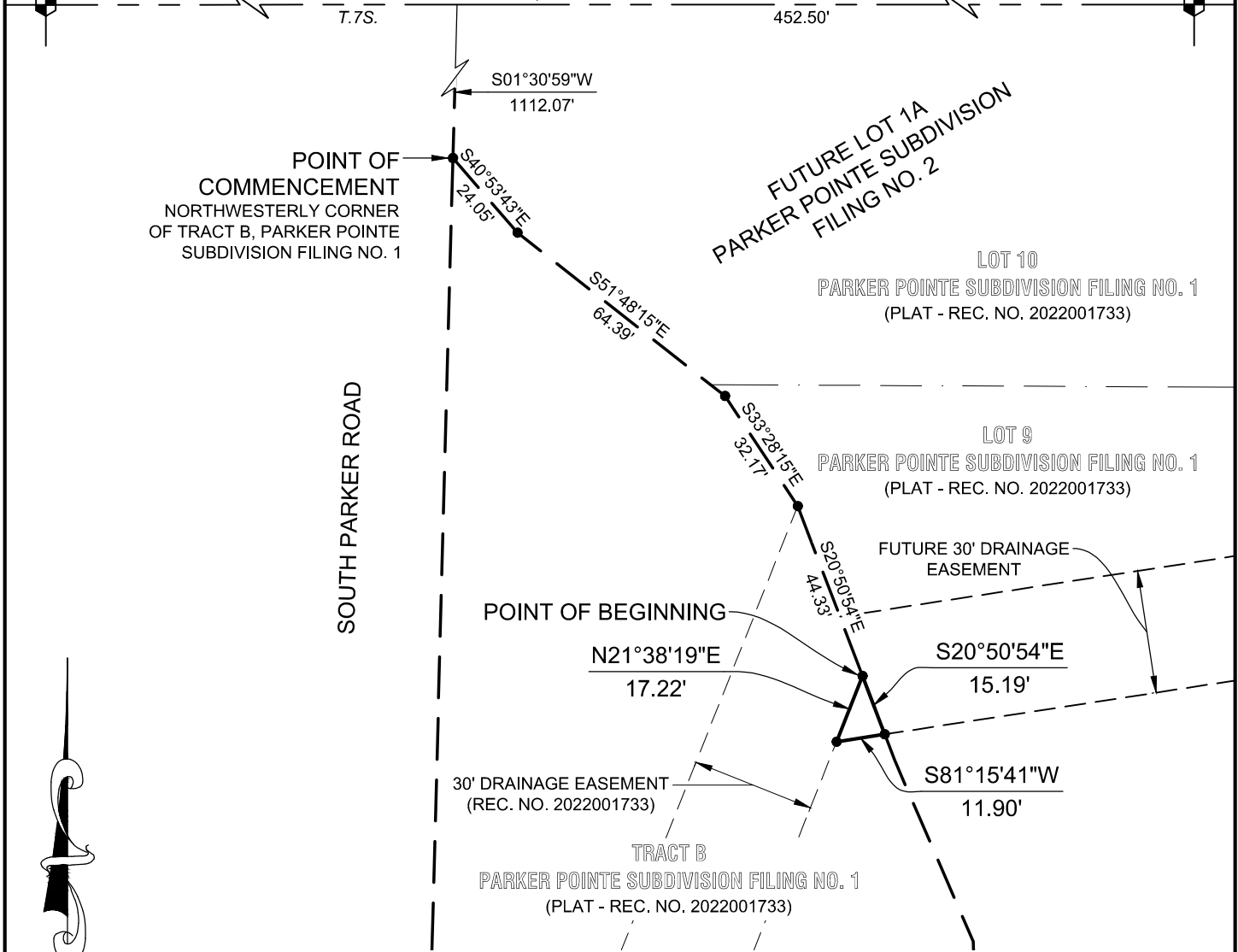


ILLUSTRATION FOR EXHIBIT "A"

NORTH 1/4 CORNER OF SECTION 3,
T.7S., R.66W. OF THE 6TH P.M.
(FOUND 3-1/4" ALUMINUM CAP ON A
#6 REBAR IN A RANGE BOX, STAMPED
"2006, PLS 29761")

S89°59'29"W 2648.33' (BASIS OF BEARINGS)
NORTH LINE OF THE NE 1/4 OF SECTION 3,
T.7S., R.66W. OF THE 6TH P.M.

NORTHEAST CORNER OF SECTION 3,
T.7S., R.66W. OF THE 6TH P.M. (FOUND
3-1/4" ALUMINUM CAP ON A #6 REBAR
IN A RANGE BOX, STAMPED "AZTEC,
2018, PLS 22561")

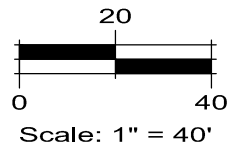


ESC
ENGINEERING
SERVICE
COMPANY

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Aurora, Colorado 80014
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PARCEL CONTAINS
88 SQUARE FEET
0.00203 ACRES



TOWN OF PARKER

| | | | |
|---------------------------|---|-------------------------------|---------------------------|
| Drawn By: <i>JDP</i> | Checked By: <i>CNB</i> | Project No.: <i>144.07</i> | Date: <i>1/16/2024</i> |
| Scale: <i>1" = 40'</i> | File Name: <i>N:\Projects\Perception Design Group\Parker-S Parker Rd & Stroh Rd\2023 Survey & Platting\CAD\Exhibits\2024 Drainage\Parker Rd & Stroh Rd Parker - Drain Esms.dwg</i> | | |

Note: This Illustration does not represent a monumented survey. It is intended only to depict the attached description.

DRAINAGE EASEMENT

A PART OF TRACT B,
PARKER POINTE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Mapcheck Report

A part of Tract B, Parker Pointe Subdivision Filing No. 1
Drainage Easement

Point of Beginning :
North: 1599302.1443' East: 3210651.0329'

Segment #1 : Line
Course: S20°50'54"E Length: 15.19'
North: 1599287.9489' East: 3210656.4390'

Segment #2 : Line
Course: S81°15'41"W Length: 11.90'
North: 1599286.1409' East: 3210644.6771'

Segment #3 : Line
Course: N21°38'19"E Length: 17.22'
North: 1599302.1474' East: 3210651.0270'

Perimeter: 44.31' Area: 88.37 Sq. Ft. | 0.00203 Acres
Error Closure: 0.0067 Course: N62°21'39"W
Error North: 0.00310 East: -0.00592

Precision 1: 6613.43