

KNOW ALL MEN BY THESE PRESENTS:

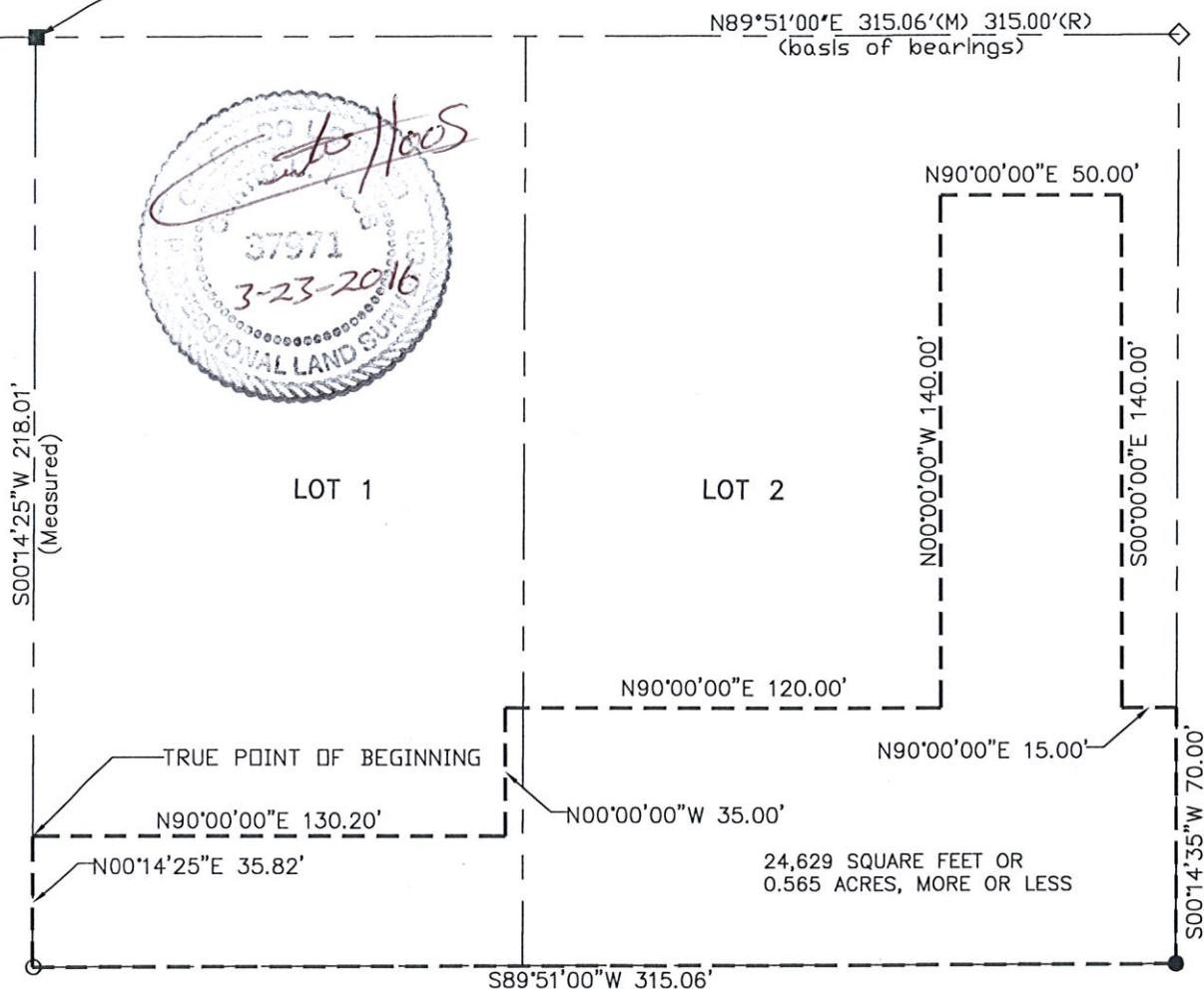
**CHRISTINE M. SMITH**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 19974001352**  
**MY COMMISSION EXPIRES FEBRUARY 10, 2017**

# EXHIBIT "A"

POINT OF COMMENCEMENT

NW CNR. OF LOT 1, A & L GARDENS, BEING ALSO  
THE NW CNR. OF LOT 1, A & L GARDENS LOTS 1  
& 2 PLAT CORRECTION, SEC 2, T3S, R68W

E. 71ST AVENUE



## LEGEND:

- = SET 5/8" X 24" REBAR WITH RED PLASTIC CAP, PLS 37971.
- = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 2730  
0.19' EAST, HELD FOR ALIGNMENT OF NORTH PROPERTY LINE.
- ◇ = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 2730.  
CONFLICTING EVIDENCE: FOUND 1/2" REBAR WITH YELLOW  
PLASTIC CAP, PLS 2065 BEARS N35 28'22"W, 0.22 FEET.
- = FOUND 1/2" REBAR WITH RED PLASTIC CAP, PLS 6973,  
0.21 FEET EAST, HELD FOR ALIGNMENT OF SOUTH PROPERTY  
LINE.



0 40 80  
Graphic Scale in Feet  
1" = 40'

Note: This drawing is meant to depict the attached description and is for informational purposes only.  
It does not represent a monumented land survey. Note: This survey does not constitute a title search  
by American West Land Surveying Co. to determine ownership, rights-of-way or easements of record.



PREPARED FOR:

TMA PROPERTIES, LLC  
6725 W 97TH PLACE  
WESTMINSTER, CO 80021

DRAWN BY: PS

FIELD: CDH

FEBRUARY 24, 2016

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EXHIBIT "A"

A PERMANENT EASEMENT FOR DRAINAGE PURPOSES LOCATED IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A PORTION OF LOT 1 AND LOT 2, A & L GARDENS, AS SHOWN ON THE PLAT RECORDED SEPTEMBER 12, 1978 IN FILE 14 AT MAP 426 AT RECEPTION NO. B154968 BEING ALSO A PORTION OF LOT 1, A & L GARDENS LOTS 1 & 2 PLAT CORRECTION AS SHOWN ON THE PLAT RECORDED OCTOBER 14, 2015 AT RECEPTION NO. 2015000086012, BOTH IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID LOT 1 AND LOT 2 TO BEAR NORTH 89°51'00" EAST, AS SHOWN ON THE PLAT OF SAID A & L GARDENS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00°14'25" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 218.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 130.20 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 140.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 15.00' TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00°14'25" WEST COINCIDENT SAID EAST LINE, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°51'00" WEST COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1 AND LOT 2, A DISTANCE OF 315.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°14'25" EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 1 A DISTANCE OF 35.82 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 24,629 SQUARE FEET OR 0.565 ACRES, MORE OR LESS.

CURTIS D. HOOS, PLS 37971  
FOR AND ON BEHALF OF:  
AMERICAN WEST LAND SURVEYING CO.  
A COLORADO CORPORATION  
BRIGHTON, CO 80601



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