

EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

AN EASEMENT FOR MAINTENANCE PURPOSES OVER, UNDER AND ACROSS A PORTION OF A
PARCEL OF LAND, AS DESCRIBED IN THE RECORDS OF ADAMS COUNTY ON OCTOBER 10,
1960, AT RECEPTION NO. 618569, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,
STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SAID SECTION 27 TO BEAR NORTH 89°13'49" EAST, A DISTANCE OF 1314.50 FEET WITH
ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27;
THENCE ALONG SAID NORTH LINE, NORTH 89°13'49" EAST, A DISTANCE OF 30.00 FEET TO A
POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF YOSEMITE STREET, AND THE POINT OF
BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°13'49" EAST, A DISTANCE OF 27.61
FEET;
THENCE DEPARTING SAID NORTH LINE, SOUTH 00°46'11" EAST, A DISTANCE OF 47.99 FEET;
THENCE SOUTH 24°38'43" EAST, A DISTANCE OF 59.82 FEET;
THENCE SOUTH 31°45'40" EAST, A DISTANCE OF 20.72 FEET;
THENCE SOUTH 45°51'51" EAST, A DISTANCE OF 116.49 FEET;
THENCE SOUTH 61°03'01" EAST, A DISTANCE OF 59.70 FEET;
THENCE SOUTH 00°35'15" EAST, A DISTANCE OF 15.10 FEET;
THENCE SOUTH 89°24'45" WEST, A DISTANCE OF 175.08 FEET;
THENCE 25.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF
30.00 FEET, AN INCLUDED ANGLE OF 48°35'25" AND SUBTENDED BY A CHORD BEARING
NORTH 66°17'32" WEST, A DISTANCE OF 24.69 FEET TO A POINT ON SAID EASTERLY
RIGHT-OF-WAY LINE OF YOSEMITE STREET;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°35'15" WEST, A DISTANCE OF
236.61 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 21,039 SQ. FT., OR 0.48 ACRES, MORE OR LESS.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY
STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS EASEMENT DESCRIPTION AND
ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY
RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO
REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE
STATUTE.



JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC.

FSI JOB NO. 16-67,086 (B)

JOB NUMBER: 16-67,086 (B)
DRAWN BY: E. PRESCOTT
DATE: NOVEMBER 28, 2016

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS
NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD
INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Surveying, Engineering & Geomatics

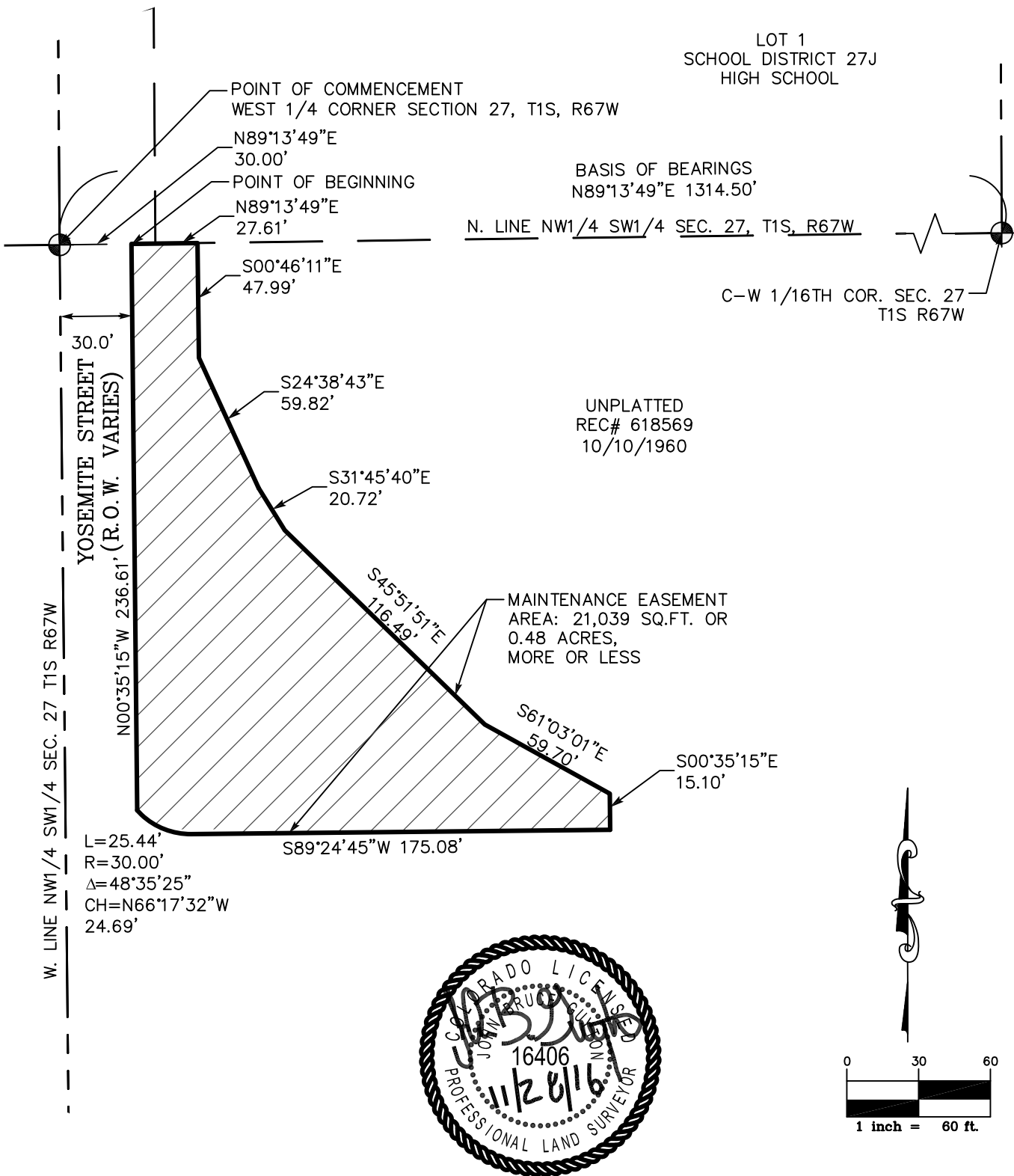


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SHEET 2 OF 2



BY:EPRESCOTT FILE:67086-DESC-MAINTENANCE ESMT-C16.DWG DATE:11/28/2016 11:22 AM

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