

EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 TO BEAR NORTH 89°37'13" EAST, A DISTANCE OF 2644.43 FEET BETWEEN A FOUND 3-1/4" ALUM. CAP IN RANGE BOX, STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" AT THE SOUTHWEST CORNER OF SAID SECTION 10 AND A FOUND 3-1/4" ALUM. CAP IN RANGE BOX, STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" AT THE SOUTH QUARTER CORNER OF SECTION 10, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTHWEST CORNER OF SECTION 10; THENCE NORTH 00°17'52" WEST, A DISTANCE OF 163.87 FEET TO THE NORTHWESTERLY CORNER OF THAT PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 3114 AT PAGE 454, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY LINE OF LOT 2, BELLE CREEK SUBDIVISION FILING NO. 4, 2ND AMENDMENT, NORTH 00°17'35" WEST, A DISTANCE OF 40.00 FEET;
THENCE DEPARTING SAID WESTERLY LINE NORTH 89°37'42" EAST, A DISTANCE OF 117.75 FEET TO A POINT OF NONTANGENT CURVATURE;
THENCE 48.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 227.50 FEET, AN INCLUDED ANGLE OF 12°16'36" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 34°19'43" WEST, A DISTANCE OF 48.65 FEET;
THENCE ALONG THE NORTHERLY LINE AND NORTHERLY LINE EXTENDED OF SAID PROPERTY DESCRIBED IN BOOK 3114 AT PAGE 454, SOUTH 89°37'42" WEST, A DISTANCE OF 90.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4115 SQ.FT. OR 0.09 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 PARCEL 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. 16-67,862



JOB NUMBER: 16-67,862
DRAWN BY: M. LUND
DATE: NOVEMBER 30, 2016

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT." RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Surveying, Engineering & Geomatics

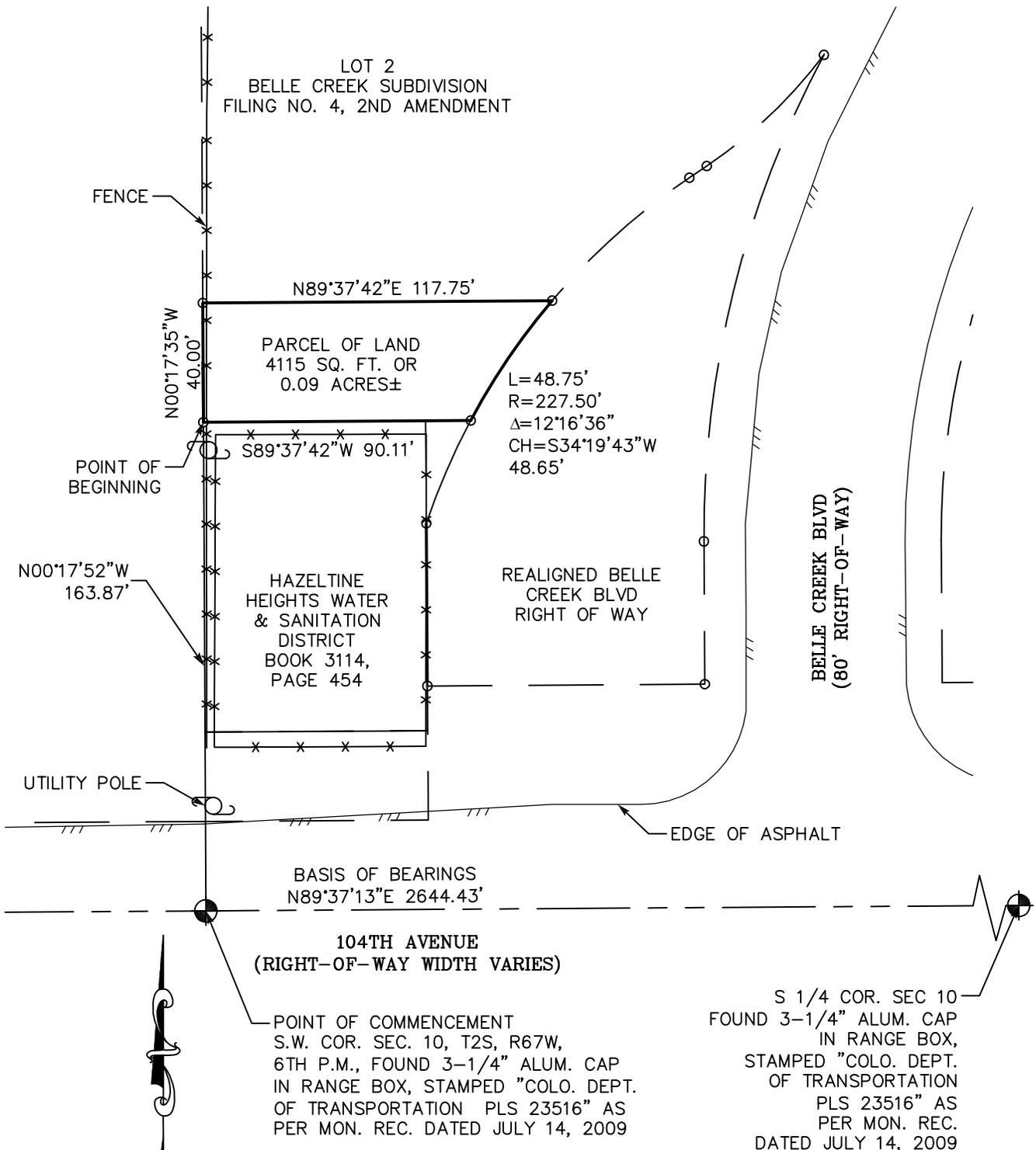


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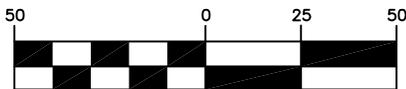
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COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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EXHIBIT "B"

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SHEET 1 OF 2

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CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 TO BEAR NORTH 89°37'13" EAST, A DISTANCE OF 2644.43 FEET BETWEEN A FOUND 3-1/4" ALUM. CAP IN RANGE BOX, STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" AT THE SOUTHWEST CORNER OF SAID SECTION 10 AND A FOUND 3-1/4" ALUM. CAP IN RANGE BOX, STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" AT THE SOUTH QUARTER CORNER OF SECTION 10, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTHWEST CORNER OF SECTION 10; THENCE NORTH 00°17'35" WEST, A DISTANCE OF 163.87 FEET TO THE NORTHWESTERLY CORNER OF THAT PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 3114 AT PAGE 454, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY LINE OF LOT 2, BELLE CREEK SUBDIVISION FILING NO. 4, 2ND AMENDMENT, NORTH 00°17'35" WEST, A DISTANCE OF 20.00 FEET;
THENCE DEPARTING SAID WESTERLY LINE NORTH 89°37'36" EAST, A DISTANCE OF 102.34 FEET TO A POINT OF NONTANGENT CURVATURE;
THENCE 23.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 227.50 FEET, AN INCLUDED ANGLE OF 05°54'43" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 31°08'46" WEST, A DISTANCE OF 23.46 FEET;
THENCE ALONG THE NORTHERLY LINE AND NORTHERLY LINE EXTENDED OF SAID PROPERTY DESCRIBED IN BOOK 3114 AT PAGE 454, SOUTH 89°37'42" WEST, A DISTANCE OF 90.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,920 SQ.FT. OR 0.04 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 PARCEL 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.

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FSI JOB NO. 16-67,862



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REVISED: FEBRUARY 20, 2017

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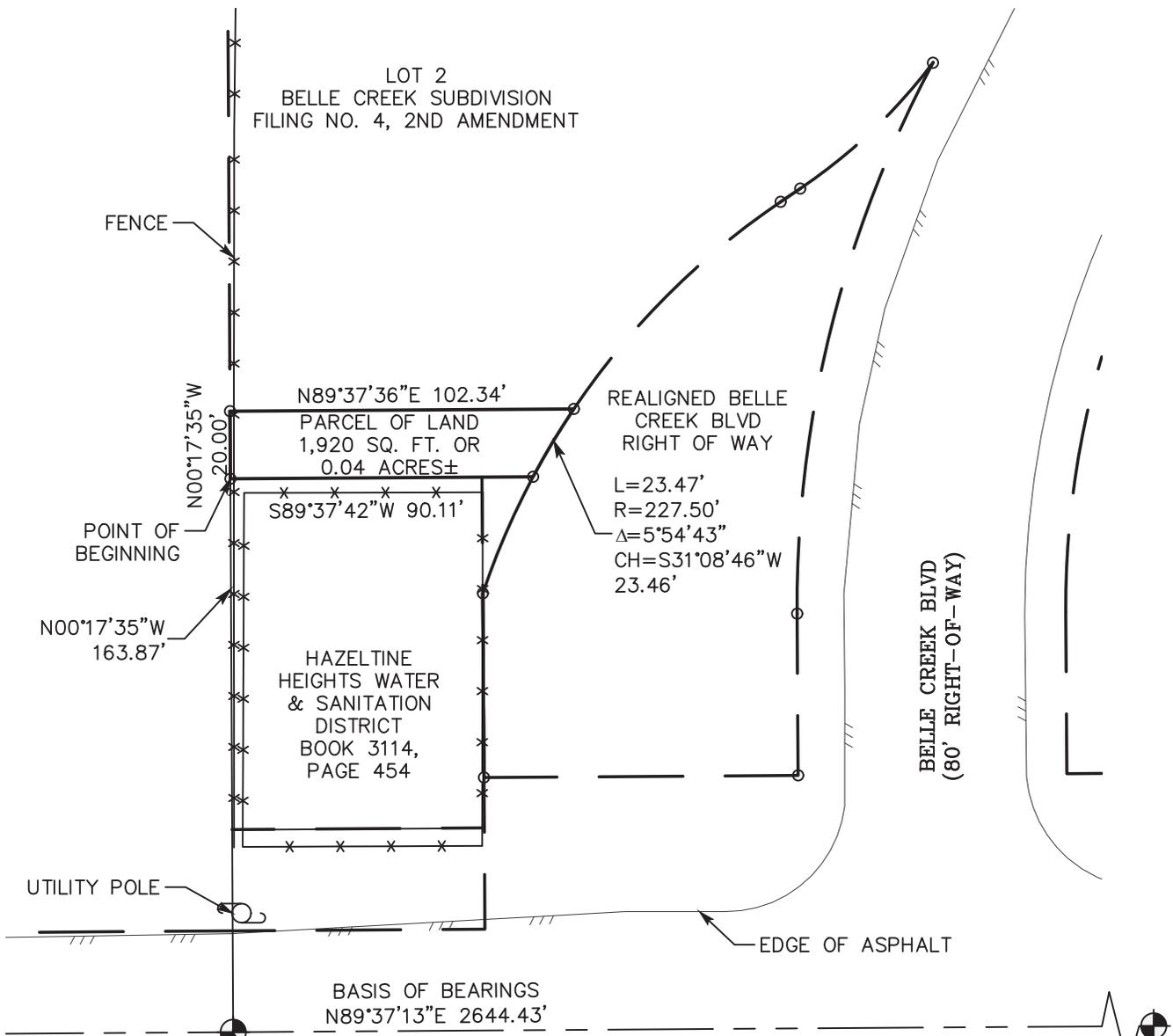


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SHEET 2 OF 2

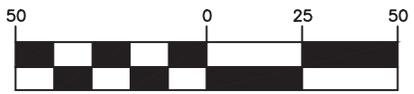


104TH AVENUE
(RIGHT-OF-WAY WIDTH VARIES)

POINT OF COMMENCEMENT
S.W. COR. SEC. 10, T2S, R67W,
6TH P.M., FOUND 3-1/4" ALUM. CAP
IN RANGE BOX, STAMPED "COLO. DEPT.
OF TRANSPORTATION PLS 23516" AS
PER MON. REC. DATED JULY 14, 2009

S 1/4 COR. SEC 10
FOUND 3-1/4" ALUM. CAP
IN RANGE BOX,
STAMPED "COLO. DEPT.
OF TRANSPORTATION
PLS 23516" AS
PER MON. REC.
DATED JULY 14, 2009

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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BY:BLUND FILE:67862-DSC-EXH B.DWG DATE:2/21/2017 8:01 AM