

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°17'35" WEST, A
DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF 104TH AVENUE, AND
THE POINT OF BEGINNING;

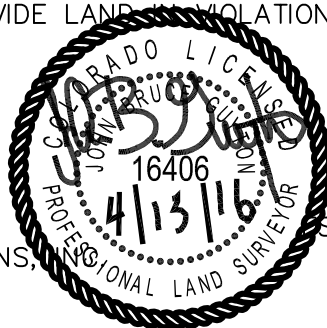
THENCE NORTH 00°17'35" WEST, A DISTANCE OF 13.98 FEET; THENCE NORTH 89°37'34" EAST, A
DISTANCE OF 35.72 FEET; THENCE 35.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT,
HAVING A RADIUS 25.50 FEET, AN INCLUDED ANGLE OF 79°59'49" AND BEING SUBTENDED BY A
CHORD BEARING NORTH 49°37'39" EAST, A DISTANCE OF 32.78 FEET;
THENCE NORTH 09°37'45" EAST, A DISTANCE OF 30.00 FEET; THENCE 36.04 FEET ALONG THE
ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 227.50 FEET, AN INCLUDED ANGLE OF
09°04'34" AND BEING SUBTENDED BY A CHORD BEARING NORTH 14°10'02" EAST, A DISTANCE OF
36.00 FEET; THENCE SOUTH 00°22'36" EAST, A DISTANCE OF 99.44 FEET TO A POINT ON THE
NORTH RIGHT-OF-WAY LINE OF 104TH AVENUE; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH
89°37'13" WEST, A DISTANCE OF 75.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,000 SQ.FT. 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,

JOB NUMBER: 16-67,393
DRAWN BY: B. LUND
DATE: APRIL 13, 2016



SI JOB NO. 16-67,393

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



3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.FlatironsInc.com

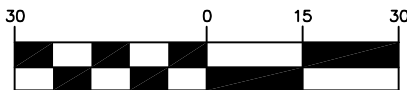
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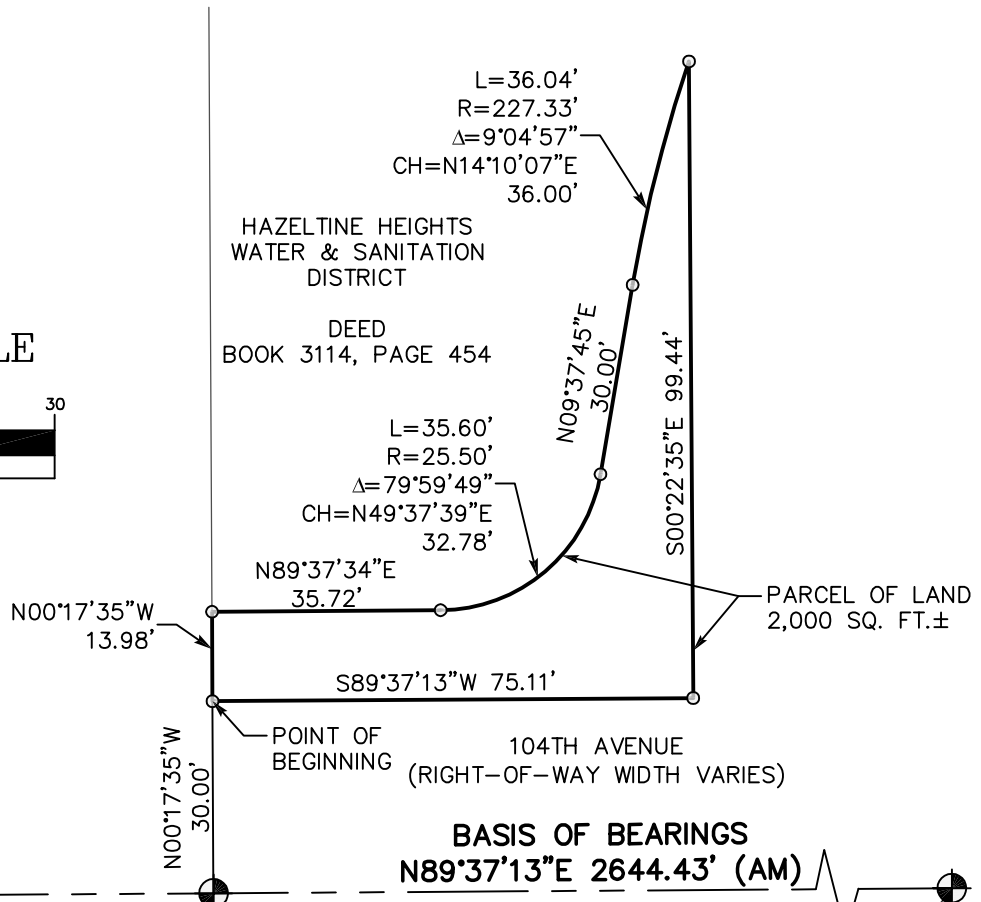
SHEET 2 OF 2



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



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
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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°17'35" WEST, A
DISTANCE OF 163.86 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°17'35" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 89°37'36" EAST, A
DISTANCE OF 117.75 FEET; THENCE 62.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
RADIUS OF 227.50 FEET, AN INCLUDED ANGLE OF 15°38'59" AND BEING SUBTENDED BY A CHORD
BEARING NORTH 48°17'32" EAST, A DISTANCE OF 61.95 FEET; THENCE NORTH 56°07'01" EAST, A
DISTANCE OF 7.04 FEET; THENCE 54.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
RADIUS OF 165.50 FEET, AN INCLUDED ANGLE OF 18°55'41" AND BEING SUBTENDED BY A CHORD
BEARING NORTH 46°39'11" EAST, A DISTANCE OF 54.43 FEET TO A POINT ON THE WEST
RIGHT-OF-WAY LINE OF BELLE CREEK BLVD; THENCE ALONG SAID RIGHT-OF-WAY, 169.93 FEET ALONG
THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 340.00 FEET, AN INCLUDED ANGLE OF
28°38'09" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 13°56'40" WEST, A DISTANCE OF 168.16
FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 47.90 FEET TO A POINT ON THE NORTH
RIGHT-OF-WAY LINE OF 104TH AVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, SOUTH 89°37'36"
WEST, A DISTANCE OF 93.51 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 00°22'35" WEST, A
DISTANCE OF 88.94 FEET; THENCE SOUTH 89°37'36" WEST, A DISTANCE OF 74.91 FEET TO THE POINT
OF BEGINNING.

SAID PARCEL CONTAINING 17,579 SQ.FT. OR 0.40 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
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CHAIRMAN/CEO, FLATIRONS, INC.

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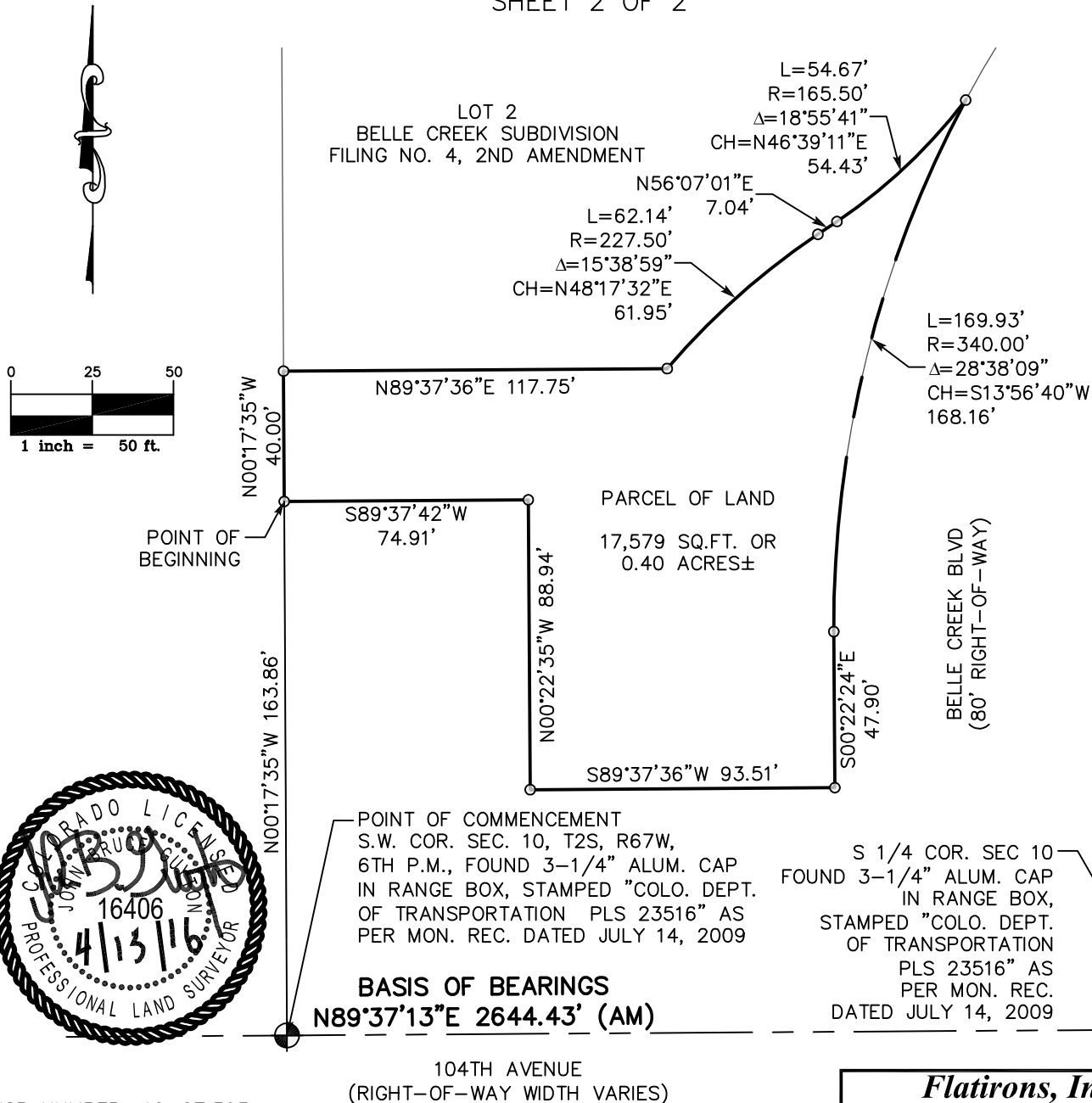
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