

EXHIBIT A

Legal Description

A portion of the 25' access and utility easement as platted in the records of Adams County, Colorado at Reception Number 2007000036158, being located in the NW 1/4, Section 17, Township 2 South, Range 66 West of the Sixth Principal Meridian in the City of Commerce City, more particularly described as follows:

Commencing at the NW corner of Lot 3, Hogan Commercial Subdivision Filing No. 7 as platted in the records of said county at Reception Number 2016000107228;

Thence S0°40'26"E along the west line of said lot, 35.00 feet to the south line of said 25' access and utility easement;

Thence N89°19'34"E along said south line, 45.18 feet to the Point of Beginning;

Thence continuing along said south line through the following three courses:

- 1) S0°40'26"E, 30.00 feet;
- 2) N89°19'34"E, 30.00 feet;
- 3) N0°40'26"W, 30.00 feet;

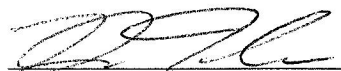
Thence S89°19'34"W, 30.00 feet to the Point of Beginning.

Said parcel, as described, contains an area of 900 square feet, more or less.

Basis of Bearings

The west line, NW 1/4, Section 17 bears S0°19'37"W per said plat of Hogan Commercial Subdivision Filing No. 7. It is monumented at the NW corner by a 3-1/4" aluminum cap in range box, LS 23516 and at the NW corner, SW 1/4, NW 1/4, Section 17 by a 2-1/2" aluminum cap, LS 24968.

Certification

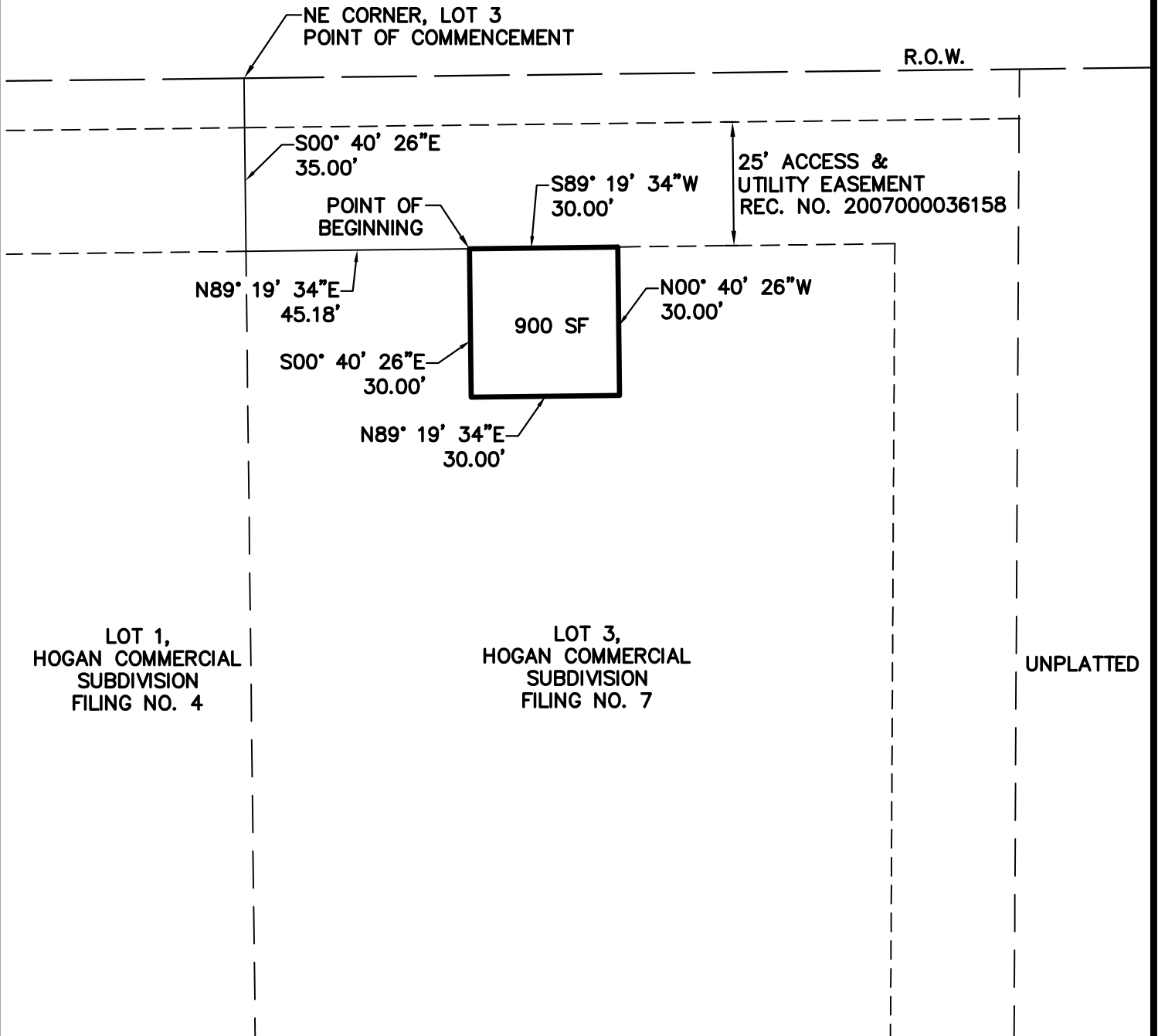

Brian Krombein, PE, PLS

For and on behalf of
Vermilion Peak Engineering LLC
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129



8/4/17
Date

E. 104TH AVENUE



0 15 30
SCALE: 1" = 30'

EASEMENT VACATION EXHIBIT
CHRISTIAN BROTHERS AUTOMOTIVE
JOB NO. 16044
DATE: AUGUST 4, 2017
SHEET 2 OF 2


Vermilion
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