

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

JAMES L. BELL & ASSOCIATES OF COLORADO

DATE: February 17, 1966

Surveyors

NUMBER: 86900

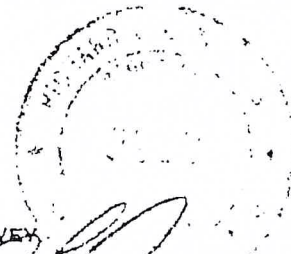
ORDERED BY: Mr. Fletcher W. Birney, Jr.



DESCRIPTION: SEC. 16 TWP. 8 South Rg. 66 West CO. Douglas STATE Colorado

Roadway Easement.

A strip of land 60 feet in width being 30 feet on either side of a center line described as follows: Beginning at the Northwest corner of Section 16, Township 8 South, Range 66 West of the 6th P.M.; thence Southerly along the West line of said Section 16, a distance of 3334.9 feet to the true point of beginning of the strip of land herein described; thence on an angle of 66 degrees, 13 minutes, 14 seconds to the left from the last described course, a distance of 13.22 feet; thence on a curve to the right being tangent to the last described course, having a central angle of 32 degrees, 42 minutes, 49 seconds and a radius of 202.32 feet, a distance of 138.25 feet; thence Southeasterly in a straight line being tangent to the last described curve, a distance of 62.51 feet; thence along a curve to the right being tangent to the last described course, having a central angle of 36 degrees, 37 minutes, 16 seconds and a radius of 271.97 feet, a distance of 173.83 feet; thence Southerly in a straight line being tangent to the last described curve, a distance of 305 feet; thence along a curve to the left being tangent to the last described course, having a central angle of 66 degrees, 10 minutes, 02 seconds and a radius of 115.12 feet, a distance of 152.94 feet; thence Southeasterly in a straight line being tangent to the last described curve, a distance of 120 feet; thence on a curve to the left, being tangent to the last described course, having a central angle of 32 degrees, 34 minutes, 12 seconds and a radius of 149.73 feet, a distance of 147.94 feet; thence Easterly in a straight line being tangent to the last described curve, a distance of 30 feet; thence along a curve to the left being tangent to the last described course, having a central angle of 31 degrees, 01 minutes, 40 seconds and a radius of 431.26 feet, a distance of 152.20 feet; thence Northeasterly in a straight line being tangent to the last described curve, a distance of 194.65 feet; thence along a curve to the left being tangent to the last described course, having a central angle of 11 degrees, 16 minutes, 00 seconds, and a radius of 37.60 feet, a distance of 129.14 feet; thence Northeasterly in a straight line being tangent to the last described curve, a distance of 414.30 feet; thence along a curve to the right, being tangent to the last described course, having a central angle of 42 degrees, 08 minutes, 54 seconds and a radius of 147.84 feet, a distance of 175.84 feet; thence Southeasterly in a straight line being tangent to the last described curve, a distance of 147.74 feet to a point of ending of the said 60 foot strip of land, from said point of ending the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 16 bears Southwesterly on an angle of 121 degrees, 10 minutes, 35 seconds to the right from the last described course a distance of 333.80 feet, Douglas County, Colorado.



I CERTIFY THAT THIS PLAT IS THE TRUE RESULTS OF THE ABOVE DESCRIBED SURVEY.

[Signature]
SURVEYOR

EXHIBIT A

JAMES L. BELL & ASSOCIATES OF COLORADO

DATE: May 23, 1961

Surveyors

NUMBER: 81800

ORDERED BY: Mr. Fletcher J. King, Jr.



DESCRIPTION: SEC. 16 TWP. 8, South RG. 66 West CO. Douglas STATE Colorado

Flood Control Easement.

A Tract of land over that part of Section 16, Township 8 South, Range 66 West of the 6th P.M., Described as follows: Beginning at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 16; thence on an angle of 73 degrees, 03 minutes, 47 seconds to the left in the Southeast quadrant from the Southeast corner of said 1/4 1/4 Section, a distance of 251.50 feet to the true point of beginning of the tract of land herein described; thence on an angle of 66 degrees, 51 minutes, 50 seconds to the left from the last described course, a distance of 90.59 feet; thence on an angle of 13 degrees, 30 minutes, 32 seconds to the right, a distance of 73.34 feet; thence on an angle of 88 degrees, 13 minutes, 34 seconds to the left, a distance of 150 feet; thence on an angle of 110 degrees, 45 minutes, 24 seconds to the right, a distance of 356.08 feet; thence on an angle of 44 degrees, 03 minutes, 13 seconds to the left a distance of 317.12 feet; thence on an angle of 115 degrees, 51 minutes, 29 seconds to the right, a distance of 146.40 feet; thence on an angle of 64 degrees, 15 minutes, 47 seconds to the left, a distance of 172.60 feet; thence on an angle of 41 degrees, 33 minutes, 07 seconds to the left, a distance of 179.12 feet; thence on an angle of 25 degrees, 00 minutes, 32 seconds to the right, a distance of 230.09 feet; thence on an angle of 3 degrees, 33 minutes, 27 seconds to the right, a distance of 294.25 feet; thence on an angle of 20 degrees, 14 minutes, 42 seconds to the right, a distance of 263.72 feet; thence on an angle of 40 degrees, 06 minutes, 12 seconds to the left, a distance of 113.51 feet; thence on an angle of 51 degrees, 00 minutes, 30 seconds to the right, a distance of 180 feet; thence on an angle of 30 degrees, 26 minutes, 39 seconds to the left, a distance of 894.23 feet; thence on an angle of 144 degrees, 04 minutes, 17 seconds to the right, a distance of 1048.74 feet; thence on an angle of 26 degrees, 55 minutes, 47 seconds to the left, a distance of 206.24 feet; thence on an angle of 129 degrees, 31 minutes, 03 seconds to the right a distance of 310 feet; thence on an angle of 25 degrees, 00 minutes, 00 seconds to the right, a distance of 180 feet; thence on an angle of 58 degrees, 09 minutes, 07 seconds to the left, a distance of 299.78 feet; thence on an angle of 16 degrees, 35 minutes, 50 seconds to the left, a distance of 302.96 feet; thence on an angle of 12 degrees, 27 minutes, 26 seconds to the left, a distance of 364.67 feet; thence on an angle of 31 degrees, 17 minutes, 49 seconds to the left, a distance of 322.44 feet; thence on an angle of 52 degrees, 09 minutes, 23 seconds to the left, a distance of 164.82 feet; thence on an angle of 87 degrees, 31 minutes, 14 seconds to the right, a distance of 571.42 feet; thence on an angle of 32 degrees, 11 minutes, 09 seconds to the left, a distance of 466.54 feet; thence on an angle of 130 degrees, 44 minutes, 31 seconds to the right, a distance of 150.86 feet more or less to the point of beginning, Douglas County, Colorado. Containing 31.662 acres.

I CERTIFY THAT THIS PLAT IS THE TRUE RESULTS OF THE ABOVE DESCRIBED SURVEY.

James L. Bell
 SURVEYOR

RECORDED AT 9:10 O'CLOCK A.M. AUG 29 1960
RECEPTION NO. 108988 C.R. P. RECORDED

EASEMENT

THIS INDENTURE, made this 19th day of August, 1956, by Colorado State Board of Land Commissioners hereinafter referred to as the Landowner(s), and the Cherry Creek Soil Conservation District and Douglas County, State of Colorado, hereinafter referred to as the Local Organizations,

WITNESSETH THAT:

WHEREAS, The Secretary of Agriculture, United States Department of Agriculture, is authorized by the Watershed Protection and Flood Prevention Act to carry out a program of assistance to local organizations in planning and installing works of improvement for flood prevention or the conservation, development, utilization and disposal of water, and

WHEREAS, The Local Organizations are cooperating in said program for the purpose of installing a project in the Cherry Creek watershed, State of Colorado, in connection with which it desires to secure certain rights, in, over and upon the hereinafter described land of the Landowner,

THEREFORE, for and in consideration of One Dollar (\$1.00) and the benefits accruing to the Landowner from the installation of said project, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the Landowner does hereby grant, bargain, sell, convey and release unto the Local Organizations as easement in, over and upon the following described land situated in the County of Douglas, State of Colorado, to wit:

for the installation, operation, maintenance and inspection of a dam, designated as number FP-W1 of the Watershed Protection Project by the above named Local Organizations; also an easement for the storage, retention and retardation of waters which may be impounded by the above described dam, upon, over and across all or portions of those said tracts of land described as:

SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 16, Township 8 South, Range 66 West of the Sixth Principal Meridian.

1. The Local Organizations shall be responsible for operating, maintaining, and keeping in good repair the works of improvement herein described.
2. The Landowner reserves the right to use said land or any part thereof at any time and for any purpose, provided such use does not interfere with the full enjoyment by the Local Organizations of the easement herein conveyed.

3. This easement shall include the right of ingress and egress at any time over and upon said land and any adjoining land owned by the Landowner.
4. The easement herein conveyed shall be subject to any easements, rights-of-way, or mineral reservations or rights now outstanding in third persons.
5. In the event installation of the works of improvement herein described is not commenced on said land within Sixty months from the date hereof, the rights, privileges, and authority granted hereunder to the Local Organizations shall be terminated.
6. Special Provisions:

IN WITNESS WHEREOF, the Landowner has executed this instrument on the day and year first above written.

STATE BOARD OF LAND COMMISSIONERS

A. M. Ramsey
 President
R. Kelley Jackson
 Register

State of Colorado
 County of Denver } ss

The foregoing instrument was acknowledged before me this 19th day of August, 1960.

by Colorado State Board of Land Commissioners
 by A. M. Ramsey, President and R. Kelley Jackson, Register

Witness my hand and official seal.
 My commission expires January 7, 1963



J. P. Wadley
 Notary Public

PERMIT

The undersigned landowner hereby grants permission to the Douglas County Soil Conservation District and Douglas County, State of Colorado, sponsoring Local Organizations for the Franktown-Parker Tributaries of Cherry Creek Watershed Project, and to their duly authorized representatives, to enter upon the following described lands of the landowner for the purpose shown:

A right-of-way along and adjacent to the existing roads and trails in the southern and central parts of Section 17, T. 8S., R. 66 W. of the 6th. P.M. in Douglas County, Colorado, as agreed upon by the parties hereto, to provide ingress and egress to Site Number FP-W-1 of the said Franktown-Parker Project, for and in connection with the construction, operation, maintenance and inspection of a floodwater-retarding structure on said site located on certain tracts of land lying in Section 16, T. 8S., R. 66 W. as provided for in an easement to the sponsoring local Organizations from the Colorado State Board of Land Commissioners, and duly recorded in Book 133, on Page 302 of the records of said Douglas County, Colorado. A sketch of the proposed route of travel is attached hereto and made a part hereof.

The Sponsoring Local Organizations agree to maintain and leave all existing roads, fences and gates concerned herein in as good condition and repair as they are found, normal and reasonable use excepted.

It is further agreed that neither the Landowner nor the Sponsors shall be liable for damage to the other's property resulting from the carrying out of the provisions hereof unless such damage is caused by negligence or misconduct.

Dated at Castle Rock, Colorado, this 7th. day of August, 1962.

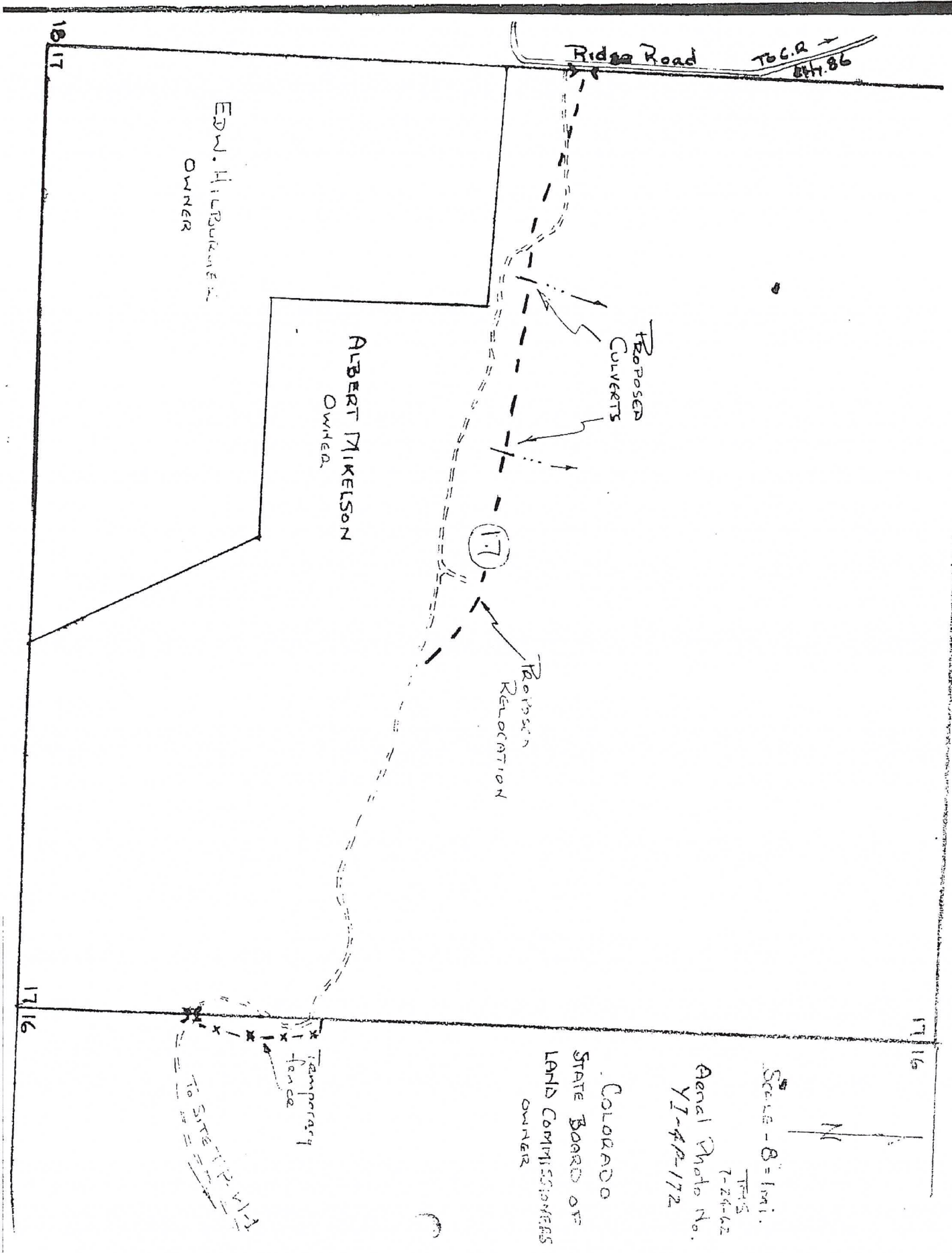
Allen T. Michael
Landowner

DOUGLAS COUNTY SOIL CONSERVATION
DISTRICT

DOUGLAS COUNTY, COLORADO

By Wm. Medinger
Wm. Medinger
President,
Board of Supervisors

By Warren Christensen
Warren Christensen
Chairman,
Board of County Commissioners



T&C.R. 844.86

Ridge Road

EDW. HILBURN
OWNER

ALBERT MIKELSON
OWNER

PROPOSED
CULVERTS

17

PROPOSED
RELOCATION

Temporary
fence
TO SITE

1716

N

Scale - 8" = 1 mi.

T&C
7-24-62

Aerial Photo No.
YI-4P-172

COLORADO
STATE BOARD OF
LAND COMMISSIONERS
OWNER

1817

1716