

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED UNDER RECEPTION NO. 2012090426 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, FROM WHENCE THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 BEARS NORTH 00°35'26" WEST, A DISTANCE OF 2,905.19 FEET WITH ALL BEARINGS HEREON REFERENCED TO SAID LINE;

THENCE NORTH 25°00'51" WEST, A DISTANCE OF 1,274.14 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF PLAZA DRIVE, RECORDED UNDER RECEPTION NO. 2007050446 IN SAID OFFICIAL RECORDS AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG A LINE PARALLEL WITH AND 12 FEET DISTANT SOUTHWESTERLY OF SAID SOUTHWESTERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

1. NORTH 63°18'45" WEST, A DISTANCE OF 124.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 912.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°24'48", AN ARC LENGTH OF 229.42 FEET;
3. NORTH 48°53'57" WEST, A DISTANCE OF 92.86 FEET TO THE WESTERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 25°00'03" WEST, A DISTANCE OF 29.04 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID PLAZA DRIVE, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 39°42'38" WEST;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, THE FOLLOWING FIVE (5) COURSES:

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°23'25", AN ARC LENGTH OF 19.41 FEET;
2. SOUTH 48°53'57" EAST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 900.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°24'48", AN ARC LENGTH OF 226.40 FEET;
4. SOUTH 63°18'45" EAST, A DISTANCE OF 124.62 FEET;
5. SOUTH 26°41'15" WEST, A DISTANCE OF 12.00 FEET TO THE **POINT OF BEGINNING**.

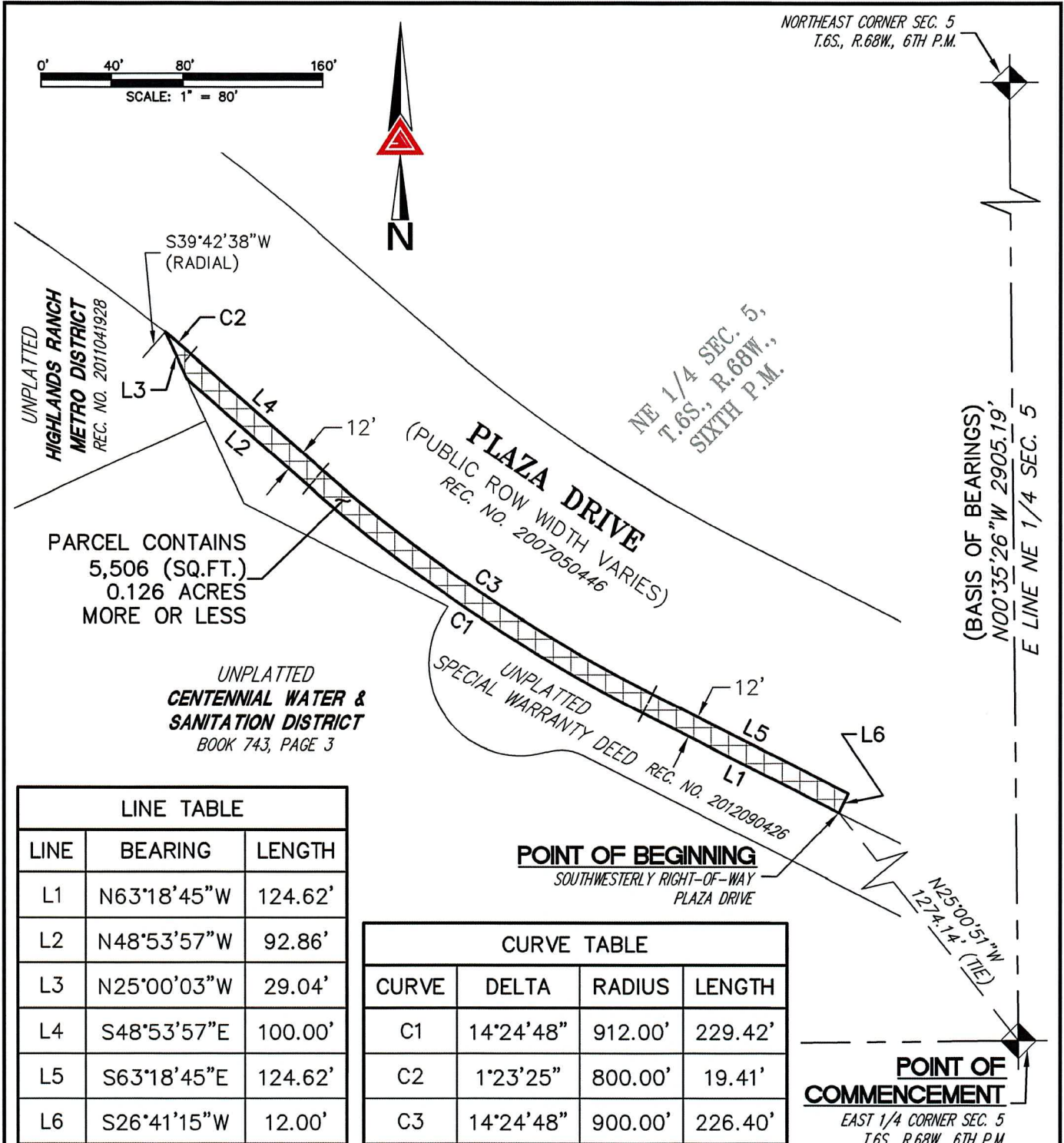
CONTAINING AN AREA OF 0.126 ACRES, (5,506 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

DALE C. RUSH, PLS 33204
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FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
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ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

<p>300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303)713-1898 Fax: (303)713-1897 www.aztecconsultants.com</p>	RIGHT-OF-WAY DEDICATION NE 1/4 SEC. 5, T.6S., R.68W., 6TH P.M. DOUGLAS COUNTY, COLORADO
	PATH: Q:\12724-01 -- PLAZA DRIVE ROW DEDICATION\DWG\EXHIBITS\ROW DEDICATION.DWG JOB NUMBER: 12724-01 DATE: 02/21/2024 DWG: BAM CHK: DCR 2 OF 2 SHEETS