

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PART OF PARCEL H, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2015093158 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 22, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 22 BEARS NORTH 89°09'35" WEST, A DISTANCE OF 2643.13 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE NORTH 48°01'01" WEST, A DISTANCE OF 1744.84 FEET TO THE SOUTHERLY BOUNDARY OF SAID PARCEL H AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°09'35" WEST, A DISTANCE OF 54.96 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 25°39'33" WEST, A DISTANCE OF 176.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 159.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°18'02", AN ARC LENGTH OF 89.64 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 57°57'34" WEST, A DISTANCE OF 158.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 284.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°45'33", AN ARC LENGTH OF 147.51 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 87°43'07" WEST, A DISTANCE OF 77.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 416.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°35'02", AN ARC LENGTH OF 134.93 FEET;

THENCE NORTH 69°08'05" WEST, A DISTANCE OF 115.78 FEET;

TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 616.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°46'54", AN ARC LENGTH OF 277.19 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 43°21'11" WEST, A DISTANCE OF 50.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 416.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°32'47", AN ARC LENGTH OF 98.35 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 29°48'24" WEST, A DISTANCE OF 66.77 FEET;

THENCE SOUTH 62°12'43" WEST, A DISTANCE OF 31.06 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL H;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 27°48'20" WEST, A DISTANCE OF 95.00 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 62°12'43" EAST, A DISTANCE OF 27.74 FEET;

THENCE NORTH 29°48'24" WEST, A DISTANCE OF 76.37 FEET TO THE NORTHERLY BOUNDARY OF SAID PARCEL H;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°37'41" EAST, A DISTANCE OF 54.02 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 29°47'37" EAST, A DISTANCE OF 211.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 369.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°11'36" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°32'47", AN ARC LENGTH OF 87.24 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 43°21'11" EAST, A DISTANCE OF 50.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 569.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°46'54", AN ARC LENGTH OF 256.04 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 69°08'05" EAST, A DISTANCE OF 115.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 369.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°03'04", AN ARC LENGTH OF 116.25 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 87°42'26" EAST, A DISTANCE OF 80.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 331.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 02°16'53" WEST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°45'33", AN ARC LENGTH OF 171.92 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 57°57'34" EAST, A DISTANCE OF 158.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 206.00 FEET;

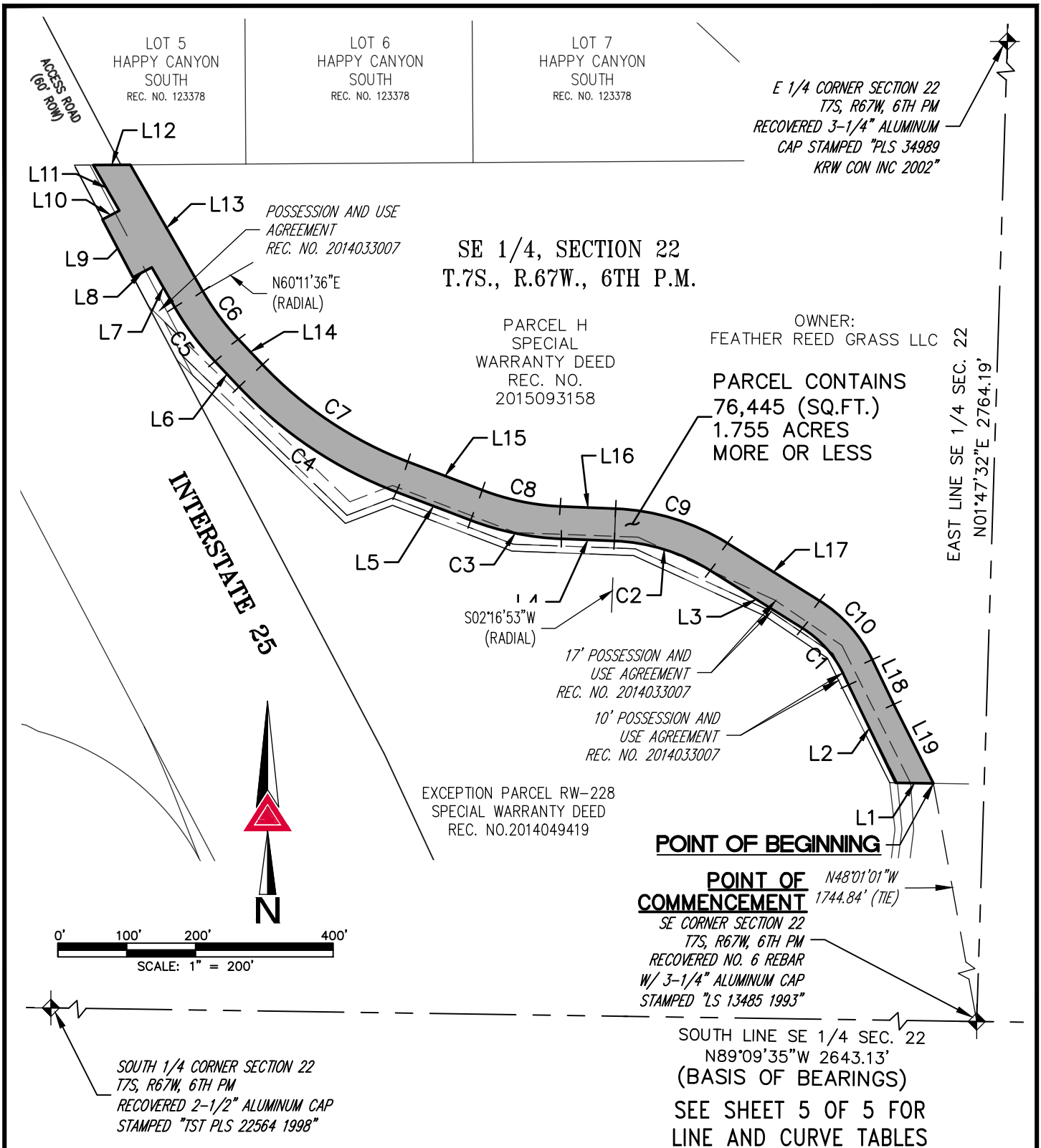
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°18'02", AN ARC LENGTH OF 116.13 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 25°39'33" EAST, A DISTANCE OF 72.20 FEET;  
THENCE SOUTH 26°37'58" EAST, A DISTANCE OF 128.50 FEET TO THE **POINT OF BEGINNING.**  
CONTAINING AN AREA OF 1.755 ACRES, (76,445 SQUARE FEET), MORE OR LESS.  
EXHIBIT ATTACHED AND MADE A PART HEREOF.



ANTHONY K. PEALL, PLS 38636  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
303-713-1898

# ILLUSTRATION TO EXHIBIT A



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

PATH: Q:\13420-04\DWG  
DWG NAME: \_\_\_\_\_  
DWG: MDW CHK: JRW  
DATE: 2020-11-12  
SCALE: 1" = 200'

ACCESS ESMT-ALBERTA PARCEL NORTH.DWG



**AZTEC**  
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## ACCESS EASEMENT

SE 1/4 SECTION 22, T7S, R67W 6TH P.M.  
DOUGLAS COUNTY, COLORADO

JOB NUMBER 13420-04

4 OF 5 SHEETS

# ILLUSTRATION TO EXHIBIT A

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	32°18'02"	159.00'	89.64'
C2	29°45'33"	284.00'	147.51'
C3	18°35'02"	416.00'	134.93'
C4	25°46'54"	616.00'	277.19'
C5	13°32'47"	416.00'	98.35'
C6	13°32'47"	369.00'	87.24'
C7	25°46'54"	569.00'	256.04'
C8	18°03'04"	369.00'	116.25'
C9	29°45'33"	331.00'	171.92'
C10	32°18'02"	206.00'	116.13'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°09'35"W	54.96'
L2	N25°39'33"W	176.16'
L3	N57°57'34"W	158.08'
L4	N87°43'07"W	77.12'
L5	N69°08'05"W	115.78'
L6	N43°21'11"W	50.87'
L7	N29°48'24"W	66.77'
L8	S62°12'43"W	31.06'
L9	N27°48'20"W	95.00'
L10	N62°12'43"E	27.74'
L11	N29°48'24"W	76.37'
L12	N89°37'41"E	54.02'
L13	S29°47'37"E	211.65'
L14	S43°21'11"E	50.87'
L15	S69°08'05"E	115.78'
L16	S87°42'26"E	80.55'
L17	S57°57'34"E	158.08'
L18	S25°39'33"E	72.20'
L19	S26°37'58"E	128.50'

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

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ACCESS ESMT-ALBERTA PARCEL SOUTH.DWG



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## ACCESS EASEMENT

SE 1/4 SECTION 22, T7S, R67W 6TH P.M.  
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 13420-04

5 OF 5 SHEETS

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PART OF PARCEL 4, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2014049419 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 22, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 22 BEARS NORTH 89°09'35" WEST, A DISTANCE OF 2643.13 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89°09'35" WEST, A DISTANCE OF 1037.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN THE QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 2016059261 IN SAID RECORDS.

THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL, NORTH 01°47'32" EAST, A DISTANCE OF 114.09 FEET TO THE NORTHERLY BOUNDARY OF SAID PARCEL;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 87°45'16" WEST, A DISTANCE OF 98.10 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 87°45'16" WEST, A DISTANCE OF 62.62 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID PARCEL;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY, NORTH 31°03'14" WEST, A DISTANCE OF 485.47 FEET;

THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY, NORTH 16°53'27" EAST, A DISTANCE OF 361.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 334.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°25'12", AN ARC LENGTH OF 101.55 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°31'45" WEST, A DISTANCE OF 80.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 159.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°07'47", AN ARC LENGTH OF 69.74 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 25°39'33" WEST, A DISTANCE OF 24.62 FEET TO THE NORTHERLY BOUNDARY OF SAID PARCEL 4;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°09'35" EAST, A DISTANCE OF 54.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 216.96 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 65°02'08" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°15'31", AN ARC LENGTH OF 91.86 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°59'38" EAST, A DISTANCE OF 80.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 550.87 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 86°43'58" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°04'10", AN ARC LENGTH OF 116.04 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 16°39'01" WEST, A DISTANCE OF 236.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 228.78 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 75°04'27" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°48'28", AN ARC LENGTH OF 174.92 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 30°36'52" EAST, A DISTANCE OF 411.98 FEET; TO THE **POINT OF BEGINNING**.

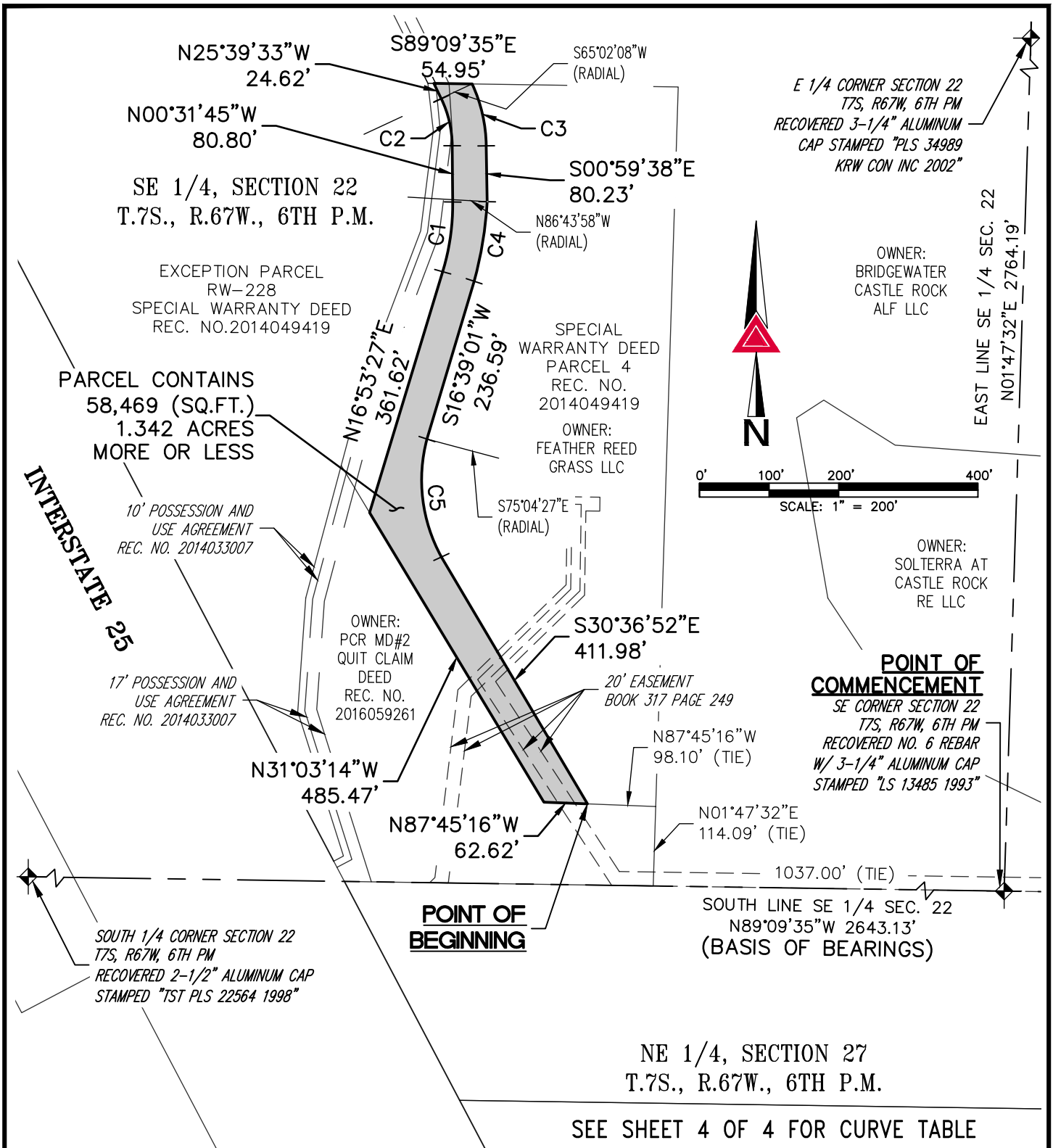
CONTAINING AN AREA OF 1.342 ACRES, (58,469 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



ANTHONY K. PEALL, PLS 38636  
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# ILLUSTRATION TO EXHIBIT A



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## ACCESS EASEMENT

SE 1/4 SECTION 22, T7S, R67W 6TH P.M.  
DOUGLAS COUNTY, COLORADO

JOB NUMBER 13420-04

3 OF 4 SHEETS



# ILLUSTRATION TO EXHIBIT A

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°25'12"	334.00'	101.55'
C2	25°07'47"	159.00'	69.74'
C3	24°15'31"	216.96'	91.86'
C4	12°04'10"	550.87'	116.04'
C5	43°48'28"	228.78'	174.92'

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

PATH: Q:\13420-04\DWG  
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 DWG: MDW CHK: JRW  
 DATE: 2020-11-12  
 SCALE: 1" = 200'

ACCESS ESMT-ALBERTA PARCEL SOUTH.DWG



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## ACCESS EASEMENT

SE 1/4 SECTION 22, T7S, R67W 6TH P.M.  
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 13420-04

4 OF 4 SHEETS

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PART OF THE PARCEL, AS DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 2016059261 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 22, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 22 BEARS NORTH 89°09'35" WEST, A DISTANCE OF 2643.13 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89°09'35" WEST, A DISTANCE OF 1037.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL, CONTINUING NORTH 89°09'35" WEST, A DISTANCE OF 130.81 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 28°40'58" WEST, A DISTANCE OF 244.82 FEET;

THENCE SOUTH 84°07'44" WEST, A DISTANCE OF 97.44 FEET;

THENCE NORTH 05°44'51" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 84°07'44" EAST, A DISTANCE OF 114.62 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID PARCEL;

THENCE ALONG SAID NORTHEASTERLY, NORTHERLY AND EASTERLY BOUNDARIES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 31°03'14" EAST, A DISTANCE OF 149.38 FEET;
2. SOUTH 87°45'16" EAST, A DISTANCE OF 160.72 FEET;
3. SOUTH 01°43'31" WEST, A DISTANCE OF 114.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.604 ACRES, (26,312 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

ANTHONY K. PEALL, PLS 38636  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
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# ILLUSTRATION TO EXHIBIT A

