

# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 10 FOOT RANGE LINE ALONG WEST JEWELL AVENUE TO BEAR NORTH 89°34'18" EAST, A DISTANCE OF 326.20 FEET BETWEEN A FOUND RANGE POINT AT THE INTERSECTION OF S. BANNOCK STREET AND W. JEWELL AVENUE, BEING A 2" BRASS TAG STAMPED "PLS 19003," AND A FOUND RANGE POINT AT THE INTERSECTION OF W. JEWELL AVENUE AND S. ACOMA STREET, BEING A 1" SQUARE METAL ROD IN RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF S. ACOMA STREET AND W. JEWELL AVENUE; THENCE NORTH 79°05'58" WEST, A DISTANCE OF 50.91 FEET TO THE SOUTHEASTERLY CORNER OF LOT 25, BLOCK 12, OVERLAND PARK SUBDIVISION; THENCE NORTH 67°17'12" WEST, A DISTANCE OF 4.33 FEET TO THE POINT OF BEGINNING.

THENCE ALONG A LINE PARALLEL WITH, AND 4.00 FEET WESTERLY THEREFROM, THE EASTERLY LINE OF LOTS 25 TO 28, SAID BLOCK 12, NORTH 00°04'49" EAST, A DISTANCE OF 91.00 FEET; THENCE SOUTH 89°55'11" EAST, A DISTANCE OF 2.83 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 1.17 FEET WESTERLY THEREFROM, SAID EASTERLY LINE OF LOTS 25 TO 28, SOUTH 00°04'49" WEST, A DISTANCE OF 91.00 FEET; THENCE NORTH 89°55'11" WEST, A DISTANCE OF 2.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 258 SQ. FT. OR 0.006 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 SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOHN B. GUYTON  
COLORADO P.L.S. #16406  
CHAIRMAN/CEO, FLATIRONS, INC.  
JOB NUMBER: 18-70,794  
DRAWN BY: A. UCHAYKIN  
DATE: JULY 20, 2020



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.**  
Land Surveying Services



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EXCEPTED PORTION OF LOT 28  
RECORDED AT BOOK 779 PAGE 463

S89°55'11"E  
2.83'

LOT 28

BLOCK 12  
OVERLAND PARK SUBDIVISION

LOT 27

LOT 26

PARCEL CONTAINS  
258 SQ. FT. ±

LOT 25

N89°55'11"W  
2.83'

POINT OF BEGINNING

N67°17'12"W 4.33'

POINT OF COMMENCEMENT  
FOUND 1" SQUARE METAL ROD  
IN RANGE BOX

N79°05'58"W 50.91'

10' RANGE LINE

W. JEWELL AVE.  
(60' RIGHT-OF-WAY)

S. ACOMA ST.  
(60' RIGHT-OF-WAY)

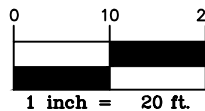
10' RANGE LINE

**BASIS OF BEARINGS.**  
N89°34'18"E 326.20 (AM)



FOUND 2" BRASS TAG STAMPED "PLS 19003"  
INTERSECTION OF S. BANNOCK ST. AND W. JEWELL AVE.  
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