

EXHIBIT A

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

LAND DESCRIPTION:

A PORTION OF THAT 8 FOOT UTILITY EASEMENT OVER AND ACROSS LOT 1, BLOCK 5, AND TRACT P, AS SHOWN ON THE PLAT OF HIGHPOINT SUBDIVISION FILING NO. 3, RECORDED AT RECEPTION NO. 2020036314, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 69°01'36" EAST A DISTANCE OF 10.77 FEET TO A CORNER OF SAID EASEMENT AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°10'19" EAST ALONG THE NORTH LINE OF SAID EASEMENT, A DISTANCE OF 94.25 FEET TO A CORNER OF SAID EASEMENT;
THENCE SOUTH 00°49'41" WEST, A DISTANCE OF 8.00 FEET TO A POINT ON THE NORTH LINE OF TRACT P;
THENCE NORTH 89°10'19" WEST ALONG THE SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 94.25 FEET TO A CORNER OF SAID EASEMENT;
THENCE NORTH 00°49'41" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 754 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BLOCK 5, HIGH POINT SUBDIVISION FILING NO. 3, BEARING SOUTH 89°10'19" EAST, AS SHOWN ON THE PLAT OF HIGH POINT SUBDIVISION FILING NO. 3 RECORDED AT RECEPTION NO. 2020036314, CITY AND COUNTY OF DENVER.

PREPARED BY: AARON MURPHY
PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303.623.6300



FILEPATH: P:\180422\SURVEY\CSMT-VACATING_LAYOUT_LAYOUT
4 2020 F: P: 303.623.6300 F: 303.623.6311 P: 303.623.6311
PLOTTER: HP 2775/2910/3636A BY: RUSSELL REIMANN

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

ISSUE DATE: 06-02-2020 PROJECT #: 180422	
DATE	REVISION COMMENTS

DESCRIPTION

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CHK'D BY: AWM
DRAWN BY: RCR

SHEET NO.

1

1 OF 2

EXHIBIT A

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

LAND DESCRIPTION:

A PORTION OF THAT 8 FOOT UTILITY EASEMENT OVER AND ACROSS LOT 3, BLOCK 11, AND TRACT CC, AS SHOWN ON THE PLAT OF HIGHPOINT SUBDIVISION FILING NO. 3, RECORDED AT RECEPTION NO. 2020036314, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3;
THENCE SOUTH 20°00'39" WEST, A DISTANCE OF 8.75 TO A CORNER OF SAID EASEMENT AND THE **POINT OF BEGINNING**;

THENCE NORTH 86°08'29" EAST, A DISTANCE OF 8.02 FEET TO THE EAST LINE OF SAID EASEMENT;
THENCE SOUTH 00°02'40" EAST ALONG SAID LINE, A DISTANCE OF 103.03 FEET TO A CORNER OF SAID EASEMENT;
THENCE SOUTH 89°57'20" WEST, A DISTANCE OF 8.00 FEET TO THE WEST LINE OF SAID EASEMENT;
THENCE NORTH 00°02'40" WEST ALONG SAID LINE, A DISTANCE OF 102.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 822 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF LOT 3, BLOCK 11, HIGHPOINT FILING NO. 3, BEARING NORTH 86°08'29" EAST, AS SHOWN ON THE PLAT OF HIGH POINT SUBDIVISION FILING NO. 3 RECORDED AT RECEPTION NO. 2020036314, CITY AND COUNTY OF DENVER.

PREPARED BY: AARON MURPHY
PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303.623.6300



FILEPATH: P:\180422\SURVEY\CSMT-VACA-2.DWG LAYOUT: LAYOUT1
A 2002E 6-2006 6-2006 6-2011 6-2011 6-2011
PLOTTER: HPD 6700 6-2011 6-2011 6-2011 6-2011 6-2011
BY: RUSSELL REMANN

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

ISSUE DATE: 06-02-2020	PROJECT #: 180422
DATE	REVISION COMMENTS

DESCRIPTION

HKS **HARRIS KOCHER SMITH**
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

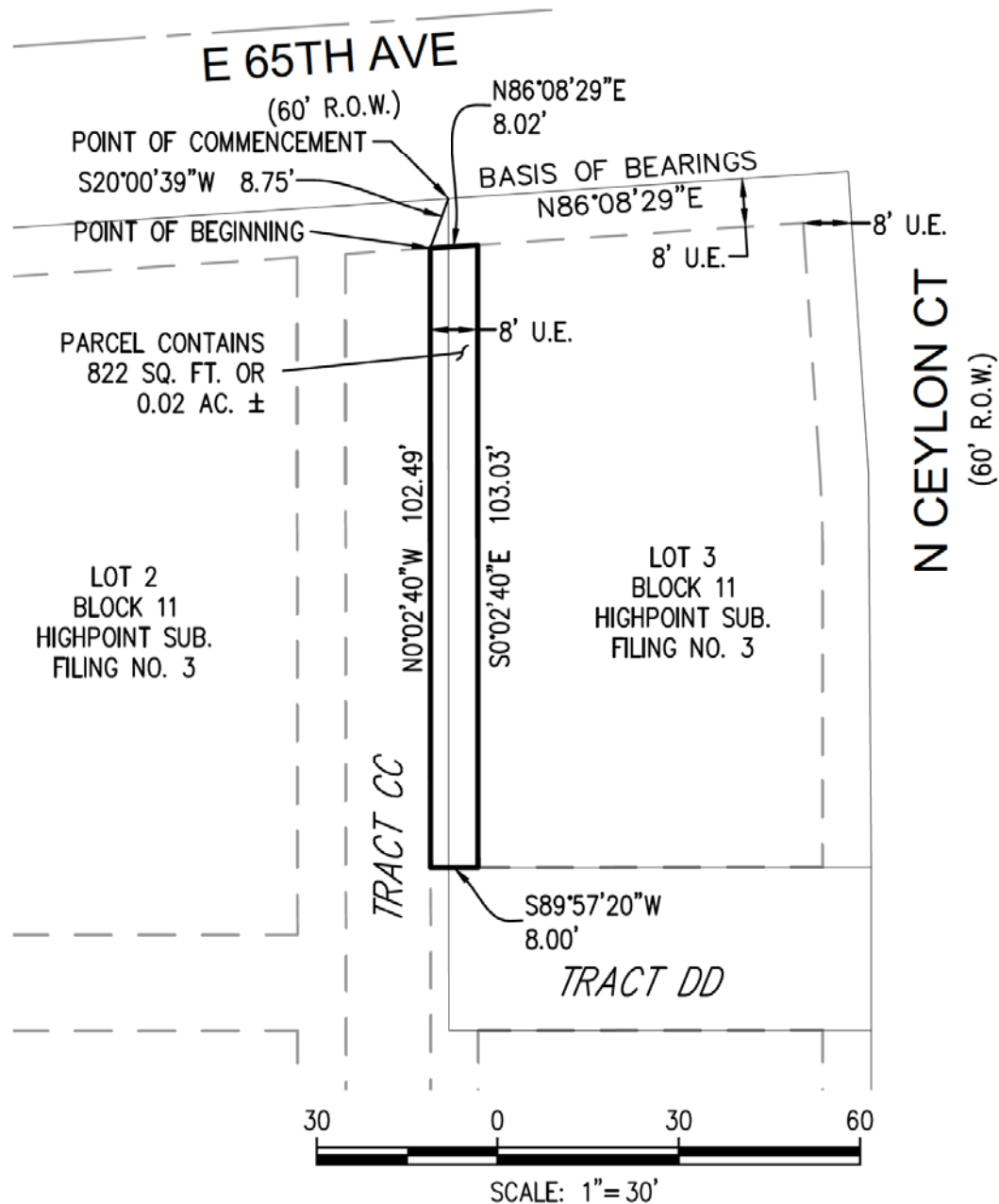
CHK'D BY: AWM
DRAWN BY: RCR

SHEET NO.

1

1 OF 2

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



FILEPATH: P:\180422\SURVEY\ESMT-VACA-2.DWG LAYOUT: LAYOUT2
4 XREF's: e-base, p-legal, p-utl, p-utl-drv(u)
PLOTTED: WED 07/22/20 8:04:18A BY: RUSSELL REIMANN

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

[illegible]

EXHIBIT



CHK'D BY: AWM
DRAWN BY: RCR

SHEET NO.

2

2 OF 2