

**EXHIBIT A
LEGAL DESCRIPTION**

A PORTION OF A PUBLIC USE EASEMENT, TO BE RELEASED, HAVING BEEN ORIGINALLY DEDICATED AS PART OF SKY RANCH ACADEMY SUBDIVISION EXEMPTION PLAT, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. E2018387, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, BEING MONUMENTED BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T4S R65W S4/S3/S9/S10 2024 PLS 38474, IN A RANGE BOX, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 3, BEING MONUMENTED BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T4S R65W S3/S10 2024 PLS 38474, BEARS NORTH 89°45'05" EAST, A DISTANCE OF 2649.42 FEET, IN ACCORDANCE WITH THE RECORDED PLAT OF SKY RANCH SUBDIVISION FILING NO. 7, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER, AT RECEPTION NO. E4078067, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 33°28'25" EAST, A DISTANCE OF 2973.97 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE, AND THE **POINT OF BEGINNING**;

THENCE NORTHEASTERLY, A DISTANCE OF 15.17 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 14°44'07", A CHORD BEARING OF NORTH 00°36'54" EAST, AND A CHORD LENGTH OF 15.13 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 07°58'57" EAST, A DISTANCE OF 28.26 FEET, TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY, A DISTANCE OF 20.01 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF 26°03'33", A CHORD BEARING OF NORTH 05°02'49" WEST, AND A CHORD LENGTH OF 19.84 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 18°02'49" WEST, A DISTANCE OF 22.52 FEET, TO THE SOUTHWESTERLY LINE OF A RIGHT-OF-WAY DEDICATION, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NO. E2010427;

THENCE SOUTH 49°23'29" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 23.07 FEET,;

THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 18°04'35" EAST, A DISTANCE OF 2.82 FEET, TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY, A DISTANCE OF 25.47 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 26°03'33", A CHORD BEARING OF SOUTH 05°02'49" EAST, AND A CHORD LENGTH OF 25.25 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 07°58'57" WEST, A DISTANCE OF 28.26 FEET, TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY, A DISTANCE OF 13.81 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 16°49'58", A CHORD BEARING OF SOUTH 00°26'02" EAST, AND A CHORD LENGTH OF 13.76 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 88°36'57" WEST, A DISTANCE OF 12.15 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 938 SQUARE FEET OR 0.022 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, JEAN P. HALPIN, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JEAN P. HALPIN, P.L.S. 38474
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112

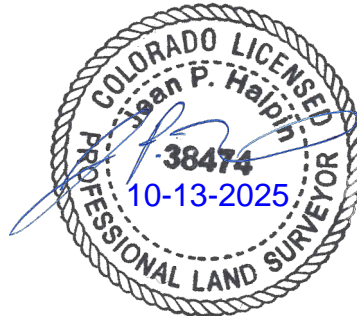
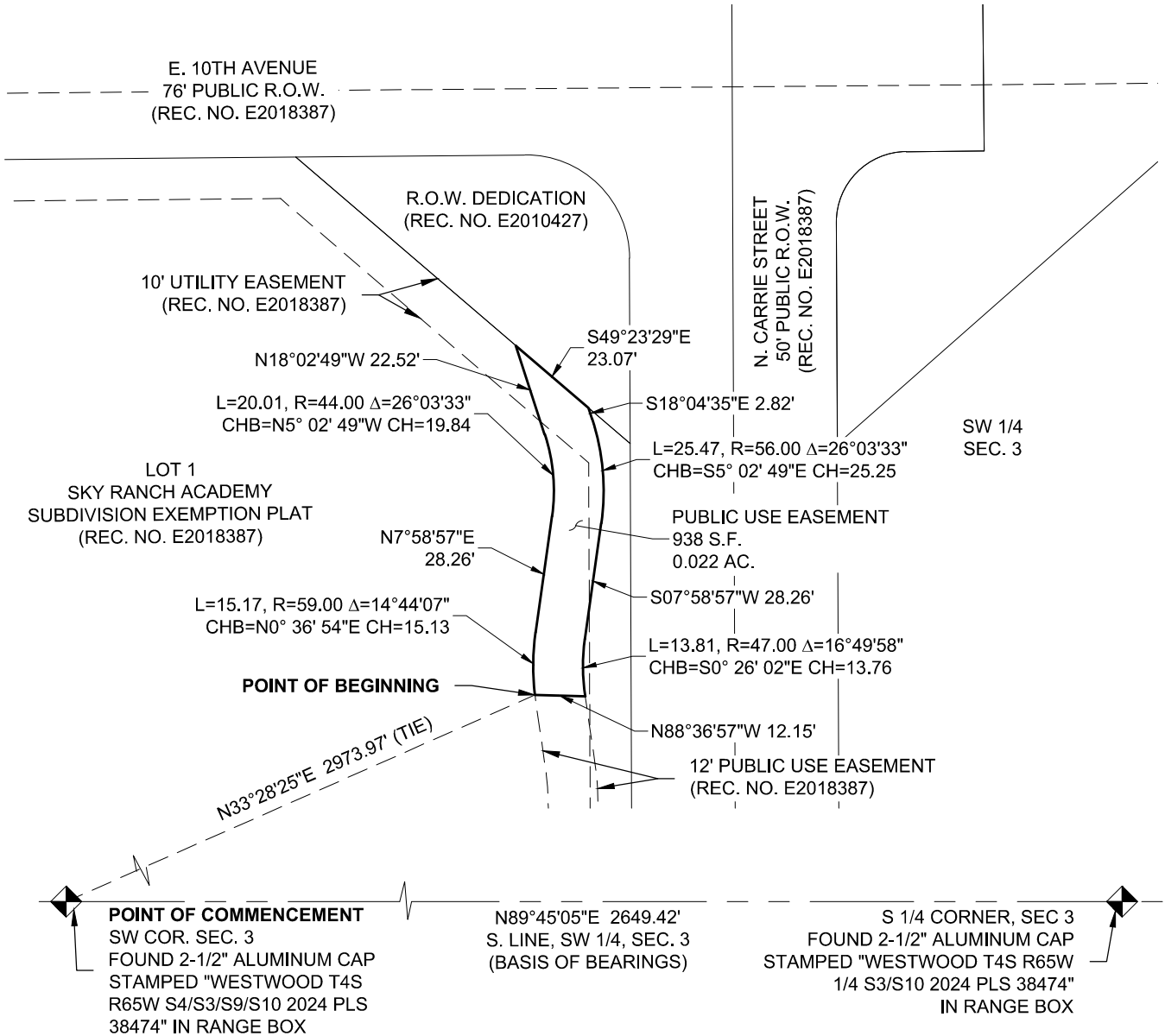
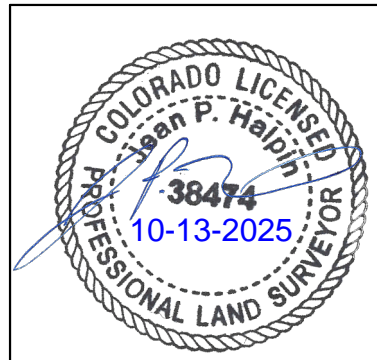
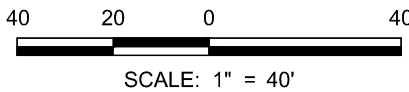


ILLUSTRATION FOR EXHIBIT A



N:_CVL\30107320 SKY RANCH F2\CAD\SURVEY\LEGAL\SUBMITTAL_10-07-2025\SKY RANCH - PUE VACATION.DWG_JHALPIN_10/13/25

OWNER:
CHARTER DEVELOPMENT COMPANY LLC
3850 BROADMOOR AVE SE
GRAND RAPIDS, MI 49512



THE ABOVE DESCRIBED PARCEL CONTAINS 938 SQUARE FEET OR (0.022 ACRES) MORE OR LESS.
THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PUBLIC USE EASEMENT RELEASE
SW 1/4, SEC 3, T4S, R65W, 6TH P.M.
ARAPAHOE COUNTY, COLORADO

Westwood

10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526

Westwoodps.com
Westwood Professional Services, Inc.

SCALE: 1" = 40'	BY:EH	CK'D: JPH	DATE: 10/13/2025
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