

Exhibit "A"
Legal Description

EXHIBIT 'A'
Legal Description

Parcel: ROW-2

A parcel of land, ROW-2, lying within property described and recorded at Reception Number E3000989 on January 4th, 2023, in the Arapahoe County Clerk and Recorder's Office and being in the Southwest One-Quarter of Section 29, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 29;

Thence N84°02'04"E, a distance of 440.63 feet, to a point on the East Right of Way line of South Holly Street, being the Point of Beginning;

1. Thence departing said East line N20°13'41"E, a distance of 3.55 feet;
2. Thence S69°46'19"E, a distance of 7.00 feet;
3. Thence S20°13'41"W, a distance of 4.00 feet;
4. Thence S69°46'19"E, a distance of 7.90 feet;
5. Thence N70°13'56"E, a distance of 7.90 feet;
6. Thence S67°53'16"E, a distance of 13.38 feet;
7. Thence N89°55'51"E, a distance of 148.44 feet;
8. Thence N43°31'20"E, a distance of 10.67 feet to a point on the West Right of Way line of South Jersey Street;
9. Thence following said West line along a curve to the right with a radius of 20.00 feet, a delta angle of 34°51'51", an arc length of 12.17 feet, and whose long chord bears S31°06'42"W for 11.98 feet to a point on the North Right of Way line of East Yale Avenue;
10. Thence along said North line S89°57'12"W, a distance of 166.37 feet to a point of curvature on said East line;
11. Thence departing said North line and following said East line along a curve to the right with a radius of 63.86 feet, a delta angle of 17°51'58", an arc length of 19.91 feet, and whose long chord bears N58°17'24"W for 19.83 feet to the Point of Beginning;

Containing an area of 553 square feet or approximately 0.013 acres, more or less.

Basis of Bearings: Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section

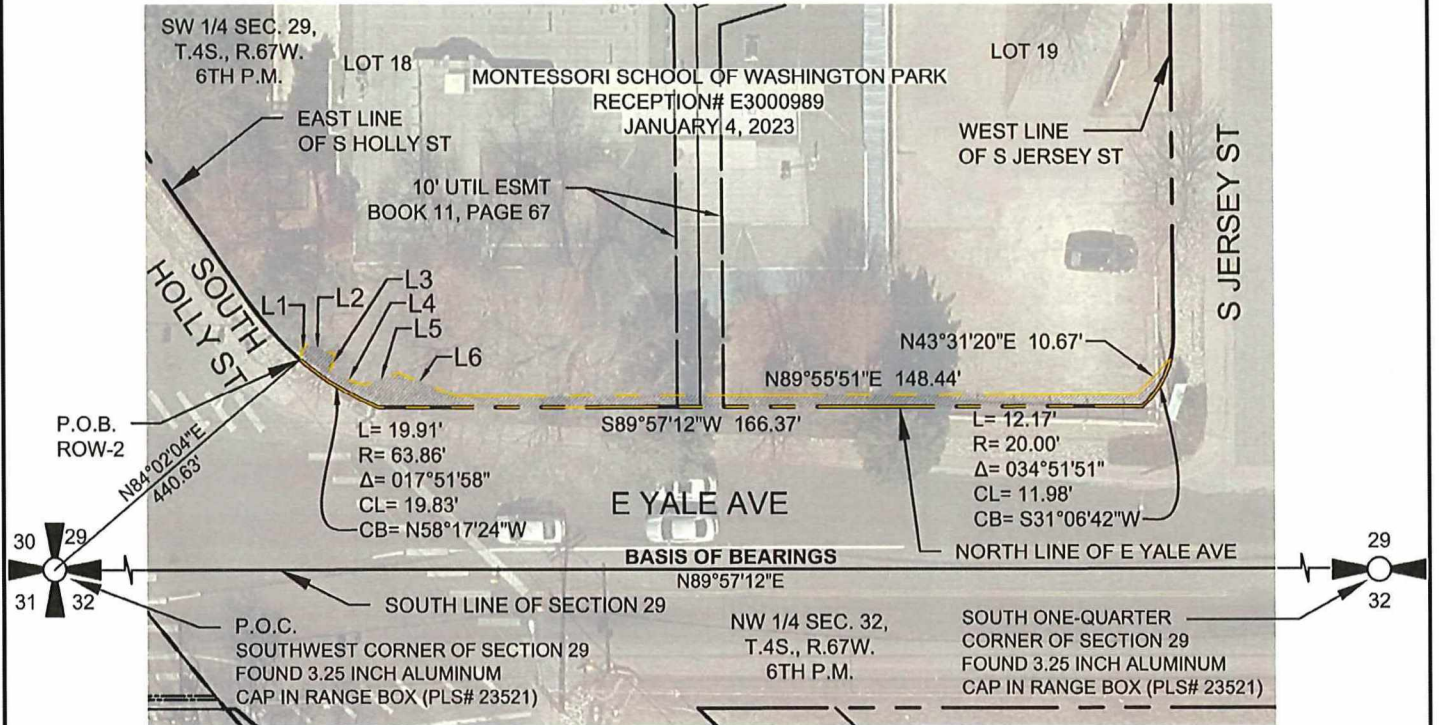
32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

Ramon L Sanchez, PLS 38605
For and on behalf of David Evans and Associates,
1600 Broadway Ste 800
Denver, CO 80202

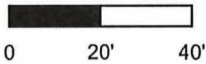


EXHIBIT "A"

RIGHT OF WAY ACQUISITION



SCALE: 1" = 40'



LEGEND

- PROPOSED RIGHT OF WAY
 - EXISTING RIGHT OF WAY
 - ROW-2 AREA 553 SQ. FT. (0.013 ACRES)
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
- CURVE ABBREVIATIONS**
- L=ARC LENGTH CL=CHORD LENGTH Δ=DELTA ANGLE
 R=RADIUS CB=CHORD BEARING

LINE TABLE

LINE	BEARING	LENGTH
L1	N20°13'41"E	3.55'
L2	S69°46'19"E	7.00'
L3	S20°13'41"W	4.00'
L4	S69°46'19"E	7.90'
L5	N70°13'56"E	7.90'
L6	S67°53'16"E	13.38'

BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.



**DAVID EVANS
AND ASSOCIATES INC.**
 1600 Broadway, Suite 800
 Denver, CO 80202
 Phone: 720.946.0969

PROJECT NO.: CCDN00001042	SHEET NO.: 1 OF 1
FILE NAME: CCDN1042-SR-ROW-ROW2	DRAWN BY: DWG MJWO
DATE: 5/2/2024	CHECKED BY: DAJC
SCALE: 1 INCH=40 FEET	PROJECT MANAGER: DAJC

RIGHT OF WAY AQUISITION
ROW-2

ARAPAHOE COUNTY, CO