

# EXHIBIT "A"

NE COR SEC 6  
FOUND 3-1/4" ALUM. CAP  
"PLS 25636"

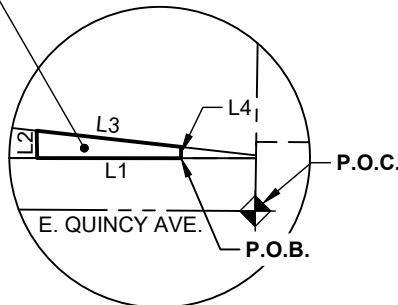
LINE	BEARING	DISTANCE
L1	N 89°57'17" W	150.01'
L2	N 00°44'12" W	28.48'
L3	S 83°35'45" E	151.17'
L4	S 00°44'12" E	11.74'

S 00°47'26" W 2,673.84'  
E LINE NE 1/4 SEC. 6  
BASIS OF BEARINGS



SEC 6  
T5S R65W

150' TRANSMISSION  
LINE EASEMENT  
AREA = 3,017 S.F. ±  
OR 0.07 ACRES ±



E 1/4 COR SEC 6  
FOUND 2-1/2" ALUM. CAP  
"PLS 9652"

S 00°47'26" W 2,653.65'

S 1/4 COR SEC 6  
FOUND 1" IRON ROD

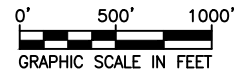
TRACT 5003.1  
ARAPAHOE COUNTY,  
COLORADO  
REC #E4084098

POINT OF COMMENCING  
SE COR SEC 6  
(POSITION DERIVED FROM  
MONUMENT RECORD)

E. QUINCY AVENUE  
(95' ROW)

N 89°38'15" W 2,635.46'

POINT OF BEGINNING  
N 54°32'25" W  
94.91' (TIE)



1. PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
4. THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.

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LWS  
12345 W ALAMEDA PKWY, SUITE 205  
LAKEWOOD, CO 80228

DRN. BY: RR  
CHKD. BY: LWF  
DATE: 3/3/2025  
SCALE: 1" = 1000'

FILE: 5003.1  
SHEET: 1 OF 2  
CAD: 5003.1.DWG

**TRANSMISSION LINE EASEMENT**  
P.W.-PSCO ID: 5003.1  
SEC. 6, T5S R65W

# LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS BASED ON UTM ZONE 13 COORDINATES AND BEARS S 00°47'26" W, A DISTANCE OF 2,673.84 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, FROM A FOUND 3-1/4 INCH ALUM. CAP STAMPED "PLS 25636" FOR THE NORTHEAST CORNER OF SAID SECTION 6 TO A FOUND 2-1/2 INCH ALUM. CAP STAMPED "PLS 9652" FOR THE EAST QUARTER CORNER OF SAID SECTION 6;

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 6, THENCE N 54°32'25" E A DISTANCE OF 94.91 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. QUINCY AVENUE AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF E. QUINCY AVENUE, N 89°57'17" W, A DISTANCE OF 150.01 FEET TO A POINT;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF E. QUINCY AVENUE, N 00°44'12" W, A DISTANCE OF 28.48 TO A POINT;

THENCE S 83°35'45" E A DISTANCE OF 151.17 FEET TO A POINT;

THENCE S 00°44'12" E A DISTANCE OF 11.74 FEET TO THE **POINT OF BEGINNING**;


SAID PARCEL OF LAND CONTAINS 3,017 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



\_\_\_\_\_  
 LEROY W. FARLEY      PLS 37891  
 FOR AND ON BEHALF OF L.W. SURVEY

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 <p>LWS          12345 W ALAMEDA PKWY, SUITE 205          LAKEWOOD, CO 80228</p>	DRN. BY: <u>RR</u>	FILE: <u>5003.1</u>	<b>TRANSMISSION LINE EASEMENT</b> <b>P.W.-PSCO ID: 5003.1</b> <b>SEC. 6, T5S R65W</b>
	CHKD. BY: <u>LWF</u>	SHEET: <u>2</u> OF <u>2</u>	
	DATE: <u>3/3/2025</u>	CAD: <u>5003.1.DWG</u>	
	SCALE: <u>N/A</u>		