

EXHIBIT "A"
E. Railroad Avenue Conveyance Parcel
First National Bank of Strasburg

PARCEL DESCRIPTION

That part of the Northeast quarter of Section 4, Township 4 South, Range 62 West of the Sixth Principal Meridian, Arapahoe County, Colorado, more particularly described as follows:

COMMENCING at a point on the north line of the Northeast quarter of Section 4, Township 4 South, Range 62 West, from which the Northeast corner of said Section 4 bears, North 89° 32' 30" East, a distance of 1329.25 feet with all bearings hereon relative thereto, which point is the intersection of the west line extended northerly of the parcel described in Book 1775 at Page 98 of Arapahoe County Records and the north line of said Northeast quarter;

THENCE South 01°15'00" East, along the west line and west line extended northerly of the parcel described in said Book 1775 at Page 98, a distance of 238.01 feet to the southwest corner of the parcel described in said Book 1775 at Page 98;

THENCE North 89°32'30" East, parallel with the north line of said Northeast quarter and along the south line of the parcel described in said Book 1775 at Page 98, a distance of 62.16 feet to a point 100.00 feet westerly, as measured along a line parallel with the north line of said Northeast quarter, from the west line of STRASBURG as recorded in Book 2 at Page 28 of Arapahoe County Records, which point is on the west line of the parcel described in Book 555 at Page 175 of Arapahoe County Records;

THENCE South 00°27'32" West, parallel with the west line of said STRASBURG and along the west line of the parcel described in said Book 555 at Page 175, a distance of 284.69 feet to the southwest corner of the parcel described in said Book 555 at Page 175, which point is on the north line of Railroad Street (exists in 2021 as Railroad Avenue), as established in said Book 2 at Page 28, extended westerly and the **TRUE POINT OF BEGINNING**.

THENCE North 89°32'30" East, parallel with the north line of said Northeast quarter and along the south line of the parcel described in said Book 555 at Page 175, a distance of 100.00 feet to the west line of said STRASBURG;

THENCE South 00°27'32" West, along said west line, a distance of 53.45 feet to the north line of the Union Pacific Railroad right-of-way;

THENCE South 85°56'00" West, along said north right-of-way line, a distance of 102.92 feet to the southeast corner of the State Highway (exists in 2021 as Colorado Department of Transportation) parcel described in Book 1278 at Page 362 of Arapahoe County Records;

THENCE North 01°15'00" West, along the east line of the State Highway parcel described in said Book 1278 at page 362, a distance of 59.93 feet;

THENCE North 89°32'30" East, parallel with the north line of said Northeast quarter, a distance of 4.40 feet to the southwest corner of said parcel described in said Book 555 at Page 175 and the **TRUE POINT OF BEGINNING**.

Containing 5,870 square feet or 0.1348 acres, more or less.

Subject to existing rights-of-way and easements.

For and on behalf of Arapahoe County
John Svehovsky, PE 52956, PLS 38620
6924 S. Lima Street
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