

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST SIXTEENTH CORNER OF SAID SECTION 5, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 BEARS SOUTH 89°09'25" WEST, A DISTANCE 1321.85 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, SOUTH 00°27'24" EAST, A DISTANCE OF 211.07 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE, NORTH 89°35'57" EAST, A DISTANCE OF 24.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 138.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°14'06", AN ARC LENGTH OF 217.34 FEET;

THENCE NORTH 00°38'09" WEST, A DISTANCE OF 14.08 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF CONSTITUTION AVENUE, RECORDED UNDER BOOK V-3 PAGE 169, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°08'41" EAST, A DISTANCE OF 24.00 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°38'09" EAST, A DISTANCE OF 14.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 162.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°14'06", AN ARC LENGTH OF 255.13 FEET;

THENCE SOUTH 89°35'57" WEST, A DISTANCE OF 24.62 FEET TO SAID WEST LINE;

THENCE ALONG SAID WEST LINE, NORTH 00°27'24" WEST, A DISTANCE OF 24.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.152 ACRES, (6,600 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

MICHAEL J. NOFFSINGER, PLS 38367
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

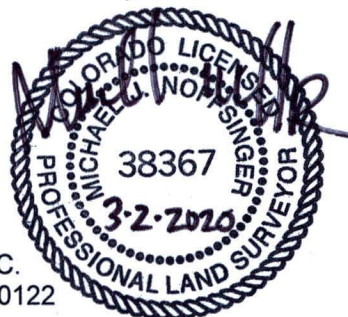
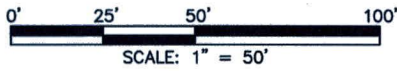
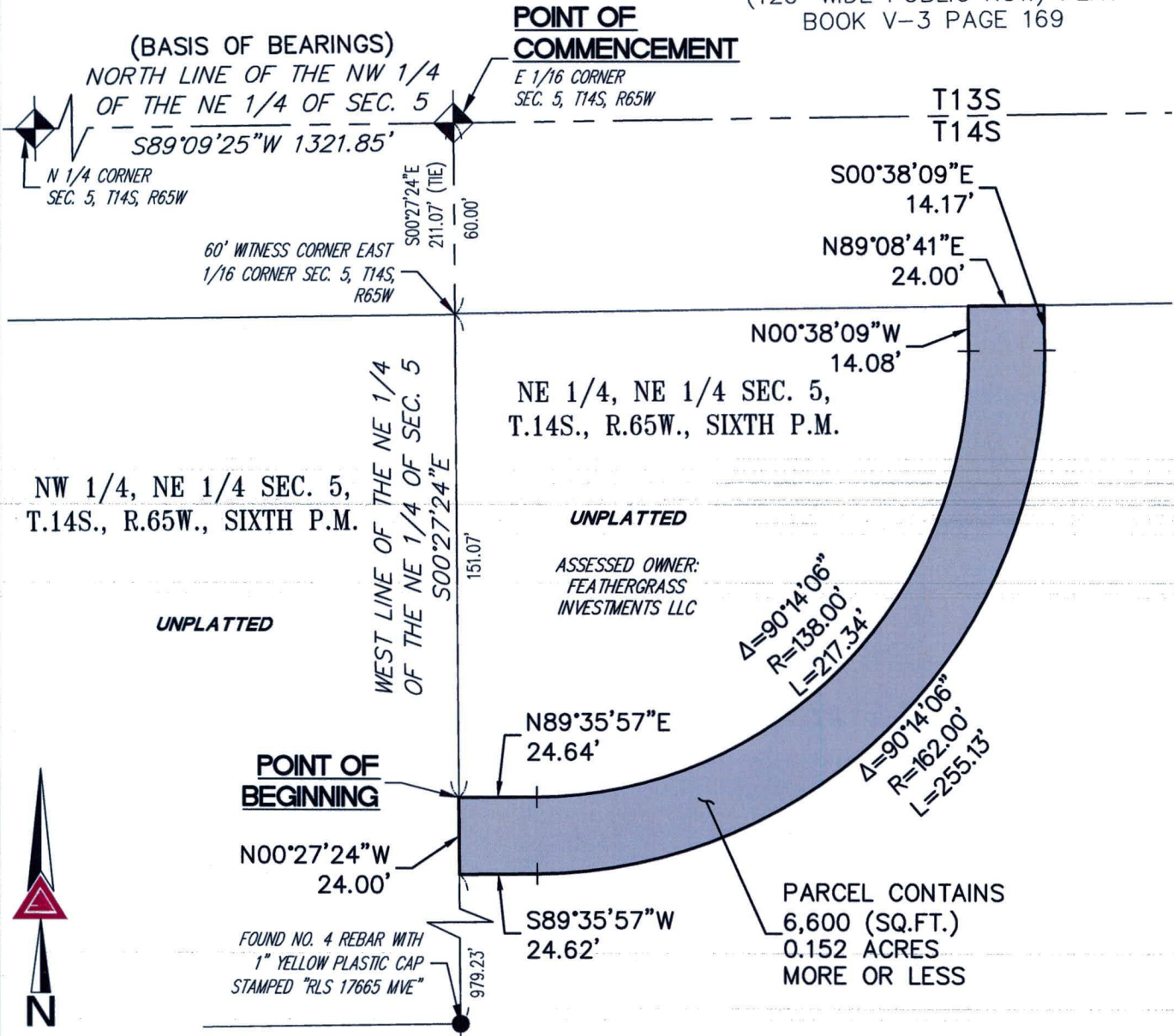


ILLUSTRATION TO EXHIBIT A



CONSTITUTION AVENUE

(120' WIDE PUBLIC ROW) PLAT
BOOK V-3 PAGE 169



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: 2 - ACCESS EASEMENT.DWG
DWG: CWB CHK: JRW
DATE: 2/27/2020
SCALE: 1" = 50'

AZTEC
CONSULTANTS, INC.

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Q:\21419-48 - Constitution & Hannah (aka Feathergrass) - Topo & Plat\DWG\EXHIBITS

ACCESS EASEMENT
NE 1/4, NE 1/4 SEC. 5, T.14S., R.65W., 6TH P.M.
EL PASO COUNTY, COLORADO

JOB NUMBER 21419-48
2 OF 2 SHEETS