

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 121.34 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°03'48" EAST, A DISTANCE OF 13.19 FEET;

THENCE SOUTH 46°53'48" EAST, A DISTANCE OF 58.36 FEET;

THENCE SOUTH 08°48'24" EAST, A DISTANCE OF 66.83 FEET;

THENCE SOUTH 11°09'50" EAST, A DISTANCE OF 109.11 FEET;

THENCE SOUTH 32°10'34" EAST, A DISTANCE OF 49.54 FEET;

THENCE SOUTH 28°45'09" EAST, A DISTANCE OF 78.09 FEET;

THENCE SOUTH 77°54'32" EAST, A DISTANCE OF 50.36 FEET;

THENCE SOUTH 12°05'28" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 77°54'32" WEST, A DISTANCE OF 64.08 FEET;

THENCE NORTH 28°45'09" WEST, A DISTANCE OF 90.92 FEET;

THENCE NORTH 32°10'34" WEST, A DISTANCE OF 54.20 FEET;

THENCE NORTH 11°09'50" WEST, A DISTANCE OF 115.29 FEET;

THENCE NORTH 08°48'24" WEST, A DISTANCE OF 57.09 FEET;

THENCE NORTH 46°53'48" WEST, A DISTANCE OF 36.43 FEET;

THENCE NORTH 89°03'48" WEST, A DISTANCE OF 0.89 FEET TO SAID WEST LINE;

THENCE ALONG SAID WEST LINE, NORTH 00°27'24" WEST, A DISTANCE OF 30.01 FEET TO THE **POINT OF BEGINNING.**

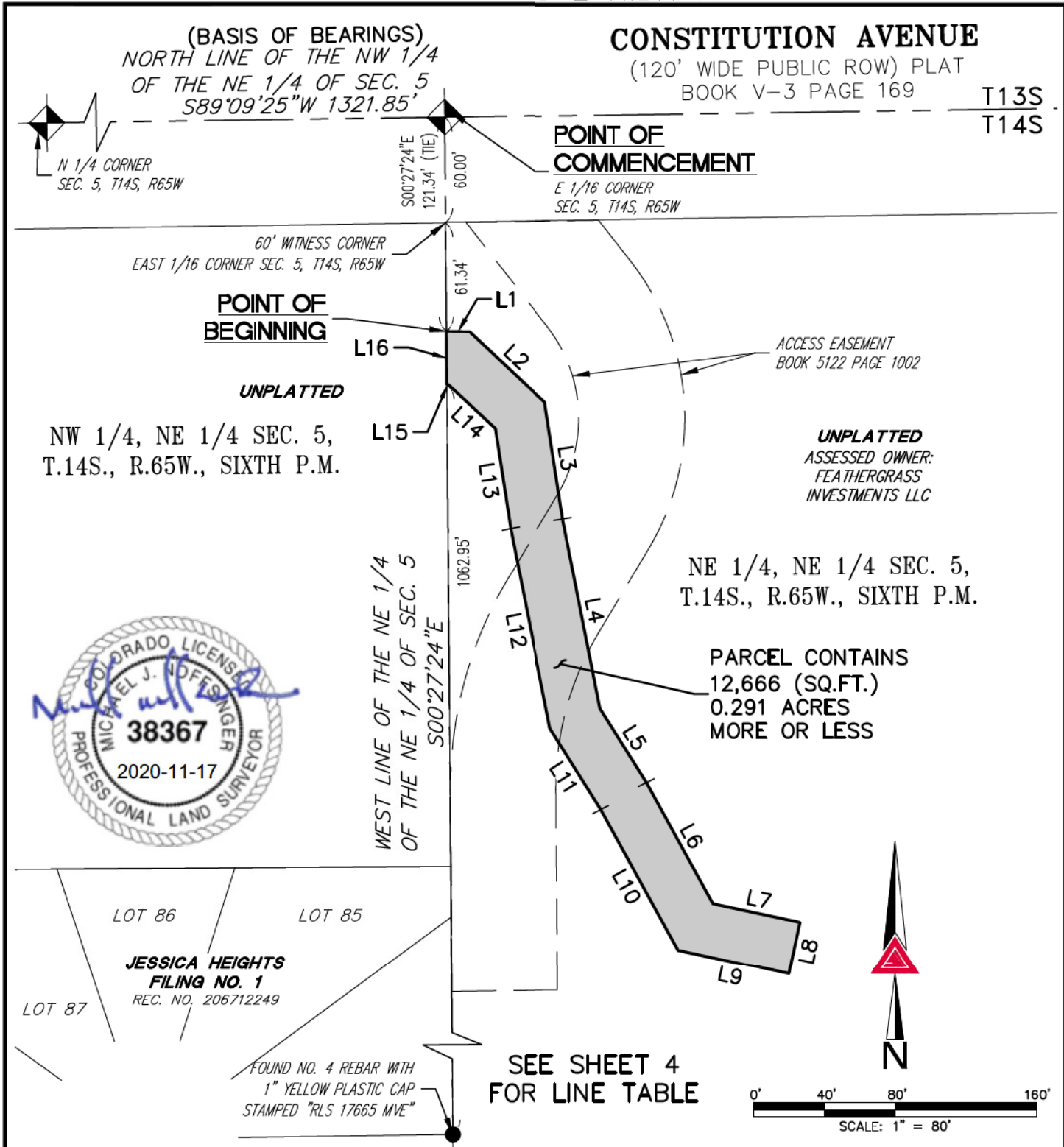
CONTAINING AN AREA OF 0.291 ACRES, (12,666 SQUARE FEET), MORE OR LESS.

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



(BASIS OF BEARINGS)
 NORTH LINE OF THE NW 1/4
 OF THE NE 1/4 OF SEC. 5
 S89°09'25"W 1321.85'

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

T13S
 T14S

POINT OF COMMENCEMENT
 E 1/16 CORNER
 SEC. 5, T14S, R65W

POINT OF BEGINNING

UNPLATTED

NW 1/4, NE 1/4 SEC. 5,
 T.14S., R.65W., SIXTH P.M.

ACCESS EASEMENT
 BOOK 5122 PAGE 1002

UNPLATTED
 ASSESSED OWNER:
 FEATHERGRASS
 INVESTMENTS LLC

NE 1/4, NE 1/4 SEC. 5,
 T.14S., R.65W., SIXTH P.M.

PARCEL CONTAINS
 12,666 (SQ.FT.)
 0.291 ACRES
 MORE OR LESS



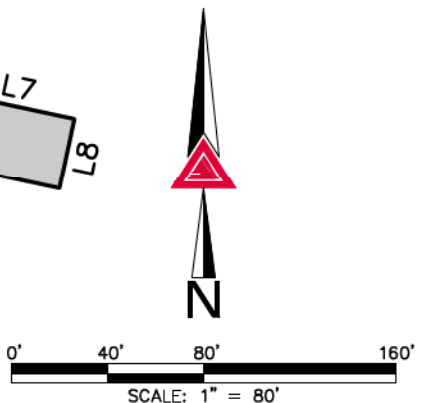
LOT 86 LOT 85

**JESSICA HEIGHTS
 FILING NO. 1**
 REC. NO. 206712249

LOT 87

FOUND NO. 4 REBAR WITH
 1" YELLOW PLASTIC CAP
 STAMPED "RLS 17665 MVE"

**SEE SHEET 4
 FOR LINE TABLE**



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

PATH:
 DWG NAME: DRAINAGE EASEMENT EAST.DWG
 DWG: MDW CHK: JRW
 DATE: 11/16/2020
 SCALE: 1" = 80'

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

DRAINAGE EASEMENT
 NE 1/4, NE 1/4 SEC. 5, T.14S., R.65W., 6TH P.M.
 EL PASO COUNTY, COLORADO
 JOB NUMBER 21419-48 3 OF 4 SHEETS

ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°03'48"E	13.19'
L2	S46°53'48"E	58.36'
L3	S08°48'24"E	66.83'
L4	S11°09'50"E	109.11'
L5	S32°10'34"E	49.54'
L6	S28°45'09"E	78.09'
L7	S77°54'32"E	50.36'
L8	S12°05'28"W	30.00'
L9	N77°54'32"W	64.08'
L10	N28°45'09"W	90.92'
L11	N32°10'34"W	54.20'
L12	N11°09'50"W	115.29'
L13	N08°48'24"W	57.09'
L14	N46°53'48"W	36.43'
L15	N89°03'48"W	0.89'
L16	N00°27'24"W	30.01'



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4 OF 4 SHEETS