

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

THENCE DEPARTING SAID WEST LINE, NORTH 90°00'00" EAST, A DISTANCE OF 65.53 FEET;

THENCE SOUTH 36°35'02" EAST, A DISTANCE OF 37.36 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 87.56 FEET TO SAID WEST LINE;

THENCE ALONG SAID WEST LINE, NORTH 00°27'24" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.053 ACRES, (2,296 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

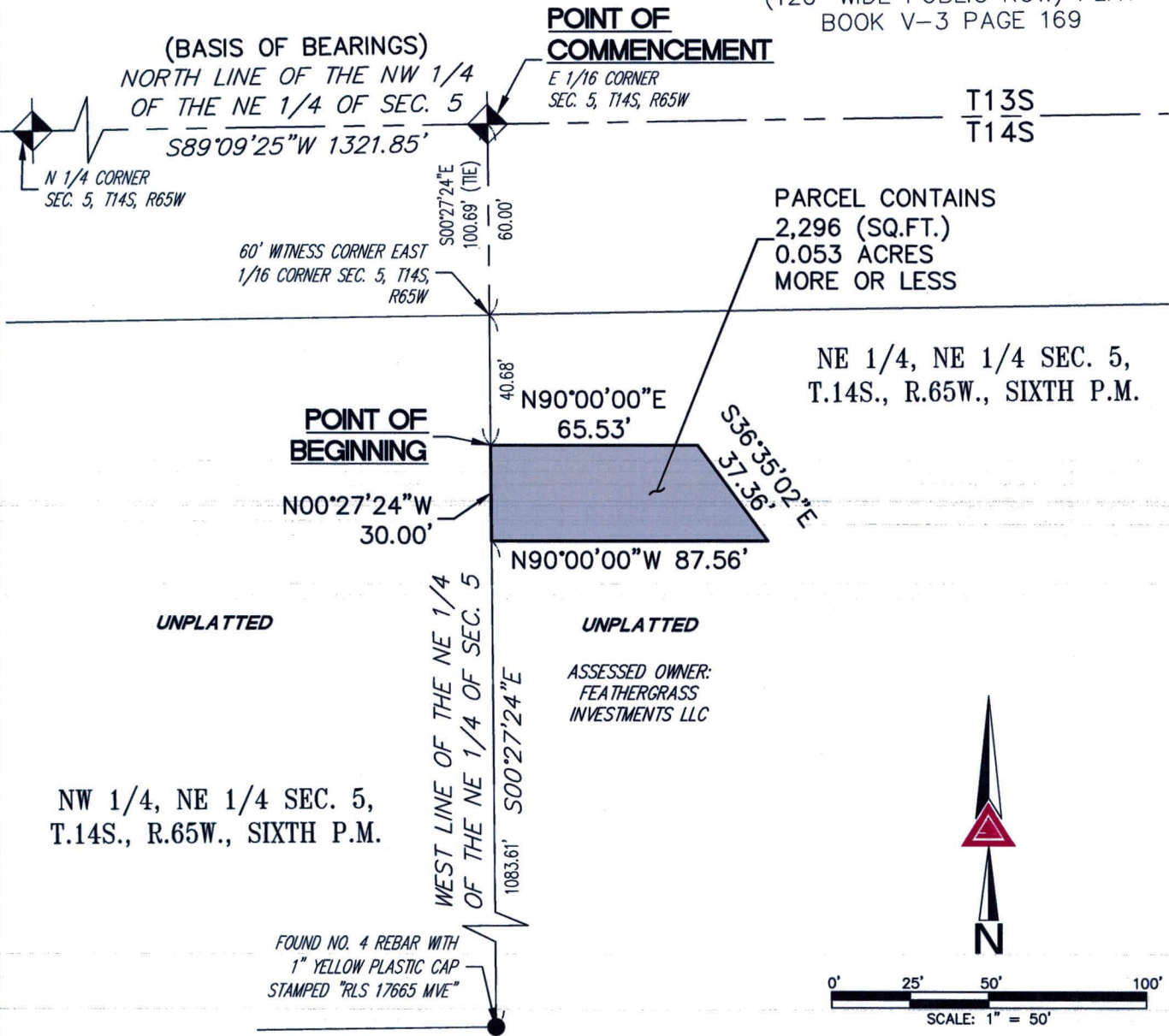


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FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

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: 1 - DRAINAGE EASEMENT NORTH.DWG
DWG: CWB CHK: JRW
DATE: 2/27/2020
SCALE: 1" = 50'



AZTEC
CONSULTANTS, INC.

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

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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 2 OF 2 SHEETS