

**EXHIBIT A**  
**NO-BUILD DRAINAGE EASEMENT**

November 20, 2018

A portion of Lot 111, Cherry Creek Crossing Filing No. 1, recorded December 9<sup>th</sup>, 1999 under Reception No. 99185572 in the records of El Paso County, Colorado, also located in the SE1/4 of Section 22, Township 11 South, Range 66 West of the 6<sup>th</sup> P.M., more particularly described as follows:

**COMMENCING** at the southwest corner of said Lot 111; thence along the west line of said Lot 111, N01°07'54"E (Bearings are relative to those shown on the plat of Cherry Creek Crossing Filing No. 1, recorded December 9<sup>th</sup>, 1999 under Reception No. 99185572 in the records of El Paso County, Colorado), a distance of 257.32 feet to the **POINT OF BEGINNING**; thence continuing along said west line, N01°07'54"E, a distance of 114.68 feet; thence continuing along said west line, 27.33 feet along the arc of a curve to the left, having a radius of 1,038.00 feet, a delta of 01°30'31" and a chord of 27.33 feet that bears N00°22'38"E, to the northwest corner of said Lot 111; thence along the north line of said Lot 111, N87°58'00"E, a distance of 12.43 feet; thence continuing along said north line, 177.02 feet along a curve to the left, having a radius of 530.00 feet, a delta of 19°08'12" and a chord of 176.20 feet that bears N78°23'53"E; thence leaving said north line, along the following five (5) courses:

- 1) S30°04'16"E, a distance of 19.21 feet;
- 2) 99.66 feet along the arc of a curve to the right, having a radius of 183.00 feet, a delta of 31°12'10" and a chord of 98.43 feet that bears S14°28'11"E;
- 3) S01°07'54"W, a distance of 70.29 feet;
- 4) N88°52'06"W, a distance of 73.85 feet;
- 5) S02°22'24"W, a distance of 162.32 feet,

to the northeast corner of an existing Permanent Easement, recorded under Reception No. 206076662, said records; thence along the north line of said Permanent Easement, N88°51'56"W, a distance of 59.87 feet, to the northeast corner of said Permanent Easement; thence leaving said Permanent Easement, along the following two (2) courses:

- 1) N00°00'06"W, a distance of 162.31 feet;
- 2) N88°52'06"W, a distance of 79.90 feet,

to the **POINT OF BEGINNING**.

Containing 44,260 sq.ft. or 1.016 acres, more or less.

Stewart L. Mapes, Jr. - PLS  
Colorado Professional Land Surveyor No. 38245  
For and on behalf of Clark Land Surveying, Inc.



**EXHIBIT A**  
NO-BUILD DRAINAGE EASEMENT

**DOUBLE TREE CT.**  
(60' PUBLIC R.O.W.)

N87°58'00"E  
12.43'

S30°04'16"E  
19.21'

L=27.33'  
R=1038.00'  
Δ=1°30'31"  
ChB=N00°22'38"E  
ChL=27.33'

L=177.02'  
R=530.00'  
Δ=19°08'12"  
ChB=N78°23'53"E  
ChL=176.20'

L=99.66'  
R=183.00'  
Δ=31°12'10"  
ChB=S14°28'11"E  
ChL=98.43'

NO-BUILD DRAINAGE EASEMENT  
44,260 SQ.FT.  
1.016 ACRES

114.68'

S01°07'54"W  
70.29'

P.O.B. N88°52'06"W  
79.90'

N88°52'06"W  
73.85'

**CHERRY CROSSING DR.**  
(80' PUBLIC R.O.W.)

N01°07'54"E 372.00'  
257.32' (TIE)

N00°00'06"W 162.31'

S02°22'24"W 162.32'

LOT 111  
CHERRY CREEK CROSSING  
FILING NO. 1  
(REC. NO. 99185572)

59.87'  
N88°51'56"W

PERMANENT ESMT.  
REC. NO. 206076662

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

P.O.C. N88°52'06"W 807.97'

**HOGDEN RD.**  
(PUBLIC R.O.W. VARIES)

**NOTE:**  
This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.



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Project No: 181171	Drawn: NSB Check: SLM	Date: 11/09/2018 Sheet 2 of 2
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