

EXHIBIT A
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LAND DESCRIPTION:

A PORTION OF CRAFT WAY, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 42, FEDERALVIEW SUBDIVISION, ALSO BEING THE **POINT OF BEGINNING**;

THENCE N89°43'57"E, A DISTANCE OF 11.31 FEET TO A POINT OF CURVATURE;
THENCE 32.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 31°10'13", WITH A CHORD BEARING OF N74°38'29"E AND A CHORD LENGTH OF 32.24 FEET TO A POINT OF TANGENCY;
THENCE 33.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 32°05'02", WITH A CHORD BEARING OF N73°54'13"E AND A CHORD LENGTH OF 33.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 42;
THENCE S13°44'28"W, A DISTANCE OF 30.47 FEET;
THENCE S89°43'12"W, A DISTANCE OF 42.79 FEET;
THENCE N72°58'35"W, A DISTANCE OF 13.59 FEET;
THENCE N89°10'26"W, A DISTANCE OF 11.35 FEET;
THENCE N00°44'39"E, A DISTANCE OF 7.89 FEET, BACK TO THE **POINT OF BEGINNING**.

CONTAINING 1268.34 ± SQUARE FEET (0.029 ± ACRES); MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 41 OF FEDERALVIEW SUBDIVISION BETWEEN A FOUND #3 REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE AT THE SOUTHWEST CORNER OF SAID LOT 41 AND A FOUND #3 REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE AT THE SOUTHEAST CORNER OF SAID LOT 41. ASSUMED TO BEAR N89° 43' 57"E AT 74.97' (75').

KARL W.
FRANKLIN

Digitally signed by KARL W.
FRANKLIN
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Date: 2022.11.02 09:52:08
+05'00'



Prepared By:
Altitude Land Consultants, Inc
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

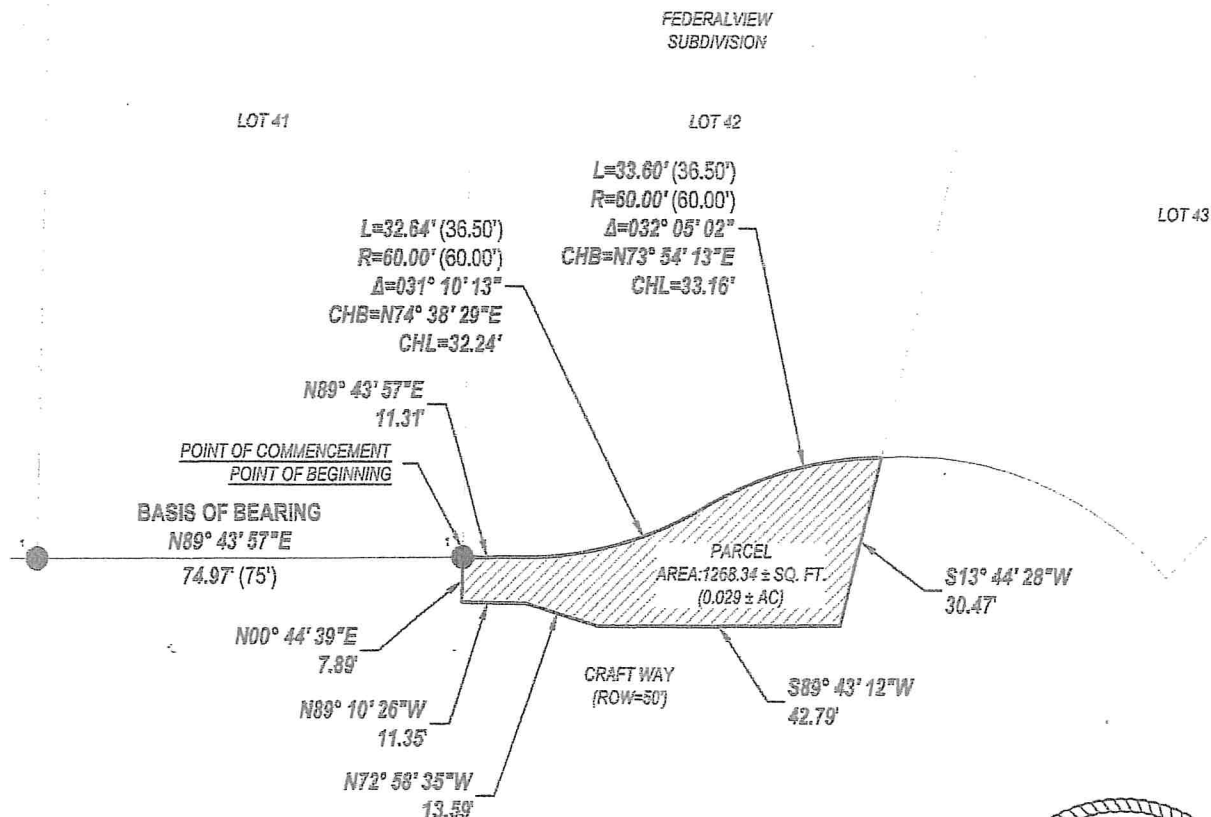
Date: 11/2/2022
Job No. 19-149

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EXHIBIT A PAGE 2 OF 2



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



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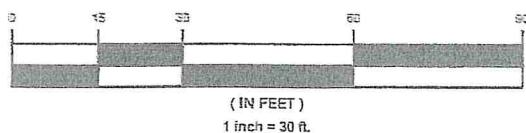
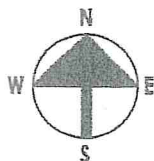


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LEGEND:

- 1 ● FOUND #3 REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE
- ADJACENT PROPERTY LINE
- ROW VACATION AREA