

DESCRIPTION:

A PORTION OF ARAPAHOE ROAD SITUATED IN SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 AND MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "PLS29752" IN A RANGE BOX FOR THE N 1/4 CORNER AND MONUMENTED ON THE EAST BY A 2.5" ALUMINUM CAP STAMPED "PLS12405" FOR THE NE CORNER AND IS ASSUMED TO BEAR S 89°58'01" E.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27, THENCE N 42°41'52" E A DISTANCE OF 82.30 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1028, PAGE 471, BEING THE POINT OF BEGINNING;

THENCE N 00°23'00" W A DISTANCE OF 9.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°39'37", HAVING A RADIUS OF 80.50 FEET, AN ARC LENGTH OF 33.24 FEET, WHOSE CHORD BEARS N 66°05'34" E, A CHORD DISTANCE OF 33.01 FEET;

THENCE N 77°55'23" E A DISTANCE OF 31.39 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1028, PAGE 471;

THENCE WITH SAID NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1028, PAGE 471 S 64°30'37" W A DISTANCE OF 67.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.01 ACRES (420 SQUARE FEET), MORE OR LESS.

DESCRIPTION PREPARED BY:

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

EXHIBIT A
NORTH 107TH STREET &
ARAPAHOE ROAD

TOWN OF ERIE, COUNTY OF BOULDER,
STATE OF COLORADO

#	Date	Issue / Description	Init.
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Galloway

1755 Telstar Drive, Suite 107
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719.900.7220
GallowayUS.com



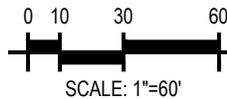
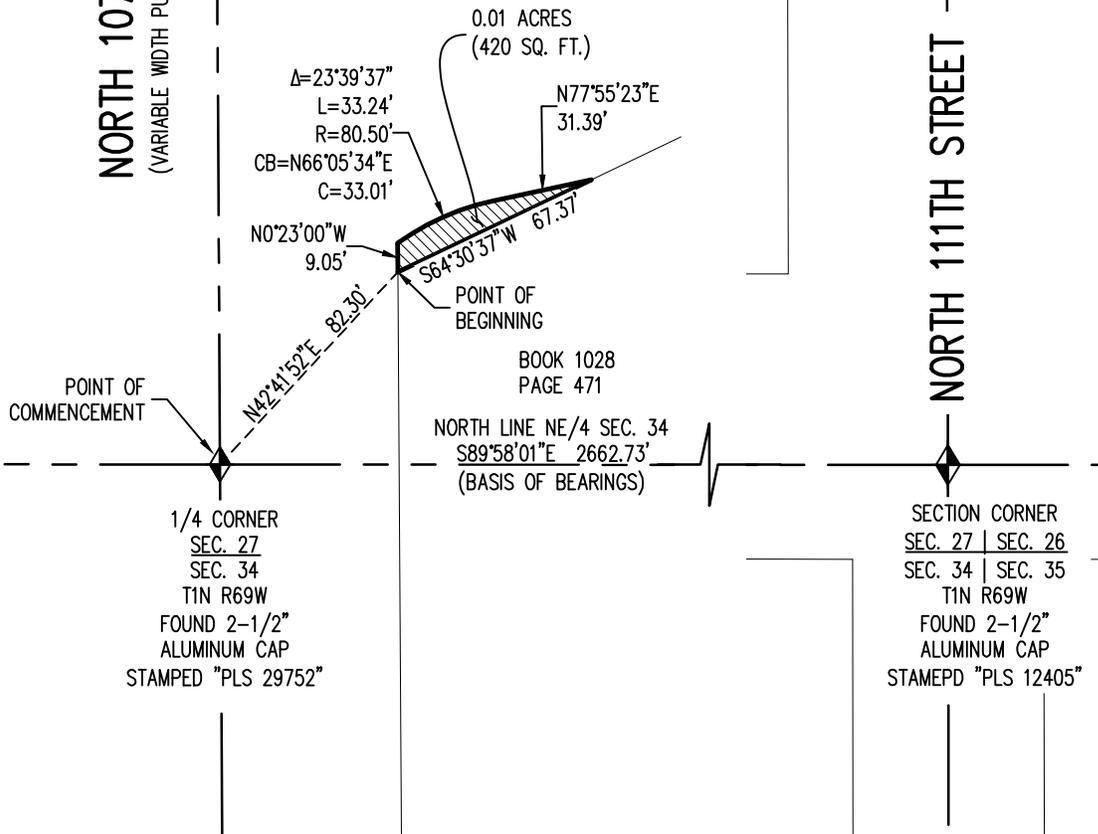
Project No:	EDI000018.11
Drawn By:	EMV
Checked By:	BJD
Date:	09/25/19

ARAPAHOE ROAD

(VARIABLE WIDTH RIGHT OF WAY)
 REC. 1919259
 BOOK 381 AT PAGE 127

NORTH 107TH STREET
 (VARIABLE WIDTH PUBLIC RIGHT OF WAY)

NORTH 111TH STREET



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

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