

SANITARY SEWER EASEMENT
EXHIBIT "A"

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A PARCEL OF LAND BEING A PORTION OF TRACT D, WILDROSE-FINAL PLAT, RECEPTION NO. 03749196, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF LOT 13, BLOCK 5 OF SAID WILDROSE-FINAL PLAT, BEARING NORTH 85°35'2337" EAST, A DISTANCE OF 76.09 FEET AS SHOWN ON SAID WILDROSE-FINAL PLAT;

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13, BEING ALSO A POINT ON THE RIGHT-OF-WAY OF MEADOWLARK DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 07°30'59", WHOSE CHORD BEARS SOUTH 08°10'06" EAST A DISTANCE OF 6.29 FEET, FOR A DISTANCE OF 6.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 42°19'23", WHOSE CHORD BEARS SOUTH 33°05'17" EAST A DISTANCE OF 34.66 FEET, FOR A DISTANCE OF 35.46 FEET

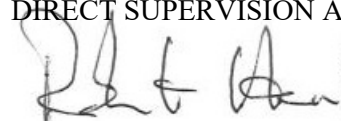
THENCE SOUTH 26°52'10" WEST, A DISTANCE OF 29.49 FEET;

THENCE NORTH 63°07'50" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 26°52'10" EAST, A DISTANCE OF 46.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,070 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.

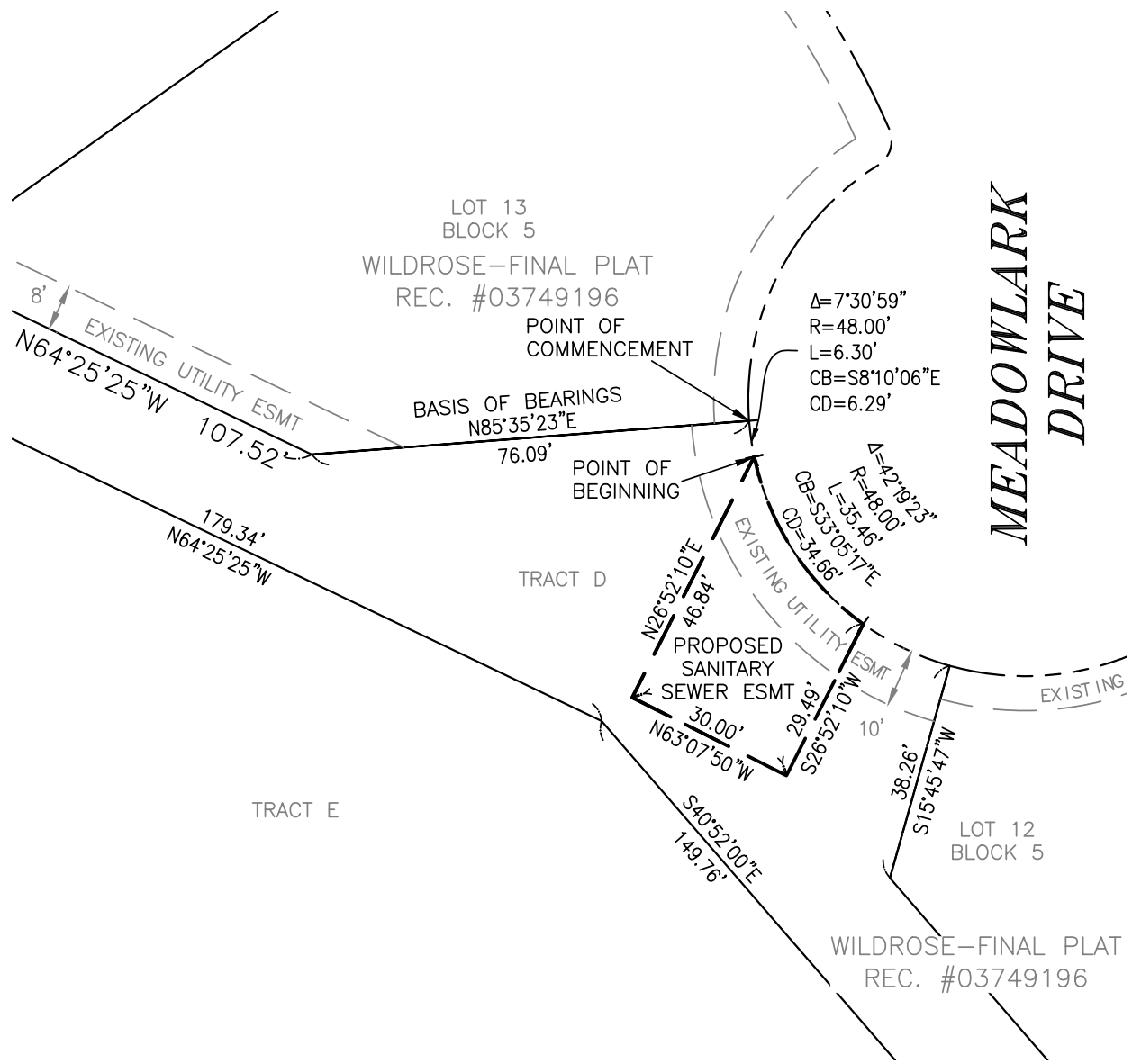
I, ROBERT J. HENNESSY, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



ROBERT J. HENNESSY, PLS NO. 34580 DATE
FOR AND ON BEHALF OF JEHN ENGINEERING INC.
5690 WEBSTER STREET, ARVADA, CO 80002

\\CP.RICKENG.COM\PROJECTS\D_ARV_J\1814\217-089\SURVEY\EXHIBITS\SANITARY EASEMENT TRACT D AT LOT 13 BLK 5
LEGAL.DOCX

SANITARY SEWER EASEMENT
EXHIBIT "A"
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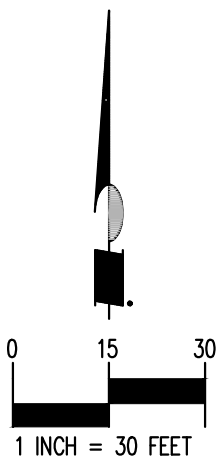


Robert J. Hennessy

COLORADO LICENSED
ROBERT J. HENNESSY
34580
PROFESSIONAL LAND SURVEYOR

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

\\CP.RICKENG.COM\PROJECTS\D_ARV_J\1814\217-089\SURVEY\EXHIBITS\ADDITIONAL UTIL ESMTS.DWG



RICK ENGINEERING COMPANY	LOCATION: A PORTION OF THE NE 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M. TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO		
	0.025 ACRES±	TITLE: WILDROSE ADDITIONAL EASEMENTS	
	SCALE: 1"= 30'	REVISED: 3.02.20	D01041