

EXHIBIT A
SHEET 1 OF 2

LEGAL DESCRIPTION

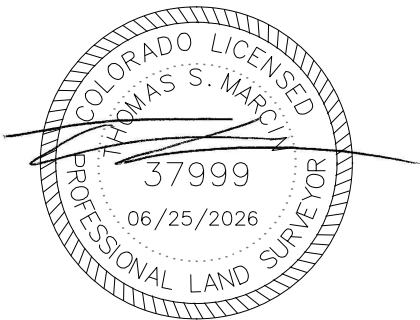
A parcel of land for the purpose of easement situated in Section 7, Township 5 South, Range 77 West of the 6th Principal Meridian, being more particularly described as follows:

Commencing at a found rebar with blue plastic cap with illegible LS number marking the southwest property corner of that certain parcel of land described as Lot 4R, Dillon Pines Townhomes according to the plat recorded at Reception Number 1205887 on August 23, 2019 at the Office of the Clerk and Recorder, County of Summit, State of Colorado; thence, along the southerly boundary of said Lot 4R, S86°32'41"E a distance of 200.18 feet to a point, the southeasterly corner of said Lot 4R; thence, along the easterly property line of said Lot 4R, N03°21'30"E a distance of 71.74 feet to a point, the true point of beginning; thence, departing the easterly property line of said Lot 4R, an easement 10 feet in width, five feet on either side of the following described centerline, N71°06'39"W a distance of 13.59 feet; thence, the easement continuing northwesterly, still 10 feet in width with two feet offset southwardly and 8 feet offset northwardly of the following described centerline, N67°50'39"W a distance of 174.18 feet at which point it intersects the centerline of the existing gas easement as described on the above referenced plat of Dillon Pines Townhomes; containing 0.043 acres, more or less.

Basis of bearings is the line formed between the southwest and northeast corners of Lot 4R according to the above referenced plat of Dillon Pines Townhomes, monumented by a found blue plastic cap on rebar and a yellow plastic cap on rebar, both with illegible LS numbers, respectively, the bearing being N35°47'47"E.

CERTIFICATION

I, Thomas S. Marcin, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Exhibit was prepared by me or under my direct supervision, responsibility and checking. I further certify this is not a monumented land survey, Land Survey Plat, Improvement Survey Plat, or an Improvement Location Certificate.



Thomas S. Marcin, PLS 37999

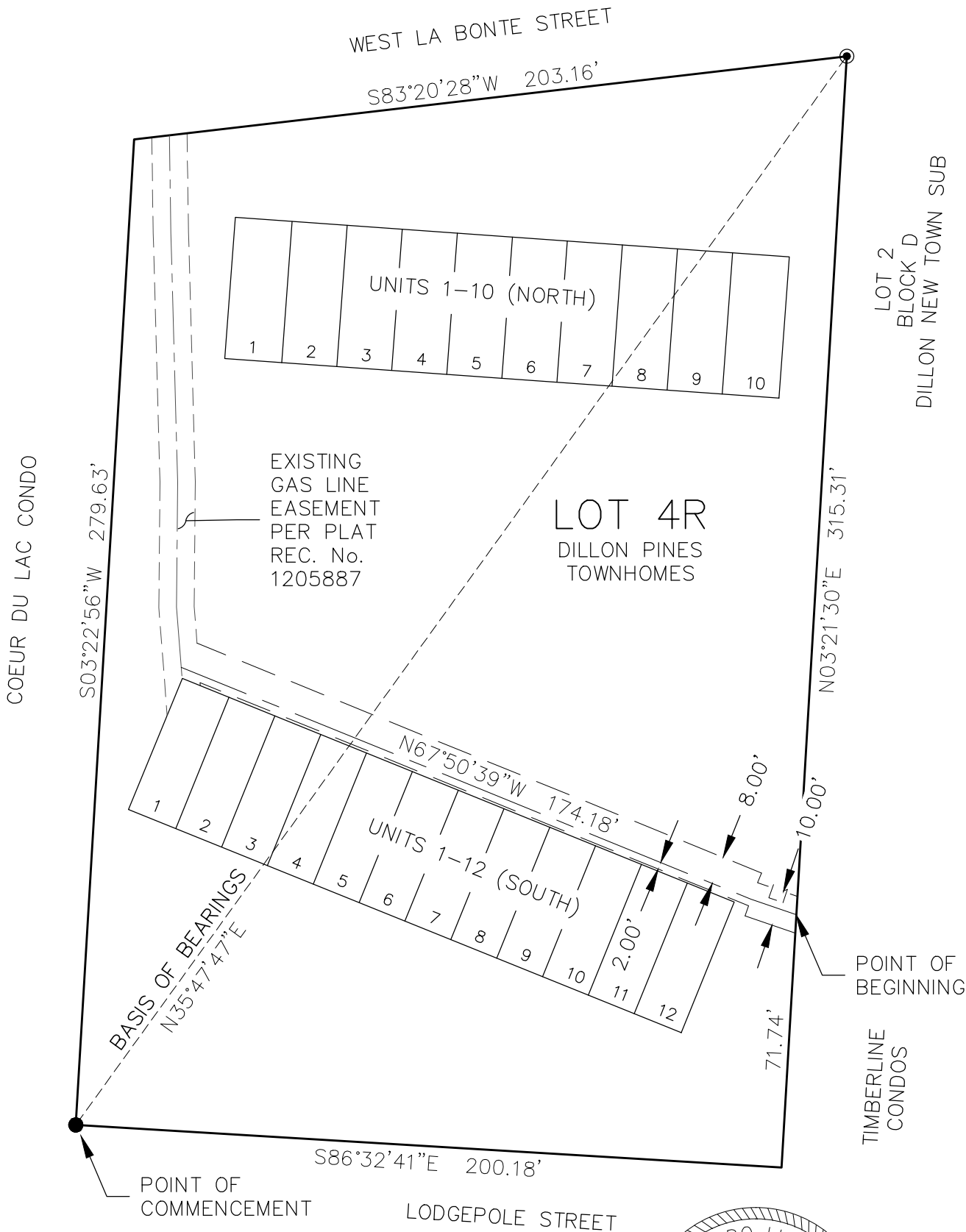
25002 – Gas Line
Easement Exhibit.dwg
MARCIN ENGINEERING LLC
P.O. Box 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX



NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

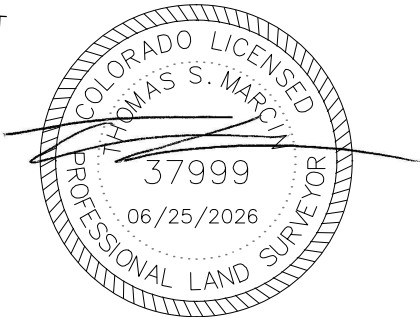
EXHIBIT A
SHEET 2 OF 2

SCALE: 1"=40'



- FOUND REBAR WITH BLUE PLASTIC CAP, LS ILLEGIBLE
- FOUND REBAR WITH YELLOW PLASTIC CAP, LS ILLEGIBLE

Line Table		
Line #	Direction	Length
L1	N71° 06' 39"W	13.59



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