

# EXHIBIT A

## Legal Description

CLEAR CREEK TRANSIT VILLAGE - BUFFER PARCEL A

BEING A PORTION OF LOT 2 OF BRANNAN'S SUBDIVISION FILING No. 2, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4), FROM WHENCE THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 00°00'36" WEST A DISTANCE OF 2635.75 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4), SOUTH 00°00'36" WEST, 1977.44 FEET TO A POINT;

THENCE LEAVING SAID EAST LINE, NORTH 89°45'17" WEST, 50.00 FEET TO THE WEST LINE OF FEDERAL BOULEVARD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT A OF BRANNAN'S SUBDIVISION FILING No. 1;

THENCE ALONG THE NORTH LINE OF SAID TRACT A, CONTINUING NORTH 89°45'17" WEST, 269.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 OF SAID BRANNAN'S SUBDIVISION FILING No. 2; THENCE ALONG THE NORTH LINE OF SAID LOT 2, CONTINUING NORTH 89°45'17" WEST, 463.40 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°14'51" WEST, 91.77 FEET TO A POINT;

THENCE NORTH 83°36'15" WEST, 133.90 FEET TO A POINT;

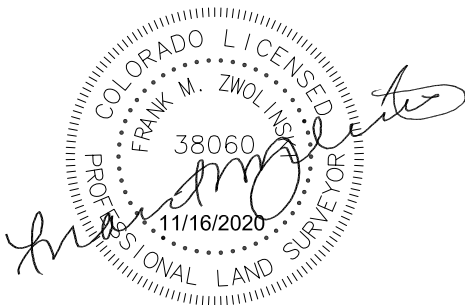
THENCE SOUTH 89°39'58" WEST, 148.41 FEET TO A POINT ON THE BOUNDARY OF SAID LOT 2;

THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. NORTH 03°30'34" EAST, 79.05 FEET TO A POINT;
2. SOUTH 89°45'17" EAST, 277.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,685 SQUARE FEET OR 0.521 ACRES OF LAND, MORE OR LESS.

End of Legal Description.



Frank M. Zwolinski, P.L.S.  
Colorado License #38060  
For and on behalf of Power Surveying Company, Inc.  
303-702-1617



720 W. 84TH AVENUE, UNIT 240  
THORNTON, COLORADO 80260

PH. 303-702-1617  
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DRAWING BY: FMZ  
PROJECT NO.

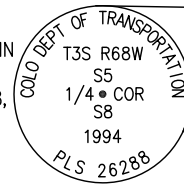
DATE: 11-16-2020  
501-19-260

# EXHIBIT A

## Legal Description Exhibit

TRACT H OF ALOHA BEACH FILING NO. 1  
NOT A PART

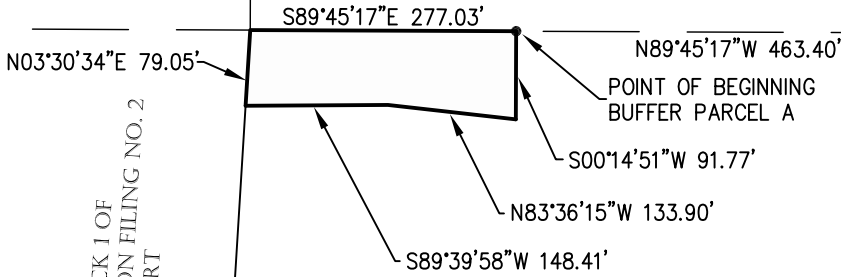
FOUND 3-1/4" DIAM. ALUM. CAP IN  
RANGE BOX, MARKED AS SHOWN  
(ACCEPTED AS N 1/4 COR SEC 8,  
T. 3S., R. 68 W., 6th P.M.)



TRACT D OF ALOHA BEACH FILING NO. 1  
NOT A PART

N89°45'17"W  
50.00'

1977.44'(C)



N89°45'17"W 269.96'

2635.75'(M)  
500'00'36"W  
(BASIS OF BEARINGS)

LOT 1 OF BLOCK 1 OF  
BRANNAN'S SUBDIVISION FILING NO. 2  
NOT A PART

TRACT A OF  
BRANNAN'S SUBD. FILING NO. 1

PT. LOT 2 OF  
BRANNAN'S SUBD. FILING NO. 2

EAST LINE OF THE NW1/4 OF SEC. 8,  
T. 3S., R. 68W., 6th P.M.

FEDERAL BOULEVARD

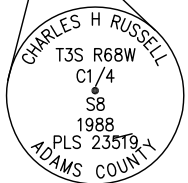
SOUTH LINE OF THE NW1/4 OF SEC. 8, T. 3S., R. 68W., 6th P.M.  
N89°46'39"W 2645.51'(M)

W 1/4 COR SEC 8,  
T. 3S., R. 68 W., 6th P.M.: POSITION  
ESTABLISHED FROM REFERENCE TIES  
PER MONUMENT RECORD DATED  
6-30-2018

LOT 3 OF BLOCK 1 OF  
BRANNAN'S SUBDIVISION FILING NO. 2  
NOT A PART

UNPLATTED  
CURRENT DEED AT  
REC. #2018000084696  
NOT A PART

LOT 3 OF BLOCK 1 OF  
BRANNAN'S SUBDIVISION FILING NO. 2  
NOT A PART



FOUND 3-1/4" DIAM.  
ALUM. CAP IN RANGE  
BOX, MARKED AS  
SHOWN (ACCEPTED AS  
C 1/4 COR SEC 8,  
T. 3S., R. 68 W., 6th  
P.M.)

Parcel Area: 22,685 s.f. (0.521 acres)



SCALE: 1" = 200'



200'                      0                      100'                      200'



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