

EXHIBIT "A"

LOCATED IN THE WEST HALF OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68
WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 4

ALL OF RATERINK MIXED-USE SUBDIVISION AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON NOVEMBER 19, 2019, AT RECEPTION NO. 4542531, EXCEPT ALL OF LOT 1 AND TRACT A, BLOCK 1, SAID RATERINK MIXED-USE SUBDIVISION, LOCATED IN THE WEST HALF OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11 TO BEAR N00°36'06"W, A DISTANCE OF 2638.70 FEET BETWEEN A FOUND 7/8" REBAR WITH 2" ALUMINUM CAP "2002 LS 29425 T3N R68W S10 S11" AT THE WEST 1/4 CORNER OF SAID SECTION 11 AND A FOUND 3 1/4" ALUMINUM CAP PARTIALLY LEGIBLE "FREESE ENGR 1996 LS 4392" AT THE NORTHWEST CORNER OF SAID SECTION 11, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 11;
THENCE NORTH 10°16'50" EAST, A DISTANCE OF 419.21 FEET TO THE MOST NORTHWESTERLY CORNER OF LOT 6, SAID RATERINK MIXED-USE SUBDIVISION AND THE POINT OF BEGINNING;
THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 6, THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 87°03'11" EAST, A DISTANCE OF 27.60 FEET;
- 2) THENCE 1042.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1449.96 FEET, AN INCLUDED ANGLE OF 41°12'48", AND SUBTENDED BY A CHORD BEARING SOUTH 22°57'13" EAST, A DISTANCE OF 1020.63 FEET;
- 3) THENCE SOUTH 40°04'02" EAST, A DISTANCE OF 317.06 FEET;
- 4) THENCE 363.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1250.00 FEET, AN INCLUDED ANGLE OF 16°38'41" AND SUBTENDED BY A CHORD BEARING SOUTH 29°34'07" EAST, A DISTANCE OF 361.85 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 3, SAID RATERINK MIXED-USE SUBDIVISION;

THENCE ALONG SAID NORTHERLY LINE, NORTH 64°55'25" EAST, A DISTANCE OF 1161.97 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2, SAID RATERINK MIXED-USE SUBDIVISION;
THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 25°05'38" WEST, A DISTANCE OF 1672.43 FEET;
- 2) THENCE NORTH 74°52'15" EAST, A DISTANCE OF 1464.95 FEET TO A NORTHEASTERLY CORNER OF SAID RATERINK MIXED-USE SUBDIVISION;

THENCE ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY LINES OF SAID RATERINK MIXED-USE SUBDIVISION THE FOLLOWING TWENTY-THREE (23) COURSES:

- 1) SOUTH 00°33'29" EAST, A DISTANCE OF 1788.98 FEET;
- 2) THENCE NORTH 89°25'20" EAST, A DISTANCE OF 672.89 FEET;
- 3) THENCE SOUTH 00°21'26" EAST, A DISTANCE OF 794.32 FEET;

JOB NUMBER: 19-72,192 B
DRAWN BY: E. PRESCOTT
DATE: DECEMBER 26, 2019

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Surveying, Engineering & Geomatics



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SHEET 2 OF 4

- 4) THENCE SOUTH 89°04'12" WEST, A DISTANCE OF 299.72 FEET;
- 5) THENCE SOUTH 89°49'42" WEST, A DISTANCE OF 82.79 FEET;
- 6) THENCE SOUTH 00°02'56" EAST, A DISTANCE OF 510.70 FEET;
- 7) THENCE NORTH 89°56'25" WEST, A DISTANCE OF 100.85 FEET;
- 8) THENCE SOUTH 55°20'11" WEST, A DISTANCE OF 472.42 FEET;
- 9) THENCE SOUTH 00°06'42" EAST, A DISTANCE OF 44.79 FEET;
- 10) THENCE SOUTH 37°08'42" EAST, A DISTANCE OF 201.09 FEET;
- 11) THENCE NORTH 82°18'46" WEST, A DISTANCE OF 395.39 FEET;
- 12) THENCE SOUTH 00°18'10" EAST, A DISTANCE OF 383.84 FEET;
- 13) THENCE SOUTH 89°36'30" WEST, A DISTANCE OF 1369.31 FEET;
- 14) THENCE NORTH 82°32'53" WEST, A DISTANCE OF 504.88 FEET;
- 15) THENCE NORTH 17°59'28" WEST, A DISTANCE OF 834.28 FEET;
- 16) THENCE NORTH 00°36'06" WEST, A DISTANCE OF 564.35 FEET;
- 17) THENCE NORTH 89°22'17" EAST, A DISTANCE OF 115.08 FEET;
- 18) THENCE NORTH 13°36'44" EAST, A DISTANCE OF 224.92 FEET;
- 19) THENCE NORTH 15°47'15" WEST, A DISTANCE OF 172.94 FEET;
- 20) THENCE SOUTH 89°23'16" WEST, A DISTANCE OF 125.00 FEET;
- 21) THENCE NORTH 00°36'06" WEST, A DISTANCE OF 674.13 FEET;
- 22) THENCE NORTH 02°30'49" EAST, A DISTANCE OF 283.89 FEET;
- 23) THENCE NORTH 02°32'49" EAST, A DISTANCE OF 249.73 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 7,260,968 SQ. FT. OR 166.69 ACRES, MORE OR LESS.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND OR TO SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC.

FSI JOB NO. 19-72,192 B

JOB NUMBER: 19-72,192 B
DRAWN BY: E. PRESCOTT
DATE: DECEMBER 30, 2019

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 SHEET 3 OF 4



NORTHWEST CORNER SEC. 11
 FOUND 3 1/4" ALUMINUM CAP PARTIALLY
 LEGIBLE "FREESE ENGR
 1996 LS 4392"

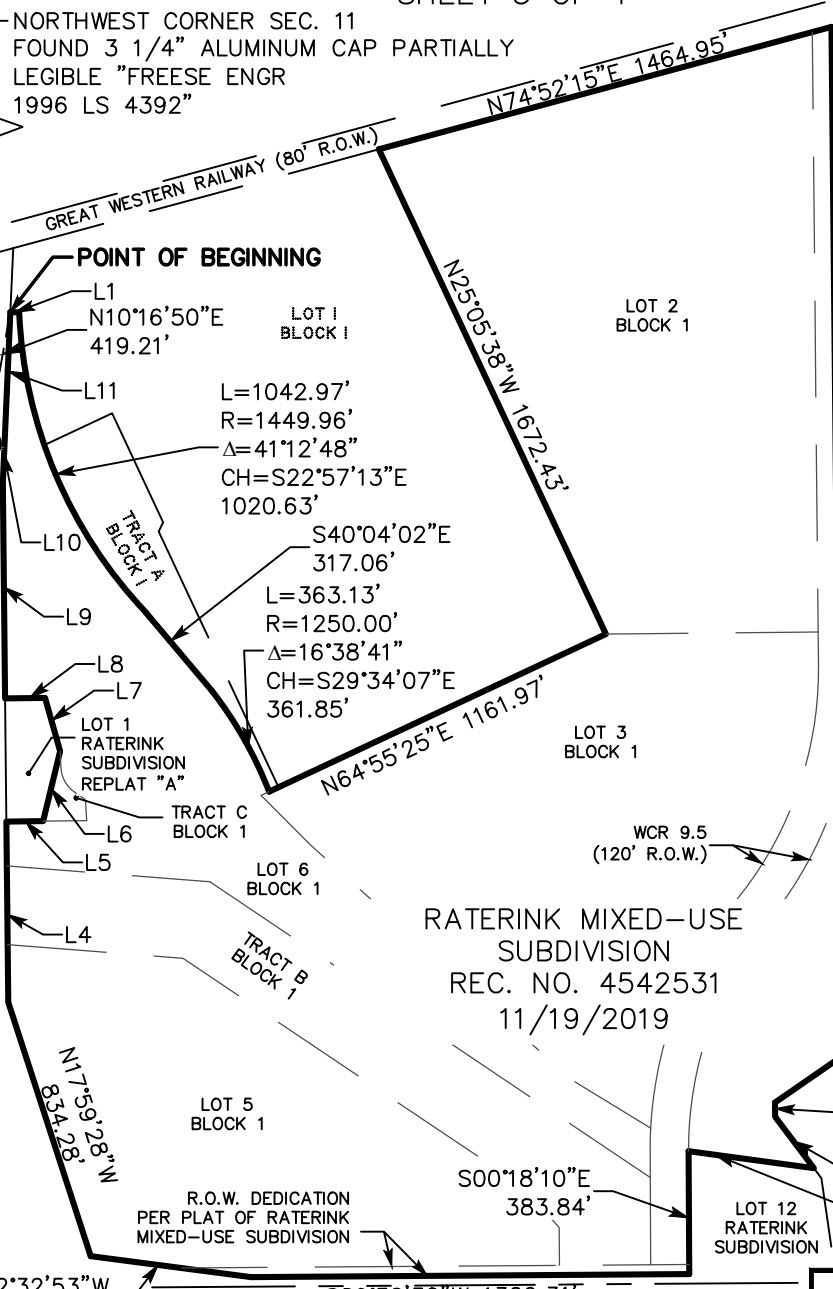


SUBDIVISION EXEMPTION NO. 1044
 REC. NO. 3282719

POINT OF COMMENCEMENT
 WEST 1/4 CORNER SECTION 11
 FOUND 7/8" REBAR WITH 2" ALUMINUM CAP
 "2002 LS 29425 T3N R68W S10 S11"

INTERSTATE HIGHWAY 25 FRONTAGE ROAD (R.O.W. VARIES)

W. LINE NW 1/4
 SEC. 11, T3N R68W
 BASIS OF BEARINGS
 N00°36'06"W 2638.70'



UNPLATTED
 REC. NO. 3251916

N89°25'20"E
 672.89'

LOT 4
 BLOCK 1

UNPLATTED
 REC. NO. 3871548

RATERINK MIXED-USE
 SUBDIVISION
 REC. NO. 4542531
 11/19/2019

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BY:EPRESCOTT FILE:72192-DESC B-C19.DWG DATE:12/30/2019 9:26 AM

JOB NUMBER: 19-72,192 B
 DRAWN BY: E. PRESCOTT
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SHEET 4 OF 4



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.60	S87°03'11"E
L2	299.72	S89°04'12"W
L3	82.79	S89°49'42"W
L4	564.35	N00°36'06"W
L5	115.08	N89°22'17"E
L6	224.92	N13°36'44"E
L7	172.94	N15°47'15"W
L8	125.00	S89°23'16"W
L9	674.13	N00°36'06"W
L10	283.89	N02°30'49"E
L11	249.73	N02°32'49"E

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