

EXHIBIT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARTIAL VACATION OF AN EASEMENT AT RECEPTION NO. 2765458 ACROSS THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3749261 IN THE BOULDER COUNTY RECORDS ALSO KNOWN AS 701 PINE STREET LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID PARCEL TO BEAR N89°30'49"E, 73.56 FEET BETWEEN TWO FOUND #5 REBARS WITH ALUMINUM CAPS STAMPED "FLATIRONS SURV 16406", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL; THENCE N89°30'49"E, ALONG SAID NORTH LINE, 53.56 FEET; THENCE S00°20'42"E, 5.00 FEET; THENCE ALONG A LINE FIVE FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, S89°30'49"E, 53.56 FEET TO A POINT ON THE WEST LINE OF LOT 24 OF SAID PARCEL; THENCE N00°21'51"W ALONG SAID WEST LINE, 5.00 FEET TO THE POINT OF BEGINNING.

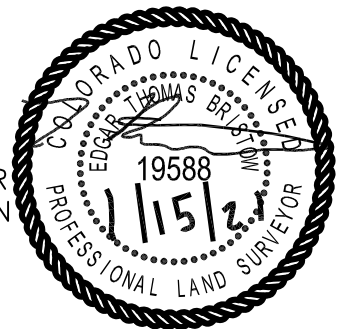
SAID PARCEL CONTAINING 267.8 SQ.FT., MORE OR LESS.

I, EDGAR T. BRISTOW, 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, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

EDGAR T. BRISTOW
COLORADO P.L.S. #19588
PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 21-73973
DRAWN BY: W. BECKETT
DATE: JANUARY 14, 2021

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT".



Flatirons, Inc.
Land Surveying Services



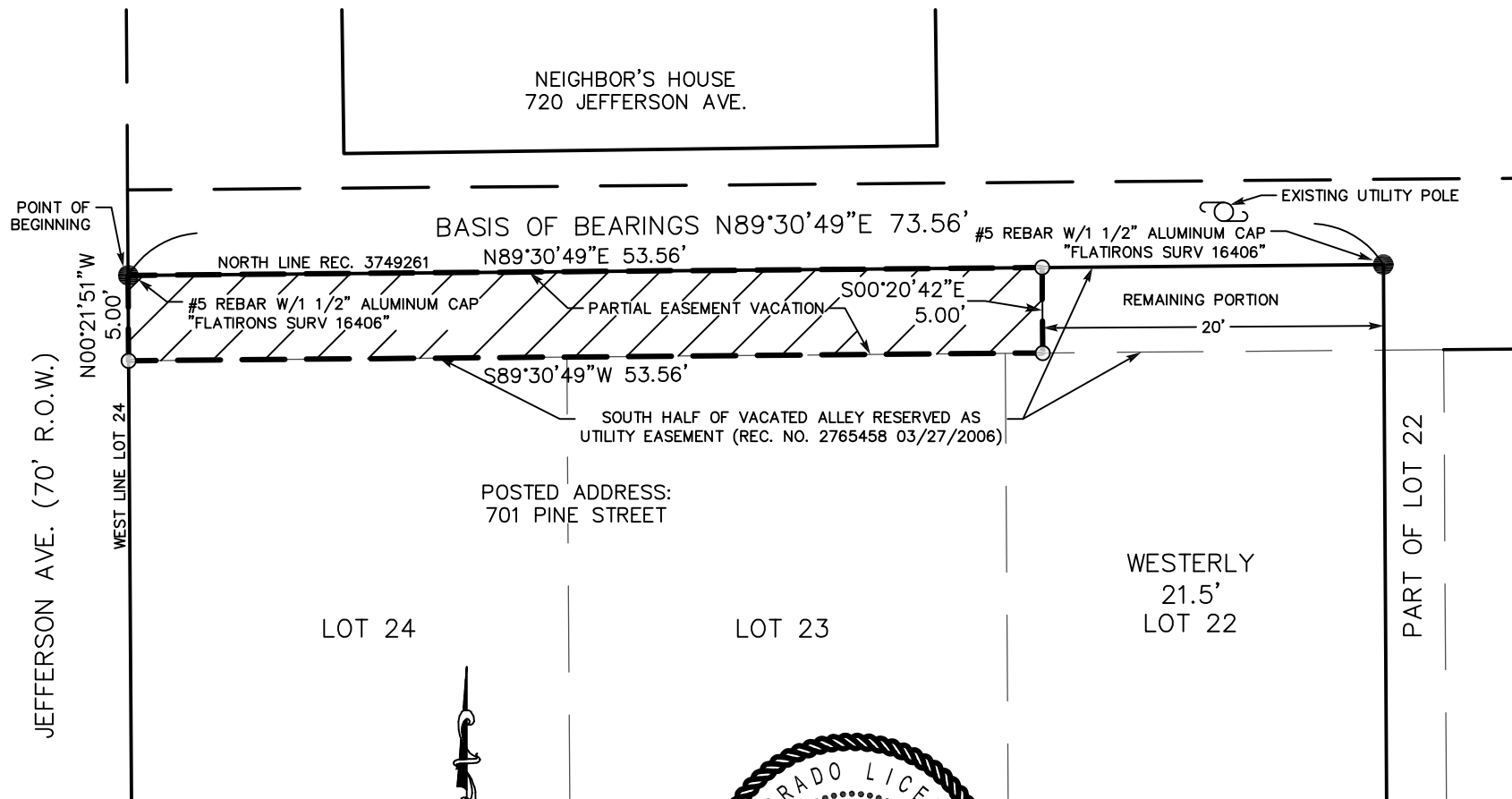
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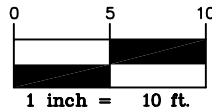
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SHEET 2 OF 2



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Edgar



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