

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 STRIP OF LAND ACROSS THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH BOULDER COUNTY ON MAY 11, 2021 AT RECEPTION NO. 03884149, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 TO BEAR NORTH 89°54'36" WEST, A DISTANCE OF 2647.60 FEET BETWEEN A FOUND 2" ALUMINUM CAP IN RANGE BOX, STAMPED "S1/16 S8-S9 4846 1983" AT THE SOUTH 1/16 CORNER OF SECTION 8-9 AND A FOUND 2-1/2" ALUMINUM CAP ON 2" ALUMINUM PIPE, STAMPED "1/16 COR" AT THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH 1/16 CORNER;

THENCE ALONG THE SAID NORTH LINE; NORTH 89°54'36" WEST, A DISTANCE OF 216.00 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 01°31'26" EAST, A DISTANCE OF 19.59 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN DEED 03884149;

THENCE ALONG THE EAST LINE OF SAID PARCEL, SOUTH 01°29'02" EAST, A DISTANCE OF 383.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01°29'02" EAST, A DISTANCE OF 10.02 FEET TO THE SOUTH LINE OF SAID PARCEL;

THENCE ALONG SAID SOUTH LINE, NORTH 88°05'48" WEST, A DISTANCE OF 207.97 FEET TO THE WEST LINE OF SAID PARCEL, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF THE BNSF RAILROAD;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 08°30'42" WEST, A DISTANCE OF 10.17 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 88°05'48" EAST, A DISTANCE OF 209.22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,086 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

I, JAMES Z. GOWAN, 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.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 22-78,982
DRAWN BY: M. VOYLES
DATE: JUNE 2, 2023
VACATION 01

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.

DRAFT

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AND SIGNATURE

Flatirons, Inc.
Land Surveying Services



655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355

www.FlatironsInc.com

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RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

CENTER-SOUTH 1/16 CORNER
SECTION 8, T1S, R69W
FOUND 2-1/2" ALUMINUM
CAP ON 2" ALUMINUM PIPE,
STAMPED "1/16 COR"
(PER MON. REC. DATED OCT.
7, 2013)

POINT OF COMMENCEMENT
S1/16 COR. OF SECTION 8-SEC. 9,
T1S, R69W
FOUND 2" ALUMINUM CAP
IN RANGE BOX, STAMPED
"S1/16 S8-S9 4846 1983"
(PER MON. REC. DATED
FEB. 12, 2003)

BASIS OF BEARINGS
N89°54'36"W 2647.60'

N LINE SE 1/4 SE 1/4 SECTION 8

216.00'

S01°31'26"E
19.59'

RECEPTION NO.
03884149
(05/11/2021)

RECEPTION NO.
3883814
(05/10/2021)

S01°29'02"E 383.09'

EAST STREET
(R.O.W. VARIES)

BURLINGTON NORTHERN RAILROAD
(R.O.W. VARIES)

TOTAL AREA:
2,086 S.F.
(0.05 ACRES)
MORE OR LESS

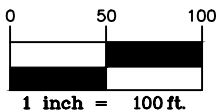
POINT OF
BEGINNING

S88°05'48"E 209.22'

S01°29'02"E
10.02'

N88°05'48"W 207.97'

N08°30'42"W
10.17'



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JOB NUMBER: 22-78,982 DRAWN BY: M. VOYLES DATE: JUNE 2, 2023 **VACATION 01**

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SHEET 1 OF 2

A STRIP OF LAND ACROSS THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH BOULDER COUNTY ON MAY 10, 2021 AT RECEPTION NO. 3883814, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 TO BEAR NORTH 89°54'36" WEST, A DISTANCE OF 2647.60 FEET BETWEEN A FOUND 2" ALUMINUM CAP IN RANGE BOX, STAMPED "S1/16 S8-S9 4846 1983" AT THE SOUTH 1/16 CORNER OF SECTION 8-9 AND A FOUND 2-1/2" ALUMINUM CAP ON 2" ALUMINUM PIPE, STAMPED "1/16 COR" AT THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH 1/16 CORNER;

THENCE ALONG THE SAID NORTH LINE; NORTH 89°54'36" WEST, A DISTANCE OF 216.00 FEET;

THENCE SOUTH 01°31'26" EAST, A DISTANCE OF 19.59 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DEED 3883814;

THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 01°29'02" EAST, A DISTANCE OF 382.40 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, SOUTH 87°54'06" EAST, A DISTANCE OF 169.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EAST STREET;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°11'52" WEST, A DISTANCE OF 10.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DEED 3883814;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL, NORTH 87°54'06" WEST, A DISTANCE OF 168.99 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE ALONG SAID WEST LINE, NORTH 01°29'02" WEST, A DISTANCE OF 10.02 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,691 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

I, JAMES Z. GOWAN, 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.

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VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 22-78,982
DRAWN BY: M. VOYLES
DATE: JUNE 2, 2023
VACATION 02

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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 2 OF 2

CENTER-SOUTH 1/16 CORNER
SECTION 8, T1S, R69W
FOUND 2-1/2" ALUMINUM
CAP ON 2" ALUMINUM PIPE,
STAMPED "1/16 COR"
(PER MON. REC. DATED OCT.
7, 2013)

POINT OF COMMENCEMENT
S1/16 COR. OF SECTION 8-SEC. 9,
T1S, R69W
FOUND 2" ALUMINUM CAP
IN RANGE BOX, STAMPED
"S1/16 S8-S9 4846 1983"
(PER MON. REC. DATED
FEB. 12, 2003)

BASIS OF BEARINGS
N89°54'36"W 2647.60'

N LINE SE 1/4 SE 1/4 SECTION 8

216.00'

S01°31'26"E
19.59'

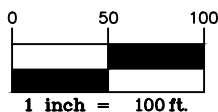
RECEPTION NO.
03884149
(05/11/2021)

RECEPTION NO.
3883814
(05/10/2021)

S01°29'02"E 382.40'

BURLINGTON NORTHERN RAILROAD
(R.O.W. VARIES)

EAST STREET
(R.O.W. VARIES)



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POINT OF
BEGINNING
N01°29'02"W
10.02'

TOTAL AREA:
1,691 S.F.
(0.04 ACRES)
MORE OR LESS

S87°54'06"E 169.28'
N87°54'06"W 168.99'

S00°11'52"W
10.01'

BY:MVOYLES FILE:78982_EAST STREET VILLAGE (C21).DWG DATE:6/5/2023 11:07 AM

JOB NUMBER: 22-78,982 DRAWN BY: M. VOYLES DATE: JUNE 2, 2023 **VACATION 02**

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COMMENCING AT SAID SOUTH 1/16 CORNER;

THENCE ALONG THE SAID NORTH LINE; NORTH 89°54'36" WEST, A DISTANCE OF 216.00 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 01°31'26" EAST, A DISTANCE OF 19.59 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN DEED 03884149, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID PARCEL, SOUTH 01°29'02" EAST, A DISTANCE OF 393.11 FEET TO THE SOUTH LINE OF SAID PARCEL;

THENCE ALONG SAID SOUTH LINE, NORTH 88°05'48" WEST, A DISTANCE OF 10.02 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 01°29'02" WEST, A DISTANCE OF 392.32 FEET TO THE NORTH LINE OF SAID PARCEL;

THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES;

- 1) NORTH 89°23'03" EAST, A DISTANCE OF 2.64 FEET;
- 2) THENCE NORTH 86°40'43" EAST, A DISTANCE OF 7.36 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3,927 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

I, JAMES Z. GOWAN, 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.

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JOB NUMBER: 22-78,982
DRAWN BY: M. VOYLES
DATE: JUNE 2, 2023
VACATION 03

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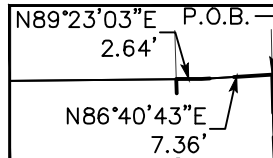
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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

CENTER-SOUTH 1/16 CORNER
SECTION 8, T1S, R69W
FOUND 2-1/2" ALUMINUM
CAP ON 2" ALUMINUM PIPE,
STAMPED "1/16 COR"
(PER MON. REC. DATED OCT.
7, 2013)



POINT OF COMMENCEMENT
S1/16 COR. OF SECTION 8-SEC. 9,
T1S, R69W
FOUND 2" ALUMINUM CAP
IN RANGE BOX, STAMPED
"S1/16 S8-S9 4846 1983"
(PER MON. REC. DATED
FEB. 12, 2003)

BASIS OF BEARINGS
N89°54'36"W 2647.60'

N LINE SE 1/4 SE 1/4 SECTION 8

S01°31'26"E
19.59'

216.00'

POINT OF
BEGINNING

RECEPTION NO.
03884149
(05/11/2021)

RECEPTION NO.
3883814
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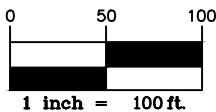
BURLINGTON NORTHERN RAILROAD
(R.O.W. VARIES)

N01°29'02"W 392.32'
S01°29'02"E 393.11'

EAST STREET
(R.O.W. VARIES)

TOTAL AREA:
3,927 S.F.
(0.09 ACRES)
MORE OR LESS

N88°05'48"W
10.02'



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JOB NUMBER: 22-78,982 DRAWN BY: M. VOYLES DATE: JUNE 2, 2023 **VACATION 03**

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COMMENCING AT SAID SOUTH 1/16 CORNER;

THENCE ALONG THE SAID NORTH LINE; NORTH 89°54'36" WEST, A DISTANCE OF 194.97 FEET;

THENCE SOUTH 00°05'24" EAST, A DISTANCE OF 20.53 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN DEED 3883814, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°00'08" EAST, A DISTANCE OF 391.68 FEET TO THE SOUTH LINE OF SAID PARCEL;

THENCE ALONG SAID SOUTH LINE, NORTH 87°54'06" WEST, A DISTANCE OF 10.01 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°00'08" WEST, A DISTANCE OF 391.15 FEET TO THE NORTH LINE OF SAID PARCEL;

THENCE ALONG SAID NORTH LINE, NORTH 89°02'06" EAST, A DISTANCE OF 10.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3,914 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

I, JAMES Z. GOWAN, 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.

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VACATION 04

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SHEET 2 OF 2

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FOUND 2-1/2" ALUMINUM
CAP ON 2" ALUMINUM PIPE,
STAMPED "1/16 COR"
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T1S, R69W
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IN RANGE BOX, STAMPED
"S1/16 S8-S9 4846 1983"
(PER MON. REC. DATED
FEB. 12, 2003)

BASIS OF BEARINGS
N89°54'36"W 2647.60'

S00°05'24"W
20.53'

N LINE SE 1/4 SE 1/4 SECTION 8

194.97'

N89°02'06"E
10.00'

POINT OF
BEGINNING

RECEPTION NO.
03884149
(05/11/2021)

RECEPTION NO.
3883814
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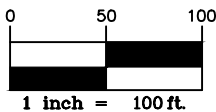
BURLINGTON NORTHERN RAILROAD
(R.O.W. VARIES)

N00°00'08"W 391.15'
S00°00'08"E 391.68'

EAST STREET
(R.O.W. VARIES)

TOTAL AREA:
3,914 S.F.
(0.09 ACRES)
MORE OR LESS

N87°54'06"W
10.01'



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AND SIGNATURE

JOB NUMBER: 22-78,982 DRAWN BY: M. VOYLES DATE: JUNE 2, 2023 **VACATION 04**

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