EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 22 TO BEAR SOUTH 0°23'53" EAST, A DISTANCE OF 2632.87 FEET, BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 22 AND THE SOUTH QUARTER CORNER OF SAID SECTION 22, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 22; THENCE SOUTH 0°23'53" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1004.02 FEET; THENCE SOUTH 89°10'47" WEST, A DISTANCE OF 1868.91 FEET; THENCE NORTH 0°06'15" WEST, A DISTANCE OF 1004.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 89°10'47" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1863.77 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,873,804 SQ. FT. OR 43.017 ACRES, MORE OR LESS.

KYLE R. WALKER, P.L.S. NO. 38664 FOR AND ON BEHALF OF TOPOGRAPHIC LAND SURVEYORS

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 66 WEST OF THE 6TH P.M. WELD COUNTY, COLORADO

DATE: 01/13/2023 DRAWN BY: EMD FILE: 150301-ASTRELLA-LEGALS SHEET: 1 OF 2

NOTES:

- ORIGINAL DOCUMENT SIZE: 8.5" X 11"
- ORIGINAL DOCUMENT SIZE: 3.3 X 11
 ALL DISTANCES ARE U.S. SURVEY FEET.
 THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT".
 SEE ATTACHED EXHIBIT "A" SHEET 2 OF 2 FOR PARCEL INFORMATION.



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N89°10'47"E 2659.83' 1863.77' 796.06' P.O.B. W 1/4 COR. SEC. 22, T10N, R66W C 1/4 COR. SEC. 22, T10N, R66W FOUND NO. 6 REBAR W/2-1/2" ALUM. FOUND NO. 6 REBAR W/2-1/2" ALUM. CAP, STAMPED "HAMMER T10N R66W CAP, STAMPED "HAMMER T10N 1/4 S21 S22 2019 PLS 24307" R66W C 1/4 S22 2019 PLS 24307" 1004. AREA: 1,873,804 SQ. FT. OR 43.017 ACRES, MORE $M0_{0}^{\circ}06'15''W$ OR LESS \$89°10'47"W 1868.91 S0°23'53"E 2632.87' BASIS OF BEARINGS **UNPLATTED WCR 31** REC. NO. 4866317 60' R.O.W. (BK. 86, PG. 273) 68 38664 N0°06'15"W-2657. 85 628. LOT C LOT B LOT A RECORDED RECORDED RECORDED **EXEMPTION EXEMPTION EXEMPTION** NO.0301-22-03 NO.0301-22-03 NO.0301-22-03 RECX19-0095 RECX19-0095 RECX19-0095 (REC. NO. (REC. NO. (REC. NO. 4566228) 4566228) 4566228) WCR 114 30' ACCESS WCR 114 & UTILITY 60' R.O.W. **FASEMENT** 60' R.O.W. (REC. NO. (REC. NO. (REC. NO. 354266) 4566228) 354266) S88°39'04"W - 2673.75' SW COR. SEC. 22, T10N, R66W S 1/4 COR. SEC. 22, T10N, R66W FOUND NO. 6 REBAR W/3-1/4" ALUM. FOUND NO. 6 REBAR W/2-1/2" ALUM. CAP. STAMPED "T10N R66W S21 S22 CAP, STAMPED "HAMMER T10N S28 S27 2006 PLS 31938" R66W 1/4 S22 S27 2019 PLS 24307" NOTES ORIGINAL DOCUMENT SIZE: 8.5" X 11" ALL DISTANCES ARE U.S. SURVEY FEET. A PARCEL OF LAND LOCATED IN THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT". RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY THE CLIENT. ADJOINED INFORMATION SHOWN FOR INFORMATIONAL PURPOSES THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 10 NORTH, POB = POINT OF BEGINNING SEE ATTACHED SHEET 1 OF 2 FOR PARCEL DESCRIPTION. RANGE 66 WEST OF THE 6TH P.M. WELD COUNTY, COLORADO

SCALE: 1"

200'

400'

520 STACY COURT, UNIT B • LAFAYETTE, CO 80026 TELEPHONE: (303) 666-0379 • FAX (303) 665-6320 WWW.TOPOGRAPHIC.COM

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