

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF JEFFERSON, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/16 CORNER OF SECTIONS 22 AND 27, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 27 BEARS SOUTH 89°41'23" WEST, A DISTANCE OF 1,323.33 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 21°25'34" WEST, A DISTANCE OF 572.18 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°18'37" EAST, A DISTANCE OF 52.00 FEET;

THENCE SOUTH 89°41'23" WEST, A DISTANCE OF 31.00 FEET;

THENCE NORTH 00°18'37" WEST, A DISTANCE OF 52.00 FEET;

THENCE NORTH 89°41'23" EAST, A DISTANCE OF 31.00 FEET TO THE **POINT OF BEGINNING**.

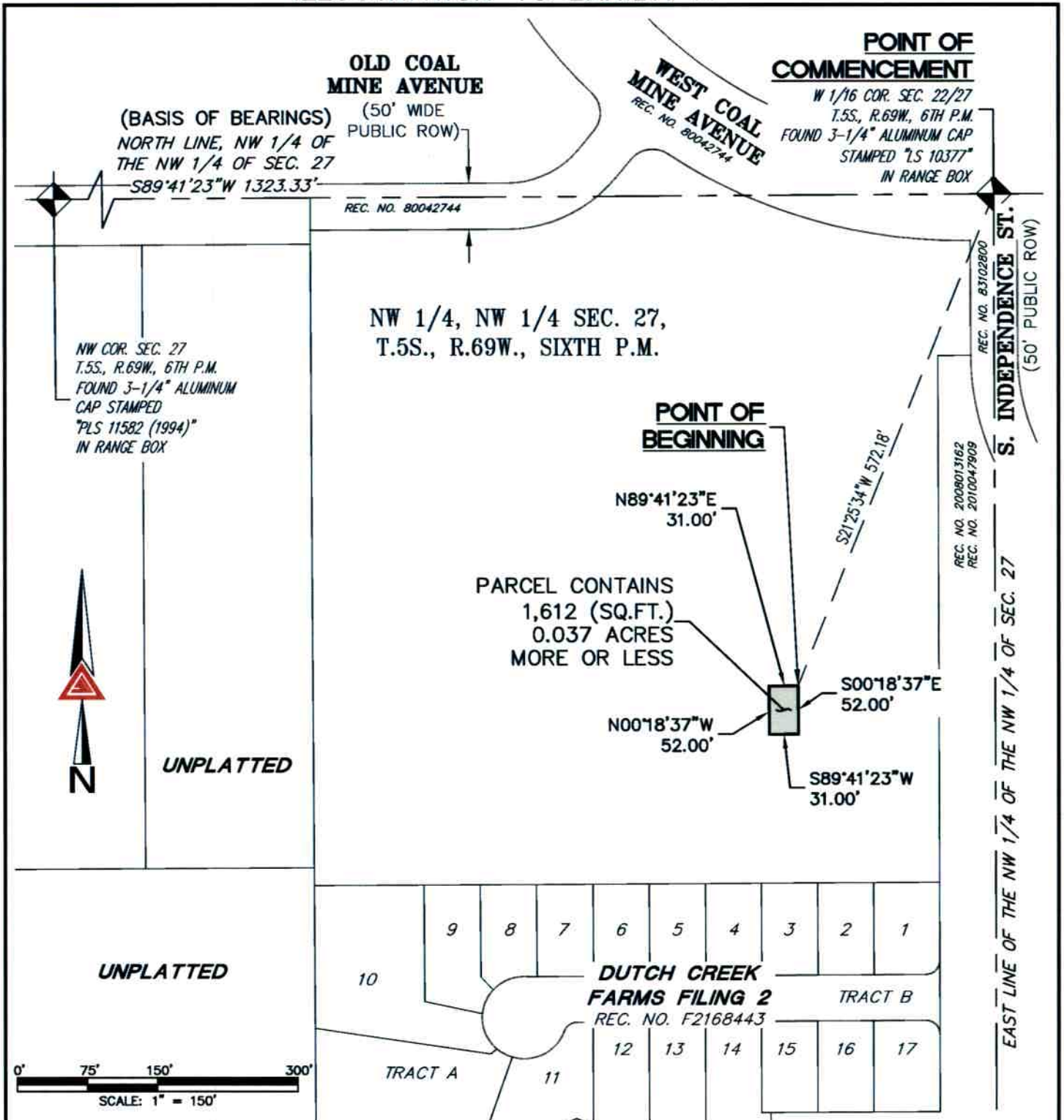
CONTAINING AN AREA OF 0.037 ACRES, (1,612 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

JAMES E. LYNCH, PLS NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898



ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\DWG\EXHIBITS\
DWG NAME: Westend Ridge DP.DWG
DWG: JEL CHK: JRW
DATE: 12/13/2021
SCALE: 1" = 150'



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PARCEL EXHIBIT
NW 1/4, NW1/4, SEC. 27, T5S, R69W, 6TH P.M.
JEFFERSON COUNTY, COLORADO
JOB NUMBER 174021-01 2 OF 2 SHEETS

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF JEFFERSON, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27;

THENCE NORTH 89°41'23" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 593.74 FEET TO THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL DEDICATED AT RECEPTION NUMBER 80042744 IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°18'39" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FIVE (5) COURSES;

1. NORTH 89°41'23" EAST, A DISTANCE OF 209.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 150.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°38'41", AN ARC LENGTH OF 132.59 FEET;
3. NORTH 39°02'43" EAST, A DISTANCE OF 25.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET;
4. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°38'33", AN ARC LENGTH OF 44.32 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 558.99 FEET;
5. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°08'40", AN ARC LENGTH OF 333.12 FEET TO A POINT ON THE SOUTH LINE OF SAID RIGHT-OF-WAY PARCEL DEDICATED AT RECEPTION NUMBER 80042744;

THENCE NORTH 89°41'23" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 11.19 FEET TO THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL DEDICATED AT RECEPTION NUMBER 83102800 IN SAID RECORDS;

THENCE SOUTH 00°08'27" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 124.92 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENTS RECORDED UNDER RECEPTION NUMBERS 2008013162 AND 2010047909;

THENCE, ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES;

1. SOUTH 89°41'23" WEST, A DISTANCE OF 35.00 FEET;
2. SOUTH 00°08'27" EAST, A DISTANCE OF 570.28 FEET TO THE NORTHEAST CORNER OF DUTCH CREEK FARMS FILING NO. 2, AS PLATTED UNDER RECEPTION NUMBER F2168443 IN SAID RECORDS;

THENCE SOUTH 89°41'23" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID DUTCH CREEK FARMS FILING NO. 2, A DISTANCE OF 667.37 FEET;

THENCE NORTH 00°18'39" WEST, A DISTANCE OF 710.20 FEET TO THE **POINT OF BEGINNING**.

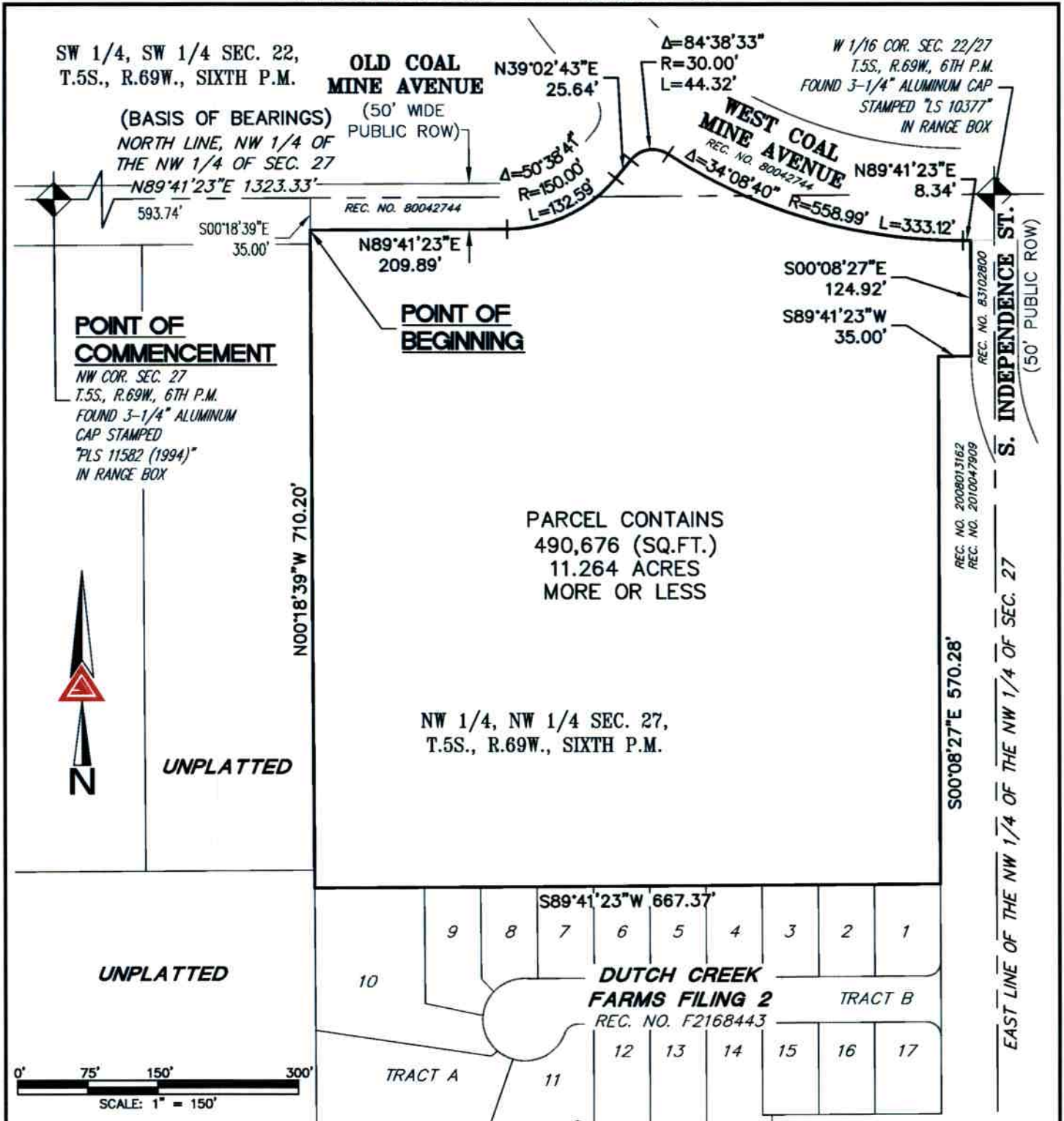
CONTAINING AN AREA OF 11.264 ACRES, (490,676 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



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BOUNDARY EXHIBIT
 SW1/4, SEC. 22 & NW1/4, SEC. 27, T5S, R69W, 6TH P.M.
 JEFFERSON COUNTY, COLORADO
 JOB NUMBER 174021-01 3 OF 3 SHEETS