

EXHIBIT A
LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND LOCATED IN THE SOUTH HALF OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH PARCEL:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, SOUTH 89°54'29" WEST, A DISTANCE OF 1642.46 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°00'19" WEST, A DISTANCE OF 276.11 FEET TO THE NORTHEAST CORNER OF KEN CARYL RANCH NORTH PLAINS PHASE I EXEMPTION SURVEY AS RECORDED UNDER RECEPTION NO. 79107172 IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE BOUNDARY OF SAID KEN CARYL RANCH NORTH PLAINS PHASE I EXEMPTION SURVEY THE FOLLOWING FIVE (5) COURSES;

1. NORTH 88°31'54" WEST, A DISTANCE OF 248.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 340.89 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°02'45", AN ARC LENGTH OF 392.95 FEET;
3. SOUTH 25°25'19" WEST, A DISTANCE OF 241.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 590.00 FEET;
4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°00'00", AN ARC LENGTH OF 556.06 FEET;
5. SOUTH 28°34'41" EAST, A DISTANCE OF 305.19 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SOUTH ALKIRE STREET, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 970.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 33°21'59" EAST;

THENCE ALONG THE RIGHT-OF-WAY OF SAID SOUTH ALKIRE STREET THE FOLLOWING ELEVEN (11) COURSES;

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°23'17", AN ARC LENGTH OF 497.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 983.36 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 62°46'31" EAST;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'04", AN ARC LENGTH OF 51.51 FEET;
3. NORTH 24°12'47" WEST, A DISTANCE OF 138.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 330.00 FEET;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°36'33", AN ARC LENGTH OF 326.05 FEET;
5. SOUTH 09°05'21" WEST, A DISTANCE OF 29.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 300.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 09°05'10" WEST;

6. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°16'35", AN ARC LENGTH OF 74.75 FEET;
7. SOUTH 23°11'46" WEST, A DISTANCE OF 30.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 270.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 23°29'06" WEST;
8. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°18'07", AN ARC LENGTH OF 199.34 FEET;
9. SOUTH 24°12'47" EAST, A DISTANCE OF 138.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,030.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 65°47'47" EAST;
10. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°25'32", AN ARC LENGTH OF 582.91;
11. SOUTH 56°38'42" EAST, A DISTANCE OF 345.21 FEET TO THE NORTHERLY MOST CORNER OF MOUNTAIN GATE AT KEN CARYL III PHASE 2 AS RECORDED UNDER RECEPTION NO. F0209976 IN SAID RECORDS;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID MOUNTAIN GATE AT KEN CARYL III PHASE 2, AND THE NORTHWESTERLY BOUNDARY OF MOUNTAIN GATE AT KEN CARYL PHASE 1 AS RECORDED UNDER RECEPTION NO. F0187943 IN SAID RECORDS SOUTH 33°24'05" WEST, A DISTANCE OF 423.48 FEET TO THE NORTHERLY RIGHT-OF-WAY OF INDORE PLACE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES;

1. NORTH 56°35'00" WEST, A DISTANCE OF 49.97 FEET;
2. SOUTH 33°25'00" WEST, A DISTANCE OF 279.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 250.00 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°04'58", AN ARC LENGTH OF 87.63 FEET;
4. SOUTH 53°29'55" WEST, A DISTANCE OF 196.05 FEET TO THE NORTHEASTERLY BOUNDARY OF STARR CENTRE AS RECORDED UNDER RECEPTION NO. F0165000 IN SAID RECORDS;

THENCE ALONG THE NORTHEASTERLY AND NORTHWESTERLY BOUNDARY OF SAID STARR CENTRE THE FOLLOWING TWO (2) COURSES:

1. NORTH 32°30'54" WEST, A DISTANCE OF 334.03 FEET;
2. SOUTH 54°15'34" WEST, A DISTANCE OF 1,037.12 FEET TO THE EASTERLY RIGHT-OF-WAY OF C-470 AS RECORDED UNDER RECEPTION NO. 81007790 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES;

1. NORTH 32°11'12" WEST, A DISTANCE OF 170.65 FEET;
2. NORTH 21°03'08" WEST, A DISTANCE OF 900.22 FEET;
3. NORTH 20°44'03" WEST, A DISTANCE OF 600.08 FEET;
4. NORTH 34°42'39" WEST, A DISTANCE OF 310.48 FEET;
5. NORTH 19°46'46" WEST, A DISTANCE OF 676.91 FEET;
6. SOUTH 89°58'36" EAST, A DISTANCE OF 107.20 FEET;

7. NORTH 00°20'06" WEST, A DISTANCE OF 350.13 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE ALONG SAID NORTH LINE, SOUTH 89°58'42" EAST, A DISTANCE OF 1847.47 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 29;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, NORTH 89°54'29" EAST, A DISTANCE OF 1,000.66 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 114.985 ACRES, (5,008,747 SQUARE FEET), MORE OR LESS.

SOUTH PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, SOUTH 89°55'59" WEST, A DISTANCE OF 90.17 FEET;

THEN DEPARTING SAID NORTH LINE, SOUTH 00°04'01" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WEST KEN CARYL AVENUE, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY BOUNDARY OF THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 201388478 IN SAID RECORDS THE FOLLOWING THIRTEEN (13) COURSES;

1. SOUTH 00°02'50" EAST, A DISTANCE OF 13.70 FEET;
2. SOUTH 24°08'31" EAST, A DISTANCE OF 19.61 FEET;
3. SOUTH 18°24'02" EAST, A DISTANCE OF 40.85 FEET;
4. SOUTH 00°34'48" WEST, A DISTANCE OF 29.91 FEET;
5. SOUTH 06°23'06" WEST, A DISTANCE OF 122.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 432.80 FEET;
6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°19'38", AN ARC LENGTH OF 47.80 FEET;
7. SOUTH 00°59'32" EAST, A DISTANCE OF 42.07 FEET;
8. SOUTH 04°22'13" EAST, A DISTANCE OF 39.30 FEET;
9. SOUTH 00°03'14" WEST, A DISTANCE OF 398.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 429.00 FEET;
10. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°35'45", AN ARC LENGTH OF 86.82 FEET;
11. SOUTH 11°32'30" EAST, A DISTANCE OF 65.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 371.00 FEET;
12. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°35'46", AN ARC LENGTH OF 75.09 FEET;
13. SOUTH 00°03'14" WEST, A DISTANCE OF 33.37 FEET TO THE NORTHERLY BOUNDARY OF KEN CARYL RANCH PLAINS PHASE IX AS RECORDED UNDER RECEPTION NO. 79037449 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 88°34'01" WEST, A DISTANCE OF 1,231.16 FEET;

THENCE SOUTH 89°01'18" WEST, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF THAT VACATED PORTION OF ALKIRE STREET AS RECORDED UNDER RECEPTION NO. F0523023 IN SAID RECORDS;

THENCE ALONG SAID CENTERLINE, NORTH 00°58'42" WEST, A DISTANCE OF 673.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SOUTH ALKIRE STREET AS RECORDED UNDER RECEPTION NO. 79037446 IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY OF SAID SOUTH ALKIRE STREET THE FOLLOWING SIX (6) COURSES

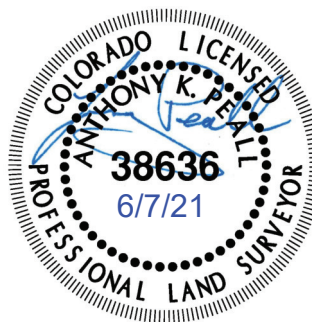
1. NORTH 89°01'18" EAST, A DISTANCE OF 30.00 FEET;
2. NORTH 00°58'42" WEST, A DISTANCE OF 75.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 362.50 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°31'38", AN ARC LENGTH OF 60.28 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 362.50 FEET;
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°31'38", AN ARC LENGTH OF 60.28 FEET;
5. NORTH 00°58'42" WEST, A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET;
6. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°54'41", AN ARC LENGTH OF 47.60 FEET TO SAID SOUTHERLY RIGHT-OF-WAY OF WEST KEN CARYL AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES;

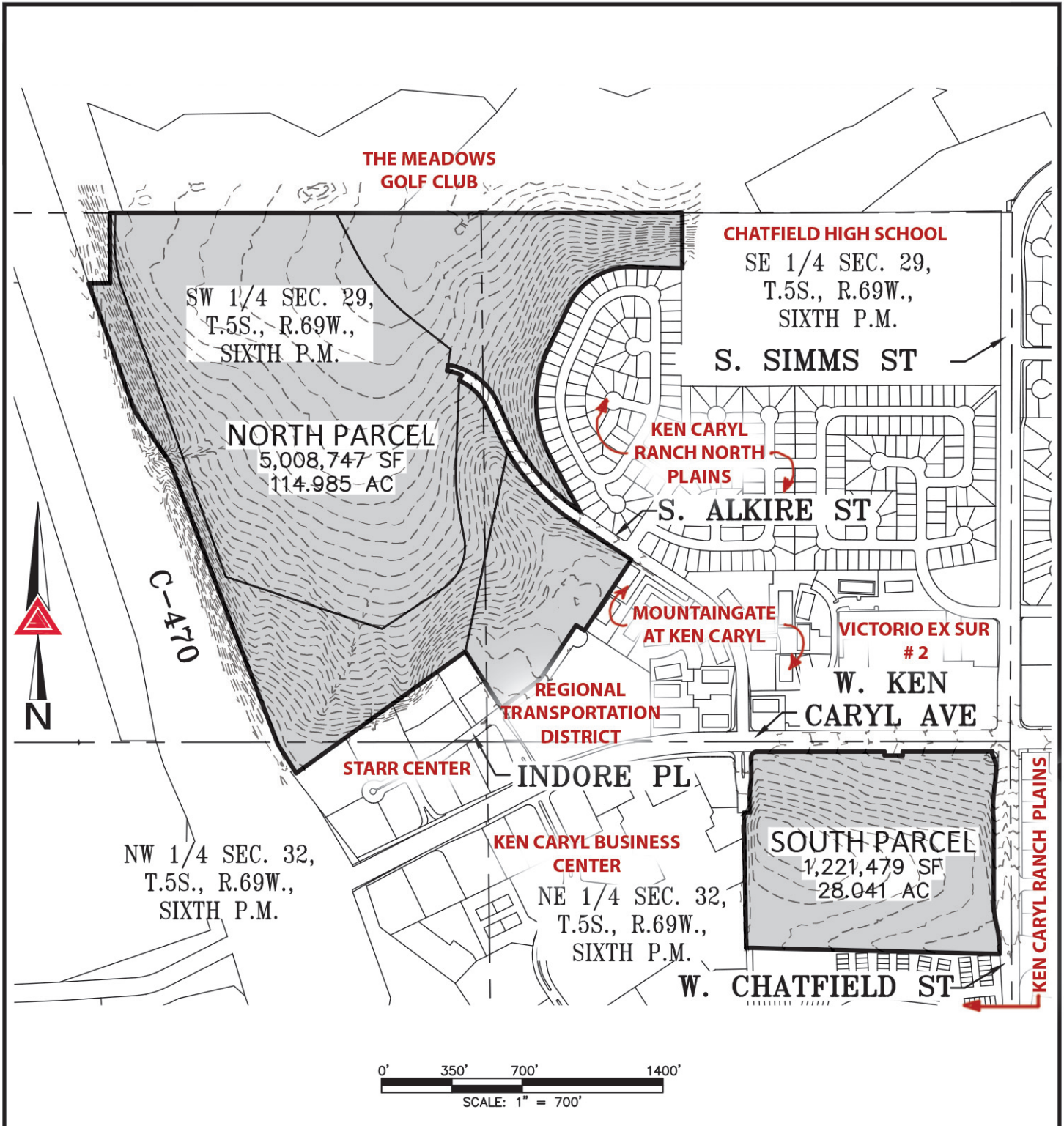
1. NORTH 89°55'59" EAST, A DISTANCE OF 635.05 FEET;
2. SOUTH 00°04'01" EAST, A DISTANCE OF 20.00 FEET;
3. NORTH 89°55'59" EAST, A DISTANCE OF 90.00 FEET;
4. NORTH 00°04'01" WEST, A DISTANCE OF 20.00 FEET;
5. NORTH 89°55'59" EAST, A DISTANCE OF 444.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET;
6. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°20'31", AN ARC LENGTH OF 0.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 28.041 ACRES, (1,221,479 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



ANTHONY K. PEALL, PLS 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898



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

PATH: _____
 DWG NAME: _____
 DWG: RBA CHK: AKP
 DATE: 03/24/2021
 SCALE: 1" = 700'

District Legal Boundary.dwg



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Q:\54820-28 - Ken Caryl North Parcel\Draw\EXHIBITS

DISTRICT BOUNDARY
 SEC 29, SEC 32, T5S, R69W, 6TH P.M.
 JEFFERSON COUNTY, COLORADO
 JOB NUMBER 54820-28 5 OF 5 SHEETS