

EXHIBIT "A"

SE1/4 SECTION 8
T12S, R79W, 6TH P.M.
CHAFFEE COUNTY

OWNER:
YOUNT GST
IRREVOCABLE TRUST
PARCEL #
300909300825
REC. #443139

NE'LY SIDE
PARCEL #300917100828
OF REC NO. 443139

SW1/4 SECTION 9
T12S, R79W, 6TH P.M.
CHAFFEE COUNTY

N86°04'47"W
2300.99'(TIE)

POINT OF BEGINNING

AURORA & COLORADO SPRINGS
RIGHT-OF-WAY
B: 341 PG: 111 PER LAND
SURVEY PLAT BY HENDERSON LAND
SURVEYING CO., INC. DATED 8-4-97

SW COR. SEC. 9
T12S, R79W,
6TH P.M.

L1
C4
C1

SECTION LINE

OWNER:
YOUNT GST
IRREVOCABLE TRUST
REC. #443139
PARCEL #300917100828

S'LY R.O.W.

BASIS OF BEARING

SOUTH LINE SW 1/4 OF SECTION 9
S89°23'31"E 2632.77'

COLORADO MIDLAND
RAILWAY
RIGHT-OF-WAY
B: 54 & PG: 77

S1/4 COR. SEC. 9
T12S, R79W, 6TH P.M.
FOUND 3.25" BLM
BRASS CAP

UTILITY EASEMENT
AREA=22,657 S.F.±
OR 0.520 ACRES±

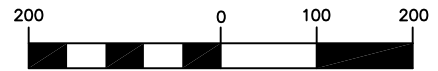
NW1/4 SECTION 16
T12S, R79W, 6TH P.M.
CHAFFEE COUNTY

OWNER:
STATE OF COLORADO DIVISION OF WILDLIFE
PARCEL # 300916200005

OWNER:
UNITED STATES BUREAU OF LAND MANAGEMENT
PARCEL # 300917100820
REC. #293893

OWNER:
D&M RESORT MINISTRY, LLC
PARCEL # 300917100827
REC. #345752

NE1/4 SECTION 17
T12S, R79W, 6TH P.M.
CHAFFEE COUNTY



1 inch = 200 ft.

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 2.) ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: M.C.

CHKD. BY: J.L.

DATE: 05/10/21

SCALE: 1" = 200'

FILE: R13125

SHEET: 1 OF 3

W/O #:

UTILITY EASEMENT

LINE TABLES

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S69°33'58"E	34.17
L2	S66°12'50"W	695.00
L3	S63°09'39"W	1.21
L4	N06°02'05"E	42.13
L5	N66°20'24"E	779.07

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	305.93	904.93	19°22'12"	S56°31'45"W	304.47
C2	311.34	622.96	28°38'05"	S51°53'48"W	308.11
C3	227.21	450.00	28°55'47"	N51°52'30"E	224.81
C4	262.26	550.00	27°19'14"	N52°40'48"E	259.78

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 9, 16, AND 17, TOWNSHIP 12 SOUTH, RANGE 79 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF CHAFFEE, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO. 443139, FILED IN THE CHAFFEE COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

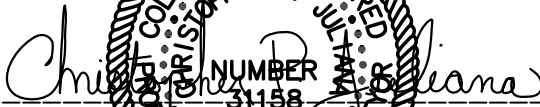
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, ASSUMED TO BEAR S89°23'31"E A DISTANCE OF 2632.77 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 9 TO A 3.5" BLM BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 9;

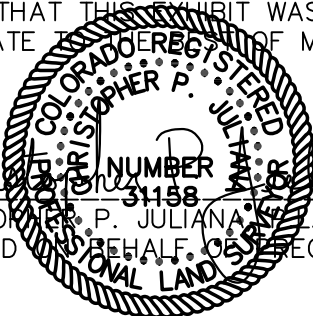
BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF PARCEL NO. 300917100828 OF SAID RECEPTION NO. 443139, SAID POINT BEARS N86°04'47"W A DISTANCE OF 2300.99 FEET FROM SAID SOUTH QUARTER CORNER OF SAID SECTION 9;

THENCE S69°33'58"E ALONG SAID NORTHEASTERLY SIDE A DISTANCE OF 34.17 FEET TO THE NORTHERLY RIGHT-OF-WAY OF COLORADO MIDLAND RAILWAY PER BOOK 54 PAGE 77 OF SAID CLERK AND RECORDER'S OFFICE, THE FOLLOWING THREE (3) COURSES; (1) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 305.93 FEET, HAVING A RADIUS OF 904.93 FEET, THROUGH A CENTRAL ANGLE OF 19°22'12" AND A CHORD WHICH BEARS S56°31'45"W A DISTANCE OF 304.47 FEET; (2) THENCE S66°12'50"W A DISTANCE OF 695.00 FEET; (3) THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 311.34 FEET, HAVING A RADIUS OF 622.96 FEET, THROUGH A CENTRAL ANGLE OF 28°38'05" AND A CHORD WHICH BEARS S51°53'48"W A DISTANCE OF 308.11 FEET TO THE NORTHERLY SIDE OF RECEPTION NO. 293893; THENCE S63°09'39"W ALONG THE NORTHERLY SIDE A DISTANCE OF 1.21 FEET TO THE EASTERLY SIDE OF RECEPTION NO. 345752; THENCE N06°02'05"E ALONG SAID EASTERLY SIDE A DISTANCE OF 42.13 FEET TO THE NORTHERLY RIGHT-OF-WAY OF AURORA & COLORADO SPRINGS PER BOOK 341 PAGE 111 OF SAID CLERK AND RECORDER'S OFFICE THE FOLLOWING THREE (3) COURSES; (1) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 227.21 FEET, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 28°55'47" AND A CHORD WHICH BEARS N51°52'30"E A DISTANCE OF 224.81 FEET; (2) THENCE N66°20'24"E A DISTANCE OF 779.07 FEET; (3) THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 262.26 FEET, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 27°19'14" AND A CHORD WHICH BEARS N52°40'48"E A DISTANCE OF 259.78 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTHWEST CORNER BEARS S68°59'58"W A DISTANCE OF 360.99 FEET.

SAID PARCEL CONTAINS 22,657 SQUARE FEET OF LAND OR 0.520 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


CHRISTOPHER P. JULIANA, REGISTERED LAND SURVEYOR, NO. 31158, DATE 05/10/21
FOR AND ON BEHALF OF SURVEY & MAPPING, INC.



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DRN. BY: M.C.
CHKD. BY: J.L.
DATE: 05/10/21
SCALE: 1" = 200'

FILE: R13125
SHEET: 2 OF 3
W/O #: _____

UTILITY EASEMENT