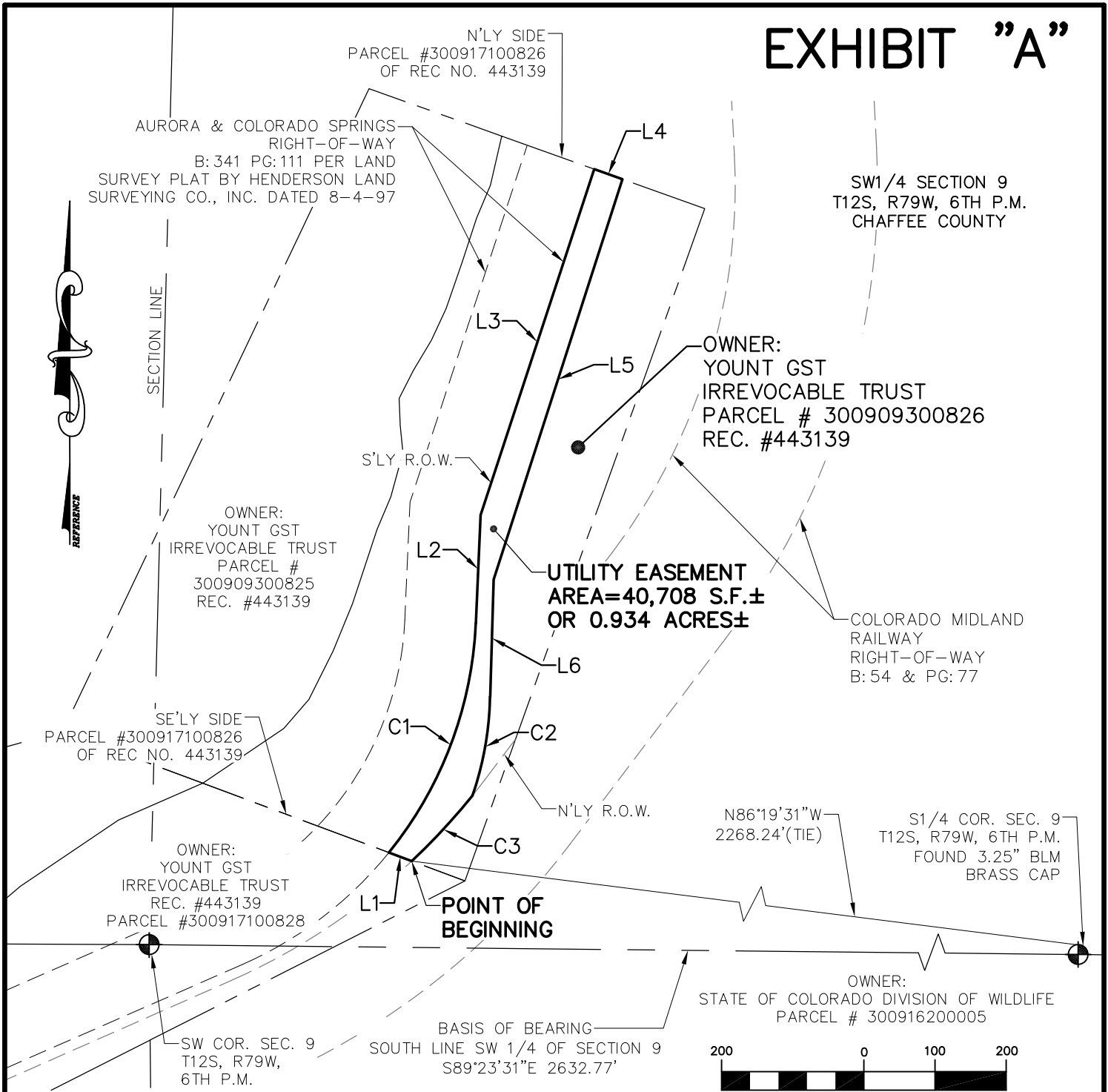


EXHIBIT "A"



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

OWNER:
YOUNT GST
IRREVOCABLE TRUST
PARCEL # 300909300826
REC. #443139

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

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

UTILITY EASEMENT
AREA=40,708 S.F.±
OR 0.934 ACRES±

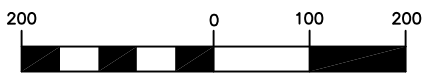
COLORADO MIDLAND
RAILWAY
RIGHT-OF-WAY
B: 54 & PG: 77

N86°19'31"W
2268.24'(TIE)

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

OWNER:
STATE OF COLORADO DIVISION OF WILDLIFE
PARCEL # 300916200005

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



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.

PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS

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	N69°33'58"W	34.17
L2	N02°31'15"E	152.43
L3	N18°10'53"E	511.56
L4	S70°20'04"E	42.18
L5	S17°51'06"W	590.87
L6	S01°40'23"W	164.84

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	350.36	550.00	36°29'56"	N20°46'13"E	344.47
C2	141.54	451.13	17°58'32"	S10°05'53"W	140.96
C3	125.83	904.93	7°58'01"	S42°51'38"W	125.73



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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

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SOUTHWEST QUARTER OF SECTION 9, 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;

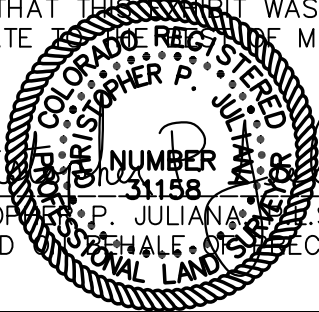
BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF PARCEL NO. 300917100826 OF SAID RECEPTION NO. 443139, SAID POINT BEARS N86°19'31"W A DISTANCE OF 2268.24 FEET FROM SAID SOUTH QUARTER CORNER OF SECTION 9;

THENCE N69°33'58"W ALONG SAID SOUTHEASTERLY SIDE A DISTANCE OF 34.17 FEET TO THE SOUTHERLY 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 LEFT AN ARC LENGTH OF 350.36 FEET, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 36°29'56" AND A CHORD WHICH BEARS N20°46'13"E A DISTANCE OF 344.47 FEET; (2) THENCE N02°31'15"E A DISTANCE OF 152.43 FEET; (3) THENCE N18°10'53"E A DISTANCE OF 511.56 FEET TO THE NORTHERLY SIDE OF PARCEL NO. 300917100826 OF SAID RECEPTION NO. 443139; THENCE S70°20'04"E ALONG SAID NORTHERLY SIDE A DISTANCE OF 42.18 FEET; THENCE S17°51'06"W A DISTANCE OF 590.87 FEET; THENCE S01°40'23"W A DISTANCE OF 164.84 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 141.54 FEET, HAVING A RADIUS OF 451.13 FEET, THROUGH A CENTRAL ANGLE OF 17°58'32" AND A CHORD WHICH BEARS S10°05'53"W A DISTANCE OF 140.96 FEET TO THE NORTHERLY RIGHT-OF-WAY OF COLORADO MIDLAND RAILWAY PER BOOK 54 PAGE 77 OF SAID CLERK AND RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 125.83 FEET, HAVING A RADIUS OF 904.93 FEET, THROUGH A CENTRAL ANGLE OF 07°58'01" AND A CHORD WHICH BEARS S42°51'38"W A DISTANCE OF 125.73 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTHWEST CORNER BEARS S72°20'49"W A DISTANCE OF 387.27 FEET.

SAID PARCEL CONTAINS 40,708 SQUARE FEET OF LAND OR 0.934 ACRES, MORE OR LESS.

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

Christopher P. Juliana 05/10/21
 CHRISTOPHER P. JULIANA, No. S. 31158 DATE
 FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.



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 CHKD. BY: J.L.
 DATE: 05/10/21
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FILE: R13125
 SHEET: 3 OF 3
 W/O #: _____

**UTILITY
 EASEMENT**