

EXHIBIT A

Exhibit 1A

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN TRACT B, COVENANT AT CASTLE ROCK, LOCATED IN THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 2014 AT RECEPTION NO. 2014073781, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID COVENANT AT CASTLE ROCK AND CONSIDERING THE SOUTHWEST LINE OF SAID COVENANT AT CASTLE ROCK TO BEAR SOUTH 40°01'12" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 40°01'12" EAST, A DISTANCE OF 34.34 FEET ALONG SAID SOUTHWEST LINE, SAID LINE ALSO BEING THE SOUTHWEST LINE OF SAID TRACT B, TO A LINE 15.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWEST LINE OF SAID TRACT B AND THE **POINT OF BEGINNING**;

THENCE NORTH 41°42'11" EAST, A DISTANCE OF 10.11 FEET ALONG LAST SAID PARALLEL LINE TO A LINE 10.00 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID SOUTHWEST LINE OF TRACT B;

THENCE SOUTH 40°01'12" EAST, A DISTANCE OF 243.03;

THENCE NORTH 49°58'48" EAST, A DISTANCE OF 25.11 FEET TO A NON-TANGENT CURVE, BEING 15.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID TRACT B;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 8°49'24", A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 10.01 FEET, THE CHORD OF WHICH BEARS SOUTH 40°01'12" EAST, A DISTANCE OF 10.00 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 49°58'48" WEST, A DISTANCE OF 35.11 FEET TO SAID SOUTHWEST LINE OF TRACT B;

THENCE NORTH 40°01'12" WEST, A DISTANCE OF 251.57 FEET ALONG SAID SOUTHWEST LINE OF TRACT B TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 2,773 SQUARE FEET, OR 0.0637 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING

Dwg. Name: P:\Drncrc01\dwg\Surv\Final Drawings\Exhibits\DRH.CRC001.00-SE.dwg Updated By: Bpfohl 2/17/2015 9:00 AM

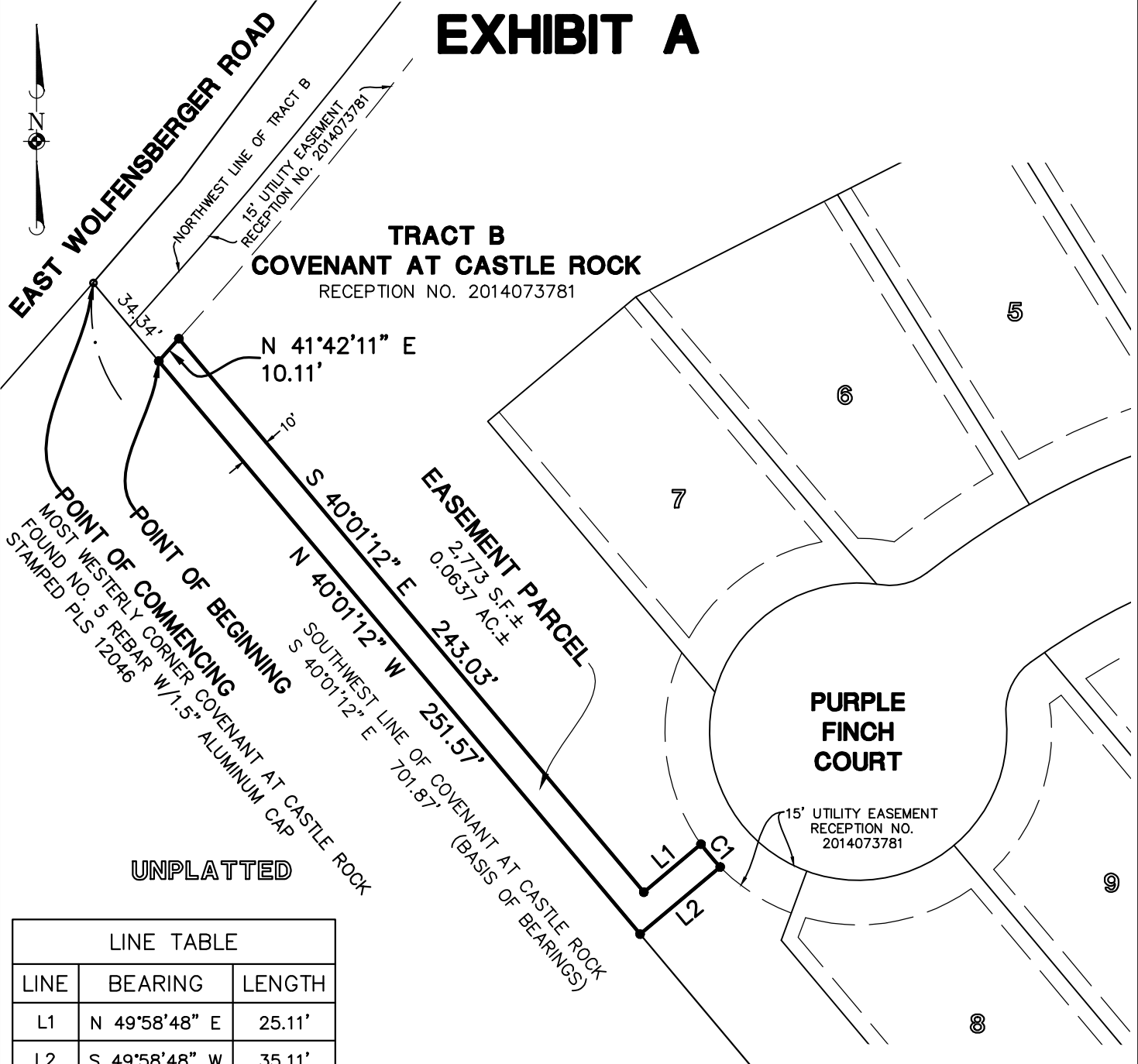


7442 South Tucson Way, Suite 190-A, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
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COVENANT AT CASTLE ROCK	
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO	
EASEMENT EXHIBIT	
PROJ. MGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>BJP</u>	1 OF 2
DATE: <u>02/17/15</u>	DRH.CRC001.00
SCALE: <u>N/A</u>	

EXHIBIT A

TRACT B COVENANT AT CASTLE ROCK RECEPTION NO. 2014073781



POINT OF MOST WESTERLY CORNER COVENANT AT CASTLE ROCK FOUND NO. 5 REBAR W/1.5" ALUMINUM CAP STAMPED PLS 12046

POINT OF BEGINNING

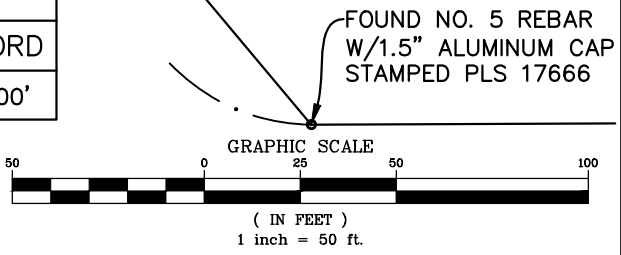
UNPLATTED

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 49°58'48" E	25.11'
L2	S 49°58'48" W	35.11'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°49'24"	65.00'	10.01'	S 40°01'12" E	10.00'

NOTE:

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



Manhard
CONSULTING

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COVENANT AT CASTLE ROCK
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
EASEMENT EXHIBIT

PROJ. MGR.: JMR	SHEET
DRAWN BY: BJP	2 OF 2
DATE: 02/17/15	DRH.CRCO01.00
SCALE: 1" = 50'	

Dwg Name: P:\Drhcrco01\Drawings\Exhibits\Surv\DRH.CRCO01.00-SE.dwg Updated By: B.Pfohl 2/17/2015 9:00 AM