

EXHIBIT A
LEGAL DESCRIPTION
Easement Vacation

Parcel Description

A portion of a 20' Sanitary Sewer Easement recorded at Reception No. 9213910, of Castle Rock Factory Shops Final Plat in the Douglas County Clerk and Recorder Office, within Lot 3, Block 1, of said Castle Rock Factory Shops, being situated in the East One-Half of Section 27, Township 7 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado.

Basis of Bearings:

Bearings are based on the East line of the Northeast Quarter of Section 27, Township 7 South, Range 67 West of the 6th Principal Meridian, monumented to the North End by a 3.25" aluminum cap stamped "LS 13485" and to the South End by a 3.25" aluminum cap stamped "LS 14166", and is assumed to bear S00°28'37"W.

Commencing at the Northwesternmost corner of Lot 3, Block 1, of Castle Rock Factory Shops, Thence along the North line of said Lot 3 N62°14'06"E, a distance of 416.86 feet to a point on the East line of said 20' Sanitary Sewer Easement; Thence along said East line S27°45'54"E, a distance of 405.00 feet to an angle point on said 20' Sanitary Sewer Easement and being the **Point Of Beginning**;

Thence along the North line of said easement N62°14'06"E, a distance of 117.02 feet;

Thence S15°36'47"W, a distance of 27.52 feet to a point on the South line of said easement;

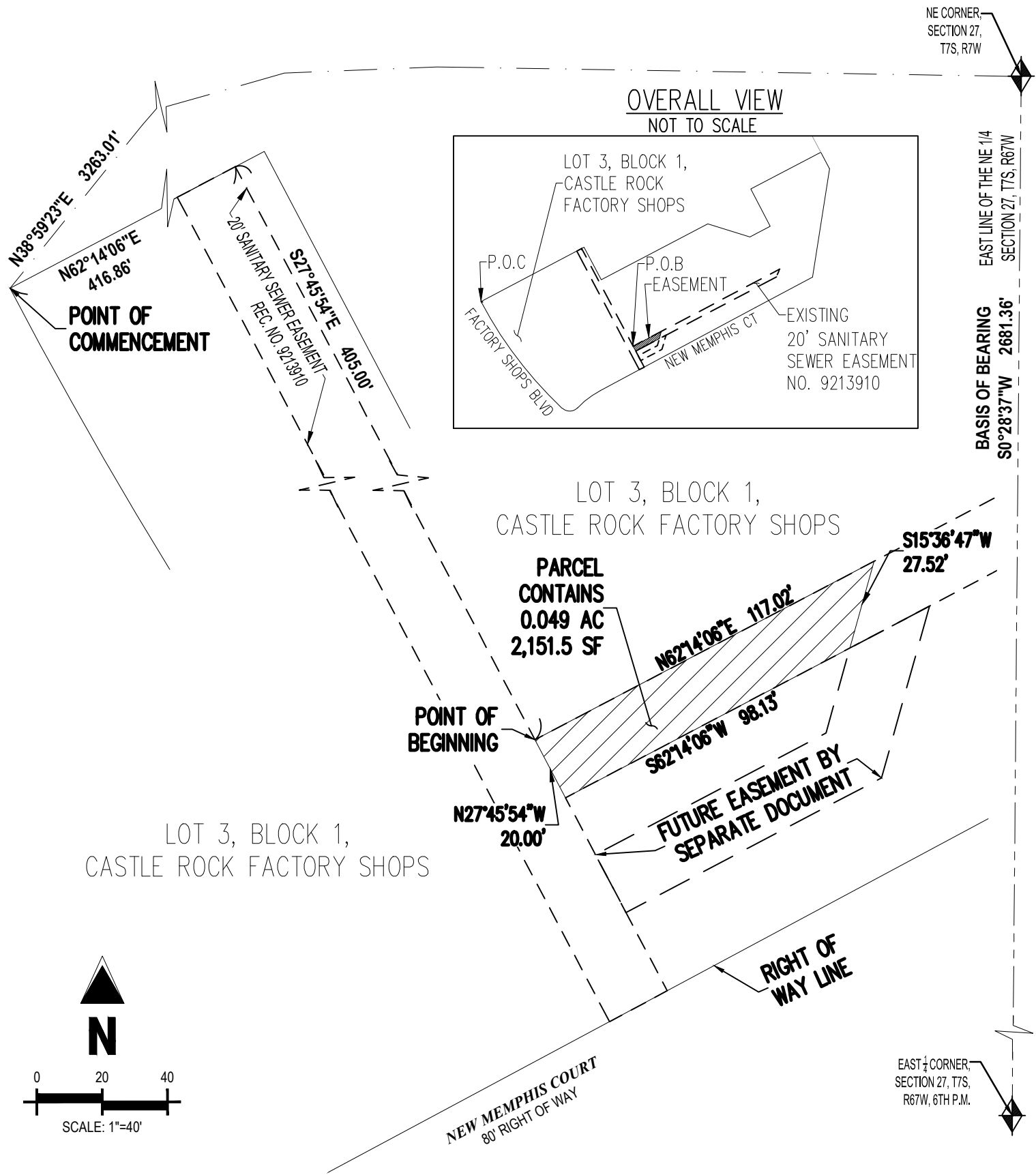
Thence along said South line S62°14'06"W, a distance of 98.13 feet;

Thence N27°45'54"W, a distance of 20.00 feet to the **Point Of Beginning**.

Parcel contains 2151.50 square feet or 0.049 acres, more or less.

EXHIBIT B is attached hereto and is only intended to depict EXHIBIT A - Legal Description. In the event that EXHIBIT A contains an ambiguity, EXHIBIT B may be used to resolve said ambiguity.

Prepared for and on behalf of Galloway
by Bret W. Dalton, PLS# 38366



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

EXHIBIT B
SANITARY SEWER EASEMENT VACATION

A PORTION OF A 20' SANITARY SEWER EASEMENT TO BE VACATED, RECEPTION NO. 9213910, WITHIN LOT 3, BLOCK 1 OF CASTLE ROCK FACTORY SHOPS, FINAL PLAT

CASTLE ROCK, DOUGLAS COUNTY, COLORADO

Project No:	CRT000001.20
Drawn By:	BC
Checked By:	BWD
Date:	08-22-2019



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