

**EXHIBIT A**  
**PERMANENT EASEMENT NO. 3**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED MARCH 08, 2016 AT RECEPTION NO. 2016015935, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH QUARTER CORNER OF SAID SECTION 13, WHENCE THE WEST LINE OF SAID NORTHEAST QUARTER BEARS SOUTH 01°16'00" EAST, A DISTANCE OF 2,646.20 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE SOUTH 78°04'01" EAST, A DISTANCE OF 2,149.02 FEET TO THE NORTHERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°35'53" EAST, A DISTANCE OF 6.43 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 00°25'18" EAST, A DISTANCE OF 25.19 FEET;

THENCE NORTH 89°34'42" EAST, A DISTANCE OF 65.21 FEET;

THENCE SOUTH 23°33'32" WEST, A DISTANCE OF 32.60 FEET;

THENCE SOUTH 34°28'31" WEST, A DISTANCE OF 119.36 FEET;

THENCE NORTH 55°21'56" WEST, A DISTANCE OF 122.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 595.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 47°48'33" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°35'13", AN ARC LENGTH OF 276.10 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 745.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°09'23", AN ARC LENGTH OF 678.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 290.72 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 77°33'53" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°58'50", AN ARC LENGTH OF 20.20 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST PLUM CREEK PARKWAY AS DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN BOOK 765, AT PAGE 160, IN SAID OFFICIAL RECORDS, AND TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 725.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°27'24" WEST;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°56'22", AN ARC LENGTH OF 657.22 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 615.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°52'30", AN ARC LENGTH OF 277.74 FEET TO THE WESTERLY BOUNDARY OF ACCESS AND DRAINAGE EASEMENT AS DEPICTED ON ROLLING HILLS RECORDED AT RECEPTION NO. 9011325, IN SAID OFFICIAL RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 84.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 25°43'04" EAST,

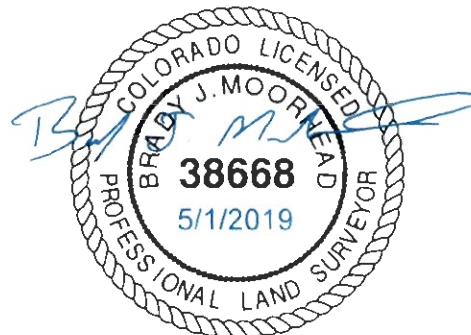
THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY ALONG THE WESTERLY, SOUTHEASTERLY, AND NORTHEASTERLY BOUNDARIES OF SAID ACCESS AND DRAINAGE EASEMENT THE FOLLOWING NINE (9) COURSES:

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°01'14", AN ARC LENGTH OF 28.05 FEET;
2. TANGENT TO SAID CURVE, NORTH 83°18'11" EAST, A DISTANCE OF 13.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 34.50 FEET;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°17'52", AN ARC LENGTH OF 19.45 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 284.50 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°14'37", AN ARC LENGTH OF 21.07 FEET;
5. NON-TANGENT TO SAID CURVE, SOUTH 40°22'54" EAST, A DISTANCE OF 15.01 FEET,
6. NORTH 43°37'17" EAST, A DISTANCE OF 74.21 FEET,
7. NORTH 42°30'53" WEST, A DISTANCE OF 16.81 FEET;
8. NORTH 01°45'25" WEST, A DISTANCE OF 18.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 287.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°06'22" EAST;
9. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°17'53", AN ARC LENGTH OF 6.50 FEET TO THE POINT OF BEGINNING.

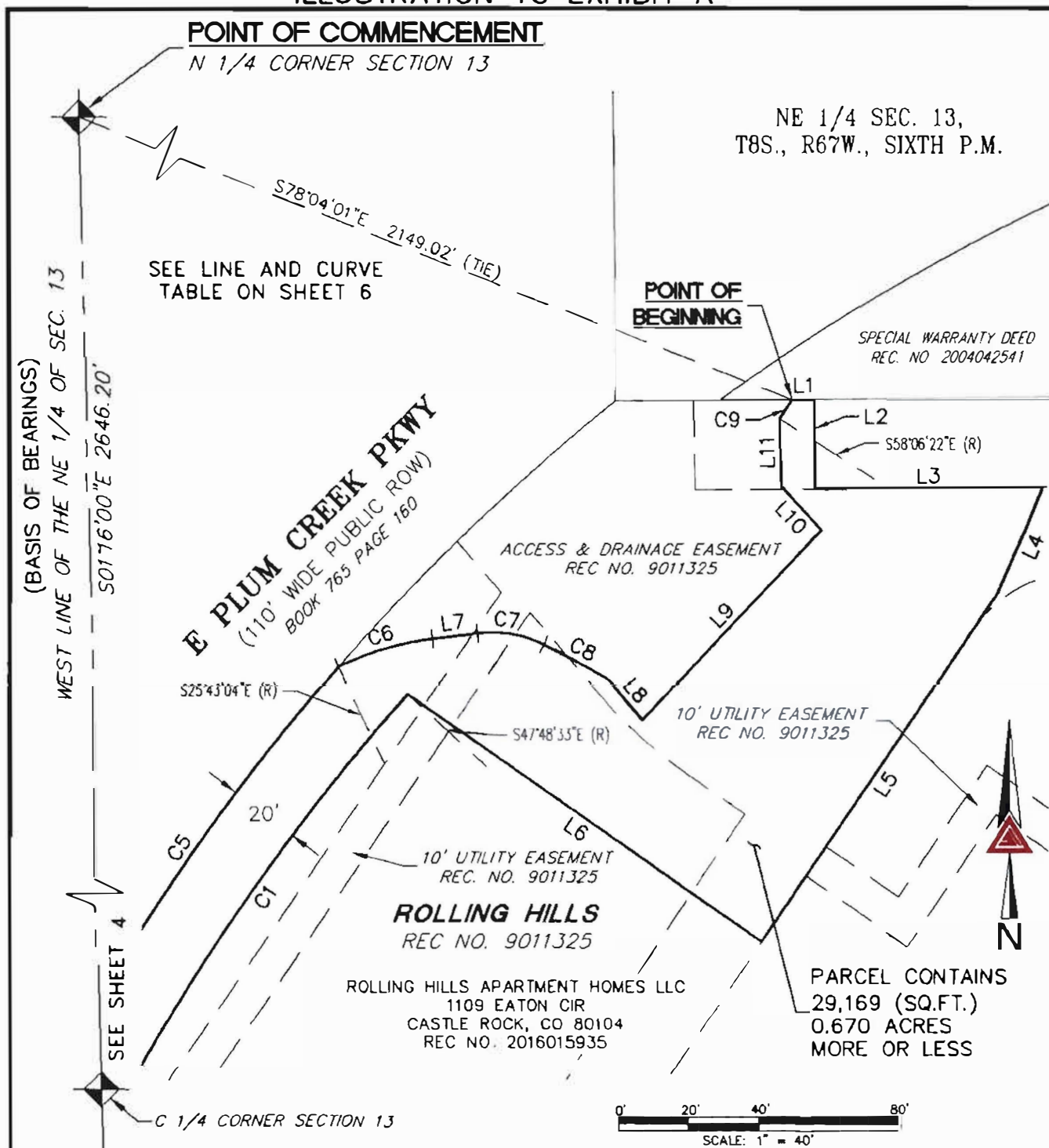
CONTAINING AN AREA OF 0.670 ACRES, (29,169 SQUARE FEET), MORE OR LESS

EXHIBIT ATTACHED AND MADE A PART HEREOF

BRADY J. MOORHEAD, PLS 38668  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC  
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
303-713-1898



**ILLUSTRATION TO EXHIBIT A**



PATH: G:\48118-13\Draw\DO#BITS  
DWG NAME: PERMANENT EASEMENT 3  
DWG: CWB CHK: JRW  
DATE: 3/7/2019  
SCALE: 1" = 40'

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave  
Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

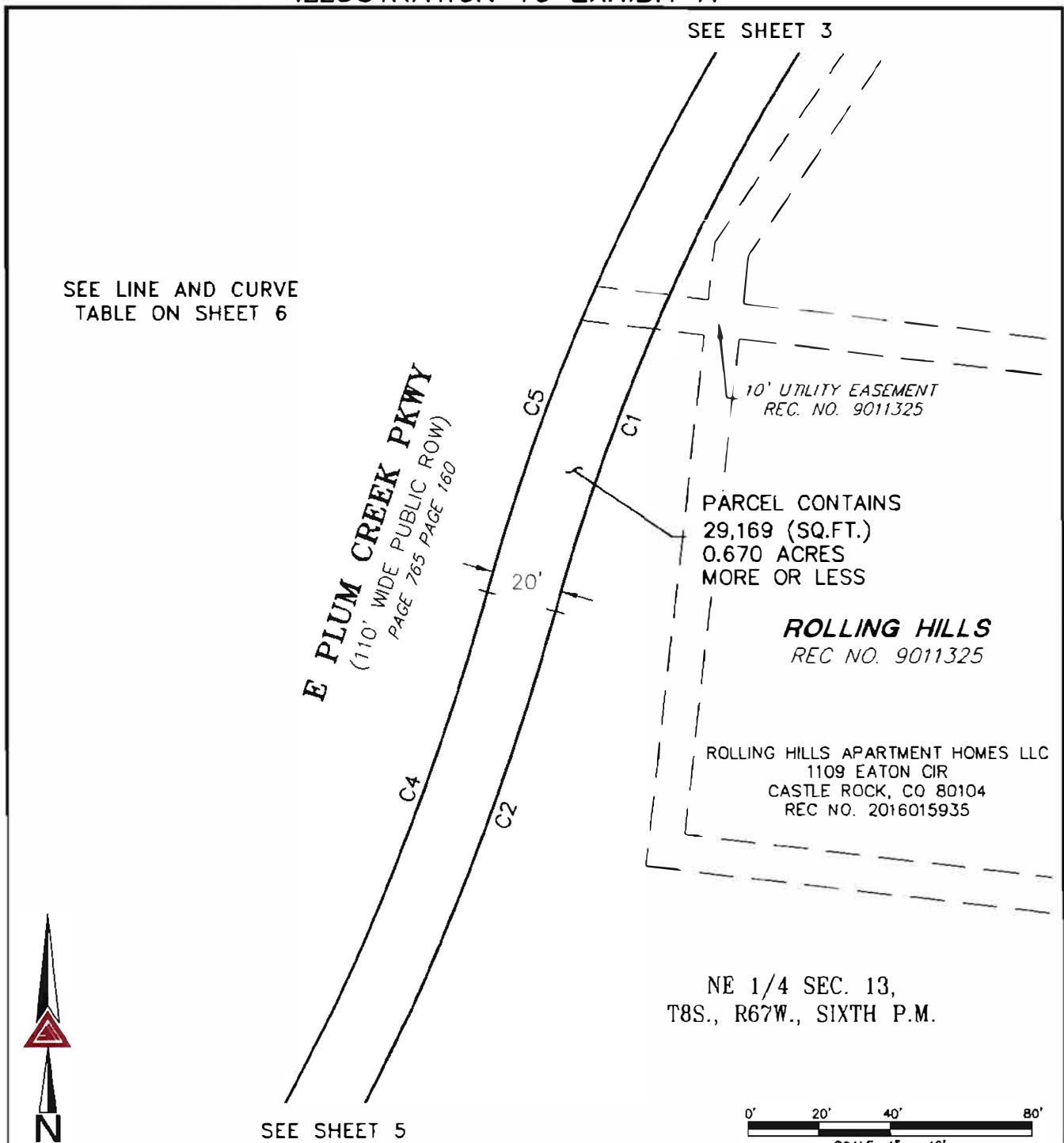
**EXHIBIT A**

NE 1/4 SEC. 13, T.8S., R.67W., 6TH P.M.  
DOUGLAS COUNTY, COLORADO

JOB NUMBER 48118-13

3 OF 6 SHEETS

## ILLUSTRATION TO EXHIBIT A



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

PATH: G:\48118-13\Draw\EXHIBITS  
DWG NAME: PERMANENT EASEMENT 3  
DWG: CMB CHK: JRW  
DATE: 3/7/2019  
SCALE: 1" = 40'



400 East Mineral Ave.  
Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1800  
Fax: (303) 713-1807  
www.aztecconsultants.com

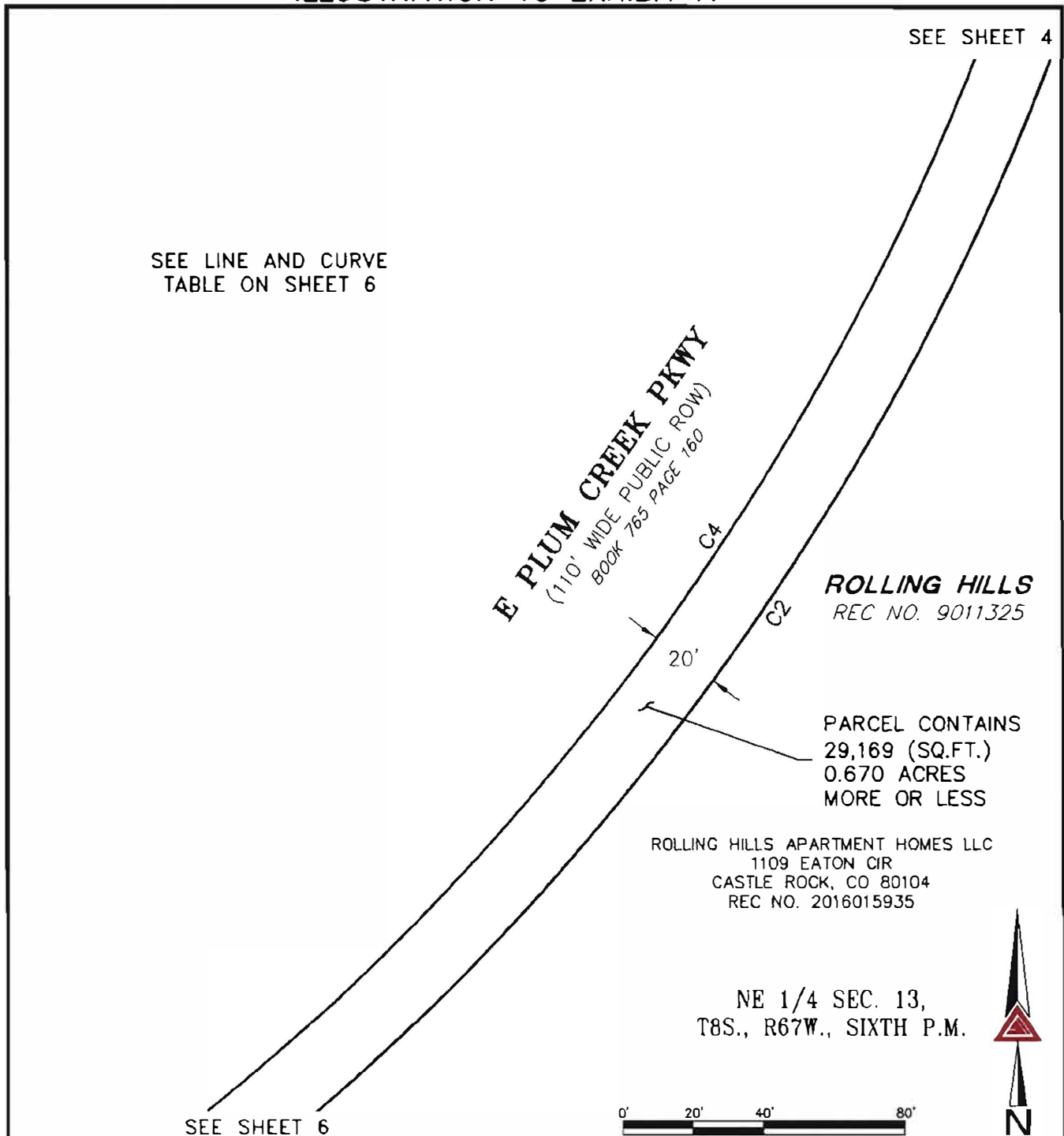
**EXHIBIT A**

NE 1/4 SEC. 13, T.8S., R.67W., 6TH P.M.  
DOUGLAS COUNTY, COLORADO

JOB NUMBER 48118-13

4 OF 6 SHEETS

**ILLUSTRATION TO EXHIBIT A**



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

PATH: Q:\48118-13\DWG\EXHIBITS  
 DWG NAME: PERMANENT EASEMENT 3  
 DWG: CWB CHK JRW  
 DATE: 3/7/2019  
 SCALE: 1" = 40'



300 East Mineral Ave  
 Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1898  
 Fax: (303) 713-1897  
 www.aztecconsultants.com

**EXHIBIT A**

NE 1/4 SEC. 13, T.8S., R.67W., 6TH P.M.  
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 48118-13

5 of 6 SHEETS

**ILLUSTRATION TO EXHIBIT A**

LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	N89°35'53"E	6.43'	C1	26°35'13"	595.00'	276.10'
L2	S00°25'18"E	25.19'	C2	52°09'23"	745.00'	678.17'
L3	N89°34'42"E	65.21'	C3	3°58'50"	290.72'	20.20'
L4	S23°33'32"W	32.60'	C4	51°56'22"	725.00'	657.22'
L5	S34°28'31"W	119.36'	C5	25°52'30"	615.00'	277.74'
L6	N55°21'56"W	122.91'	C6	19°01'14"	84.50'	28.05'
L7	N83°18'11"E	13.03'	C7	32°17'52"	34.50'	19.45'
L8	S40°22'54"E	15.01'	C8	4°14'37"	284.50'	21.07'
L9	N43°37'17"E	74.21'	C9	1°17'53"	287.00'	6.50'
L10	N42°30'53"W	16.81'				
L11	N01°45'25"W	18.84'				

SEE SHEET 5

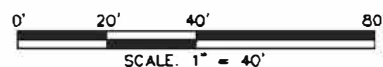
**E PLUM CREEK PKWY**  
(110' WIDE PUBLIC ROW)  
BOOK 765 PAGE 160

ROLLING HILLS APARTMENT HOMES LLC  
1109 EATON CIR  
CASTLE ROCK, CO 80104  
REC NO 2016015935

NE 1/4 SEC. 13,  
T8S., R67W., SIXTH P.M.

**ROLLING HILLS**  
REC NO 9011325

TOWN OF CASTLE ROCK  
100 WILCOX ST  
CASTLE ROCK, CO 80104  
BOOK 2175, PAGE 59



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

PATH: Q:\48118-13\Draw\EXHIBITS  
DWG NAME: PERMANENT EASEMENT, 3  
DWG: CWR CHK: JRW  
DATE: 3/7/2019  
SCALE: 1" = 40'



300 East Mineral Ave  
Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

**EXHIBIT A**

NE 1/4 SEC. 13, T.8S., R.67W., 6TH P.M.  
DOUGLAS COUNTY, COLORADO

JOB NUMBER 48118-13

6 OF 6 SHEETS

EXHIBIT A  
RIGHT-OF-WAY NO. 4  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED MARCH 08, 2016 AT RECEPTION NO. 2016015935 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS

**COMMENCING** AT THE NORTH QUARTER CORNER OF SAID SECTION 13, WHENCE THE WESTERLY LINE OF SAID NORTHEAST QUARTER BEARS SOUTH 01°16'00" EAST, A DISTANCE OF 2 646.20 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE SOUTH 77°46'19" EAST, A DISTANCE OF 2,099.61 FEET TO THE NORTHERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED AND THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST PLUM CREEK PARKWAY AS DEPICTED ON BALDWIN PARK ESTATES RECORDED AT RECEPTION NO. 320371 IN SAID OFFICIAL RECORDS, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 89°35'53" EAST, A DISTANCE OF 50.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 287.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 56°48'29" EAST;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°17'53", AN ARC LENGTH OF 6.50 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 01°45'25" EAST, A DISTANCE OF 18.84 FEET,

THENCE SOUTH 42°30'53" EAST, A DISTANCE OF 16.81 FEET,

THENCE SOUTH 43°37'17" WEST, A DISTANCE OF 74.21 FEET,

THENCE NORTH 40°22'54" WEST, A DISTANCE OF 15.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 284.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 29°50'40" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°14'37", AN ARC LENGTH OF 21.07 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 34.50 FEET,

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°17'52", AN ARC LENGTH OF 19.45 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 83°18'11" WEST, A DISTANCE OF 13.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 84.50 FEET;

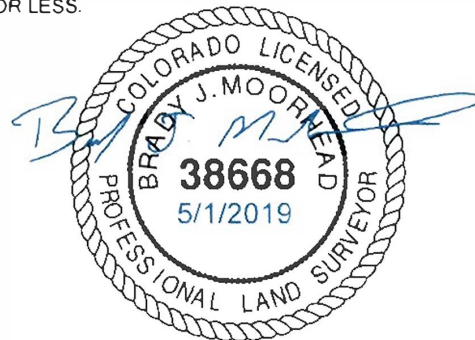
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°01'14", AN ARC LENGTH OF 28.05 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY OF EAST PLUM CREEK PARKWAY, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 615.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 48°31'16" EAST;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°10'36", AN ARC LENGTH OF 109.23 FEET TO THE **POINT OF BEGINNING**;

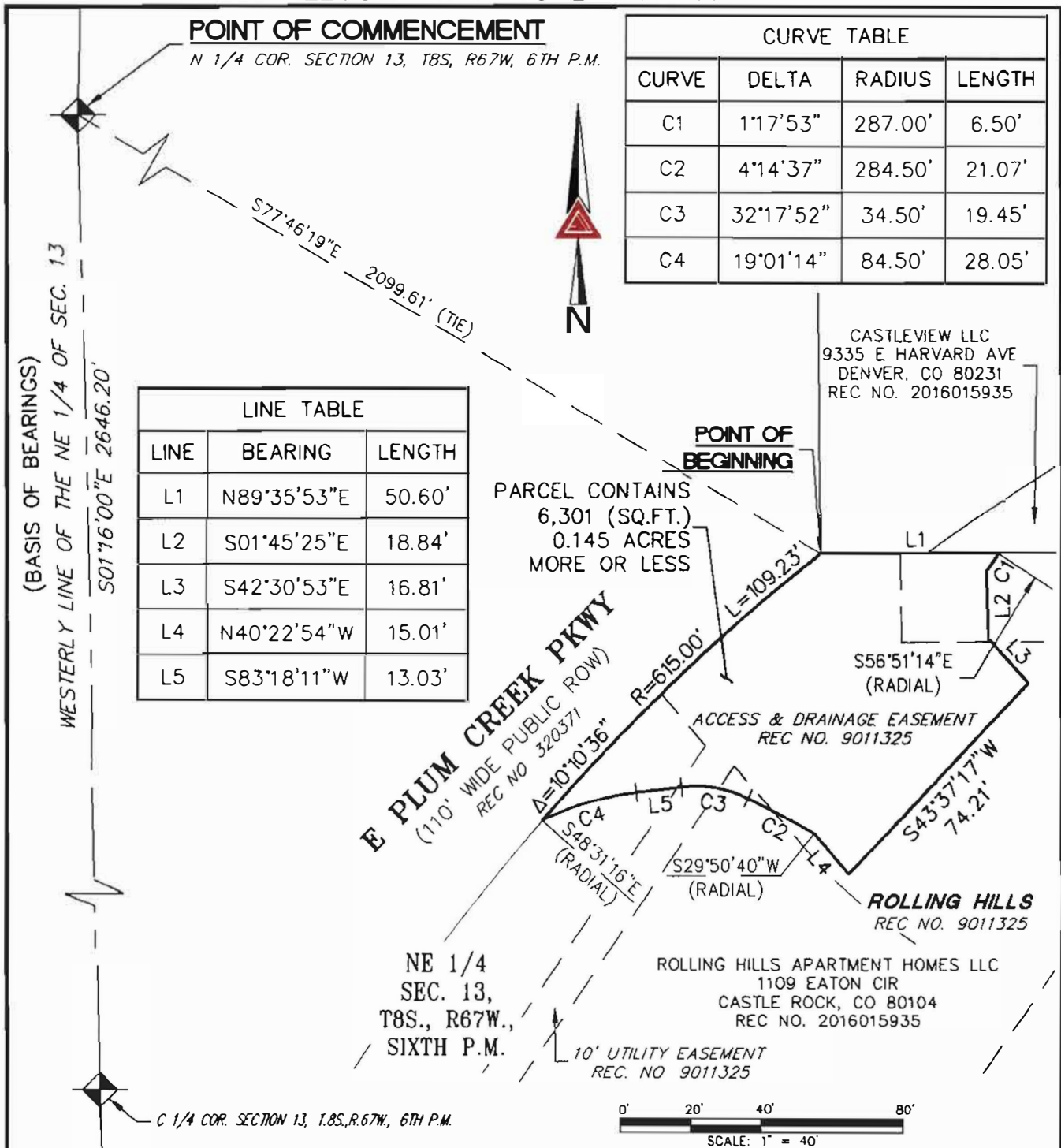
CONTAINING AN AREA OF 0.145 ACRES, (6,301 SQUARE FEET) MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF

BRADY J. MOORHEAD, PLS 38668  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
303-713-1898



**ILLUSTRATION TO EXHIBIT A**



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

PATH:  
DWG NAME: ROW 4.DWG  
DWG: RDR CHK: DED  
DATE: 11/13/2018  
SCALE: 1" = 40'

**AZTEC**  
CONSULTANTS, INC.

400 East Mineral Ave.  
Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

**EXHIBIT A**

NE 1/4 SEC. 13, T8S., R67W., 6TH P.M.  
DOUGLAS COUNTY, COLORADO

JOB NUMBER 48118-13

3 OF 3 SHEETS