

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

VACATION OF A FIVE FOOT (5') WIDE EASEMENT FOR DRAINAGE AND UTILITY PURPOSES UPON, OVER AND ACROSS LOT 8, BLOCK 6, AS SHOWN ON THE PLAT OF "AMENDED PLAT OF PARKWOOD FILING NO. 2" AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 00206886, DATED JANUARY 12, 1977 BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID LOT 8 TO BEAR S89°40'59"E, 91.57 FEET BETWEEN THE NORTHWEST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF SAID LOT 8, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID NORTHWEST CORNER OF LOT 8; THENCE S89°40'59"E ALONG SAID NORTH LINE, 5.57 FEET; THENCE S25°55'24"E, FIVE (5') FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 8, 94.77 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE N89°40'59"W ALONG SAID SOUTH LINE, 5.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N25°55'24"W ALONG SAID WEST LINE OF LOT 8, 94.77 FEET TO SAID NORTHWEST CORNER OF LOT 8 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 474 SQUARE FEET, MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 24-77532
DRAWN BY: W. BECKETT
DATE: APRIL 1, 2024

Flatirons, Inc.
Land Surveying Services

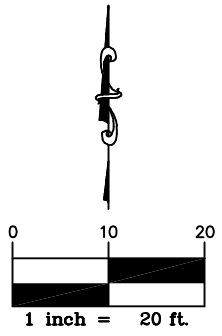
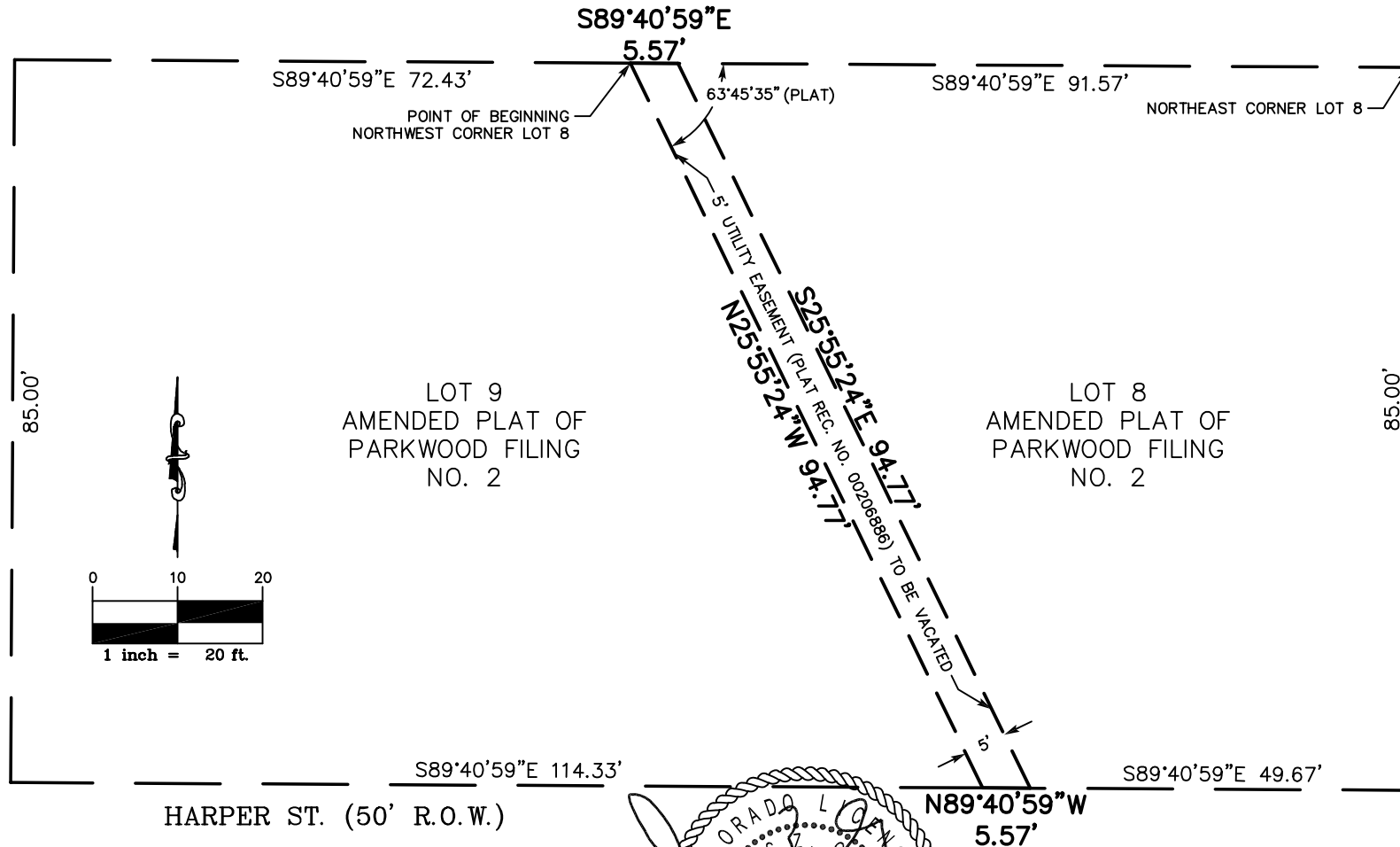


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THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

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