FLAGSTAFF SURVEYING, INC.

PROPERTY DESCRIPTION

Parcel I: (North portion)
A portion of the Southeast quarter of Section 4, Township 1 South, Range 70 West of the 6th P.M., described as follows:

Beginning at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 4, Township 1 South, Range 70 West of the 6th P.M.;
Thence North 0°35' West, 1592.00 feet to the **True Point of Beginning**, Corner No. 1;
Thence North 88°22' East, 1296.93 feet to Corner No. 2;
Thence North 60°11' West, 1503.50 feet to Corner No. 3;
Thence South 0°35' East, 784.80 feet to the **True Point of Beginning**, County of Boulder, State of Colorado.

Parcel II: (South portion)
Beginning at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 4, Township 1 South, Range 70 West of the 6th P.M.; Thence North 0°35' West 1259.00 feet to the **True Point of Beginning**, Corner no. 1; Thence North 88°22' East 1728.15 feet to Corner No. 2; Thence North 0°29' East 71.48 feet to Corner No. 3; Thence North 60°11' West 501.20 feet to Corner No. 4; Thence South 88°22' West 1296.93 feet to Corner No. 5; Thence South 0°35' East 333.00 feet to the **Point of Beginning**,

Except that portion referenced in rule and order recorded November 10, 1993 at Reception No. 1360066, and described in agreement recorded November 15, 1993 at Reception No. 1361390, County of Boulder, State of Colorado.

<16500-1.doc>

Table Mesa Shopping Center 637 South Broadway, Suite C
Boulder, Colorado 80305
phone: 303-499-9737 fax: 303-499-9770
StevenSellars@FlagstaffSurveying.com

EXHIBIT "A"

RIGHT–OF–WAY VACATION

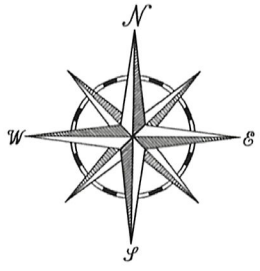
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

Line Table

LINE	BEARING	DISTANCE
L8	S 88°22'54" W	81.06'
L9	N 01°08'11" W	83.09'
L10	N 01°08'11" W	196.72'
L11	S 88°51'49" W	15.00'
L12	N 01°08'11" W	80.00'
L13	N 88°51'49" E	90.00'
L14	S 01°08'11" E	80.00'
L15	S 88°51'49" W	15.00'
L16	S 01°08'11" E	90.05'
L17	S 01°08'11" E	189.26'

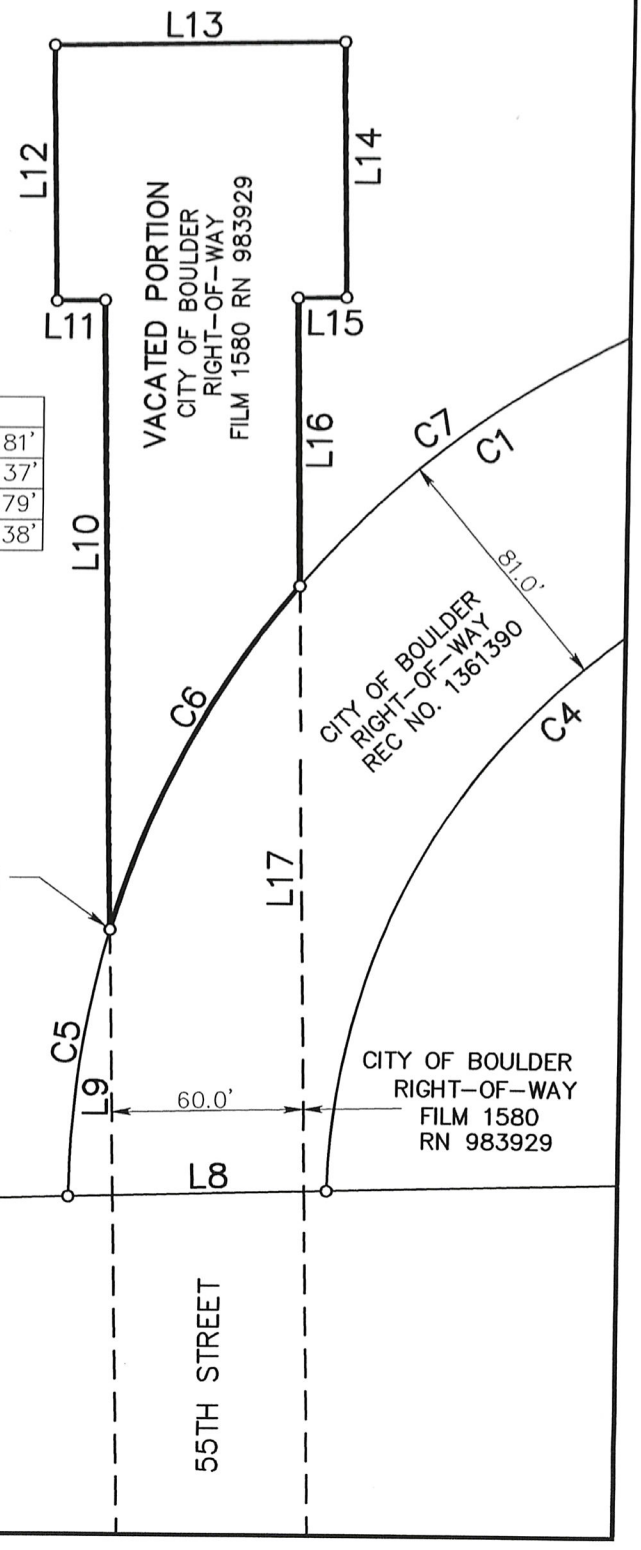
Curve Table

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD	
C4	374.66'	219.50'	97°47'50"	S 49°56'50" W	330.81'
C5	84.65'	300.50'	16°08'25"	N 08°23'58" E	84.37'
C6	123.25'	300.50'	23°30'01"	N 28°23'13" E	120.79'
C7	308.79'	300.50'	58°52'33"	N 69°24'28" E	295.38'



SCALE: 1" = 60'

0 30 60



PREPARED BY STEVEN SELLARS
COLORADO PLS 27615

– Flagstaff Surveying Inc. –

Table Mesa Shopping Center
637 South Broadway, Suite C
Boulder, Colorado 80305
303–499–9737

16500A–4 MAY 4, 2012

RIGHT-OF-WAY VACACTION DESCRIPTION

A parcel of land being a part of a right-of-way as granted to the City of Boulder in Quit Claim Deed recorded May 24, 1989 on Film 1580 as Reception Number 983929, located within the Southeast quarter of the Southeast quarter of Section 4, Township 1 South, Range 70 West of the 6th P.M., being described as follows:

Beginning at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 4, Township 1 South, Range 70 West of the 6th P.M.; Thence North 0°35' West 1259.00 feet;

Thence North 88°22'54" East, a distance of 910.16 feet to the beginning of a curve to the right, said point also being the southwest corner of that right-of-way granted to the City of Boulder by agreement recorded November 15, 1993 on Film 1903 as Reception Number 1361390;

Thence 84.65 feet along the boundary of said right-of-way granted in Reception Number 1361390, along a curve to the right, having a radius of 300.50 feet, a delta angle of 16°08'25", and being subtended by a chord bearing North 08°23'58" East 84.37 feet, to the west line of said right-of-way granted to the City of Boulder in Reception Number 983929, and the **Point of Beginning**;

Thence the following seven (7) courses and distances along the boundary of said right-of-way granted to the City of Boulder in Reception Number 983929 as follows:

North 01°08'11" West, 196.72 feet
South 88°51'49" West, 15.00 feet
North 01°08'11" West, 80.00 feet
North 88°51'49" East, 90.00 feet
South 01°08'11" East, 80.00 feet
South 88°51'49" West, 15.00 feet
South 01°08'11" East, 90.05 feet to the boundary of said right-of-way granted in Reception Number 1361390;

Thence 123.25 feet along the boundary of said right-of-way granted in Reception Number 1361390, along a curve to the left, having a radius of 300.50 feet, a delta angle of 23°30'01", and being subtended by a chord bearing South 28°23'13" West 120.79 feet to the **Point of Beginning**.

Said right-of-way vacation description containing 15288 square feet (0.351 acres).

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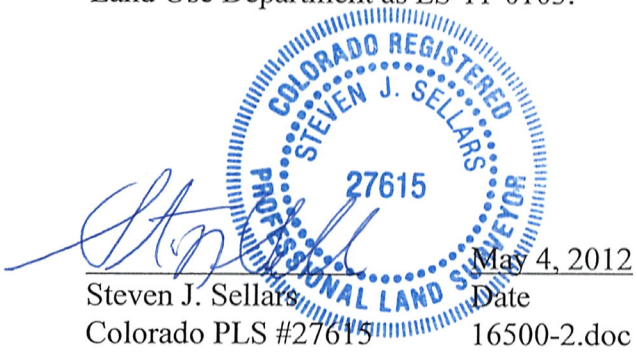
Description is based upon ALTA/ACSM Land Title Survey filed at the Boulder County Land Use Department as LS-11-0103.



May 4, 2012

Steven J. Sellars Date

Colorado PLS #27615 16500-2.doc

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