

# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH,  
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF LOT 1, LAFAYETTE CITY CENTER REPLAT B AND AS SHOWN ON THE ALTA SURVEY BY FLATIRONS, INC., JOB NUMBER 21-76618, WITH SURVEYORS SEAL DATED 8/31/2021, ASSUMED TO BEAR S89°55'52"W, 225.18 FEET BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "FLATIRONS SURV 19588" AT THE NORTHEAST CORNER OF SAID LOT 1 AND A FOUND 2" ALUMINUM DISK WITH MAG NAIL, STAMPED "FLATIRONS SURVEYING LS19588" AT THE NORTHWEST CORNER OF SAID LOT 1, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S89°55'52"W ALONG SAID NORTH LINE, 58.68 FEET; THENCE N00°04'08"W, 4.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE S89°58'54"W, 77.18 FEET; THENCE N33°21'14"W, 9.35 FEET; THENCE N30°51'29"E, 10.61 FEET; THENCE N89°07'50"E, 92.20 FEET; THENCE S39°54'55"W, 23.85 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,530 SQ.FT. OR 0.04 ACRES, MORE OR LESS.

I, EDGAR T. BRISTOW, 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.



EDGAR T. BRISTOW  
COLORADO P.L.S. #19588  
PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 21-77856  
DRAWN BY: W. BECKETT  
DATE: JANUARY 3, 2022



**Flatirons, Inc.**  
Land Surveying Services

3825 IRIS AVE, STE 395  
BOULDER, CO 80301  
PH: (303) 443-7001  
FAX: (303) 443-9830

[www.FlatironsInc.com](http://www.FlatironsInc.com)

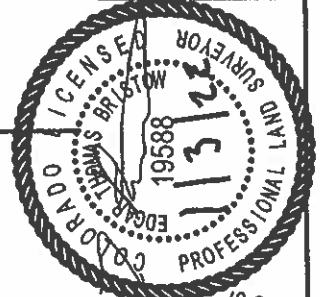
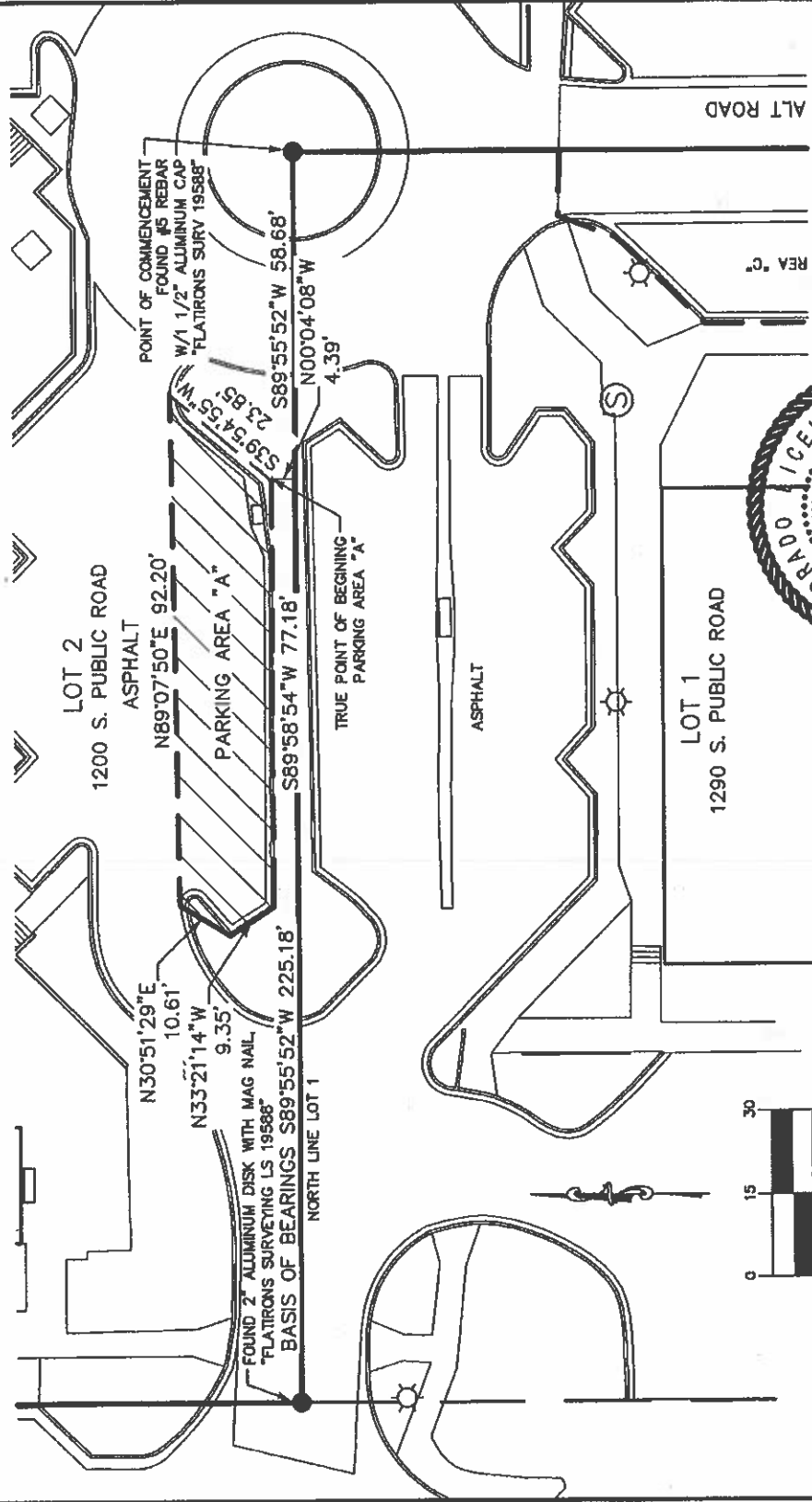
THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

BY:BBECKETT FILE:77856-EXHIBIT-A.DWG DATE:1/3/2022 9:00 AM

# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH,  
 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2



*Edgar Thomas Bristow*

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BY:BBECKETT FILE:77856--EXHIBIT--A.DWG DATE:1/3/2022 8:59 AM

# EXHIBIT "B"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH,  
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

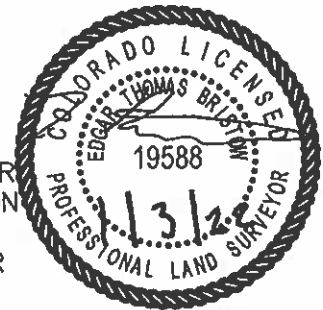
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CONSIDERING THE NORTH LINE OF LOT 1, LAFAYETTE CITY CENTER REPLAT B AND AS SHOWN ON THE ALTA SURVEY BY FLATIRONS, INC., JOB NUMBER 21-76618, WITH SURVEYORS SEAL DATED 8/31/2021, ASSUMED TO BEAR S89°55'52"W, 225.18 FEET BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "FLATIRONS SURV 19588" AT THE NORTHEAST CORNER OF SAID LOT 1 AND A FOUND 2" ALUMINUM DISK WITH MAG NAIL, STAMPED "FLATIRONS SURVEYING LS19588" AT THE NORTHWEST CORNER OF SAID LOT 1, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S89°55'52"W ALONG SAID NORTH LINE, 46.41 FEET; THENCE S00°05'33"E, 53.97 FEET; THENCE S89°54'27"W, 85.05 FEET; THENCE N45°51'32"W, 40.91 FEET; THENCE N60°21'55"E, 26.58 FEET; THENCE N39°35'08"E, 16.06 FEET TO A POINT ON SAID NORTH LINE; THENCE N89°55'52"E ALONG SAID NORTH LINE, 80.98 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 5,255 SQ.FT. OR 0.1 ACRES, MORE OR LESS.

I, EDGAR T. BRISTOW, 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.



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COLORADO P.L.S. #19588  
PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 21-77856  
DRAWN BY: W. BECKETT  
DATE: JANUARY 3, 2022

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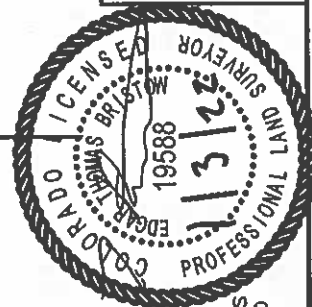
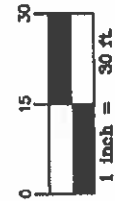
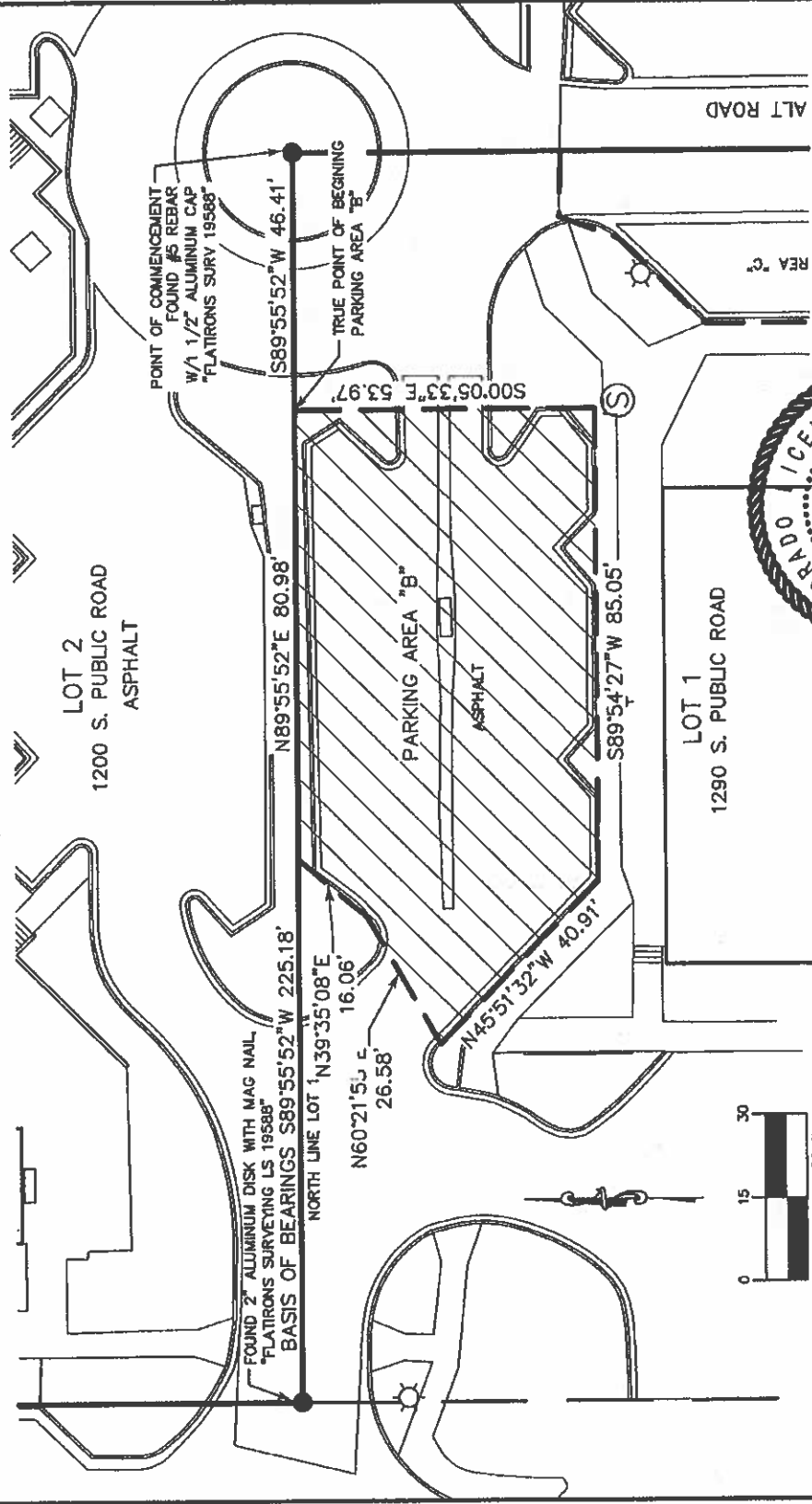
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BY:BECKETT FILE:77856-EXHIBIT-B.DWG DATE:1/3/2022 9:02 AM

# EXHIBIT "B"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH,  
 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2



*Edgar*

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BY: BECKETT FILE: 77856-EXHIBIT-B.DWG DATE: 1/3/2022 9:01 AM

# EXHIBIT "C"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH,  
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 1, LAFAYETTE CITY CENTER REPLAT B AND AS SHOWN ON THE ALTA SURVEY BY FLATIRONS, INC., JOB NUMBER 21-76618, WITH SURVEYORS SEAL DATED 8/31/2021, ASSUMED TO BEAR N00°04'08"W, 248.34 FEET BETWEEN A FOUND 1" BRASS TAG IN CONCRETE STAMPED "FLATSVRV 19588" AT THE SOUTHEAST CORNER OF SAID LOT 1 AND A #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "FLATIRONS SURV 19588" AT THE NORTHEAST CORNER OF SAID LOT 1, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°04'08"E ALONG SAID EAST LINE, 48.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE N88°38'25"W, 11.78 FEET; THENCE S20°22'54"W, 11.11 FEET; THENCE S44°34'32"W, 22.17 FEET; THENCE S00°04'12"E, 107.45 FEET; THENCE S44°44'18"E, 10.19 FEET; THENCE N45°08'47"E, 12.60 FEET; THENCE N89°55'52"E, 15.13 FEET TO A POINT ON SAID EAST LINE; THENCE N00°04'08"W ALONG SAID EAST LINE, 131.71 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3,894 SQ.FT. OR 0.08 ACRES, MORE OR LESS.

I, EDGAR T. BRISTOW, 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.



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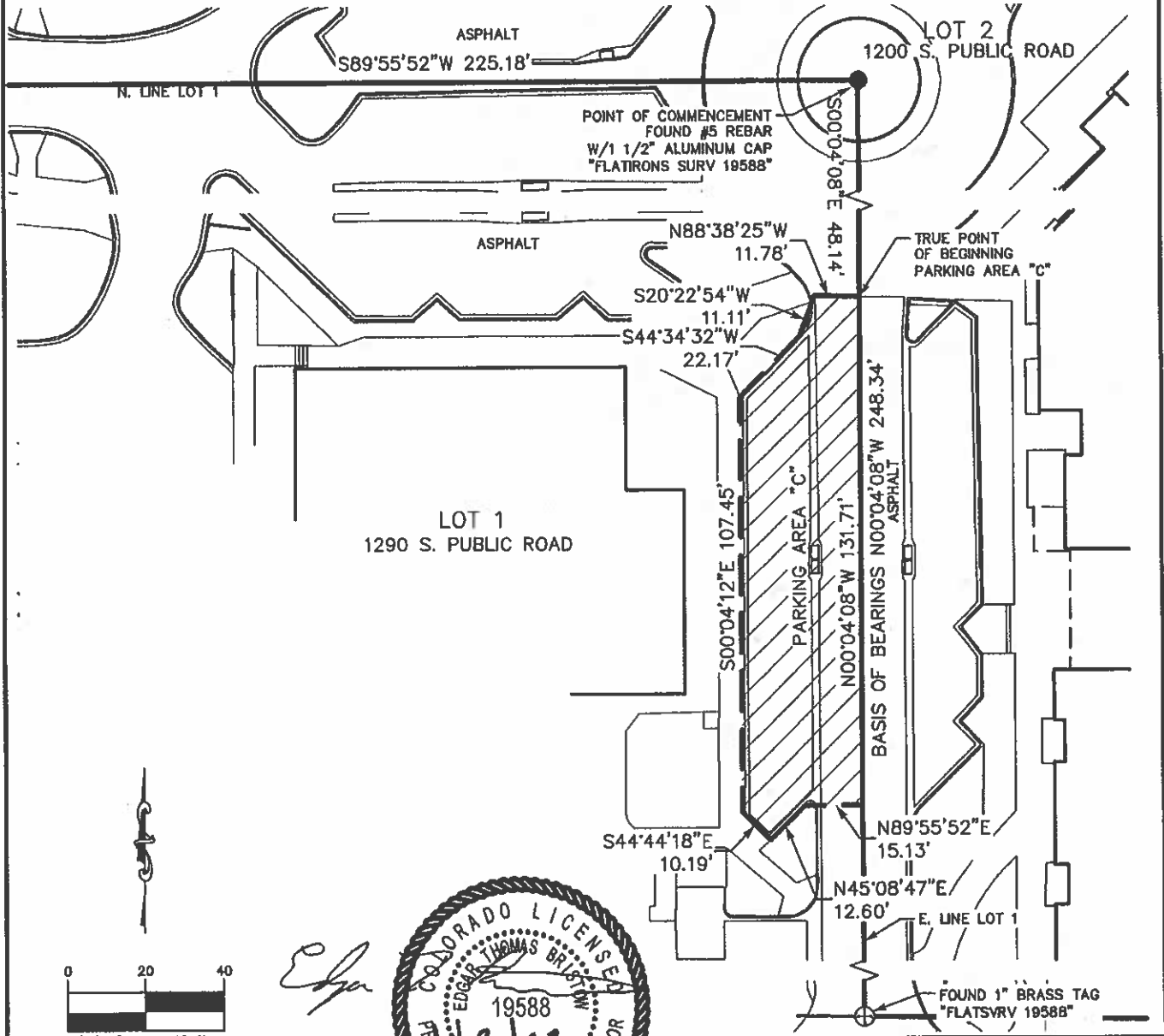
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BY:BECKETT FILE:77856-EXHIBIT-C.DWG DATE:1/3/2022 9:05 AM

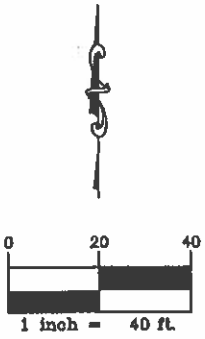
# EXHIBIT "C"

SHEET 2 OF 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH,  
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BY:BBECKETT FILE:77856-EXHIBIT-C.DWG DATE:1/3/2022 9:03 AM




*Edgar Thomas Bristow*



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EXHIBIT D  
TO MUTUAL PERMANENT ACCESS EASEMENT AGREEMENT

**Sidewalks and pedestrian crossings within shaded area depicted below are subject to Lot 2 Owner's snow and ice removal obligations under 3.b. of Agreement**

