

# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH,  
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A 7 FOOT LPC & WATER EASEMENT AS SHOWN ON THE PLAT OF BACON'S SUBDIVISION, REPLAT B AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 03951055, RECORDED MARCH 16, 2022, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF LOTS 1 & 2, BACON'S SUBDIVISION, REPLAT B, TO BEAR NORTH 89°46'21" WEST, A DISTANCE OF 127.89 FEET BETWEEN FOUND #5 REBARS WITH 1 1/2" ALUMINUM CAPS STAMPED "FLATIRONS SURV 19588", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE ALONG SAID SOUTH LINE, NORTH 89°46'21" WEST, A DISTANCE OF 127.89 FEET TO THE SOUTHWEST CORNER OF LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT, NORTH 01°15'34" EAST, A DISTANCE OF 7.00 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°46'21" EAST, A DISTANCE OF 127.87 FEET TO THE EAST LINE OF LOT 2;

THENCE ALONG SAID EAST LINE, SOUTH 01°03'37" WEST, A DISTANCE OF 7.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 895 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

I, JESS J. KUNTZ, 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.

JESS J. KUNTZ  
COLORADO P.L.S. #38409  
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 23-80,534  
DRAWN BY: T. HENDERSON  
DATE: FEB. 24, 2025

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.

Digitally signed by Jess Kuntz  
DN: cn=Jess Kuntz, o=Flatirons, Inc., ou,  
email=jkuntz@flatironsinc.com,  
c=US  
Date: 2025.02.24 15:11:32 -07'00'



**Flatirons, Inc.**  
Land Surveying Services



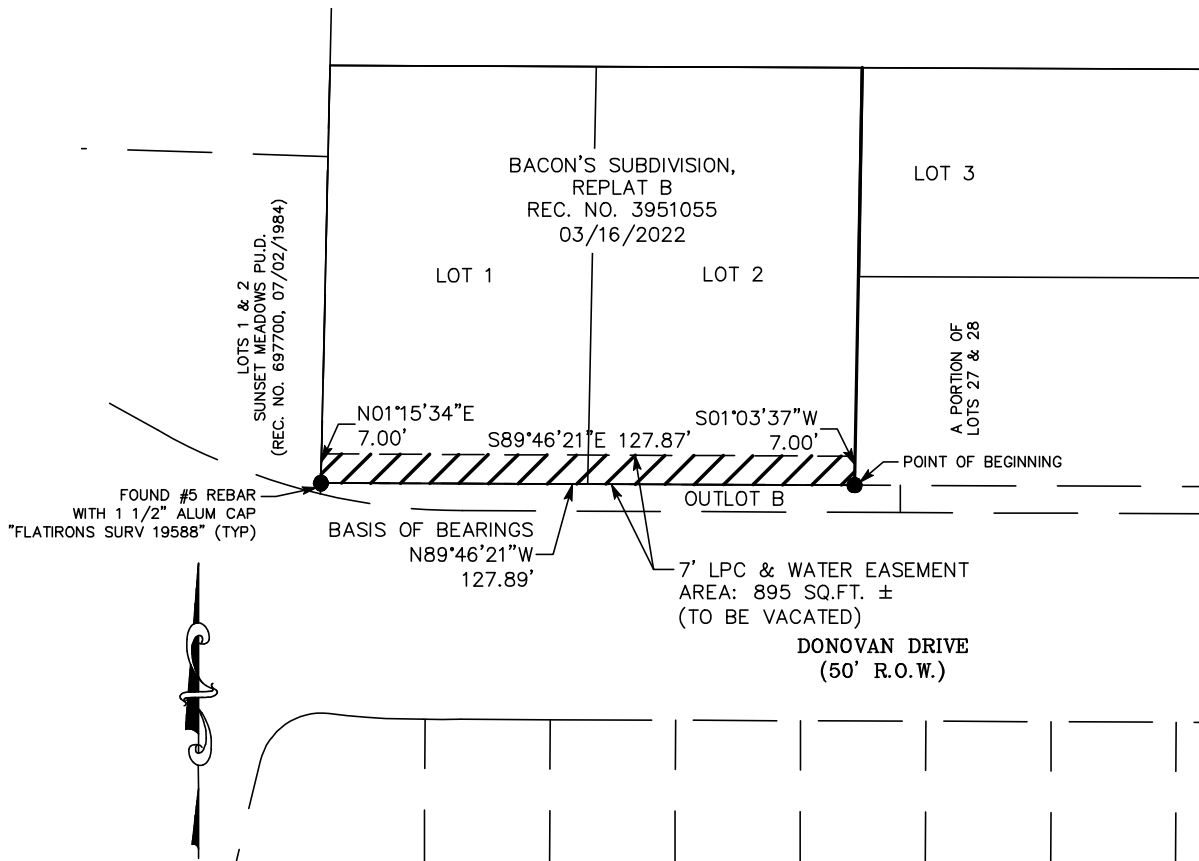
655 FOURTH AVE  
LONGMONT, CO 80501  
(303) 776-1733

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

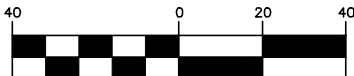
BY:T.HENDERSON FILE:80534-DESC.DWG DATE:2/24/2025 1:41 PM

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GRAPHIC SCALE



( IN FEET )

1 inch = 40 ft.

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