

EXHIBIT A
(1 of 3)
EASEMENT VACATION DESCRIPTION

That 30' wide Access Easement in its entirety as shown on the plat of Recorded Exemption No. 1313-9-2 RE-3232, recorded April 15, 2002 as Reception No. 2942710 of the records of the Weld County Clerk and Recorder, located in the Northwest Quarter (NW1/4) of Section Nine (9), Township Two North (T.2N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado.

SURVEYORS STATEMENT

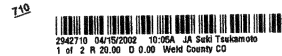
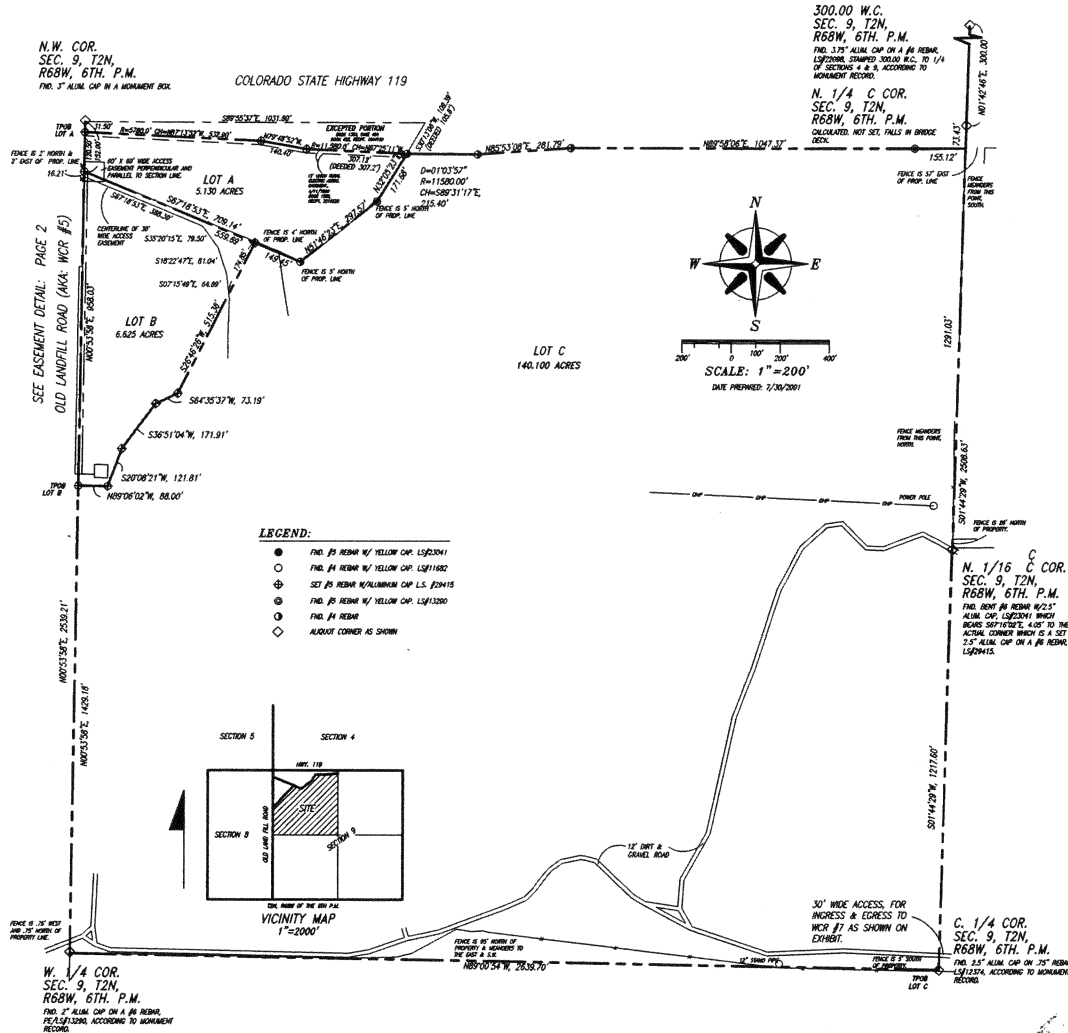
I, Michael Chad Dilka, a Colorado licensed professional land surveyor do hereby state that this property description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



Michael Chad Dilka - on behalf of King Surveyors
Colorado Licensed Professional Land Surveyor #38106

KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

JN: 20220085

ENV
1574

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BASIS OF BEARING:

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTH 1/2 OF THE N.E. 1/4, SECTION 9, T2N, R68W AND ASSUMED AS BEARING, N01°42'02"E AND ALL OTHER BEARINGS HEREIN RELATIVE THERETO.

SURVEYOR'S CERTIFICATE

I, RICHARD A. ENGLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS RECORDED EXEMPTION PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS AND WELD COUNTY.



EASEMENTS ARE SHOWN ON PAGE 2 OF 2

EASEMENT DESCRIPTION: 7'-20" INGRESS-EGRESS ACCESS & UTILITY EASEMENT.
AN EASEMENT 20.00 FEET IN WIDTH OVER AND ACROSS THE PARENT PARCEL LOCATED IN THE N.W. 1/4, SECTION 9, T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, SAID EASEMENT BEING 10 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, SIDELINES TO BE EXTENDED AND/OR SHORTENED TO ELIMINATE GAPS OR OVERLAPS:

COMMENCING AT THE N.W. CORNER OF SAID SECTION 9;
THENCE S00°53'58"W, ALONG THE WEST LINE OF SAID N.W. 1/4 OF SAID SECTION 9, 1075.03 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION;
THENCE S89°06'02"E, 48.00 FEET TO THE POINT OF TERMINUS, FROM WHICH THE S.W. CORNER OF THE FOREMENTIONED LEASE PARCEL BEARS, S00°53'58"W, 10.00 FEET.

EASEMENT DESCRIPTION: 3'-20" INGRESS-EGRESS ACCESS & UTILITY EASEMENT.
AN EASEMENT 20.00 FEET IN WIDTH OVER AND ACROSS THE ADJOINING PARCEL, WEST OF THE PARENT PARCEL, LOCATED IN THE N.E. 1/4, SECTION 9, T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, SAID EASEMENT BEING 10 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, SIDELINES TO BE EXTENDED AND/OR SHORTENED TO ELIMINATE GAPS OR OVERLAPS:

COMMENCING AT THE N.W. CORNER OF SAID SECTION 9;
THENCE S00°53'58"W, ALONG THE WEST LINE OF SAID N.W. 1/4 OF SAID SECTION 9, 441.58 FEET;
THENCE N89°06'02"W, 10.00 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION;
THENCE S00°53'58"W, 633.45 FEET;
THENCE S89°06'02"E, 10.00 FEET TO A POINT ON THE WEST LINE OF SAID N.W. 1/4 OF SECTION 9, BEING THE POINT OF TERMINUS OF THIS EASEMENT DESCRIPTION.

NOTES:

1. TITLE COMMITMENT SUPPLIED BY LONGMONT TITLE HOLDINGS, INC., DATED 4/9/2001, #26747, (NOTES 1-12) COMMONWEALTH LAND INSURANCE CO. POLICY NO. 1932864, DATED 1/23/2002. (NOTES 13 & 14). NO OTHER TITLE SEARCH WAS DONE BY ENGLAND SURVEYING, INC.
2. ITEM 13 OF THE TITLE COMMITMENT REFERS TO A ROW, GRANTED TO MOUNTAIN STATES TELEPHONE & TELEGRAPH, DATED 6/7/1930, BOOK 894, PAGE 385, WHICH EASEMENT IS NOT SPECIFIC IN ITS LOCATION.
3. ITEM 15, REFERS TO AN AGREEMENT BETWEEN JOHN G. & MARGARET ANN WILSON AND JOHN KLAUSNER KOLDREY REGARDING A FENCE LINE DISPUTE, DATED 11/18/1959, BOOK 1244, PAGE 541, NOT SPECIFIC IN ITS LOCATION.
4. ITEM 16, REFERS TO AN EASEMENT GRANTED TO THE DEPT. OF HIGHWAYS, DATED 12/01/1970, BOOK 636, RECEPT. 1558221, WHICH NOW IS WITHIN THE EXISTING HIGHWAY ROW.
5. ITEMS 17-19 REFERS TO AN OIL GAS LEASE.
6. ITEM 20, REFERS TO THE BURDENSOME EFFECT OF THE ST. VRAIN LTD. EXTRACTION PLAN MAP, DATED 6/6/1980, BOOK 905, RECEPT. 1826873, REFER TO SAID MAP FOR POSSIBLE IMPACT.
7. ITEM 21, REFERS TO AN AGREEMENT REGARDING SAND & GRAVEL MINING AND AUGMENTATION PLAN, DATED 8/12/1985, BOOK 1080, RECEPT. 2020412, AND DATED 2/6/1986, BOOK 1102, RECEPT. 2042018.
8. ITEM 22, REFERS TO ALL PRODUCING OIL & GAS AS ACCEPTED AND RESERVED IN DEEDS RECORDED 11/30/1992, BOOK 1360, AS RECEPT. #S, 2312509-2312513 AND IN DEEDS RECORDED 12/22/1992, BOOK 1360, RECEPT. #S, 2315645, 2315647 & 2315651 ALSO REFERRING TO WATER RIGHTS AND AUGMENTATION PLANS, NOT SPECIFIC IN THEIR LOCATIONS.
9. ITEM 23, REFERS TO A NONEXCLUSIVE ROW AS GRANTED TO SNYDER OIL CORPORATION FOR THE OPERATION AND TRANSPORTATION OF NATURAL GAS, RECORDED 2/27/1995, BOOK 1481, RECEPT. 2428033, IN WHICH ROW IS NOT SPECIFIC IN ITS LOCATION.
10. ITEMS 24 & 25 REFER TO A BURDENSOME EFFECT OF BOULDER CREEK ESTATES VICINITY MAP, RECORDED 5/29/1997, BOOK 1608, RECEPT. 2550413 AND HAMM PIT AMENDMENT PLAN MAP, AKA, USR-1198, RECORDED 1/7/1999, RECEPT. 2665829, IN WHICH THEY ARE NOT SPECIFIC IN THEIR LOCATIONS.
11. ITEM 26, REFERS TO A MEMORANDUM OF AGREEMENT BETWEEN BOULDER CREEK ESTATES, LLC, AND NEXTEL WEST CORP., DATED 12/27/1999, RECEPT. 2740680 WHICH DOES NOT AFFECT THIS PROPERTY.
12. REGARDING THE LEASE PARCEL SHOWN HEREIN, IT IS FOR TEMPORARY USE AND SHALL NOT CREATE A SEPARATE LEGAL RESIDENTIAL BUILDING SITE. IF THE UTILITY SERVICE FACILITY CEASES TO EXIST, THE PARCEL SHALL REVERT BACK TO THE ORIGINAL PROPERTY.
13. ITEM 8, REFERS TO AN UNION RURAL ELECTRIC ASSOCIATION EASEMENT, RECORDED 5/4/1970, BOOK 625, RECEPT. 1546575, SAID ROW NOT BEING SPECIFICALLY DEFINED.
14. ITEM 9, REFERS TO AN OIL & GAS LEASE, 7/22/1980, BOOK 909, RECEPT. 18300827.

RECORDED EXEMPTION NO. 1313-9-2 RE-3232

LOCATED IN THE N.W. 1/4, SECTION 9, T2N, R68W, OF THE 6TH P.M.,
WELD COUNTY, COLORADO.

LEGAL DESCRIPTION

LOT A:
A PORTION OF LAND LOCATED IN A PORTION OF THE N.W. 1/4 OF SECTION 9, T2N, R68W OF THE 6TH P.M., WELD COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE C. 1/4 CORNER OF SAID SECTION 9;
THENCE ALONG THE SOUTH LINE OF SAID N.W. 1/4, N89°00'54"W, 2639.70 FEET TO THE S.W. CORNER OF SAID N.W. 1/4;
THENCE ALONG THE WEST LINE OF SAID N.W. 1/4, N00°53'58"E, 2387.21 FEET;
THENCE S67°18'53"E, 709.14 FEET;
THENCE N51°48'23"E, 297.57 FEET;
THENCE S02°05'23"E, 171.68 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS OF SAID ARC IS 111580.00 FEET, CHORD OF SAID ARC BEARS, S89°31'17"E, 215.40 FEET, A DISTANCE OF 215.41 FEET;
THENCE N85°53'08"E, 281.79 FEET;
THENCE N89°58'06"E, 1202.49 FEET TO A POINT ON THE EAST LINE OF SAID N.W. 1/4, WHICH BEARS N01°44'29"E, 73.43 FEET TO THE CALCULATED NORTH 1/4 CORNER OF SAID SECTION 9;
THENCE ALONG SAID EAST LINE OF THE N.W. 1/4, S01°44'29"W, 2508.63 FEET TO THE TRUE POINT OF BEGINNING, SAID LOT CONTAINING 140.100 ACRES, MORE OR LESS.

LOT B:
A PORTION OF LAND LOCATED IN A PORTION OF THE N.W. 1/4 OF SECTION 9, T2N, R68W OF THE 6TH P.M., WELD COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 9;
THENCE ALONG THE WEST LINE OF SAID N.W. 1/4, N00°53'58"E, 1428.18 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N00°53'58"E, 550.03 FEET;
THENCE S67°18'53"E, 598.89 FEET;
THENCE S08°46'26"W, 515.36 FEET;
THENCE S64°35'37"W, 73.19 FEET;
THENCE S36°51'04"W, 171.91 FEET;
THENCE S20°08'21"W, 121.81 FEET;
THENCE N89°06'02"W, 48.00 FEET TO THE TRUE POINT OF BEGINNING, SAID LOT CONTAINING 6.825 ACRES, MORE OR LESS.

LOT A:
A PORTION OF LAND LOCATED IN A PORTION OF THE N.W. 1/4 OF SECTION 9, T2N, R68W OF THE 6TH P.M., WELD COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SECTION 9;
THENCE ALONG THE WEST LINE OF SAID N.W. 1/4, S00°53'58"W, 31.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE, S00°53'58"W, 120.50 FEET;
THENCE LEAVING SAID WEST LINE, S87°18'53"E, 709.14 FEET, (DEEDED 701.2);
THENCE N51°48'23"E, 297.57 FEET, (DEEDED 308.9);
THENCE N32°05'23"E, 171.68 FEET, (DEEDED 278), TO A POINT ON THE SOUTHERLY ROW OF COLORADO STATE HIGHWAY NO. 119;
THENCE ALONG SAID SOUTHERLY ROW, THE FOLLOWING 3 CALLS:
ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS OF SAID CURVE BEING 11,580.00 FEET, CHORD OF SAID ARC BEARS, N87°25'11"W, 307.12 FEET, (DEEDED 307.2), A DISTANCE OF 307.13 FEET;
N70°18'52"W, 140.40 FEET;
ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS OF SAID CURVE BEING 5780.00 FEET, CHORD OF SAID ARC BEARS, N87°13'32"W, 532.90 FEET, A DISTANCE OF 533.09 FEET TO THE TRUE POINT OF BEGINNING, SAID LOT CONTAINING 5.130 ACRES, MORE OR LESS.



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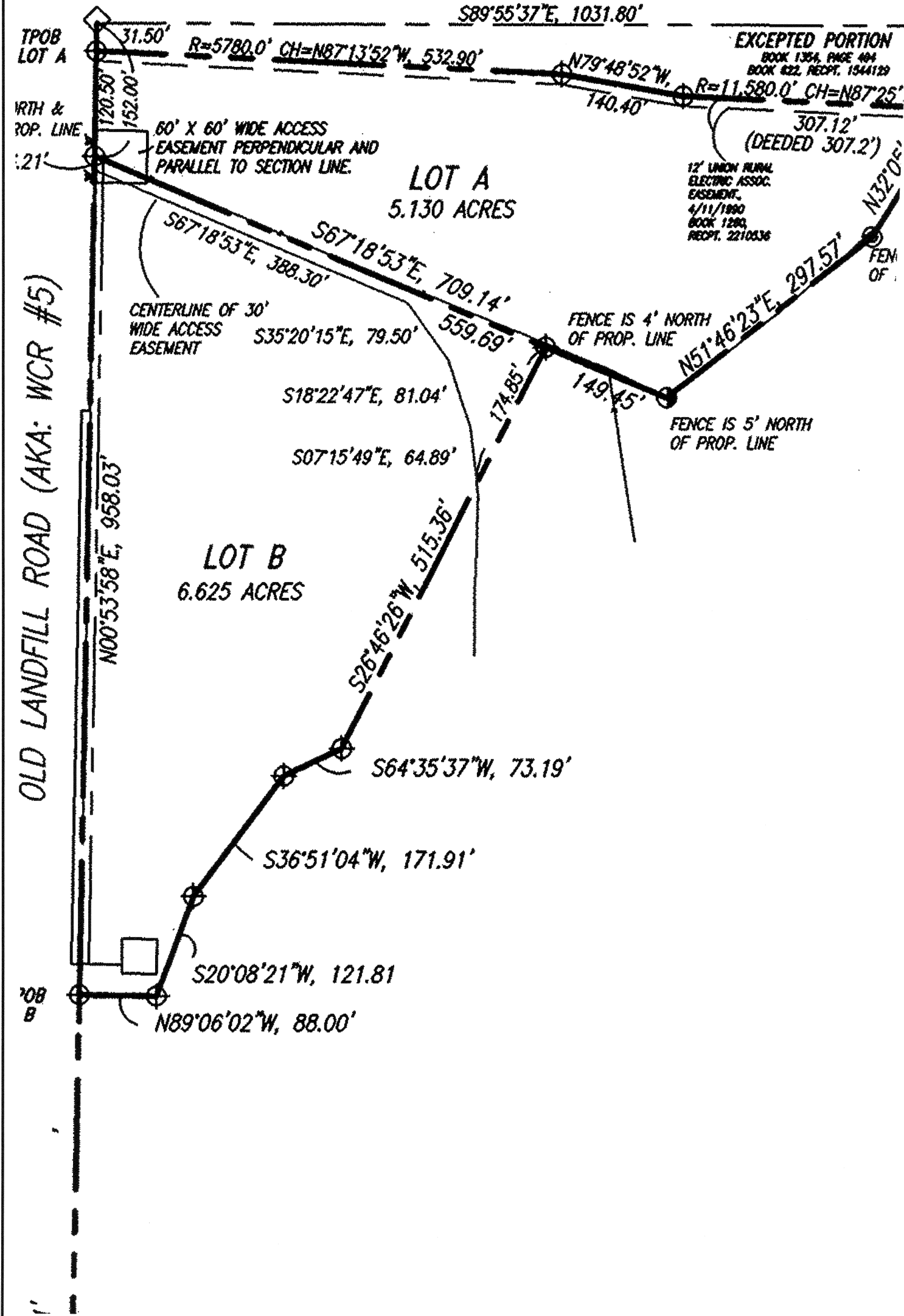
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DATE: 06/27/2024

CLIENT: OTAK

DWG: 20220085VACATION

DRAWN: SAF CHECKED: MCD



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