

# EXHIBIT "A"

A PARCEL OF LAND BEING A PART OF LOT 4, WACKER M.R.D. NO. S-71-90, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

## DESCRIPTION

A PARCEL OF LAND BEING A PART OF LOT 4, WACKER M.R.D. NO. S-71-90, RECORDED 12/26/90, AS RECEPTION NO. 90060352 OF THE RECORDS OF LARIMER COUNTY AND SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP SIX NORTH (T6N), RANGE SIXTY-NINE WEST (R69W) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 25 AS BEARING NORTH 89° 53' 11" WEST WITH THE EAST 1/16 CORNER OF SECTION 25 BEING A 2.5" ALUMINUM CAP ON #6 REBAR, STAMPED LS 34174 AND THE EAST QUARTER CORNER OF SECTION 25 BEING A 2" ALUMINUM CAP IN MONUMENT BOX, STAMPED PLS 5028 AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 25;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, NORTH 89° 53' 11" WEST A DISTANCE OF 30.00 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89° 53' 11" WEST A DISTANCE OF 20.00 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00° 20' 30" WEST ALONG A LINE PARALLEL AND OFFSET A DISTANCE OF 50' FEET FROM THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 20.00 FEET;

THENCE NORTH 89° 53' 11" WEST A DISTANCE OF 1275.33 FEET ON A LINE PARALLEL AND OFFSET A DISTANCE OF 20' FEET FROM THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25;

THENCE NORTH 89° 53' 25" WEST A DISTANCE OF 1325.55 FEET ON A LINE PARALLEL AND OFFSET A DISTANCE OF 20' FEET FROM THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25 TO THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25;

THENCE ALONG SAID WESTERLY LINE NORTH 00° 09' 57" WEST A DISTANCE OF 80.00 FEET;

THENCE SOUTH 89° 53' 25" EAST A DISTANCE OF 1325.94 FEET ON A LINE PARALLEL AND OFFSET A DISTANCE OF 100' FEET FROM THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25;

THENCE SOUTH 89° 53' 11" EAST A DISTANCE OF 1274.70 FEET ON A LINE PARALLEL AND OFFSET A DISTANCE OF 100' FEET FROM THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25;

THENCE NORTH 00° 20' 30" WEST ALONG A LINE PARALLEL AND OFFSET A DISTANCE OF 50' FEET FROM THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 381.98 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4 WACKER M.R.D. S-71-90;

THENCE ALONG SAID NORTH LINE NORTH 85° 51' 09" EAST A DISTANCE OF 20.04 FEET TO SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13;

THENCE ALONG SAID WEST LINE, BEING PARALLEL AND OFFSET A DISTANCE OF 30' FEET FROM THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25, SOUTH 00° 20' 30" EAST A DISTANCE OF 483.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 217,716 SQUARE FEET OR 5.00 ACRES, MORE OR LESS (±), AND MAY BE SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OR EXISTING.

EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.

Sheet  
1  
Of 3  
Sheets



PROJECT:  
1204-007

DATE:  
06/02/25

DRAWN BY:  
JLB

CLIENT:  
POST MODERN  
DEVELOPMENT

SECTION-TWP-RGE:  
S25 T6N R69W

REVIEW BY:  
RCT

THIS EXHIBIT IS NOT A MONUMENTED LAND SURVEY. IT IS MEANT TO AID IN THE VISUALIZATION OF THE ACCOMPANYING WRITTEN DESCRIPTION. THE WRITTEN DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

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NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
COUNTY OF LARIMER, STATE OF COLORADO

## SURVEYOR'S CERTIFICATE

I, ROBERT C. TESSELY, A COLORADO PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS  
PROPERTY DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, THAT IT IS  
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND IS IN  
ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTY OR WARRANTY,  
EITHER EXPRESSED OR IMPLIED. {4 CCR 730-1}.



ROBERT C. TESSELY  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38470  
FOR AND ON BEHALF OF EPS GROUP, INC.

Sheet  
**2**  
Of 3  
Sheets



PROJECT:  
1204-007  
  
DATE:  
06/02/25  
  
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DEVELOPMENT  
  
SECTION-TWP-RGE:  
S25 T6N R69W  
  
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RCT

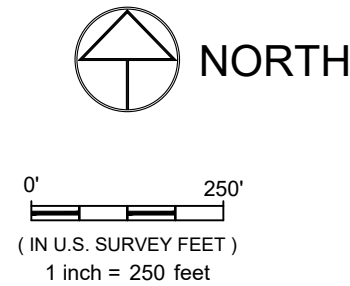
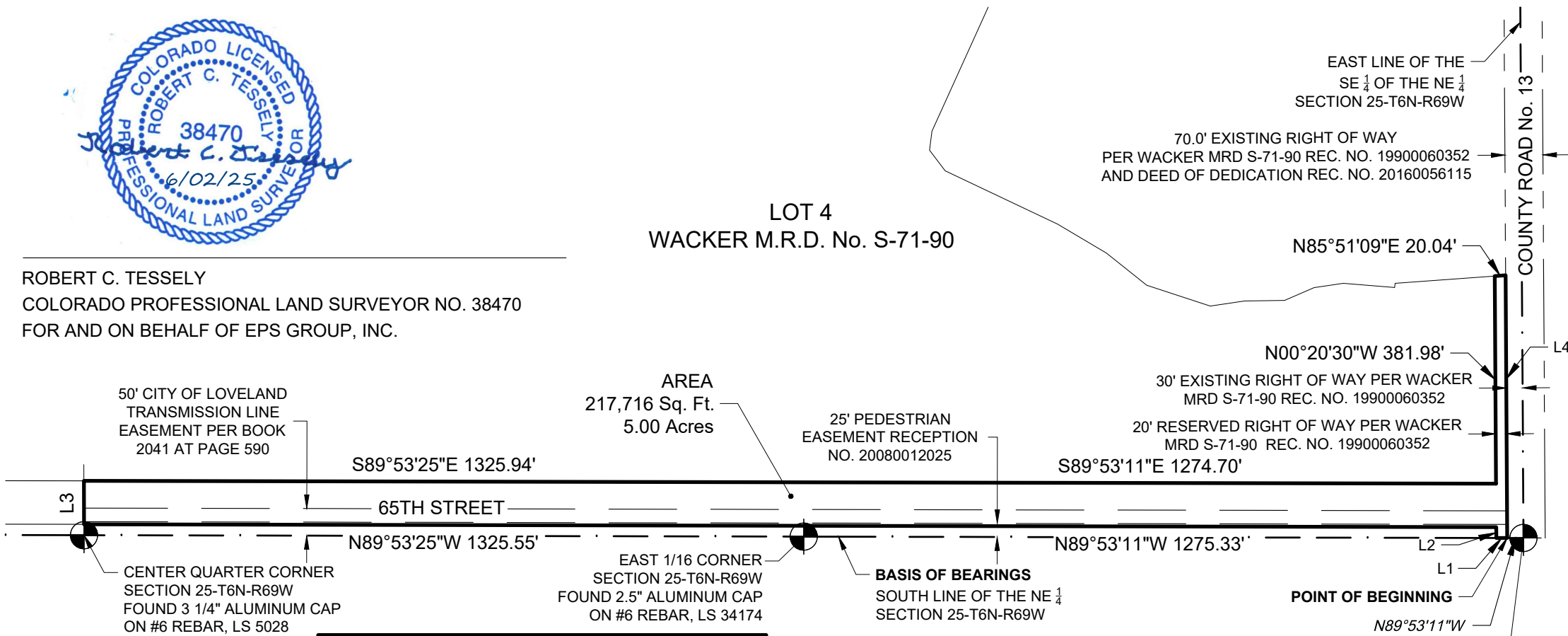
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LINE TABLE		
Line #	Direction	Length
L1	N89°53'11"W	20.00'
L2	N0°20'30"W	20.00'
L3	N0°09'57"W	80.00'
L4	S0°20'30"E	483.48'

LEGEND	
	EXHIBIT BOUNDARY LINE
	PROPERTY LINE
	SECTION LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT

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PROJECT: 1204-007	CLIENT: POST MODERN DEVELOPMENT
DATE: 06/02/25	SECTION-TWP-RGE: S25 T6N R69W
DRAWN BY: JLB	REVIEW BY: RCT

970.221.4158  
epsgruppinc.com  
ARIZONA | COLORADO