

## EXHIBIT "A"

### SIGN EASEMENT

A parcel of land in the Southeast One-Quarter of Section 8, Township 5 North, Range 68 West, of the Sixth Principal Meridian, in the City of Loveland, County of Larimer, State of Colorado, also being a portion of Block 1, Lot 2 of Amended Plat of Lots 1 and 2, Block 1 Waterfall 4th Subdivision recorded under Reception No. 20090001532, said parcel being more particularly described as follows:

**Basis of Bearings:** Bearings are based upon the South Line of said Block 1, Lot 2, said to bear North 89°31'36" East a distance of 416.57 Feet from the Southwest Corner of said Block 1, Lot 2 to an angle point on said South Line;

**COMMENCING (P.O.C.)** at said Southwest Corner of Block 1, Lot 2;  
Thence North 89°31'36" East along said South Line of Block 1, Lot 2, a distance of 416.57 Feet to said angle point; Thence North 84°29'24" East along said South Line of Block 1, Lot 2, a distance of 41.17 Feet; Thence North 05°30'36" West, a distance of 15.01 Feet to the **Point of Beginning (P.O.B.);**

Thence the following four (4) courses:

- 1) North 89°59'28" West, a distance of 13.50 Feet;
- 2) North 00°00'00" East, a distance of 22.50 Feet;
- 3) North 90°00'00" East, a distance of 13.50 Feet;
- 4) South 00°00'00" East, a distance of 22.50 Feet to the **Point of Beginning (P.O.B.);**

The above described parcel description contains 304 Square Feet (0.007 Acres) more or less.

I hereby certify that the above parcel description was prepared under my direct supervision.



Eric D. Carson, PLS

Prepared For and on Behalf of  
CWC Consulting Group Inc.  
9360 Teddy Lane, Suite #203  
Lone Tree, Colorado 80124  
Phone: (303) 395-2700  
Email: ericc@cwc-consulting.com

**EAST 15TH STREET**  
(67' PUBLIC R.O.W.)

BLOCK 1  
LOT 1  
AMENDED PLAT OF LOTS 1 AND 2,  
BLOCK 1 WATERFALL 4TH  
SUBDIVISION

BLOCK 1  
LOT 2  
AMENDED PLAT OF LOTS 1 AND 2,  
BLOCK 1 WATERFALL 4TH  
SUBDIVISION

HORSTMAN PLACE  
(85' PUBLIC R.O.W.)

P.O.C.  
SOUTHWEST CORNER  
OF BLOCK 1, LOT 2

SOUTH LINE OF  
BLOCK 1, LOT 2

N90°00'00"E 13.50'

N00°00'00"E 22.50'

S00°00'00"E  
22.50'

P.O.B.

N89°59'28"W 13.50'

N05°30'36"W  
15.01' (TIE)

N89°31'36"E 416.57' (TIE)

**BASIS OF BEARINGS**

**US HIGHWAY 34**  
(PUBLIC R.O.W. - WIDTH VARIES)

ANGLE POINT ON SOUTH  
LINE OF BLOCK 1, LOT 2

N84°29'24"E 41.17' (TIE)



9360 TEDDY LANE, SUITE #203  
LONE TREE, COLORADO 80124  
TELEPHONE: 303-395-2700  
FAX 303-395-2701

**CWC CONSULTING GROUP**  
CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION SERVICES

**Exhibit**  
**SIGN EASEMENT**

NOTE: THIS EXHIBIT DOES NOT REPRESENT A  
MONUMENTED SURVEY. IT IS INTENDED ONLY TO  
DEPICT THE ATTACHED DESCRIPTION.

DRAFTED: SLG3

CHECKED: EDC

DATE: 12/14/2016

JOB NO. CWC#120-00134

PAGE: 2 OF 2

SCALE: 1"=100'

PREPARED FOR:

**WATERFALL METRO DISTRICT NO. 1**