EXHIBIT “A”

DESCRIPTION- RAMBLEWOOD METRO DISTRICT

A PARCEL OF LAND LOCATED IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR SOUTH 89°29'26" EAST, BEING MONUMENTED ON THE WEST BY THE WEST QUARTER-SECTION CORNER OF SAID SECTION 6 BEING A 3” ALUMINUM CAP STAMPED “1988 PLS 23053” AND ON THE EAST BY THE CENTER QUARTER-SECTION CORNER OF SAID SECTION 6 BEING A 3.25” ALUMINUM CAP STAMPED “1994 PLS 12405” AS SHOWN HEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID WEST QUARTER-SECTION CORNER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE SOUTH 89°29’26” EAST, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1427.29 FEET TO A POINT ON THE EAST LINE OF HIDDEN VILLAGE FILING NO. 1, RECORDED UNDER RECEPTION NO, 125234 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°32’40” WEST, ON SAID EAST LINE, A DISTANCE OF 12.77 FEET TO SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED UNDER RECEPTION NO. 9561360 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING;**

THENCE SOUTH 88° 57' 09" EAST, ON THE SOUTH LINE OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 9561360 AND PARCEL OF LAND RECORDED UNDER RECEPTION NO. 9561359 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, A DISTANCE OF 1407.99 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL UNDER RECEPTION NO. 9561359;

THENCE NORTH 00° 07' 54" EAST, ON THE WEST LINE OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 9561359 AND AT BOOK 1252 AT PAGE 1859 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, A DISTANCE OF 1164.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HILLTOP ROAD RECORDED UNDER RECEPTION NO. 2023042659 AND RECEPTION NO. 9519760 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIX (6) COURSES:

1. THENCE SOUTH 44° 02' 27" EAST, A DISTANCE OF 2.71 FEET, TO THE BEGINNING OF A CURVE;

2. THENCE ON THE ARC OF SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 01° 36' 15", HAVING A RADIUS OF 11805 FEET, AN ARC LENGTH OF 330.52 FEET, WHOSE LONG CHORD BEARS SOUTH 44° 50' 35" EAST, A DISTANCE OF 330.51 FEET TO A POINT OF NON-TANGENCY;

3. THENCE SOUTH 50° 08' 18" EAST, A DISTANCE OF 540.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;

4. THENCE ON THE ARC OF SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 03° 10' 02", HAVING A RADIUS OF 11775.00 FEET, AN ARC LENGTH OF 650.88 FEET, WHOSE LONG CHORD BEARS SOUTH 49° 51' 00" EAST, A DISTANCE OF 650.79 FEET TO A POINT OF NON-TANGENCY;

5. THENCE NORTH 00° 25' 50" EAST FOR A DISTANCE OF 19.15 FEET;

6. THENCE SOUTH 49° 57' 20" EAST, A DISTANCE OF 272.56 FEET TO A POINT ON THE BOUNDARY LINE OF HIDDEN VILLAGE FILING NO. 4 RECORDED UNDER RECEPTION NO. 131583 AND AS REDIFINED PER PROPERTY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 2008084858 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID HIDDEN VILLAGE FILING NO. 4, THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 89° 46' 53" WEST, ON THE REDIFINED PROPERTY LINE AGREEMENT UNDER RECEPTION NO. 2008084858 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, A DISTANCE OF 118.18 FEET;

2. THENCE SOUTH 00° 46' 02" WEST, ON THE REDIFINED PROPERTY LINE AGREEMENT UNDER RECEPTION NO. 2008084857 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, A DISTANCE OF 1226.76 FEET;

THENCE NORTH 89° 13' 58" WEST, A DISTANCE OF 2643.43 FEET TO A POINT ON THE AFORESAID EASTERLY LINE OF THE HIDDEN VILLAGE FILING NO. 1;

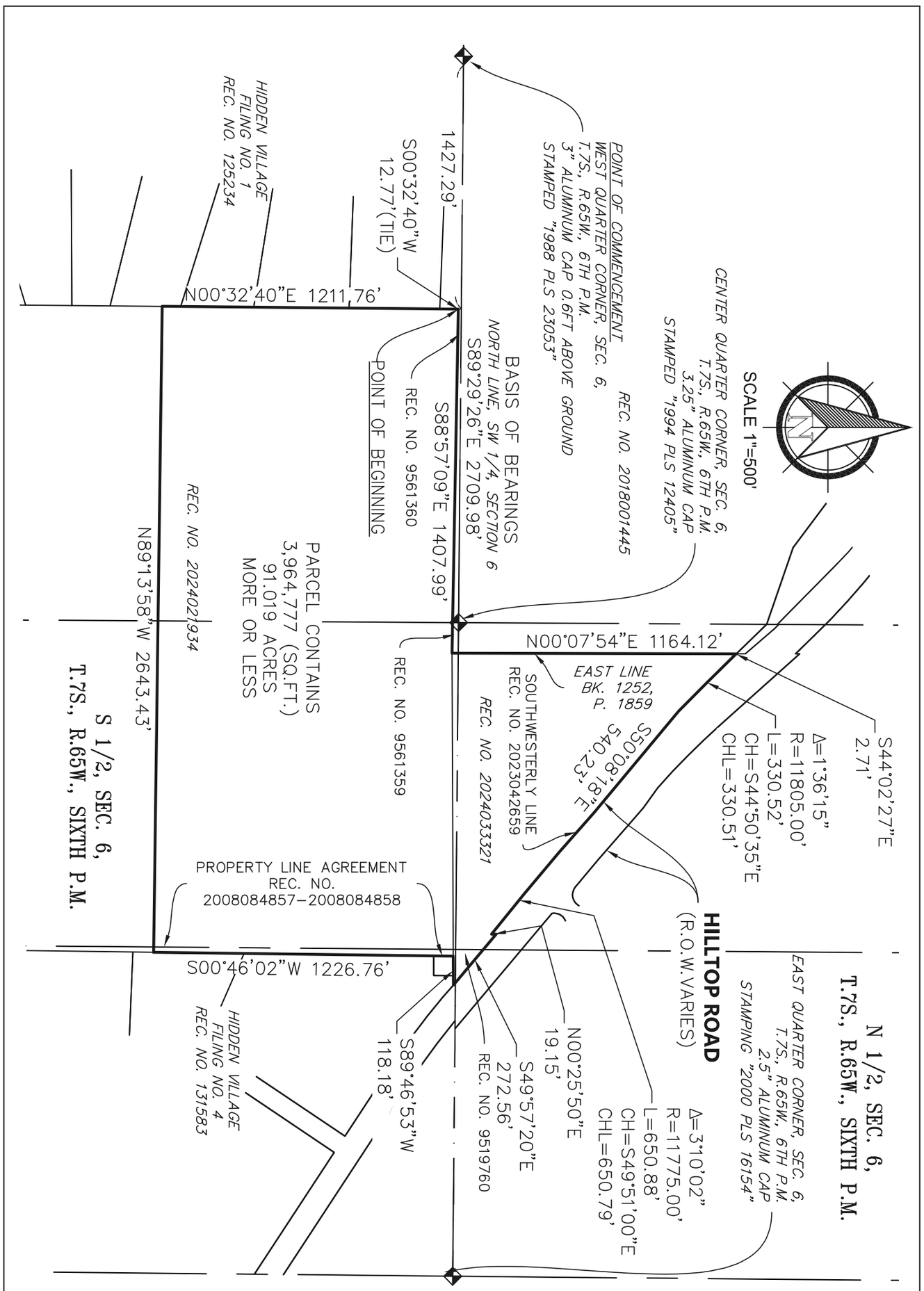
THENCE NORTH 00° 32' 40" EAST, ON SAID EASTERLY LINE, A DISTANCE OF 1211.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 3,964,777 SQUARE FEET OR 91.019 ACRES, MORE OR LESS.

I, JOHN ROBERT MCGEHEE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JOHN ROBERT MCGEHEE
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38219
FOR AND ON BEHALF OF LJA SURVEYING, INC.
303.390.8510
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RAMBLEWOOD METRO DISTRICT

BOUNDARY LEGAL EXHIBIT

SECTION 6, TOWNSHIP 7 SOUTH, RANGE 65 WEST, 6TH P.M.

Prepared: BTO Approved: J.R.M.	Horiz. Scale: 1"=500' Vert. Scale: N/A	Job No.: 1084-0006 Date: 3/28/2025	Sheet: 3 of 3



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RAMBLEWOOD

VICINITY MAP

SECTION 6, TOWNSHIP 7 SOUTH, RANGE 65 WEST, 6TH P.M.

Prepared: BTO Approved: J.R.M.	Horiz. Scale: 1"=2000' Vert. Scale: N/A	Job No.: 1084-0006 Date: 3/28/2025	Sheet: 1 of 1

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