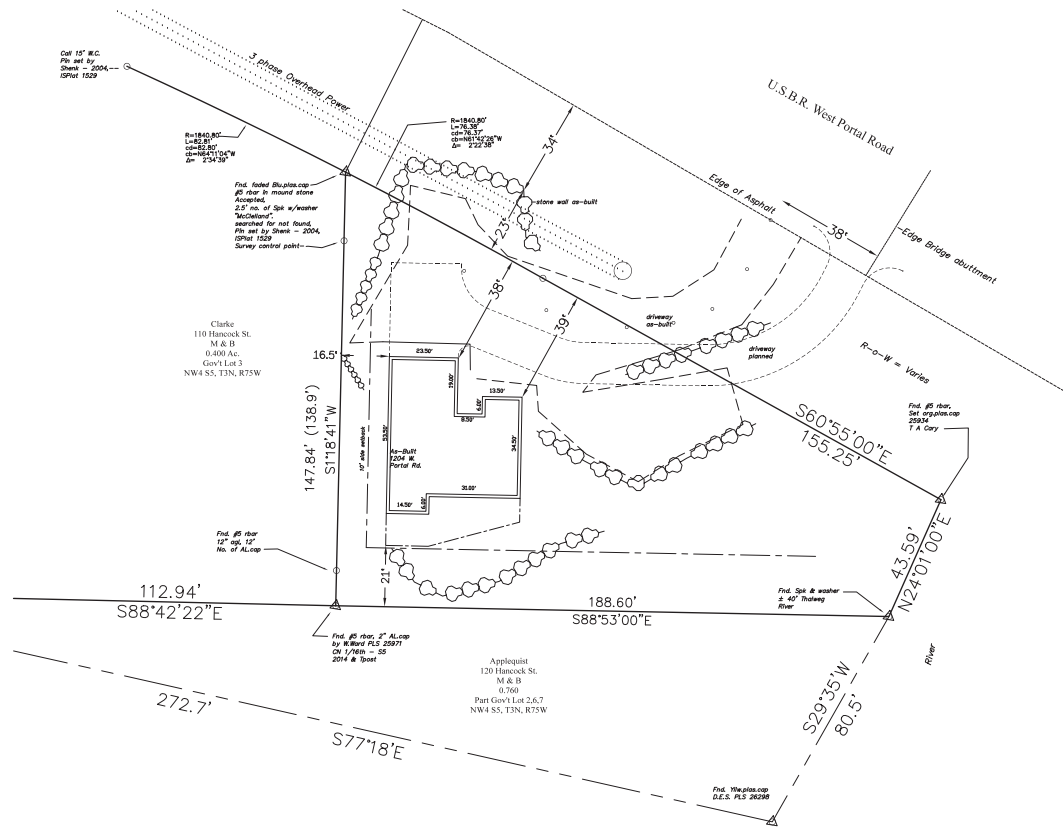


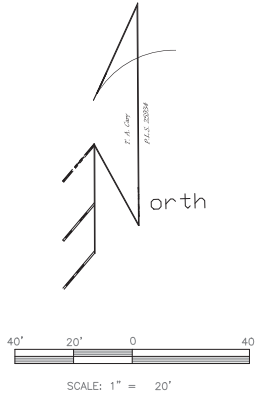
Exhibit A

**Legal Description:**  
 A tract of land lying South of the tunnel road and West of the North inlet to Grand Lake, located in Lot 2, Section 5, T3N, R75W of the 6th PM, described as follows: beginning at the SW corner of said lot 2, whence the N 1/4 corner of said Sec.5 bears N1°E for a distance of 1336.8 feet;  
 Thence along the N-S 1/4 line, N1°12'E for a distance of 138.9 feet to a point on the Southerly R-o-W line of the U.S.B.R. Tunnel Road;  
 Thence along said Tunnel Road R-o-W line and on a curve to the right with a radius 1,844.0 feet for 72.3 feet to a point of tangency;  
 Thence along said U.S.B.R. R-o-W line S60°55'E for a distance of 155.9 feet to a point on the West bank of the North inlet to Grand Lake;  
 Thence along the West bank S24°01'W for a distance of 35.9 feet to a point on the South line of said Lot 2;  
 Thence along said South line of said Lot 2, N88°53'W for a distance of 188.6 feet to the point of beginning.  
 County of Grand, State of Colorado.



**Improvement Survey Plat  
 1204 Portal Road  
 Metes & Bounds,  
 0.447 Acres,  
 Located in a portion of the  
 NE 1/4 of of Section 5,  
 Township 3 North,  
 Range 75 West of the 6th P.M.  
 County of Grand,  
 State of Colorado  
 Conveyance to the Owner  
 is recorded at Reception  
 No. 2018007380**

- PLAT NOTES:**
1. Basis of Bearings is based upon the North-South 1/4 Line of Sec. 5, T3N, R75W of the 6th PM, as outlined in Legal description Book 266 Page 463 which bears N1°12' E.
  2. Survey based on Legal description Brown to Thonheim, 12 October 1979 at rec.no. 167543 (also in Book 266 Page 462-463); WD Carbone to Kinder, 24 September 2001 at rec.no. 2001009487; WD Kinder to Biersdorfer, 14 September 2018 at rec.no. 2018007380; 15Pat Lot 1, Blk. 1 Sunnyside addition, 10 August 2004 deposited at LS 1529.
  3. This Improvement Survey Plat was performed without the benefit of a Title Commitment.
  4. 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 legal action based upon any defect in this survey be commenced more than ten years after the date of certification shown heron.



On PDF drawing, scale may be distorted  
 Scaled original drawing = 24" x 36"  
 any other printed size will not match

**Land Surveyor's Certificate:**  
 I, Thomas Arthur Cary, being a duly licensed professional land surveyor in the State of Colorado, do hereby certify that this plat and survey of Improvement Survey Plat of 1204 Portal Rd., was made by me and under my supervision and that said survey complies with title 38, article 51, C.R.S., 1973, and that the monuments required by statutes and by the Grand County subdivision regulations have been placed on the ground.  
 Dated this 12 day of July, 2022 (year)  
 (SEAL)



Colorado registration number: 25934

Elev. = 110'	Driveway Profile		25'
Elev. = 105'			
Elev. = 100'			
Elev. = 95'			
Elev. = 90'			

Grades and Stationing:  
 -Sta. 0+00 - 107.8' Edge of existing asphalt, West Portal Rd.  
 -Sta. 0+18 - 106.7'  
 -Sta. 0+36 - 104.6'  
 -Sta. 0+50 - 101.6'  
 -Sta. 0+66 - 98.4'  
 -Sta. 0+94 - 94.1'  
 -Sta. 1+25 - 93.6'

Prepared For:  
 Cynthia Biersdorfer  
 Faith Heide  
 7293 S. Hartson Way  
 Centennial, CO 80122-1934

Survey Enterprise-D  
 Thomas A. Cary  
 305 GCR 1933  
 P.O. Box 122  
 Kremmling, Colorado 80459  
 1.870.724.2912 / 970.529.0183

Field Work: 11 July 2023  
 Drawing: 10 Aug. 2023  
 Rec. 2 Oct. 2023  
 MISCAD 2022  
 PLS 25934  
 Scale 1" = 20'

Sheet 1 of 1  
 Loocher@secds.com