

## EXHIBIT A

### PROPERTY DESCRIPTION THE BIJOU METROPOLITAN DISTRICT

A tract of land, located in the Southwest Quarter (SW1/4) of Section Seven (7), Township Three North (T.3N.), Range Fifty-seven West (R.57W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Morgan, County of Morgan, State of Colorado and being more particularly described as follows:

**BEGINNING** at the Southwest corner of said Section 7 and assuming the West line of said SW1/4 as bearing North 01°00'27" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2642.38 feet with all other bearings contained herein relative thereto;

THENCE North 01°00'27" West along the West line of said SW1/4, and the centerline of S West Street, a distance of 1856.90 feet;

THENCE departing said West line, North 88°47'33" East a distance of 2076.28 feet to a point on the centerline of the Fort Morgan Reservoir and Irrigation Company Canal;

The following Four (4) courses are along the centerlines of said Fort Morgan Reservoir and Irrigation Company Canal;

THENCE South 28°09'12" East a distance of 136.47 feet;

THENCE South 16°58'37" East a distance of 278.69 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 184.75 feet, said curve has a Radius of 545.00 feet, a Delta of 19°25'20" and is subtended by a Chord bearing South 26°41'17" East a distance of 183.86 feet to a Point of Tangency (PT);

THENCE South 36°23'57" East a distance of 56.75 feet;

THENCE North 89°58'12" West a distance of 218.85 feet;

THENCE South 05°58'57" West a distance of 13.64 feet;

THENCE South 01°11'29" East a distance of 451.48 feet;

THENCE South 22°13'39" East a distance of 154.22 feet;

THENCE South 09°31'48" East a distance of 94.21 feet;

THENCE South 29°36'35" West a distance of 101.67 feet;

THENCE South 47°03'01" West a distance of 87.35 feet;

THENCE South 12°39'38" East a distance of 74.34 feet;

THENCE South 16°21'27" East a distance of 97.45 feet;

THENCE South 00°14'59" West a distance of 243.47 feet to a point on the south line of said SW1/4 of said Section 7, said point also being on the centerline of County Road Q;

THENCE South 88°46'48" West along the South line of said SW1/4 and centerline of said County Road Q a distance of 2614.59 feet to the SW Corner of said Section 7, and the **POINT OF BEGINNING**.

Said described tract of land contains 91.168 Acres, more or less (±).

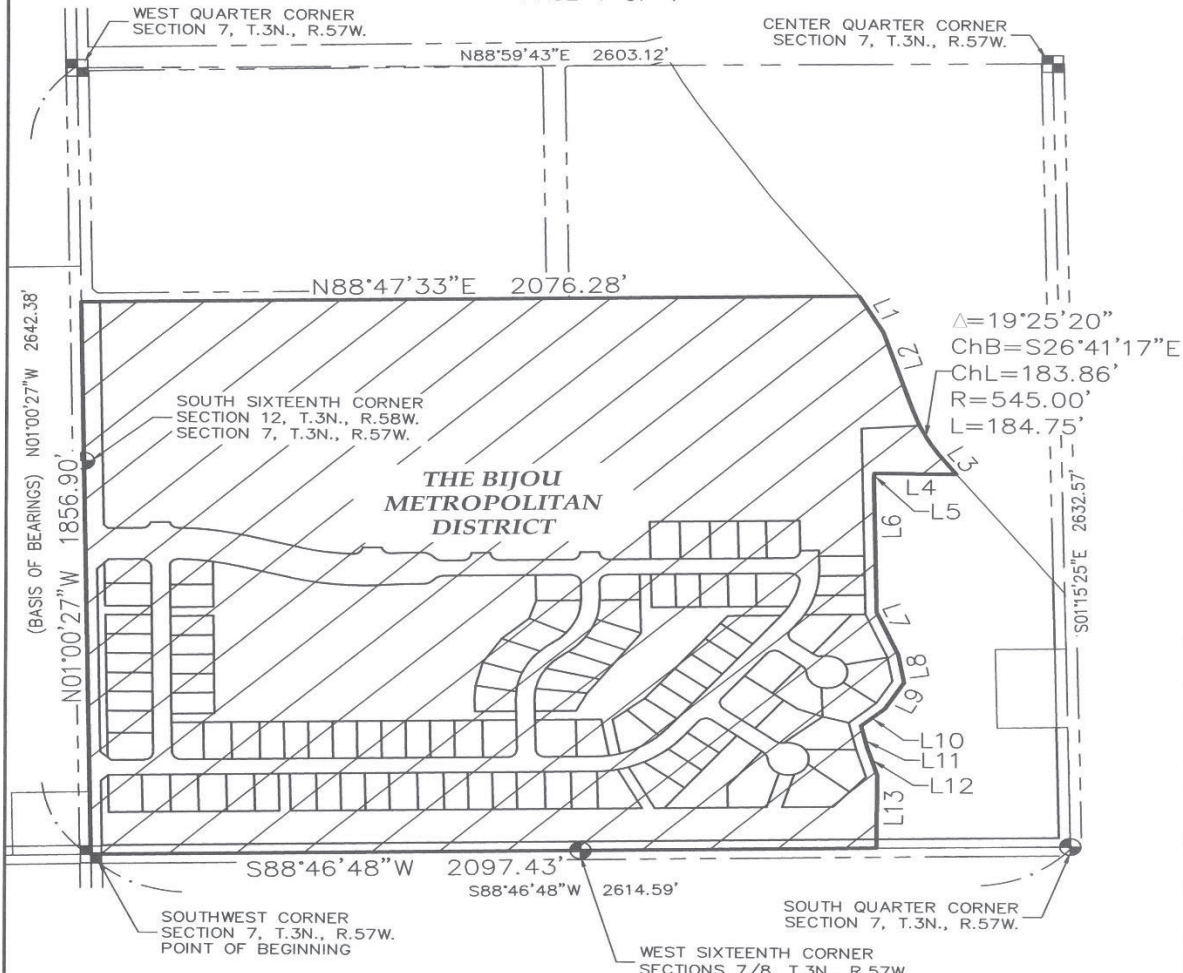
### SURVEYORS STATEMENT

I, Paul B. Groves, 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.

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Paul B. Groves - on behalf of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38209

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



$\Delta = 19^{\circ}25'20''$   
 $ChB = S26^{\circ}41'17''E$   
 $ChL = 183.86'$   
 $R = 545.00'$   
 $L = 184.75'$



SCALE IN FEET  
SCALE: 1" = 400'

NOTE: This exhibit drawing is not intended to be a monumented land survey. It's sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

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. (13-80-105 C.R.S. 2012)



LINE TABLE		
LINE	BEARING	LENGTH
L1	S28°09'12"E	136.47'
L2	S16°58'37"E	278.69'
L3	S36°23'57"E	56.75'
L4	N89°58'12"W	218.85'
L5	S05°58'57"W	13.64'
L6	S01°11'29"E	451.48'
L7	S22°13'39"E	154.22'
L8	S09°31'48"E	94.21'
L9	S29°36'35"W	101.67'
L10	S47°03'01"W	87.35'
L11	S12°39'38"E	75.34'
L12	S16°21'27"E	97.45'
L13	S00°14'59"W	243.47'

Paul B. Groves — On Behalf Of King Surveyors  
Colorado Registered Professional  
Land Surveyor #38209



**KING SURVEYORS**  
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**PROJECT NO:** 20210107  
**DATE:** 04/08/2021  
**CLIENT:** ACADIA FARMS LLC  
**DWG:** 20210107EXH  
**DRAWN:** ERH **CHECKED:** PG