

EXHIBIT "A"

**PERMANENT EASEMENT PE-9
PROJECT NO.: 5430007
NE 1/4 SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: JANUARY 16, 2025**

DESCRIPTION

A permanent easement, PE-9, being a portion of the Indigo Ranch at Stetson Ridge, Filing No. 4, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 206712308, situated in the northeast 1/4 of Section 17, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard and the easterly right-of-way line of Peterson Road, from which the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 00°05'29" West a distance of 1,481.74 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence South 07°58'40" East, a distance of 5.50 feet;
2. Thence South 29°03'10" West, a distance of 5.50 feet;
3. Thence North 60°56'50" West to a point on the right-of-way line of Peterson Road and Dublin Boulevard, a distance of 5.00 feet;
4. Thence along said right-of-way line on the arc of a curve to the right, a radius of 100.00 feet, a length of 10.04 feet, a central angle of 05°45'05", (a chord bearing of North 38°44'05" East, a chord length of 10.03 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 35 sq. ft., (0.001 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

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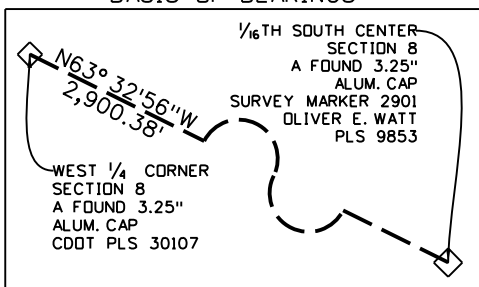


EXHIBIT "B"

LEGEND

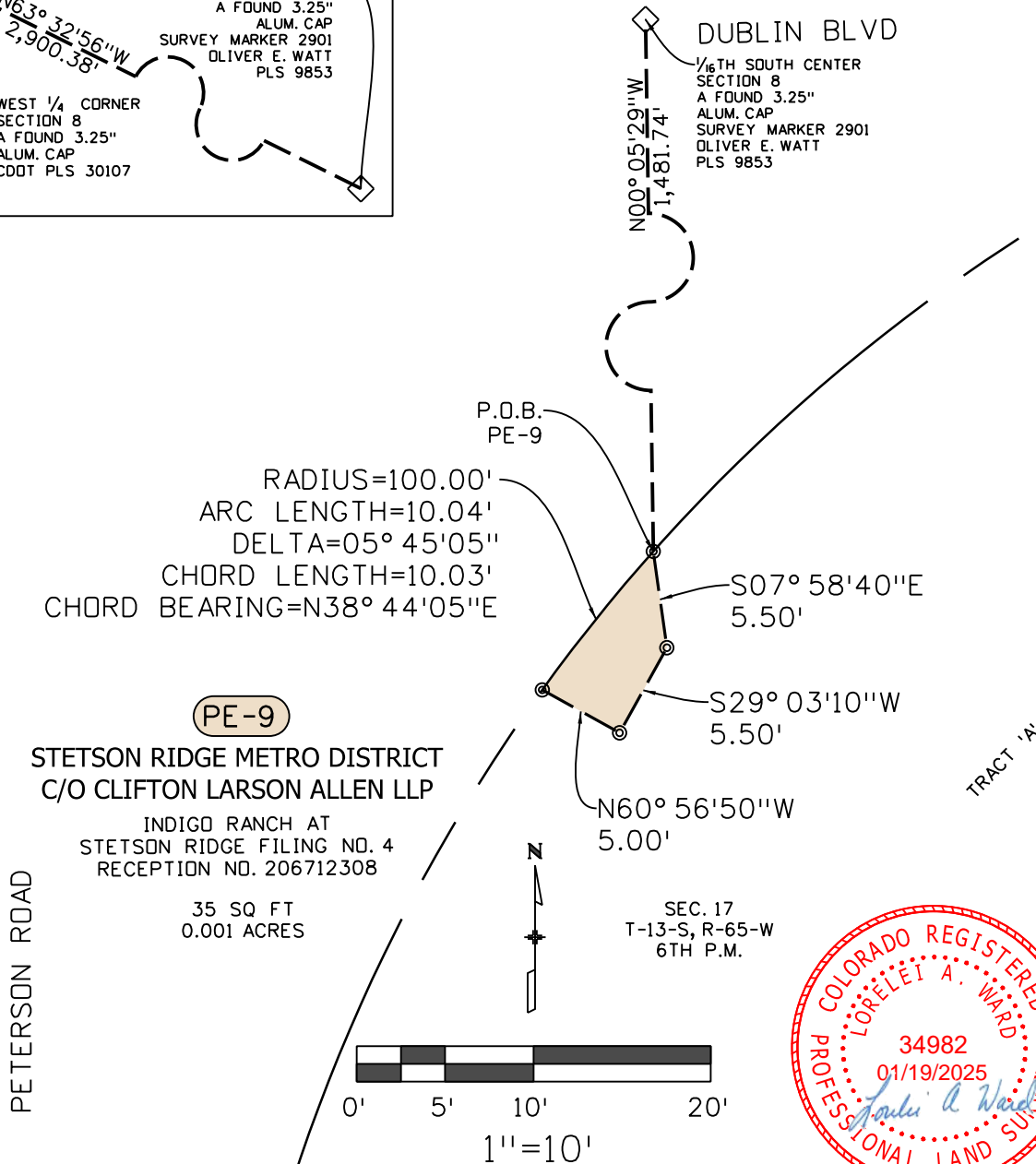
POB POINT OF BEGINNING
 @ CHANGE IN COURSE ONLY

BASIS OF BEARINGS



NOTE:

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DUBLIN WIDENING PROJECT

PE-9

EXHIBIT "B"
 STETSON RIDGE
 METROPOLITAN DISTRICT

Project No.:
 5430007

Project Code:
 2024040

Date:
 1-16-2025

Page 2 of 2



EXHIBIT "A"

**PERMANENT EASEMENT PE-9A
PROJECT NO.: 5430007
NE 1/4 SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: JANUARY 16, 2025**

DESCRIPTION

A permanent easement, PE-9A, being a portion of the Indigo Ranch at Stetson Ridge, Filing No. 4, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 206712308, situated in the northeast 1/4 of Section 17, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard, from which the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 02°46'23" West a distance of 1,453.19 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said right-of-way line on the arc of a curve to the right, a radius of 100.00 feet, a central angle of 14°16'25", a distance of 24.91 feet, (a chord bearing of North 81°56'01" East, and a chord bearing of 24.85 feet);
2. Thence continuing along said right-of-way line North 89°04'14" East, a distance of 130.00 feet;
3. Thence South 01°56'12" East, a distance of 2.00 feet;
4. Thence South 88°03'48" West, a distance of 65.00 feet;
5. Thence South 89°06'20" West, a distance of 90.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 423 sq. ft., (0.010 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

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EXHIBIT "B"

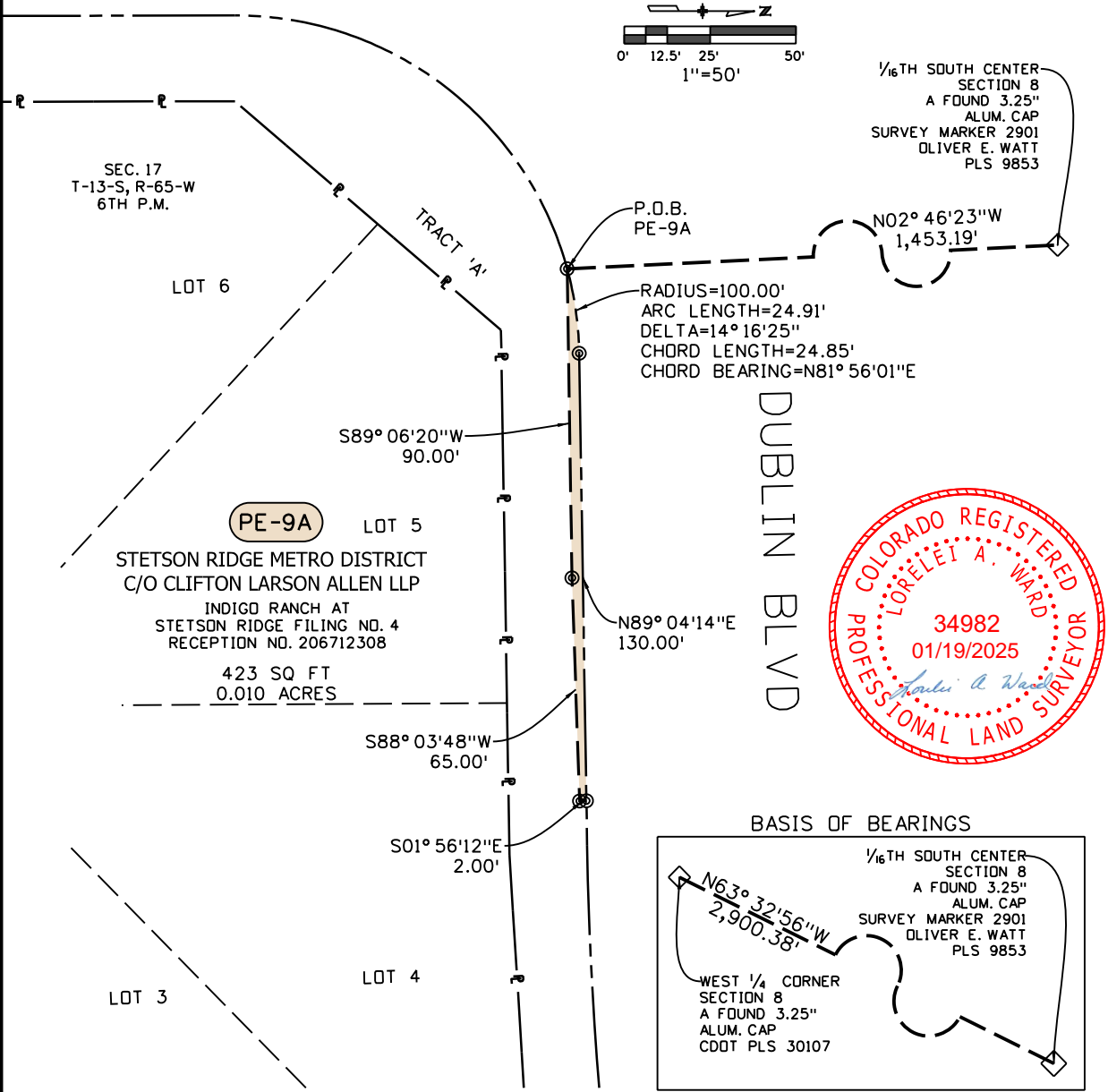
LEGEND

POB POINT OF BEGINNING
⊙ CHANGE IN COURSE ONLY

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PETERSON ROAD



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DUBLIN WIDENING PROJECT
PE-9A
EXHIBIT "B"
STETSON RIDGE
METROPOLITAN DISTRICT

Project No.: 5430007
Project Code: 2024040
Date: 1-16-2025
Page 2 of 2

1/16/2025 4:44:22 PM J:\2023\0231830.00 - Dublin Blvd Improvements\Survey\07 Drawings\Reference Files\Exhibit_B\9\PE-9A.dgn

EXHIBIT "A"

**PERMANENT EASEMENT PE-9B
PROJECT NO.: 5430007
NE 1/4 SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: JANUARY 16, 2025**

DESCRIPTION

A permanent easement, PE-9B, being a portion of the Indigo Ranch at Stetson Ridge, Filing No. 4, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 206712308, situated in the northeast 1/4 of Section 17, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard and the westerly right-of-way line of Mustang Rim Drive, from which the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 14°13'15" West a distance of 1,481.52 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the westerly right-of-way line of Mustang Rim Drive South 08°48'15" East, a distance of 16.58 feet;
2. Thence continuing along said right-of-way line on the arc of a curve to the right, a radius of 370.00 feet, a central angle of 00°31'48", a length of 3.42 feet, (a chord bearing of South 08°32'21" East, and a chord length of 3.42 feet);
3. Thence North 56°58'21" West to a point on the southerly right-of-way line of Dublin Boulevard, a distance of 31.00 feet, more or less;
4. Thence along said right-of-way line on the arc of a curve to the left, a radius of 1,060.00 feet, a central angle of 01°14'59", a distance of 23.12 feet, (a chord bearing of North 82°52'09" East, and a chord length of 23.12 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 231 sq. ft., (0.005 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

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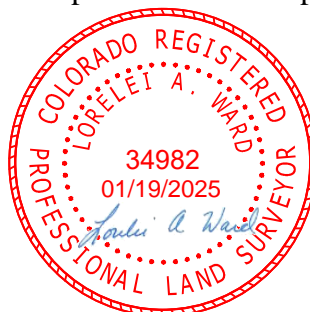


EXHIBIT "B"

LEGEND

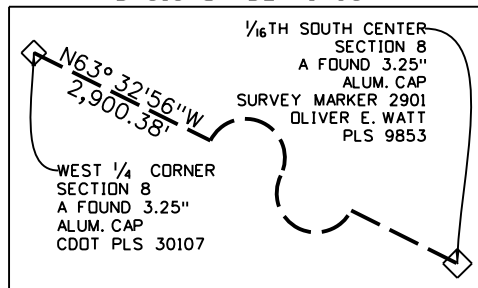
POB POINT OF BEGINNING
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DUBLIN BLVD

BASIS OF BEARINGS



1/16TH SOUTH CENTER
 SECTION 8
 A FOUND 3.25"
 ALUM. CAP
 SURVEY MARKER 2901
 OLIVER E. WATT
 PLS 9853

RADIUS=1,060.00'
 ARC LENGTH=23.12'
 DELTA=01° 14' 59"
 CHORD LENGTH=23.12'
 CHORD BEARING=N82° 52' 09"E

P.O.B.
 PE-9B

N56° 58' 21" W
 31.00'

S08° 48' 15" E
 16.58'

PE-9B

STETSON RIDGE METRO DISTRICT
 C/O CLIFTON LARSON ALLEN LLP

TRACT 'A'

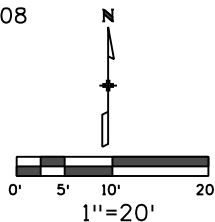
INDIGO RANCH AT
 STETSON RIDGE FILING NO. 4
 RECEPTION NO. 206712308

RADIUS=370.00'
 ARC LENGTH=3.42'
 DELTA=00° 31' 48"
 CHORD LENGTH=3.42'
 CHORD BEARING=S08° 32' 21"E

231 SQ FT
 0.005 ACRES

LOT 4

SEC. 17
 T-13-S, R-65-W
 6TH P.M.



MUSTANG RIM DR



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DUBLIN WIDENING PROJECT

PE-9B

EXHIBIT "B"
 STETSON RIDGE
 METROPOLITAN DISTRICT

Project No.:
 5430007

Project Code:
 2024040

Date:
 1-16-2025

Page 2 of 2

EXHIBIT "A"

**TEMPORARY EASEMENT TE-9
PROJECT NO.: 5430007
NE 1/4 SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: JANUARY 16, 2025**

DESCRIPTION

A temporary easement, TE-9, being a portion of the Indigo Ranch at Stetson Ridge, Filing No. 4, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 206712308, situated in the northeast 1/4 of Section 17, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard, from which the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 02°46'23" West a distance of 1,453.19 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence North 89°06'20" East, a distance of 90.00 feet;
2. Thence North 88°03'48" East, a distance of 65.00 feet;
3. Thence North 01°56'12" West to a point on the southerly right-of-way line of Dublin Boulevard, a distance of 2.00 feet, more or less;
4. Thence along said right-of-way line North 89°04'13" East, a distance of 12.91 feet;
5. Thence on the arc of a curve to the left, a radius of 1060.00 feet, a central angle of 05°34'35", a length of 103.16 feet, (a chord bearing of North 86°16'56" East, and a chord length of 102.91 feet);
6. Thence South 56°58'21" East to a point on the westerly right-of-way line of Mustang Rim Drive, a distance of 31.00 feet, more or less;
7. Thence continuing along said right-of-way line on the arc of a curve to the right, a radius of 381.36 feet, a central angle of 06°45'08", a distance of 44.94 feet, (a chord bearing of South 04°47'40" East, and a chord length of 44.92 feet);
8. Thence continuing along said Mustang Rim Drive right-of-way line South 01°18'51" East, a distance of 46.00 feet;
9. Thence South 88°28'04" West, a distance of 6.00 feet;
10. Thence North 01°31'56" West, a distance of 82.00 feet;
11. Thence North 58°21'42" West, a distance of 28.00 feet;
12. Thence South 86°20'29" West, a distance of 296.73 feet;
13. Thence South 29°39'00" West, a distance of 41.50 feet;
14. Thence North 60°56'50" East to a point on the easterly right-of-way line of Peterson Road and the southerly right-of-way line of Dublin Boulevard, a distance of 15.00 feet;

15. Thence continuing along said right-of-way line on the arc of a curve to the right, a radius of 103.65 feet, a central angle of $05^{\circ}33'59''$, a distance of 10.07 feet, (a chord bearing of North $32^{\circ}58'26''$ East, and a chord length of 10.07 feet);
16. Thence South $60^{\circ}56'50''$ East, a distance of 5.00 feet;
17. Thence North $29^{\circ}03'10''$ East, a distance of 5.50 feet;
18. Thence North $07^{\circ}58'40''$ East to a point on the easterly right-of-way line of Peterson Road and the southerly right-of-way line of Dublin Boulevard, a distance of 5.50 feet, more or less;
19. Thence continuing along said right-of-way line on the arc of a curve to the right, a radius of 101.49 feet, a central angle of $32^{\circ}41'07''$, a distance of 57.90 feet, (a chord bearing of North $58^{\circ}12'12''$ East, and a chord length of 57.12 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 4,676 sq. ft., (0.107 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North $63^{\circ}32'56''$ West from the south center $1/16^{\text{th}}$ corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west $1/4$ corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

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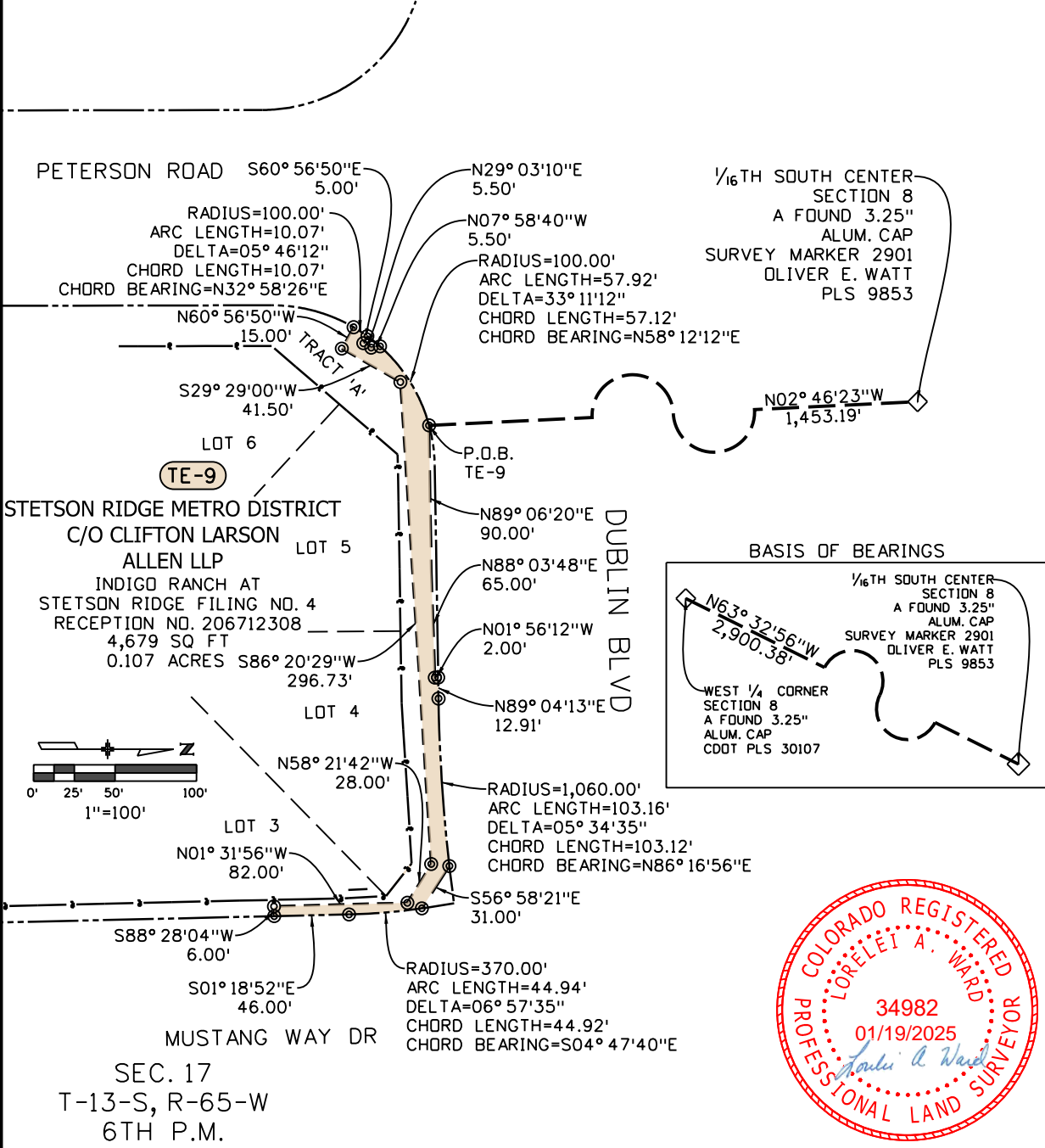
EXHIBIT "B"

LEGEND

POB POINT OF BEGINNING
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DUBLIN WIDENING PROJECT

TE-9

EXHIBIT "B"

STETSON RIDGE

METROPOLITAN DISTRICT

Project No.:
5430007

Project Code:
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Date:
1-16-2025

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