

PARCEL DESIGNATION	5321001005	DATE:	April 9, 2024
OWNER:	STETSON HILLS PROPERTY OWNER LLC		

EXHIBIT A**LEGAL DESCRIPTION****RIGHT OF WAY – RW-15 REV**

A portion of that parcel of land as described in Reception Number 217045733 of the records of El Paso County, said parcel is located in Lot 3 of the Canty Subdivision No. 2, in the West Half of Section 21, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 21 (being a 2 ½" Aluminum cap "LS 17664), thence N. 5°02'55" E., a distance of 870.47 feet, to a point being on the southerly property line of said property described by Reception Number 217045733, said point also being the **POINT OF BEGINNING**;

1. Thence along said southerly property line, S. 89°26'19" W., to the east right of way line of Marksheffel Road, a distance of 5.89 feet;
2. Thence along said east right of way line, N. 0°36'50" W., a distance of 361.33 feet;
3. Thence continuing along said east right of way line, S. 89°23'10" W., a distance of 20.00 feet;
4. Thence continuing along said east right of way line, N. 0°32'48" W., to the north line of said property described in Reception Number 217045733, a distance of 277.67 feet;
5. Thence along said north line, N. 89°09'00" E., a distance of 25.85 feet;
6. Thence S. 0°35'18" E., a distance of 639.11 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 9,364 square feet or 0.215 acres, more or less.

EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. The west line of the Northwest Quarter of Section 21 from the said West Quarter Corner (a 2-1/4" aluminum cap, PLS 17664) to the Northwest Corner of said Section 21 (a 3-1/4" aluminum cap, PLS 17946) bears N 0°35'18" W., a distance of 2,642.67 feet.

This description was prepared by:
Kevin Williams, P.L.S. 28294
On behalf of Wilson & Co.
990 S. Broadway, Ste. 220
Denver, CO 80209

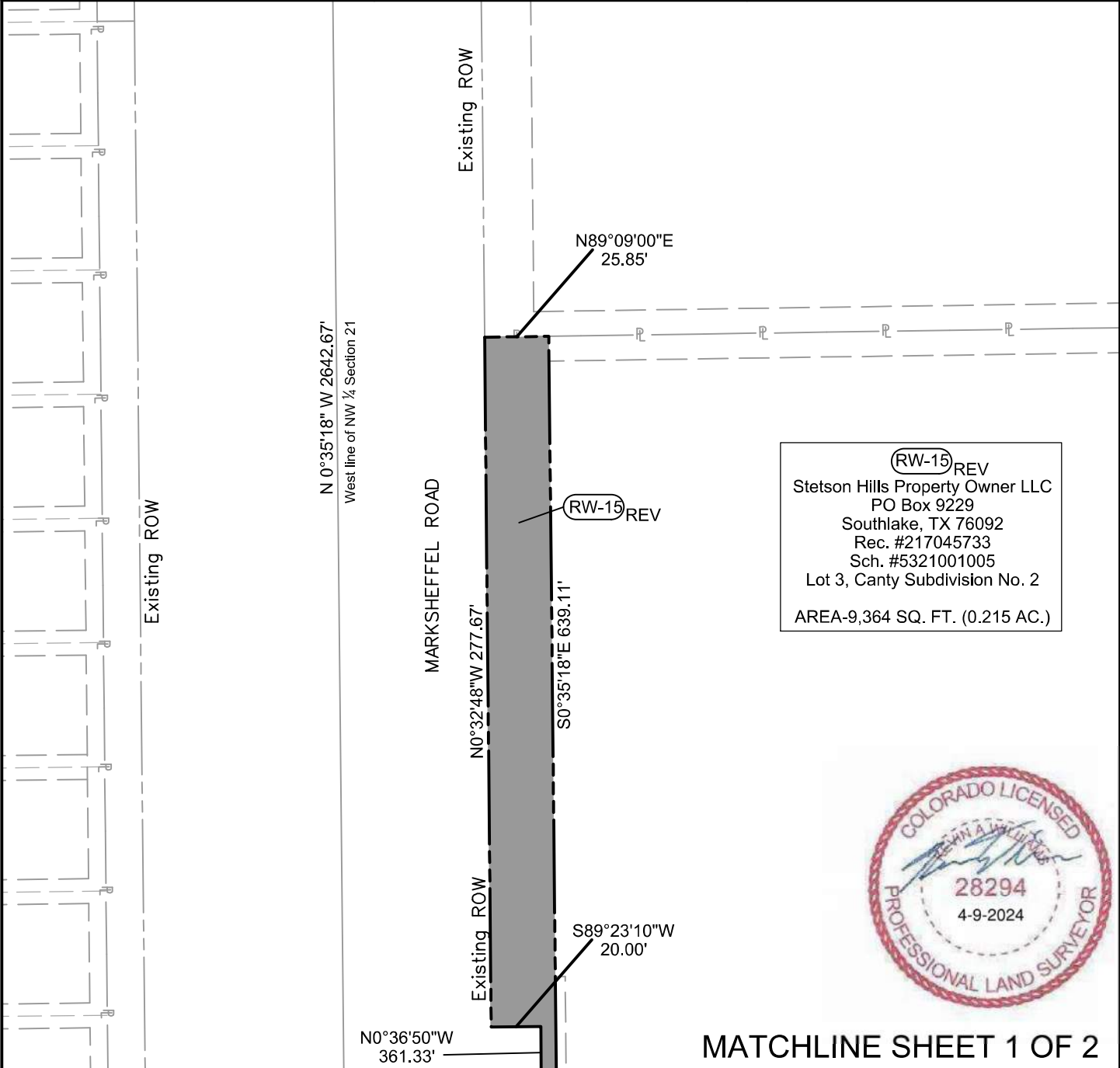


DATE: 9-APRIL-2024

APPROVED BY: K. WILLIAMS

18300ROW_RW-15-REV_Exhibit.dgn

EXHIBIT B SKETCH
 RIGHT OF WAY RW-15 REV
 PARCEL 5321001005
 SECTION 21
 T 13 S, R 65 W, 6TH P.M.
 CITY OF COLORADO SPRINGS,
 EL PASO COUNTY, COLORADO



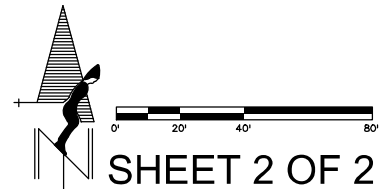
(RW-15) REV
 Stetson Hills Property Owner LLC
 PO Box 9229
 Southlake, TX 76092
 Rec. #217045733
 Sch. #5321001005
 Lot 3, Cauty Subdivision No. 2
 AREA-9,364 SQ. FT. (0.215 AC.)



MATCHLINE SHEET 1 OF 2

NOTES:

1. This sketch does not constitute a land survey plat by Wilson & Co.
2. This sketch is a graphic representation of the burdened property. In the event Exhibit B is inconsistent with Exhibit A. Exhibit A shall control.
3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc.



SHEET 2 OF 2

PARCEL DESIGNATION	5321001005	DATE:	May 1, 2024
OWNER:	STETSON HILLS PROPERTY OWNER LLC		

EXHIBIT B

LEGAL DESCRIPTION

UTILITY EASEMENT – UE-15A

A portion of that parcel of land as described in Reception Number 217045733 of the records of El Paso County, said parcel is located in Lot 3 of the Canty Subdivision No. 2, in the West Half of Section 21, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 21 (being a 2 ½” Aluminum cap “LS 17664), thence N. 6°21’20” E., a distance of 872.66 feet, to a point being on the southerly property line of said property described by Reception Number 217045733 from which the southwest corner of said property bears S. 89°26’19” W., a distance of 25.89 feet, said point also being the **POINT OF BEGINNING**;

1. Thence N. 0°35’18” W., to the north line of said property described in Reception Number 217045733, a distance of 639.21 feet;
2. Thence along said north line, N. 89°09’00” E., a distance of 50.00 feet;
3. Thence S. 0°35’18” E., to the said southerly property line, a distance of 639.46 feet;
4. Thence along said southerly property line, S. 89°26’19” W., a distance of 50.00 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 31,967 square feet or 0.734 acres, more or less.

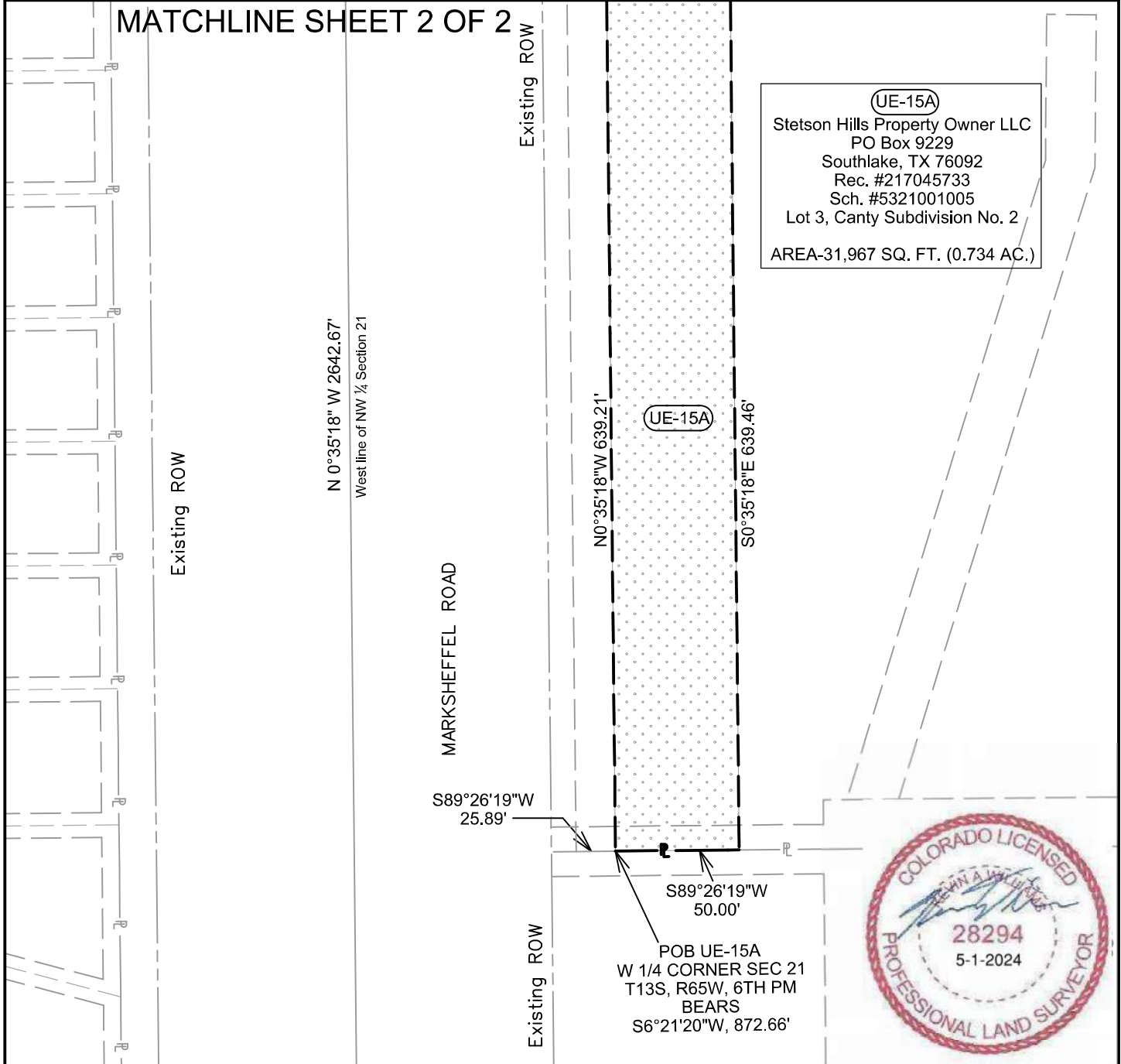
EXHIBIT C SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 (a EPC Brass Cap) and E_24 (a USCGS Brass Cap) bears N 48°53’48” E a distance of 40,950.79 ft.

This description was prepared by:
 Kevin Williams, P.L.S. 28294
 On behalf of Wilson & Co.
 990 S. Broadway, Ste. 220
 Denver, CO 80209

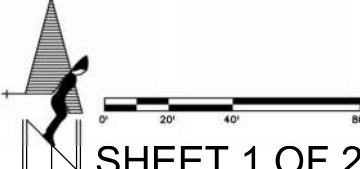


DATE: 1-MAY-2024	EXHIBIT C SKETCH UTILITY EASEMENT UE-15A PARCEL 5321001005 SECTION 21 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	 COLORADO SPRINGS OLYMPIC CITY USA
APPROVED BY: K. WILLIAMS		
18300ROW_UE-15A_Exhibit_1-2.dgn		




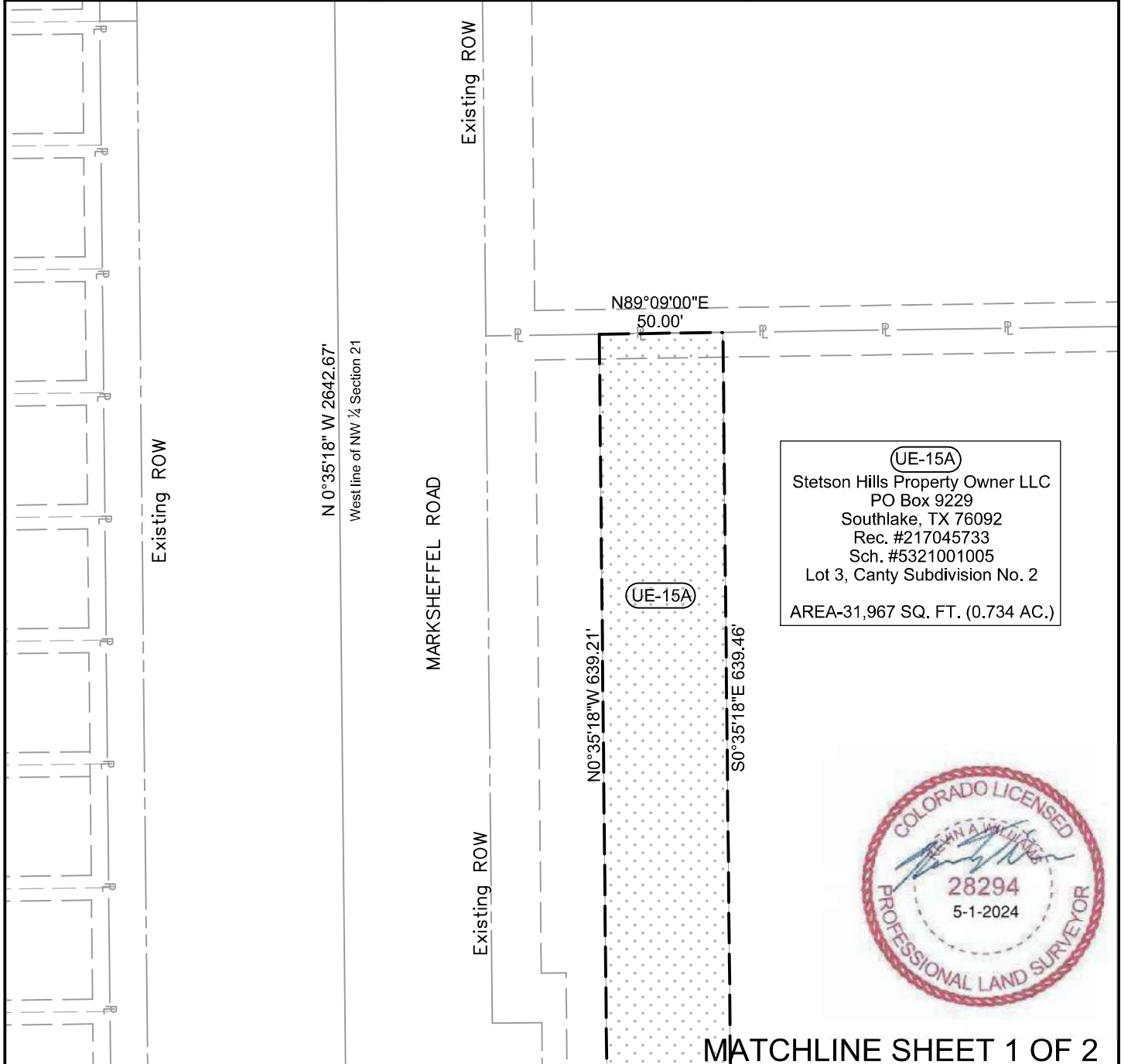
NOTES:

1. This sketch does not constitute a land survey plat by Wilson & Co.
2. This sketch is a graphic representation of the burdened property. In the event Exhibit C is inconsistent with Exhibit B, Exhibit B shall control.
3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 (a EPC Brass Cap) and E_24 (a USCGS Brass Cap) bears N 48°53'48" E a distance of 40,950.79 ft.



SHEET 1 OF 2

DATE: 1-MAY-2024	<p align="center">EXHIBIT C SKETCH UTILITY EASEMENT UE-15A PARCEL 5321001005 SECTION 21 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO</p>	
APPROVED BY: K. WILLIAMS		
18300ROW_UE-15A_Exhibit.dgn		

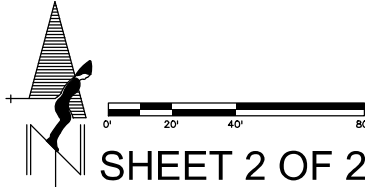


UE-15A
 Stetson Hills Property Owner LLC
 PO Box 9229
 Southlake, TX 76092
 Rec. #217045733
 Sch. #5321001005
 Lot 3, Canty Subdivision No. 2
 AREA-31,967 SQ. FT. (0.734 AC.)




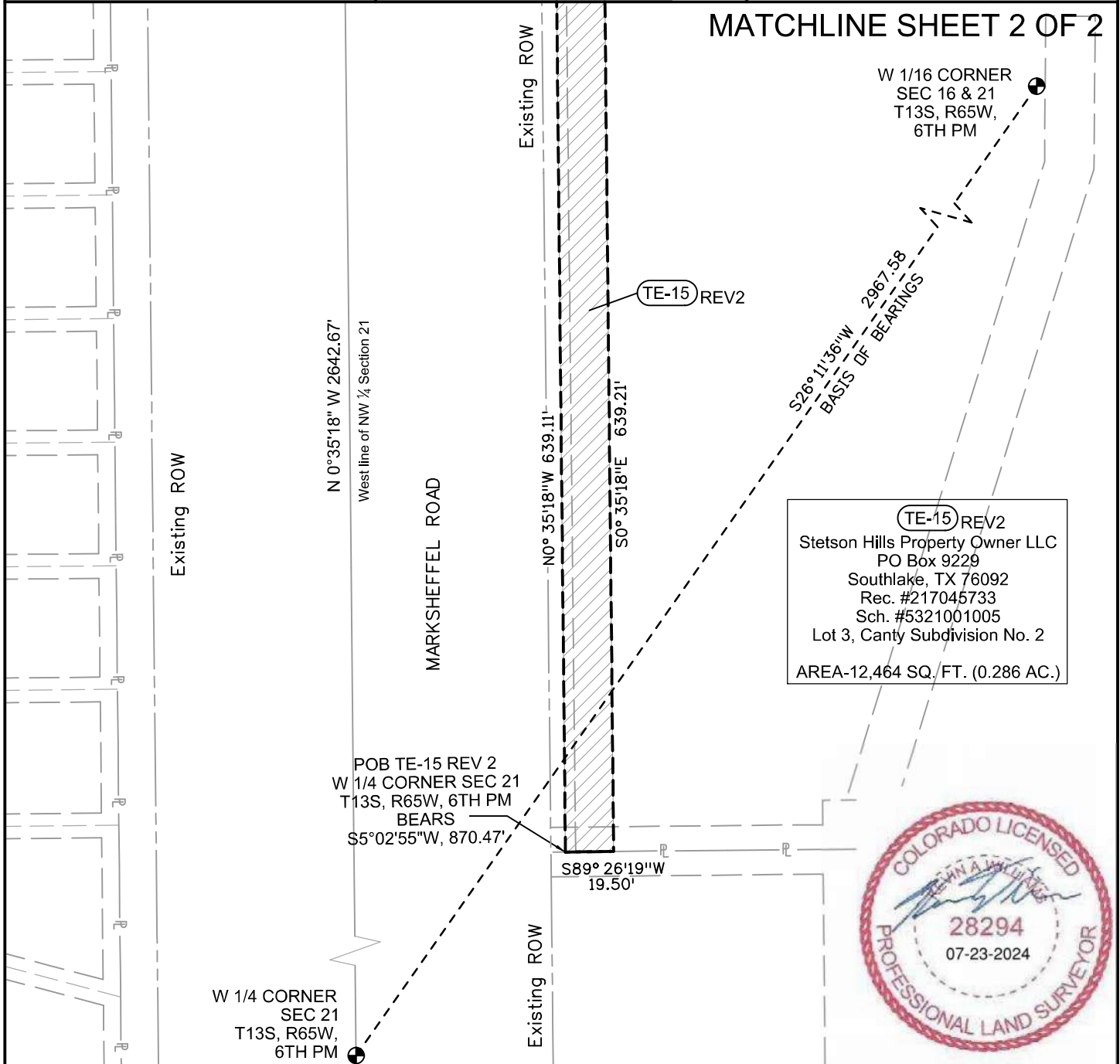
MATCHLINE SHEET 1 OF 2

- NOTES:**
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 3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 (a EPC Brass Cap) and E_24 (a USCGS Brass Cap) bears N 48°53'48" E a distance of 40,950.79 ft.



SHEET 2 OF 2

DATE: 23-JULY-2024	<p align="center">EXHIBIT B SKETCH TEMPORARY EASEMENT TE-15 REV2 PARCEL 5321001005 SECTION 21 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO</p>	
APPROVED BY: K. WILLIAMS		
18300ROW_TE-15-REV2_Exhibit.dgn		



- NOTES:**
1. This sketch does not constitute a land survey plat by Wilson & Co.
 2. This sketch is a graphic representation of the burdened property.
 3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc.

