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| PARCEL DESIGNATION | 5316002018 | DATE: | January 23, 2024 |
| OWNER: | DUANE A. & DIANA M. VAN DER WEGE | | |

EXHIBIT A**LEGAL DESCRIPTION****RIGHT OF WAY – RW-22**

A portion of that parcel of land as described in Book 6388, Page 1468, of the records of El Paso County, said parcel is in the Southwest Quarter of Section 16, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the Southwest Corner of said Section 16 (being a 3 ¼" Aluminum cap "LS 17946), thence N. 84°37'41" E., a distance of 382.20 feet to a point, said point being on the southerly line of said property described in Book 6388, Page 1468, said point also being on the northerly right of way line of Huber Road, said point also being the **POINT OF BEGINNING**;

1. Thence N. 82°46'31" W., a distance of 224.71 feet;
2. Thence on the arc of a curve to the right, a radius of 82.50 feet, a central angle of 39°28'11", a distance of 56.83 feet, (a chord bearing N. 72°20'45" W., a distance of 55.72 feet);
3. Thence N. 0°21'14" W., a distance of 8.99 feet;
4. Thence N. 42°32'25" E., a distance of 11.81 feet;
5. Thence N. 44°07'11" W., a distance of 7.74 feet;
6. Thence N. 29°03'46" W., a distance of 47.23 feet;
7. Thence N. 0°21'14" W., to the northerly line of said property described in Book 6388, Page 1468, a distance of 210.25 feet;
8. Thence along said northerly line, S. 89°07'48" W., to the east right of way line of Marksheffel Road, a distance of 25.00 feet;
9. Thence along said east right of way line, S. 0°21'14" E., to said southerly line of property described in Book 6388, Page 1468, also being said northerly right of way line of Huber Road, a distance of 324.43 feet;

EXHIBIT B - PAGE 2 of 10

10. Thence along said southerly line and said northerly right of way line, N. 89°07'48" E., a distance of 320.74 feet, more or less, to the **POINT OF BEGINNING**.


Said parcel of land contains 15,587 square feet or 0.358 acres, more or less.

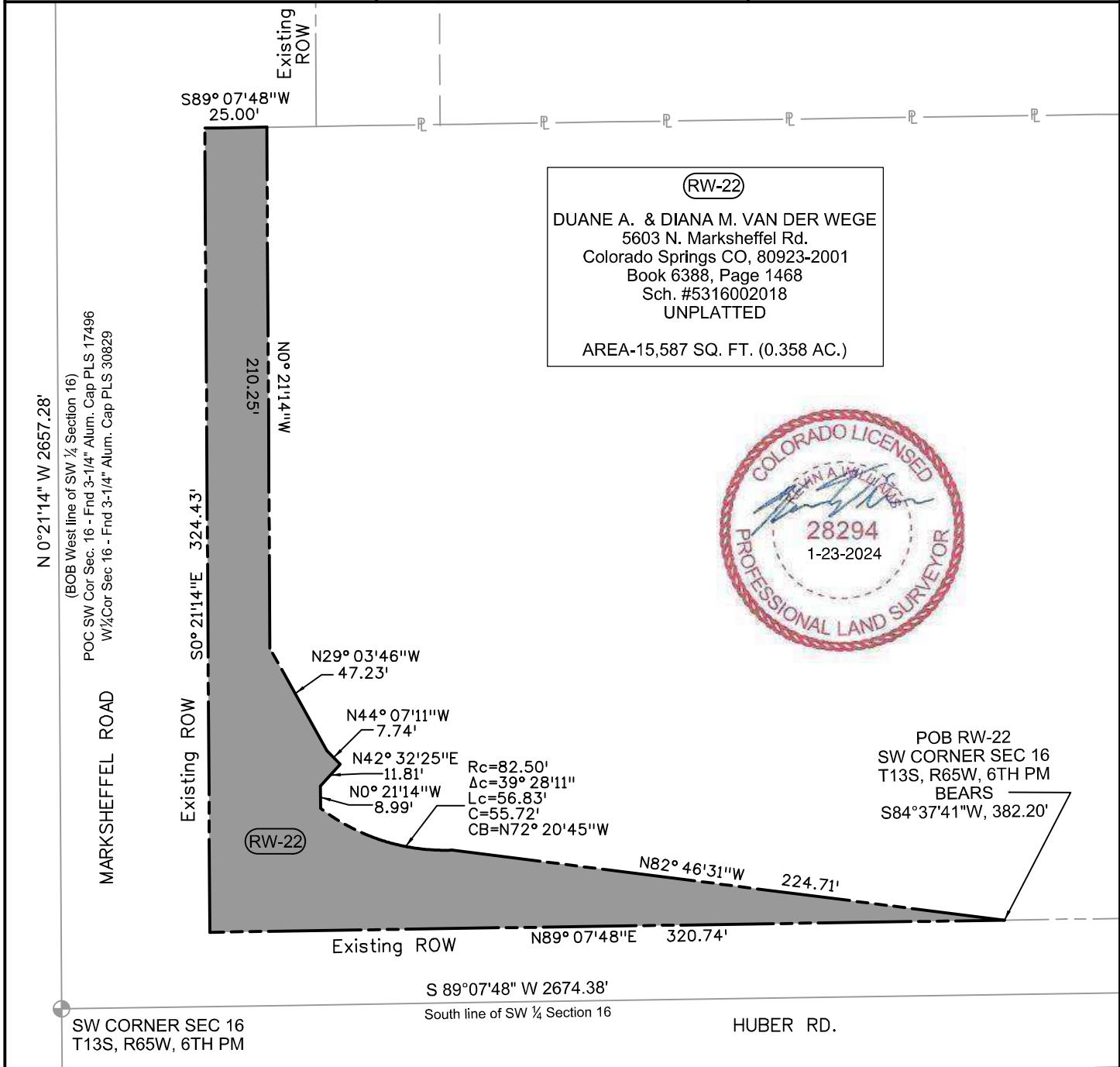
EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. The west line of the Southwest Quarter of Section 16 from the Southwest Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 17946) to the West Quarter Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 30829) bears N 0°21'14" W., a distance of 2,657.28 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

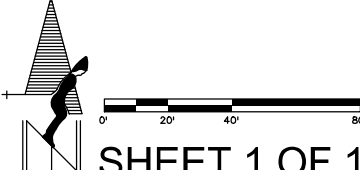


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|----------------------------|---|---|
| DATE: 23-JAN-2024 | EXHIBIT B SKETCH RIGHT OF WAY RW-22 PARCEL 5316002018 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO |  |
| APPROVED BY: K. WILLIAMS | | |
| 18300ROW_RW-22_Exhibit.dgn | | |
| | | |



NOTES:

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



SHEET 1 OF 1

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| PARCEL DESIGNATION | 5316002018 | DATE: | February 27, 2024 |
| OWNER: | DUANE A. & DIANA M. VAN DER WEGE | | |

EXHIBIT A

LEGAL DESCRIPTION

PERMANENT EASEMENT – PE-22

A portion of that parcel of land as described in Book 6388, Page 1468, of the records of El Paso County, said parcel is in the Southwest Quarter of Section 16, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the Southwest Corner of said Section 16 (being a 3 ¼" Aluminum cap "LS 17946), thence N. 43°43'30" E., a distance of 150.94 feet to a point, said point also being the **POINT OF BEGINNING**;

1. Thence N. 29°03'46" W., a distance of 41.64 feet;
2. Thence N. 00°21'14" W., to the northerly line of said property described in Book 6388, Page 1468, a distance of 210.25 feet;
3. Thence along said northerly line, N. 89°07'48" E., a distance of 20.00 feet;
4. Thence S. 00°21'14" E., a distance of 246.95 feet, more or less, to the **POINT OF BEGINNING**.


Said parcel of land contains 4,572 square feet or 0.105 acres, more or less.

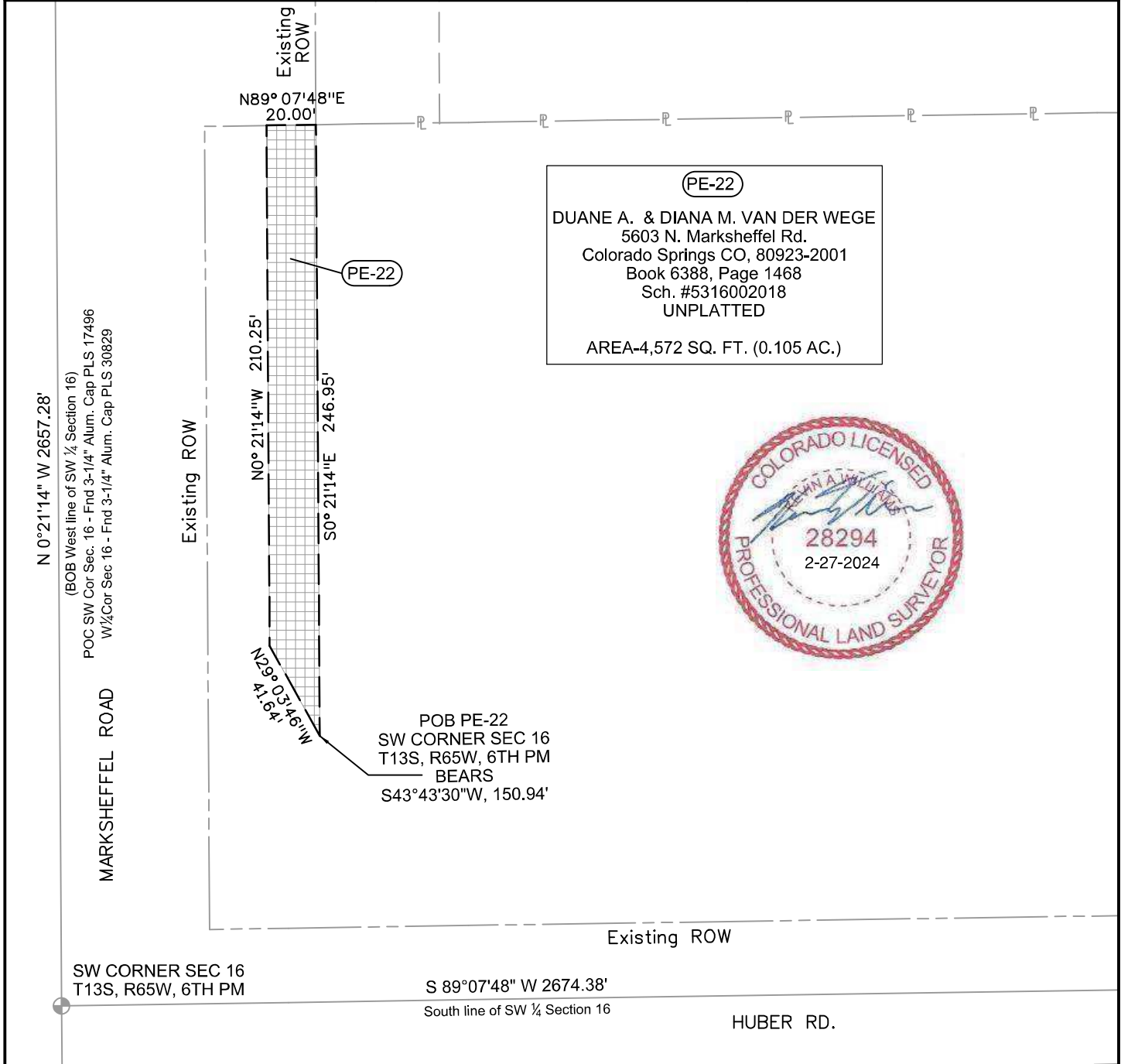
EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. The west line of the Southwest Quarter of Section 16 from the Southwest Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 17946) to the West Quarter Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 30829) bears N 0°21'14" W., a distance of 2,657.28 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

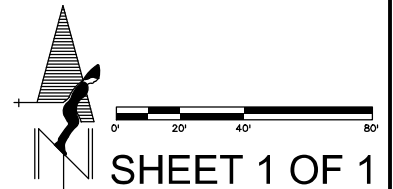


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|----------------------------|---|---|
| DATE: 27-FEB-2024 | <p align="center">EXHIBIT B SKETCH PERMANENT EASEMENT PE-22 PARCEL 5316002018 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO</p> |  |
| APPROVED BY: K. WILLIAMS | | |
| 18300ROW_PE-22_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. 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. The line between stations DOT1 and E_24 bears N 48°53'48" E a distance of 40,950.79 ft.



SHEET 1 OF 1

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| PARCEL DESIGNATION | 5316002018 | DATE: | May 1, 2024 |
| OWNER: | DUANE A. & DIANA M. VAN DER WEGE | | |

EXHIBIT B

LEGAL DESCRIPTION

UTILITY EASEMENT – UE-22A

A portion of that parcel of land as described in Book 6388, Page 1468, of the records of El Paso County, said parcel is located in Lot 7, Block 1, Toy Ranches Estates, in the Southwest Quarter of Section 16, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the Southwest Corner of said Section 16 (being a 3 ¼" Aluminum cap "LS 17946), thence N. 16°06'23" E., a distance of 370.57 feet to a point on the north line of said parcel described in Book 6388, Page 1468 from which the northwest corner of said parcel bears S. 89°07'48" W., a distance of 45.00 feet, said point also being the **POINT OF BEGINNING**;

1. Thence S. 0°21'14" E., a distance of 246.95 feet
2. Thence S. 29°03'46" E., a distance of 5.60 feet;
3. Thence S. 44°07'11" E., a distance of 7.74 feet;
4. Thence S. 42°32'25" W., a distance of 11.81 feet;
5. Thence S. 0°21'14" E., a distance of 8.99 feet;
6. Thence on the arc of a curve to the left, a radius of 82.50 feet, a central angle of 37°23'45", a distance of 53.85 feet, (a chord bearing S. 71°18'32" E., a distance of 52.90 feet);
7. Thence N. 0°21'14" W., to the northerly line of said property described in Book 6388, Page 1468, a distance of 292.80 feet;
8. Thence along said northerly line, S. 89°07'48" W., a distance of 50.00 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 14,280 square feet or 0.328 acres, more or less.

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

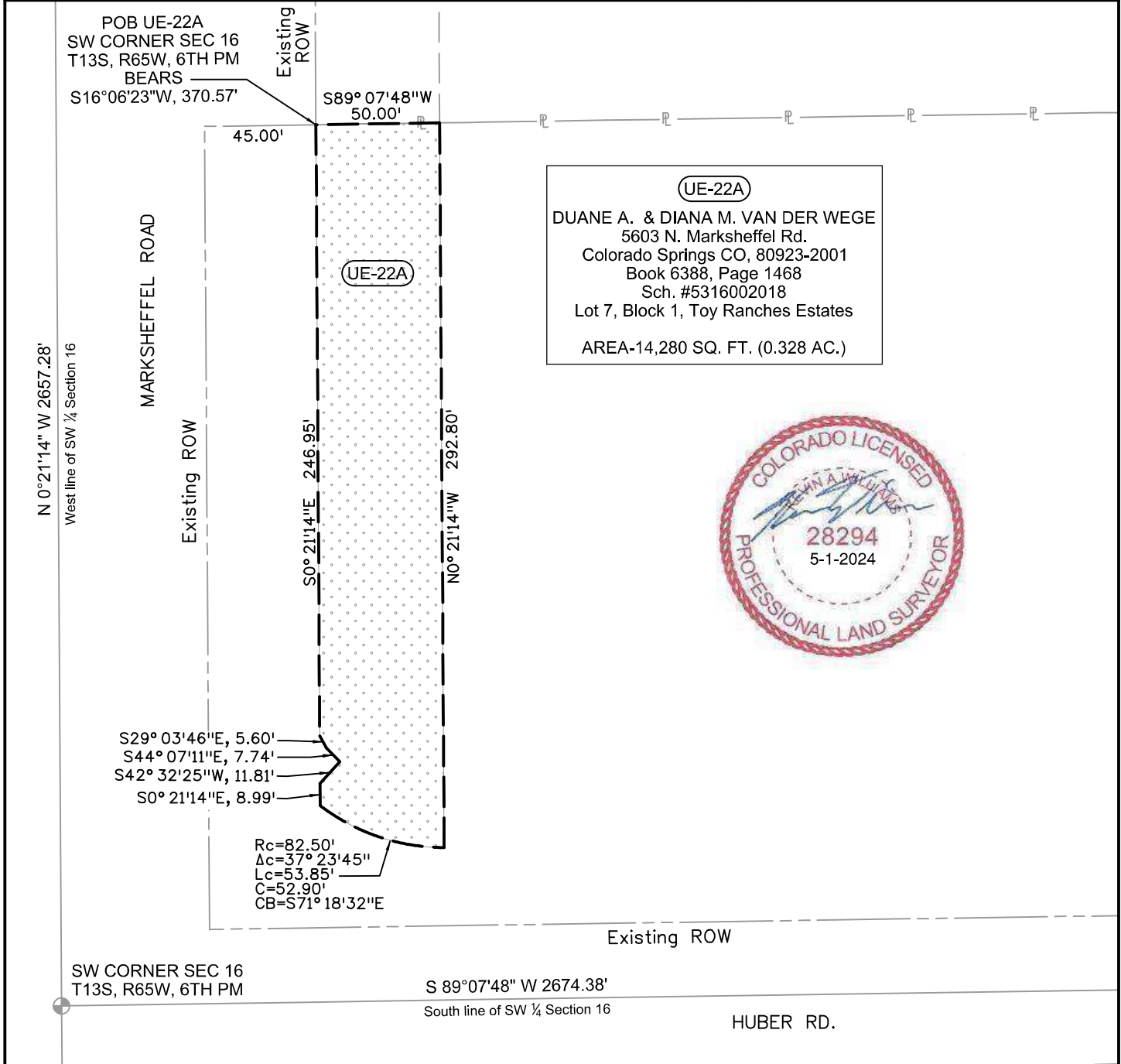
EXHIBIT B - PAGE 7 of 10

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

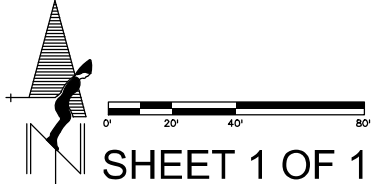


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| DATE: 1-MAY-2024 | <p>EXHIBIT C SKETCH UTILITY EASEMENT UE-22A PARCEL 5316002018 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO</p> |  |
| APPROVED BY: K. WILLIAMS | | |
| 18300ROW_UE-22A_Exhibit.dgn | | |




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. 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.



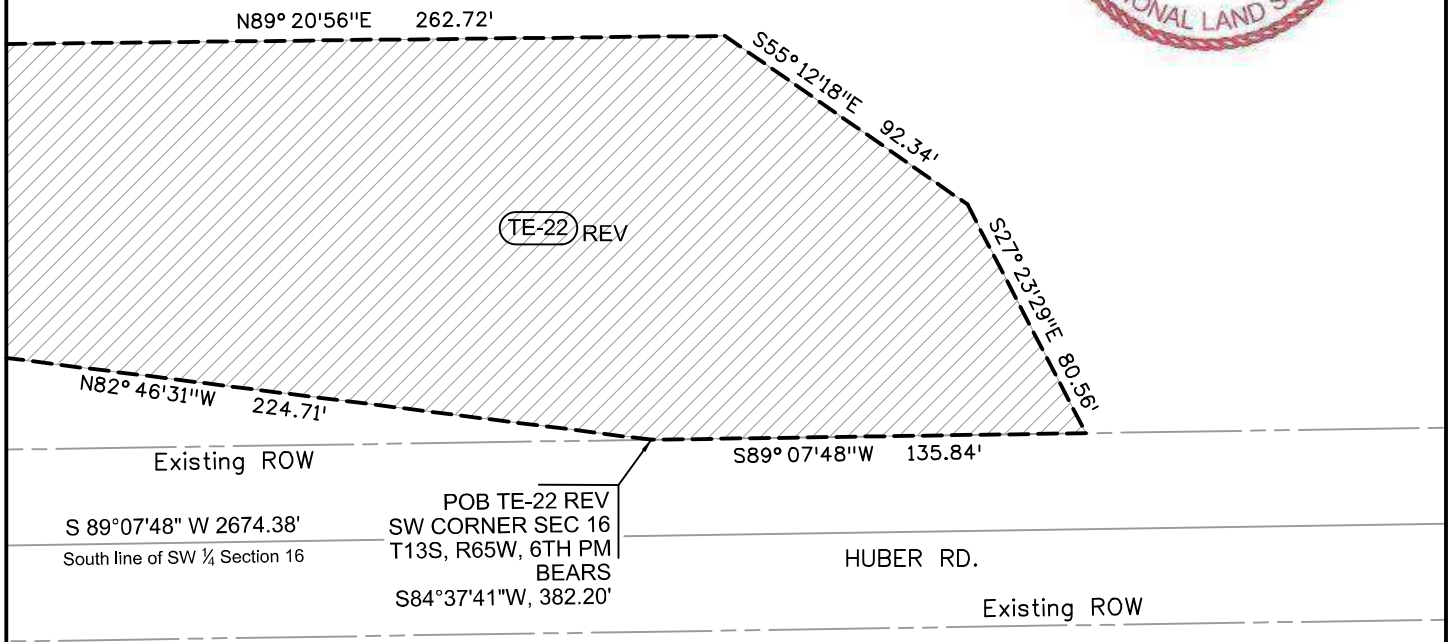
SHEET 1 OF 1

| | | |
|------------------------------------|---|---|
| DATE: 4-APRIL-2024 | <p align="center">EXHIBIT B SKETCH TEMPORARY EASEMENT TE-22 REV PARCEL 5316002018 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO</p> |  |
| | | |
| APPROVED BY: K. WILLIAMS | | |
| 18300ROW_TE-22-REV_Exhibit_1-2.dgn | | |

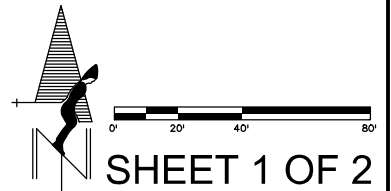
MATCHLINE SHEET 2 OF 2


(TE-22) REV
 DUANE A. & DIANA M. VAN DER WEGE
 5603 N. Marksheffel Rd.
 Colorado Springs CO, 80923-2001
 Book 6388, Page 1468
 Sch. #5316002018
 UNPLATTED

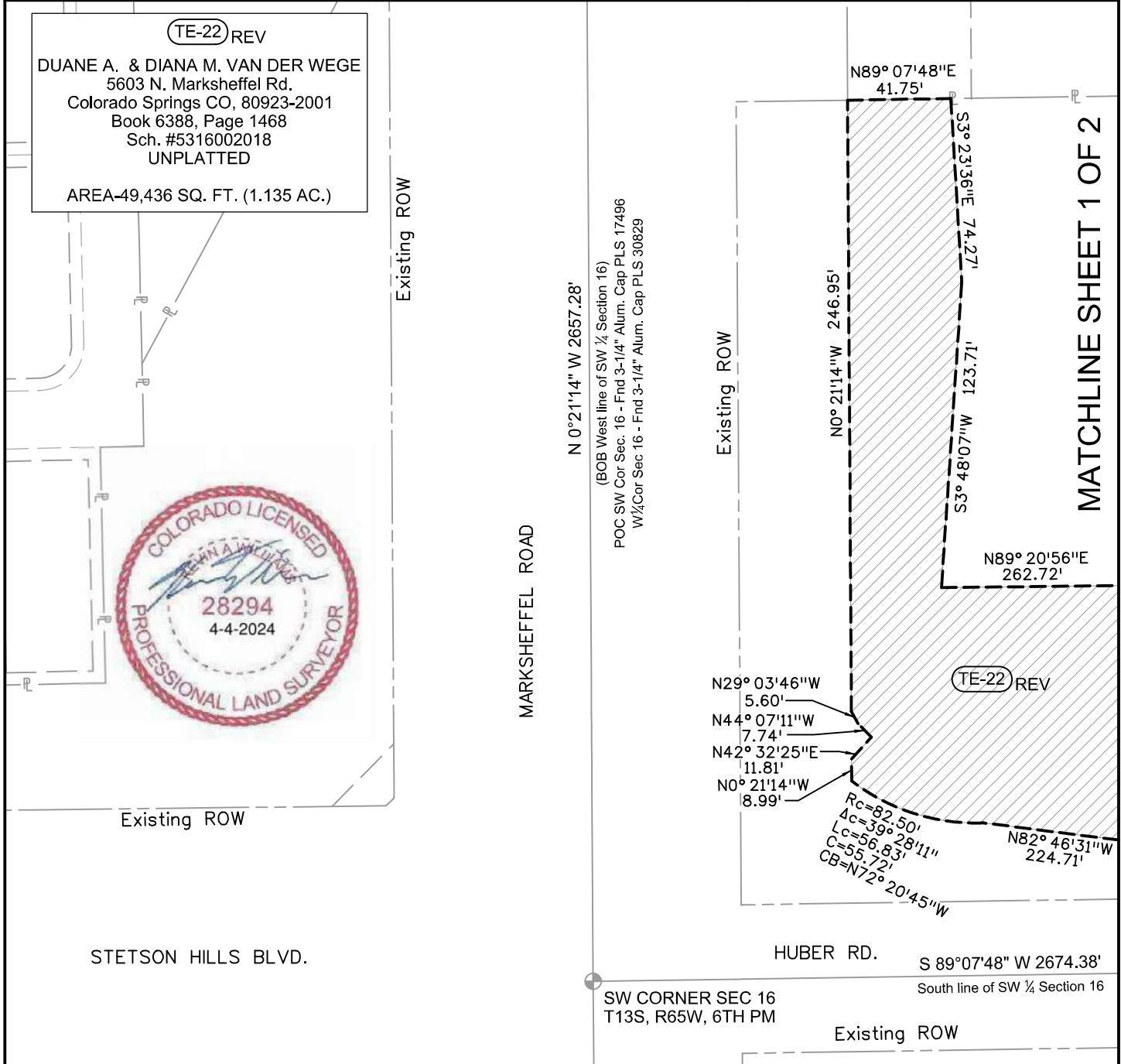
 AREA-49,436 SQ. FT. (1.135 AC.)



- NOTES:
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 2. This sketch is a graphic representation of the burdened property.
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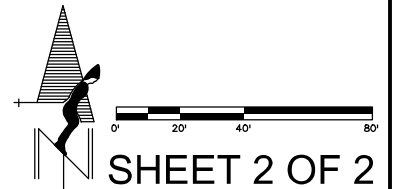


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|------------------------------------|---|---|
| DATE: 4-APRIL-2024 | EXHIBIT B SKETCH TEMPORARY EASEMENT TE-22 REV PARCEL 5316002018 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO |  |
| APPROVED BY: K. WILLIAMS | | |
| 18300ROW_TE-22-REV_Exhibit_2-2.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.
3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 and E_24 bears N 48°53'48" E a distance of 40,950.79 ft.



SHEET 2 OF 2