

PARCEL DESIGNATION:	4500000106	DATE:	September 1, 2015
OWNER:	TIMOTHY J. GARBER AND DAWN K. DAWSON-GARBER (Owner current as of the date of certification hereon)		

**EXHIBIT A
LEGAL DESCRIPTION**

TRACT 11, HAMMER RANCH AS RECORDED SEPTEMBER 25, 2000 UNDER RECEPTION NO. 200115347 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

Said parcel contains 1,535,542 square feet or 35.251 acres, more or less.

EXHIBIT B SKETCH is attached hereto and is only intended to depict Exhibit A – Legal Description. In the event that Exhibit A contains an ambiguity, Exhibit B may be used to solve said ambiguity.

Prepared for and on behalf of Colorado Springs Utilities by: Basil Micah Hanson, PLS 38020, of CRITIGEN LLC, 2 North Cascade Avenue, Suite 460, Colorado Springs, CO 80903

4500000106_EXA.doc

DATE: 01-SEPTEMBER-2015

DRAWN BY: B HANSON

CHECKED BY: R CASTILLO

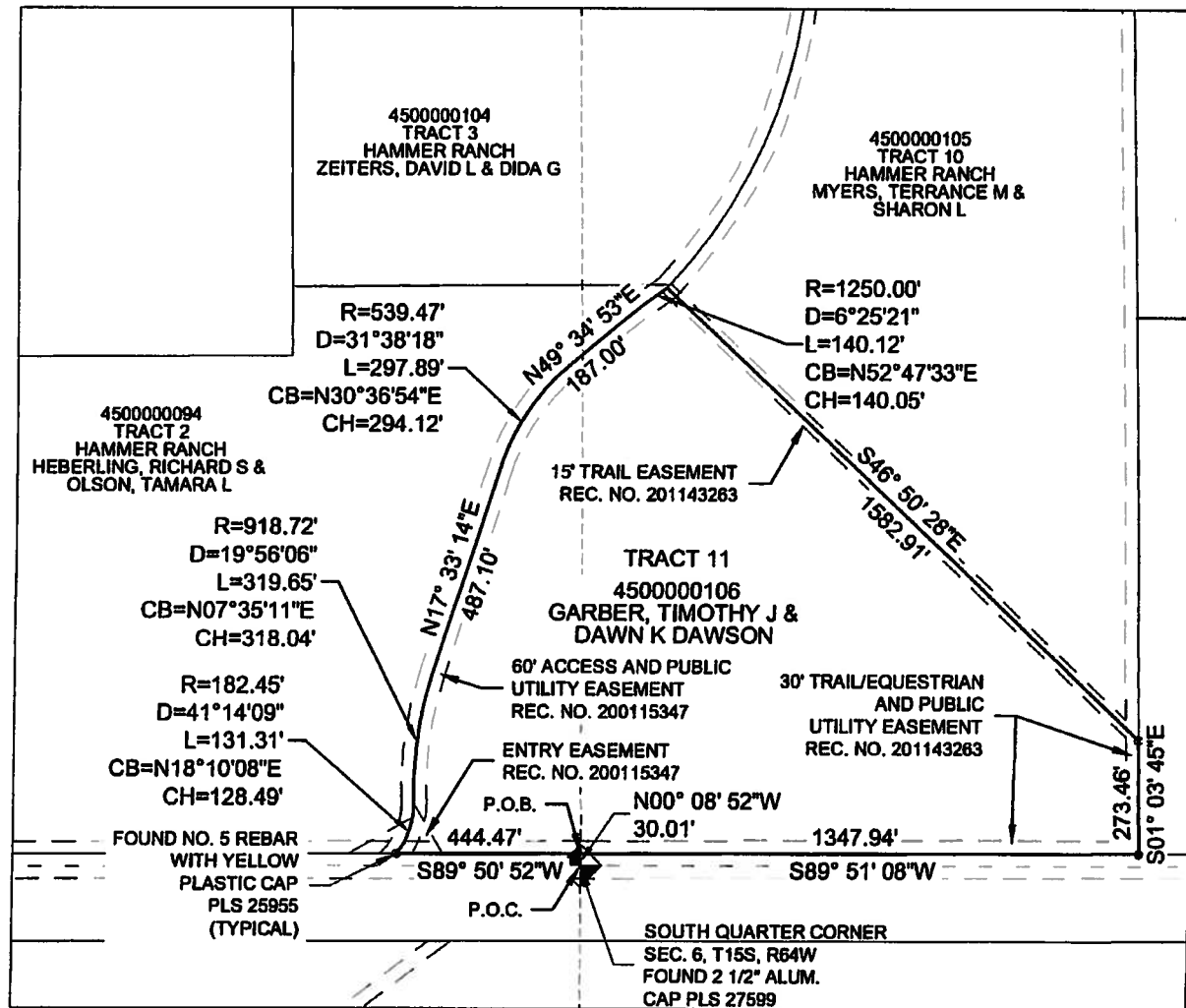
APPROVED BY: B HANSON

DRAWING: 4500000106_EXB

EXHIBIT B SKETCH

PARCEL #4500000106
SECTION 6
T 15 S, R 64 W, 6TH P.M.
EL PASO COUNTY, COLORADO

CITY OF COLORADO SPRINGS



NOTES:

1. This sketch does not constitute a land survey plat by CRITIGEN, LLC., and is only intended to depict Exhibit A - Legal Description. In the event that Exhibit A contains an ambiguity, Exhibit B may be used to solve said ambiguity.

2. Bearings are based on a line from NGS Station "Coral Bluffs" (PID JK1153), monumented by a 3" brass disk set in concrete to NGS Station "Clevenger" (PID JK1353), monumented by a stainless steel rod set in concrete, said line was assumed to bear South 03°57'12" West according to a survey control diagram prepared by Kirkham Michael Consulting Engineers deposited with the El Paso County Surveyor on August 10, 2004 at Survey Deposit Number 204900110.

