

PARCEL DESIGNATION	5321001008	DATE:	December 29, 2023
OWNER:	SSS EDUCATION CORP		

EXHIBIT A**LEGAL DESCRIPTION****RIGHT OF WAY – RW-16**

A portion of that parcel of land as described in Reception Number 223088006 of the records of El Paso County, said parcel is located in Lot 1 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 Northwest Corner of said Section 21 (being a 3 ¼" Aluminum cap LS 17946), thence S. 7°52'39" E., a distance of 664.99 feet, to a point being on the northerly property line of said property described by Reception Number 223088006, said point also being the **POINT OF BEGINNING**;

1. Thence S. 2°18'09" E., a distance of 37.75 feet;
2. Thence S. 0°35'18" E., to the southerly property line of said property described by Reception Number 223088006, a distance of 439.95 feet;
3. Thence along said southerly property line, S. 89°09'00" W., to the east right of way line of Marksheffel Road, a distance of 25.85 feet;
4. Thence along said east right of way line, N. 0°32'48" W., to said northerly property line, a distance of 477.69 feet;
5. Thence along said northerly property line, N. 89°09'00" E., a distance of 24.37 feet, more or less, to the **POINT OF BEGINNING**.


Said parcel of land contains 12,243 square feet or 0.281 acres, more or less.

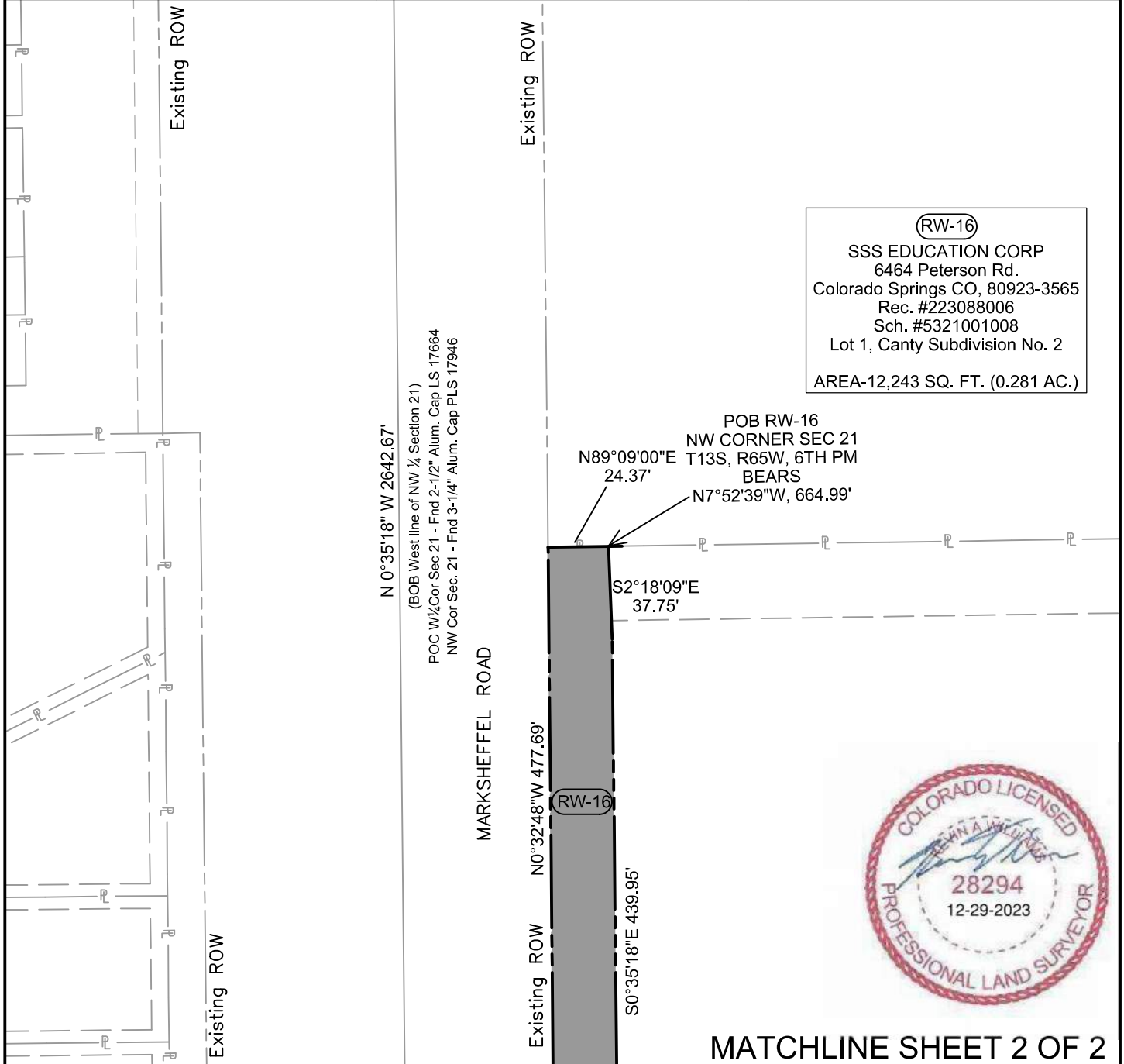
EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

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

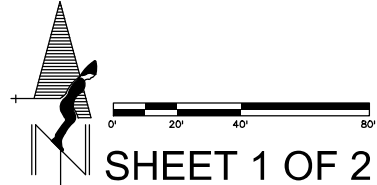



DATE: 29-DEC-2023	EXHIBIT B SKETCH RIGHT OF WAY RW-16 PARCEL 5321001008 SECTION 21 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	 COLORADO SPRINGS OLYMPIC CITY USA
APPROVED BY: K. WILLIAMS		
18300ROW_RW-16_Exhibit.dgn		



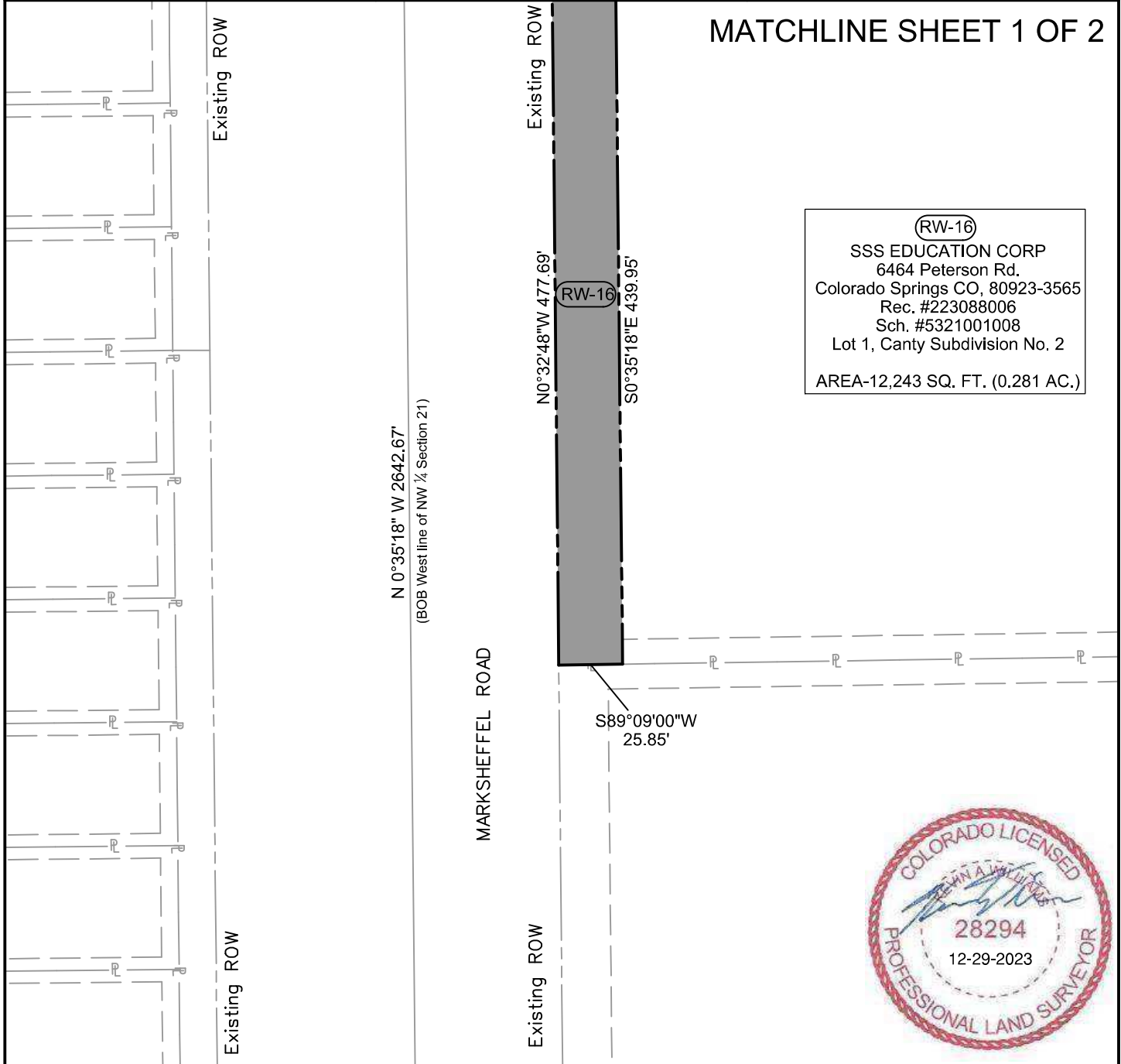
MATCHLINE SHEET 2 OF 2

- 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.



DATE: 29-DEC-2023	EXHIBIT B SKETCH RIGHT OF WAY RW-16 PARCEL 5321001008 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_RW-16_Exhibit.dgn		

MATCHLINE SHEET 1 OF 2




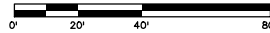
(RW-16)

SSS EDUCATION CORP
 6464 Peterson Rd.
 Colorado Springs CO, 80923-3565
 Rec. #223088006
 Sch. #5321001008
 Lot 1, Canty Subdivision No. 2
 AREA-12,243 SQ. FT. (0.281 AC.)



NOTES:

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SHEET 2 OF 2

PARCEL DESIGNATION	5321001008	DATE:	May 1, 2024
OWNER:	SSS EDUCATION CORP		

EXHIBIT B

LEGAL DESCRIPTION

UTILITY EASEMENT – UE-16A

A portion of that parcel of land as described in Reception Number 223088006 of the records of El Paso County, said parcel is located in Lot 1 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 Northwest Corner of said Section 21 (being a 3 ¼" Aluminum cap "LS 17946), thence S. 9°34'53" E., a distance of 667.73 feet, to a point being on the northerly property line of said property described by Reception Number 223088006 from which the northwest corner of said property bears S. 89°09'00" W., a distance of 44.38 feet, said point also being the **POINT OF BEGINNING**;

1. Thence S. 2°18'09" E., a distance of 37.54 feet;
2. Thence S. 0°35'18" E., to the southerly property line of said property described by Reception Number 223088006, a distance of 440.16 feet;
3. Thence along said southerly property line, N. 89°09'00" E., a distance of 50.00 feet,
4. Thence N. 0°35'18" W., a distance of 440.68 feet:
5. Thence N. 2°18'09" W., to the said northerly line, a distance of 37.02 feet;
6. Thence along said northerly line, S. 89°09'00" W., a distance of 50.02 feet, more or less, to the **POINT OF BEGINNING**.


Said parcel of land contains 23,885 square feet or 0.548 acres, more or less.

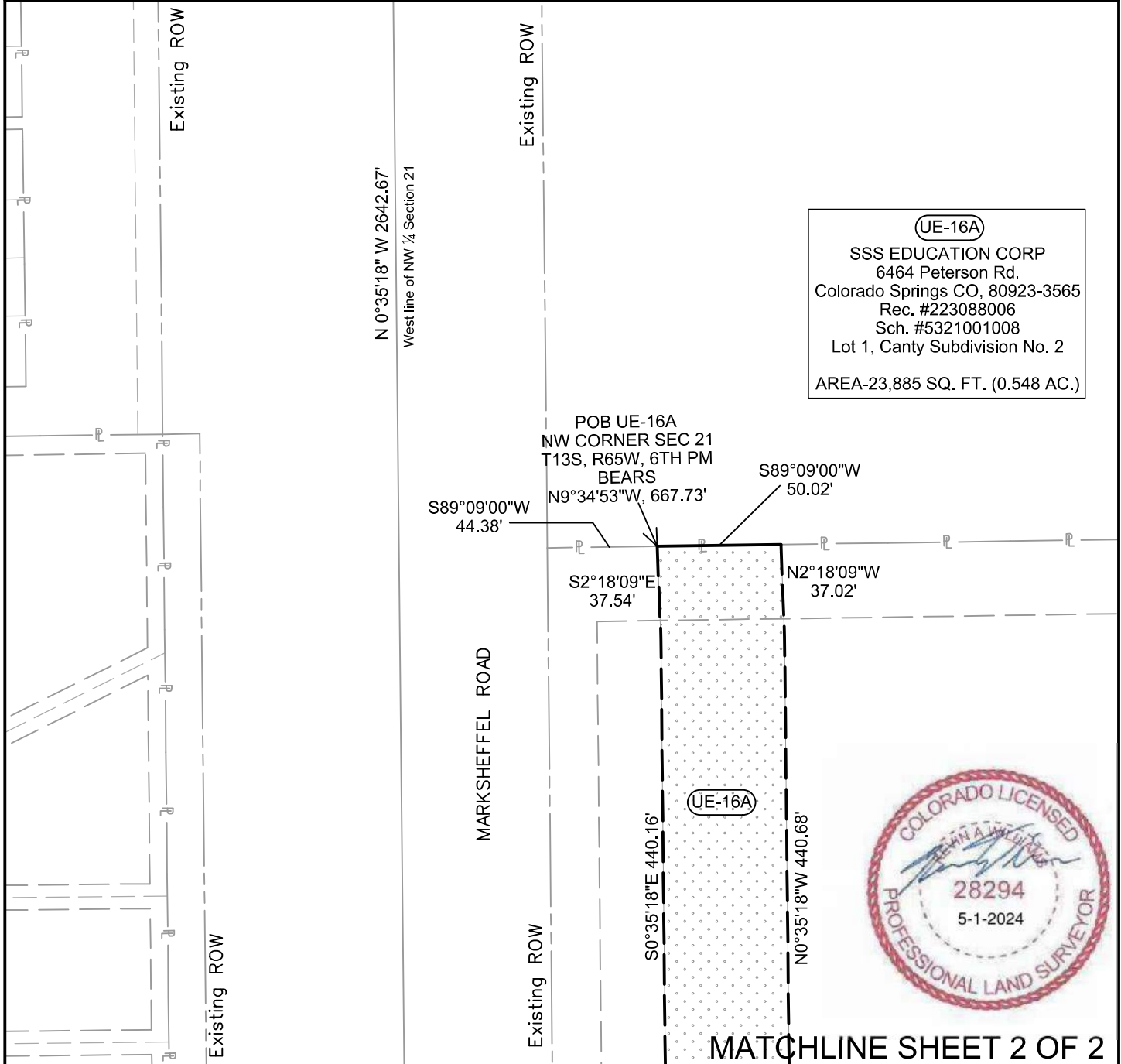
EXHIBIT C SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

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	<p>EXHIBIT C SKETCH UTILITY EASEMENT UE-16A PARCEL 5321001008 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-16A_Exhibit_1-2.dgn		



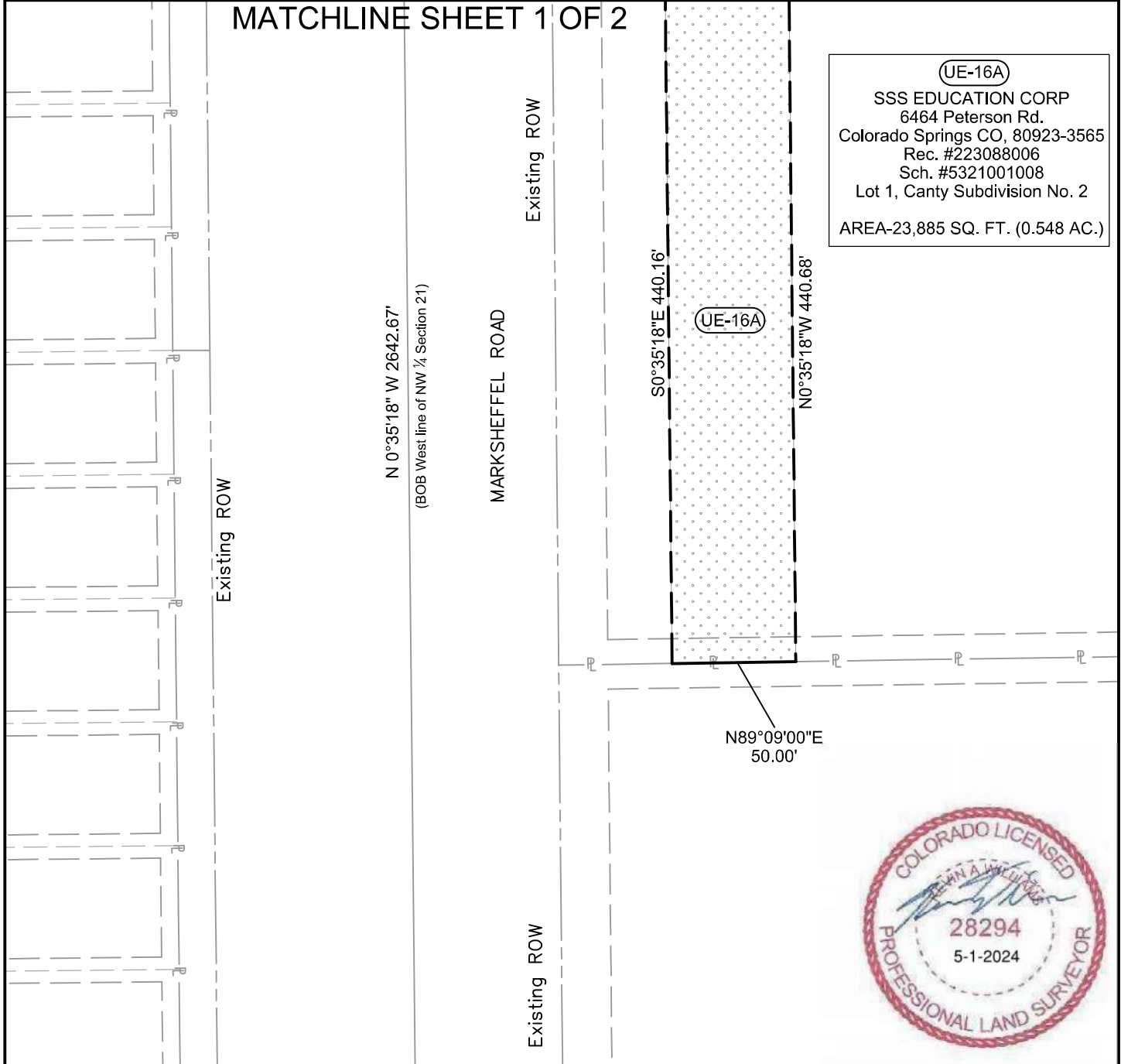
NOTES:

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.

A north arrow pointing upwards and a graphic scale bar showing 0, 20, 40, and 80 feet.

DATE: 1-MAY-2024	<p>EXHIBIT C SKETCH UTILITY EASEMENT UE-16A PARCEL 5321001008 SECTION 21 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO</p>	 <p>COLORADO SPRINGS OLYMPIC CITY USA</p>
APPROVED BY: K. WILLIAMS		
18300ROW_UE-16A_Exhibit_2-2.dgn		

MATCHLINE SHEET 1 OF 2

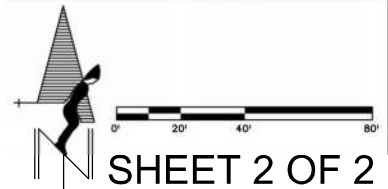


UE-16A
 SSS EDUCATION CORP
 6464 Peterson Rd.
 Colorado Springs CO, 80923-3565
 Rec. #223088006
 Sch. #5321001008
 Lot 1, Canty Subdivision No. 2
 AREA-23,885 SQ. FT. (0.548 AC.)



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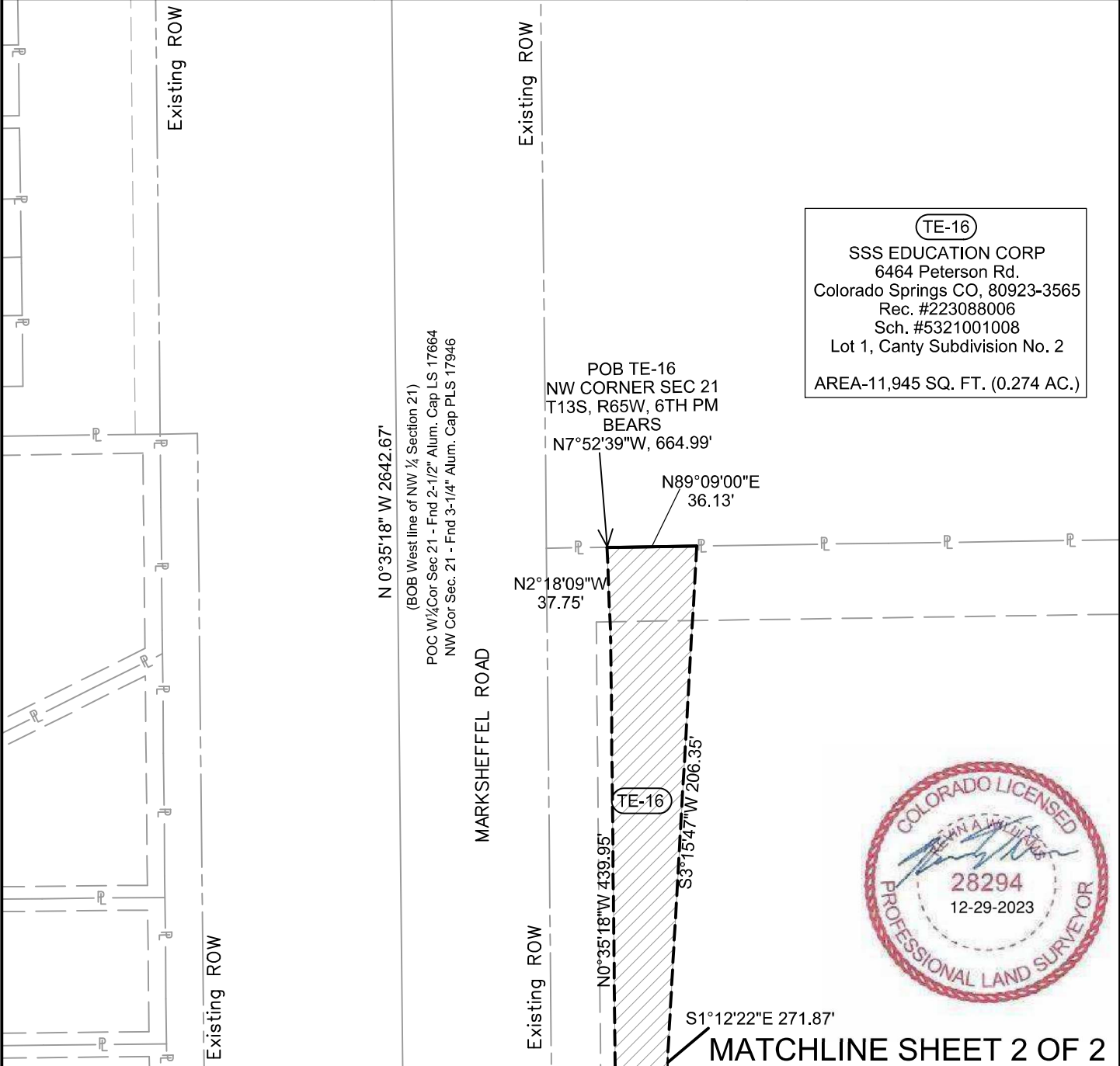


DATE: 29-DEC-2023

APPROVED BY: K. WILLIAMS

18300ROW_TE-16_Exhibit.dgn

EXHIBIT B SKETCH
 TEMPORARY EASEMENT TE-16
 PARCEL 5321001008
 SECTION 21
 T 13 S, R 65 W, 6TH P.M.
 CITY OF COLORADO SPRINGS,
 EL PASO COUNTY, COLORADO

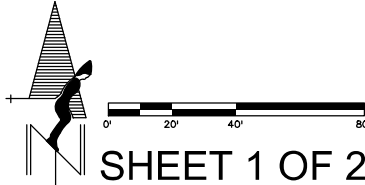


TE-16
 SSS EDUCATION CORP
 6464 Peterson Rd.
 Colorado Springs CO, 80923-3565
 Rec. #223088006
 Sch. #5321001008
 Lot 1, Canty Subdivision No. 2
 AREA-11,945 SQ. FT. (0.274 AC.)



MATCHLINE SHEET 2 OF 2

- NOTES:
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 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.



SHEET 1 OF 2

DATE: 29-DEC-2023

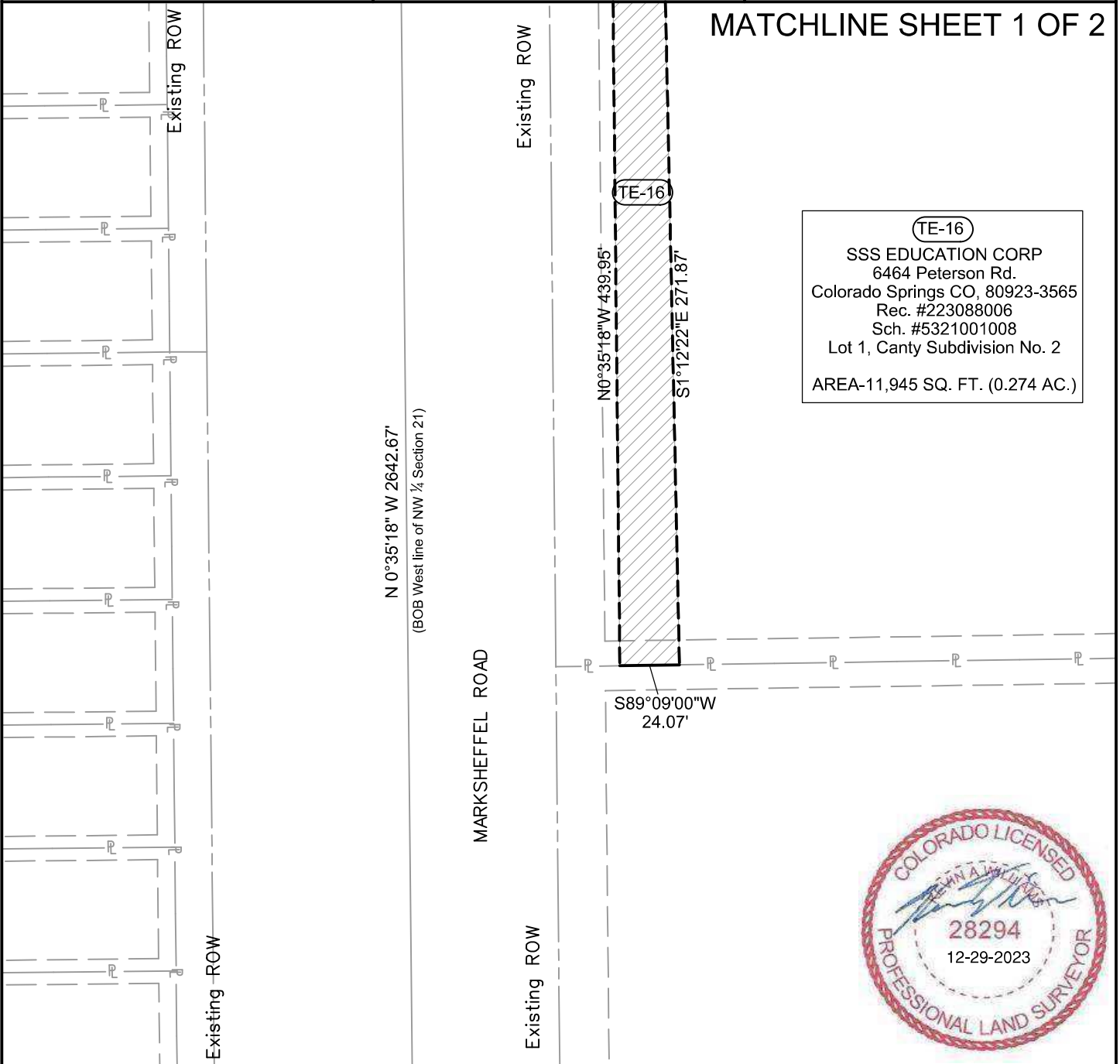
APPROVED BY: K. WILLIAMS

18300ROW_TE-16_Exhibit.dgn

EXHIBIT B SKETCH
 TEMPORARY EASEMENT TE-16
 PARCEL 5321001008
 SECTION 21
 T 13 S, R 65 W, 6TH P.M.
 CITY OF COLORADO SPRINGS,
 EL PASO COUNTY, COLORADO



MATCHLINE SHEET 1 OF 2

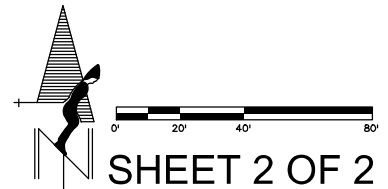


TE-16
 SSS EDUCATION CORP
 6464 Peterson Rd.
 Colorado Springs CO, 80923-3565
 Rec. #223088006
 Sch. #5321001008
 Lot 1, Cauty Subdivision No. 2
 AREA-11,945 SQ. FT. (0.274 AC.)



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SHEET 2 OF 2