

EXHIBIT "A"

**PROJECT NUMBER:
PERMANENT EASEMENT NO: PE-3
PROJECT CODE:
DATE: DECEMBER 12, 2022
DESCRIPTION**

A permanent easement No. PE-3, containing 21,932 sq. ft. (0.503 acres), more or less, being a portion of Lot 1, Mainstreet Health and Wellness Suites Subdivision as described in the Office of the El Paso County Clerk and Recorder at Reception No. 216063090, situated in Section 35, Township 13 South, Range 67 West, of the 6th Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Commencing at a point on the westerly line of said Lot 1, Mainstreet Health and Wellness Suites Subdivision, bearing South 55°41'03" West, a distance of 2,596.81 feet from the east quarter corner of said Section 35 (a 4" Aluminum Disk, set in a concrete post, stamped "1949 – A G Hill"), said point also being the TRUE POINT OF BEGINNING;

1. Thence North 77°25'01" East, a distance of 128.91 feet;
2. Thence South 66°00'24" East, a distance of 59.24 feet;
3. Thence South 23°59'36" West, a distance of 48.69 feet;
4. Thence North 86°07'26" West, a distance of 48.71 feet;
5. Thence South 38°40'45" West, a distance of 46.26 feet;
6. Thence South 06°05'01" East, a distance of 39.05 feet;
7. Thence South 51°19'15" East, a distance of 123.20 feet;
8. Thence North 69°08'40" East, a distance of 96.82 feet;
9. Thence North 39°12'31" East, a distance of 39.55 feet;
10. Thence North 19°19'47" West, a distance of 39.55 feet;
11. Thence North 23°59'36" East, a distance of 40.01 feet;
12. Thence South 66°00'24" East, a distance of 101.94 feet, to a point on the easterly line of said Lot 1, Mainstreet Health and Wellness Suites Subdivision;
13. Thence along said easterly line, South 39°21'21" West, a distance of 44.59 feet;

14. Thence North 66°00'24" West, a distance of 33.26 feet;
15. Thence South 39°12'31" West, a distance of 74.24 feet;
16. Thence South 69°08'40" West, a distance of 117.45 feet;
17. Thence North 51°19'15" West, a distance of 154.85 feet;
18. Thence North 06°05'01" West, a distance of 38.75 feet;
19. Thence North 38°40'45" East, a distance of 66.47 feet;
20. Thence South 77°25'01" West, a distance of 95.78 feet, to a point on the westerly line of said Lot 1, Mainstreet Health and Wellness Suites subdivision;
21. Thence along said westerly line, North 03°03'50" West, a distance of 45.63 feet, more or less to the TRUE POINT OF BEGINNING.

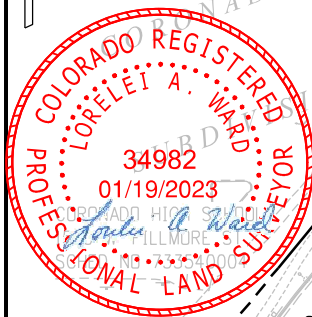
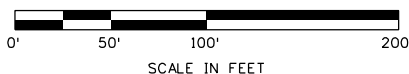
The above described permanent easement contains 21,932 sq. ft. (0.503 acres), more or less.

The purpose of the above described permanent easement is drainage improvements.

Basis of Bearings: Bearing are based on the east line of the northeast quarter of Section 35, Township 13 South, Range 67 West of the 6th Principal Meridian being North 00°20'46" East, from the east quarter corner of said Section 35, (a 4" Aluminum Disk set in a concrete post stamped "1949 – A G Hill") to the northeast corner of said Section 35, (a 3" Aluminum Cap on a 2 ½" Aluminum Pipe, stamped "22577").

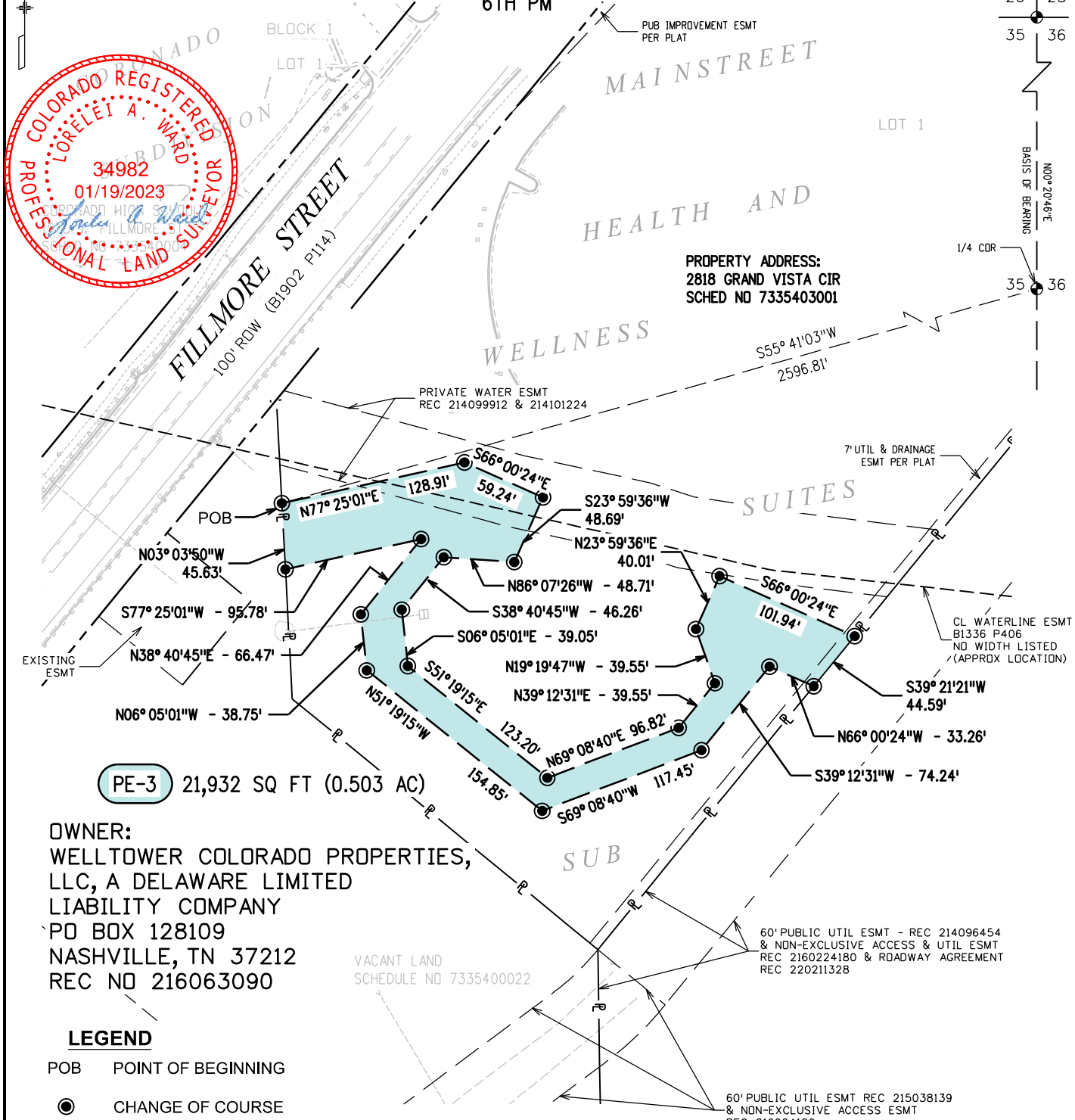
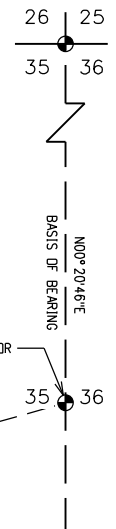
Lorelei A. Ward, PLS 34982
Farnsworth Group Inc.
5775 Mark Dabling Blvd. - Suite 190
Colorado Springs, CO 80919





NOTE:
THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

SEC 35
T-13-S R-67-W
6TH PM



PROPERTY ADDRESS:
2818 GRAND VISTA CIR
SCHED NO 7335403001

PE-3 21,932 SQ FT (0.503 AC)

OWNER:
WELLTOWER COLORADO PROPERTIES,
LLC, A DELAWARE LIMITED
LIABILITY COMPANY
PO BOX 128109
NASHVILLE, TN 37212
REC NO 216063090

LEGEND

- POB POINT OF BEGINNING
- CHANGE OF COURSE

1/19/2023 jfmley 1:03:29 PM J:\2019\0191876\ROW - W Fillmore St Culvert\91876\ROW_Survey\Drawings\91876\ROW_Exhibit_PE-3.dgn



5775 MARK DABLING BLVD, SUITE 190
COLORADO SPRINGS, CO 80919
(719) 590-9194 / (719) 590-9111 Fax
www.f-w.com

**EXHIBIT B
PERMANENT EASEMENT - PE-3**

WELLTOWER COLORADO PROPERTIES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
SECTION 35, T-13-S R-67-W, 6TH PM
EL PASO COUNTY, COLORADO

Project No:	
Date:	01/19/2023
Sheet Number:	1 of 1