

# EXHIBIT 1 CLEAR SPRING RANCH BANK STABILIZATION EASEMENTS



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## EXHIBIT 1-A (BURDENED PROPERTY)

A PORTION OF LAND AS DESCRIBED IN THE QUITCLAIM DEED RECORDED ON JANUARY 10, 2005 AT RECEPTION NUMBER 205004745 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO.



JUSTIN A. CONNER, P.L.S. 38421  
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**EXHIBIT 1-B**  
**(TEMPORARY EASEMENT)**

A PORTION OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 20, MONUMENTED ON EACH END BY A FOUND 3-1/4" ALUMINUM CAP WITH APPROPRIATE SECTION CORNER STAMPING AND MARKED WITH "PLS 13830, 1999", ASSUMED TO BEAR NORTH 88°40'39" EAST, 2629.96 FEET.

**COMMENCE** AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 88°40'39" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1549.86 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED ON JANUARY 10, 2005 AT RECEPTION NUMBER 205004745 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, ALSO REPRESENTED ON LAND SURVEY PLAT RECORDED ON JANUARY 22, 2002 AT RECEPTION NUMBER 202900008 IN SAID RECORDS; THENCE NORTH 88°40'39" EAST, CONTINUING ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID RECEPTION NUMBERS 202900008 AND 205004745, A DISTANCE OF 134.16 FEET TO THE **POINT OF BEGINNING**.

THENCE NORTH 88°40'39" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 109.59 FEET;

THENCE SOUTH 05°08'10" WEST, A DISTANCE OF 140.71 FEET;

THENCE SOUTH 37°59'08" EAST, A DISTANCE OF 217.05 FEET;

THENCE SOUTH 63°31'29" EAST, A DISTANCE OF 674.31 FEET TO A POINT ON THE SOUTH LINE OF SAID RECEPTION NUMBERS 202900008 AND 205004745;

THENCE CONTINUING ALONG SAID SOUTH LINE THE FOLLOWING 2 COURSES:

1. THENCE SOUTH 16°18'29" WEST, A DISTANCE OF 116.25 FEET;
2. THENCE SOUTH 41°02'42" WEST, A DISTANCE OF 20.69 FEET;

THENCE NORTH 61°41'44" WEST, A DISTANCE OF 314.16 FEET;

THENCE NORTH 52°45'19" WEST, A DISTANCE OF 253.97 FEET;

THENCE NORTH 65°18'49" WEST, A DISTANCE OF 144.30 FEET;

THENCE NORTH 38°27'36" WEST, A DISTANCE OF 263.10 FEET;

THENCE NORTH 04°54'39" WEST, A DISTANCE OF 168.15 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 110,499 SQUARE FEET OR (2.53670 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



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**EXHIBIT 1-B Cont.**  
**(PERMANENT EASEMENT)**

A PORTION OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 20, MONUMENTED ON EACH END BY A FOUND 3-1/4" ALUMINUM CAP WITH APPROPRIATE SECTION CORNER STAMPING AND MARKED WITH "PLS 13830, 1999", ASSUMED TO BEAR NORTH 88°40'39" EAST, 2629.96 FEET.

**COMMENCE** AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 88°40'39" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1549.86 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED ON JANUARY 10, 2005 AT RECEPTION NUMBER 205004745 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, ALSO REPRESENTED ON LAND SURVEY PLAT RECORDED ON JANUARY 22, 2002 AT RECEPTION NUMBER 202900008 IN SAID RECORDS; THENCE NORTH 88°40'39" EAST, CONTINUING ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID RECEPTION NUMBERS 202900008 AND 205004745, A DISTANCE OF 92.39 FEET TO THE **POINT OF BEGINNING**.

THENCE NORTH 88°40'39" EAST, ALONG SAID NORTH LINES, A DISTANCE OF 41.77 FEET;

THENCE SOUTH 04°54'39" EAST, A DISTANCE OF 168.15 FEET;

THENCE SOUTH 38°27'36" EAST, A DISTANCE OF 263.10 FEET;

THENCE SOUTH 65°18'49" EAST, A DISTANCE OF 144.30 FEET;

THENCE SOUTH 52°45'19" EAST, A DISTANCE OF 253.97 FEET;

THENCE SOUTH 61°41'44" EAST, A DISTANCE OF 314.16 FEET TO A POINT ON THE SOUTH LINE OF SAID RECEPTION NUMBERS 202900008 AND 205004745;

THENCE CONTINUING ALONG SAID SOUTH LINE THE FOLLOWING 3 COURSES:

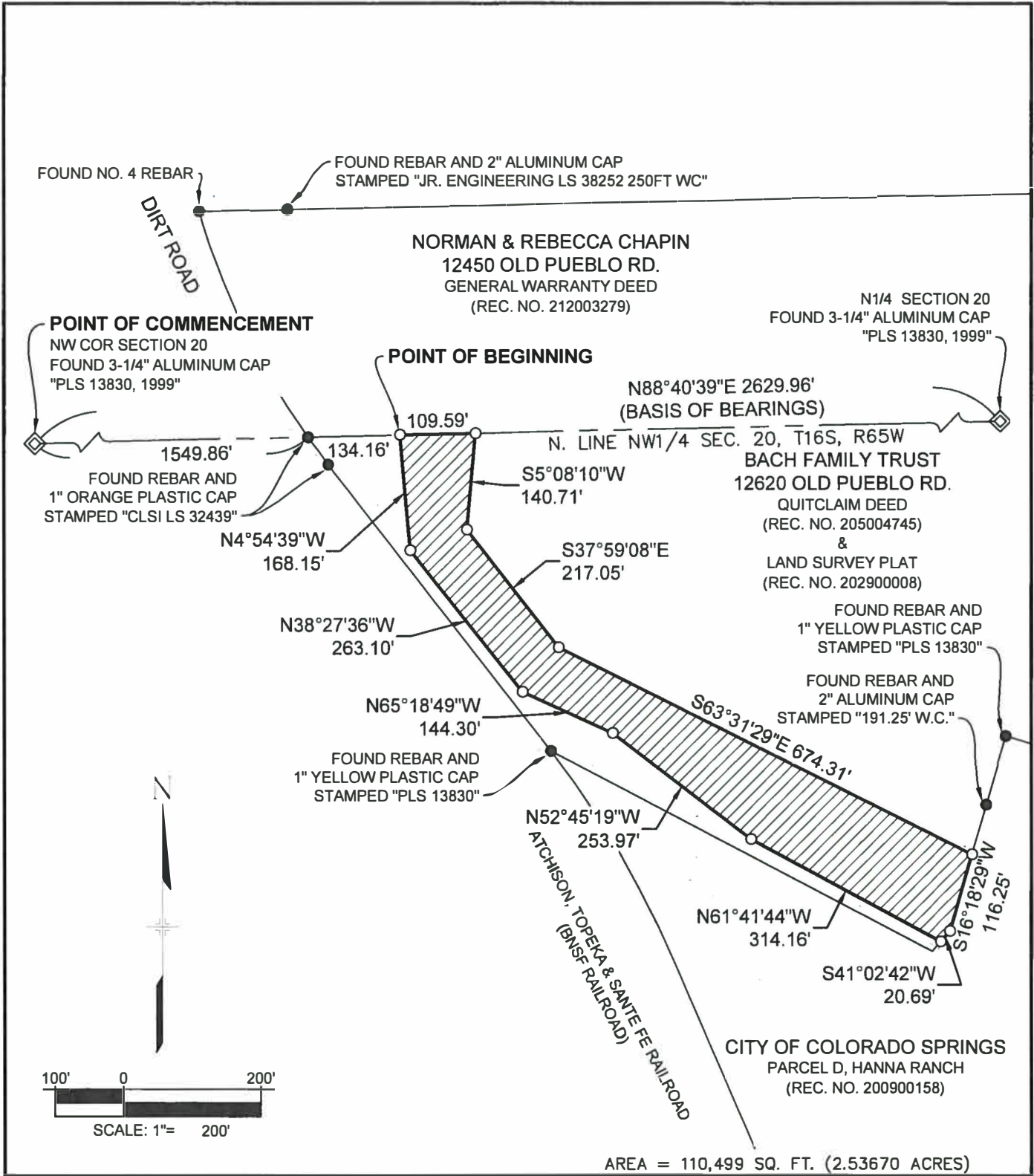
1. THENCE SOUTH 41°02'42" WEST, A DISTANCE OF 18.36 FEET;
2. THENCE NORTH 62°24'10" WEST, A DISTANCE OF 627.91 FEET;
3. THENCE NORTH 37°51'56" WEST, A DISTANCE OF 407.23 FEET;

THENCE NORTH 04°40'02" WEST, A DISTANCE OF 137.45 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 36,235 SQUARE FEET OR (0.83185 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



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**TEMPORARY EASEMENT**

**EXHIBIT "1-C"**

DRAWN BY:	JAC	DATE:	DEC. 01, 2015	SHEET
CHECKED BY:	RLM	JN:	15.222.010	1 OF 1

FOUND NO. 4 REBAR  
DIRT ROAD

FOUND REBAR AND 2" ALUMINUM CAP  
STAMPED "JR. ENGINEERING LS 38252 250FT WC"

**NORMAN & REBECCA CHAPIN**  
12450 OLD PUEBLO RD.  
GENERAL WARRANTY DEED  
(REC. NO. 212003279)

N1/4 SECTION 20  
FOUND 3-1/4" ALUMINUM CAP  
"PLS 13830, 1999"

**POINT OF COMMENCEMENT**  
NW COR SECTION 20  
FOUND 3-1/4" ALUMINUM CAP  
"PLS 13830, 1999"

**POINT OF BEGINNING**

N88°40'39"E 2629.96'  
(BASIS OF BEARINGS)

N. LINE NW1/4 SEC. 20, T16S, R65W

1549.86'  
FOUND REBAR AND  
1" ORANGE PLASTIC CAP  
STAMPED "CLSI LS 32439"

N4°40'02"W  
137.45'

92.39'  
41.77'  
S4°54'39"E  
168.15'

**BACH FAMILY TRUST**  
12620 OLD PUEBLO RD.  
QUITCLAIM DEED  
(REC. NO. 205004745)  
&  
LAND SURVEY PLAT  
(REC. NO. 202900008)

FOUND REBAR AND  
1" YELLOW PLASTIC CAP  
STAMPED "PLS 13830"

FOUND REBAR AND  
2" ALUMINUM CAP  
STAMPED "191.25' W.C."

FOUND REBAR AND  
1" YELLOW PLASTIC CAP  
STAMPED "PLS 13830"

S38°27'36"E  
263.10'  
N37°51'56"W 407.23'  
S65°18'49"E  
144.30'

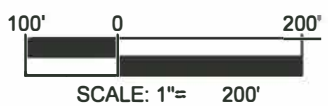
S52°45'19"E  
253.97'

N62°24'10"W 627.91'  
S61°41'44"E 314.16'

S41°02'42"W 18.36'

**CITY OF COLORADO SPRINGS**  
PARCEL D, HANNA RANCH  
(REC. NO. 200900158)

ATCHISON, TOPEKA & SANTA FE RAILROAD  
(BNSF RAILROAD)



AREA = 36,235 SQ. FT. (0.83185 ACRES)



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**PERMANENT EASEMENT**

**EXHIBIT "1-C Cont."**

DRAWN BY:	JAC	DATE:	DEC. 01, 2015	SHEET	
CHECKED BY:	RLM	JN:	15.222.010	1 OF 1	



**EXHIBIT 2**  
**EASEMENTS FOR ACCESS TO OWEN AND HALL DIVERSION STRUCTURE**

**Exhibit 2-A - Description of Real Property**

That portion of the Northwest ¼ of the Northeast ¼ of Section 20, Township 16 South, Range 65 West of the 6<sup>th</sup> P.M., El Paso County, Colorado, more specifically with-in the "Land Survey Plat" as recorded at Reception No. 202900008, of the records of El Paso County, Colorado.

**Exhibit 2-B - Description of Permanent Easements**

**LEGAL DESCRIPTION:**

**Basis of Bearing:**

A line between two found rebar with yellow plastic caps stamped L.S. 13830, both along the Southwesterly boundary line of said survey. The first is along the easterly line of the Atchison, Topeka and Santa Fe Railroad Right-of-Way on the North end, and the second is on the south line of the said Northwest ¼ of the Northeast ¼ of Section 20 on the South end, which is assumed to bear S 67° 55' 35" E.

Two access easements described as follows:

Easement No.1

Commencing at the Southeast corner of said Land Survey Plat;

Thence along the South line of said Plat, S 88° 45' 08" W distance of 74.80 feet;

Thence continue along the Southwest line of said Plat, N 70° 33' 30" W, a distance of 501.40 feet, to the Point of Beginning of Easement No.1;

Thence continue along said Southwest line, N 70° 33' 30" W, a distance of 674.04 feet, to a Point "A";

Thence along the Southeasterly line of a Parcel described in Book 3174, Page 946, N 16° 15' 57" E, a distance of 200.31 feet;

Thence departing from said line, S 70° 33' 30" E, a distance of 247.78 feet;

Thence S 19° 26' 30" W, a distance of 100.00 feet:

Thence S 70° 33' 30" E, a distance of 437.36 feet;

Thence S 19° 26' 30" W, a distance of 100.00 feet, to the Point of Beginning, and Containing 92,182 square feet or 2.12 acres more or less.



Easement No.2

Commencing at the aforementioned point "A";

Thence N 68° 57' 52" W distance of 346.34 feet,  
to the Point of Beginning of Easement No.2;

Thence along the Southwest line of said Plat, N 62° 25' 13" W, a distance of 250.00 feet;

Thence departing from said line, N 27° 34' 47" E, a distance of 150.00 feet;

Thence S 69° 34' 31" E, a distance of 232.68 feet,  
to the Northwesterly Line that Parcel described in Book 3174, Page 946;

Thence along said Northwesterly line the following 2 courses,

1) S 16° 15' 57" W, a distance of 143.80 feet;

2) S 41° 01' 39" W, a distance of 39.05 feet,

to the Point of Beginning, and Containing 40,864 square feet or 0.94 acres more or less.

**Legal description statement:**

I, JEFFERY D. JONES, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE INFORMATION AND BELIEF ARE CORRECT.

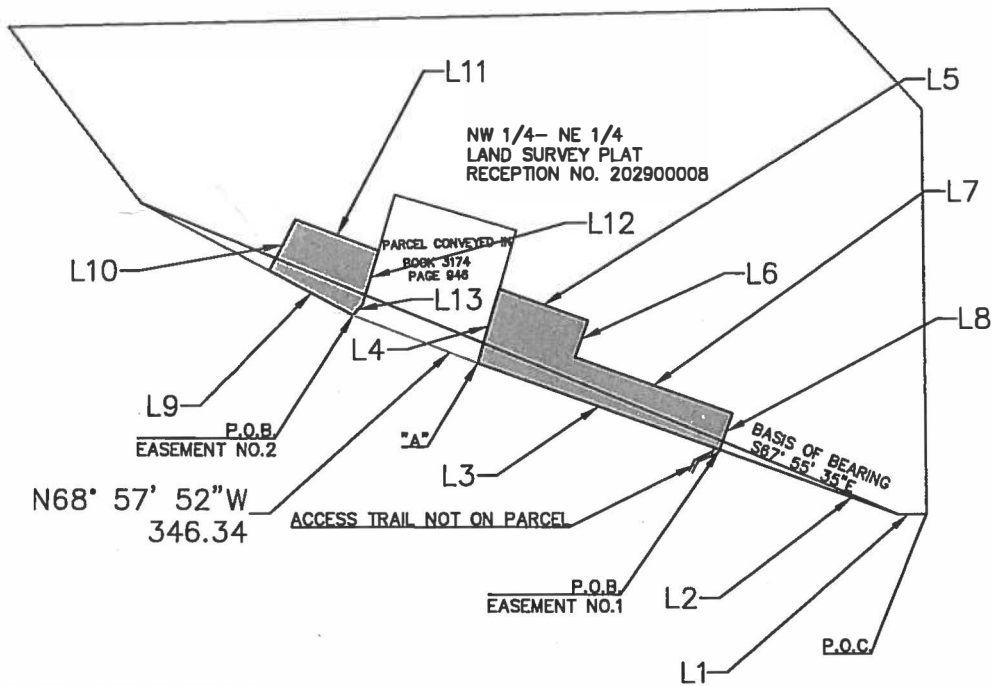
  
JEFFERY D. JONES  
COLORADO P.L.S. 28653

DATE 2-16-2016

FOR AND ON BEHALF OF COLORADO SPRINGS UTILITIES

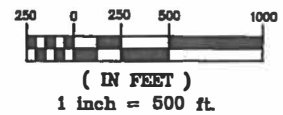


# EXHIBIT 2-C



EASEMENT NO.1		
Line #	Direction	Length
L1	S88° 45' 08"W	74.80
L2	N70° 33' 30"W	501.40
L3	N70° 33' 30"W	874.04
L4	N18° 15' 57"E	200.31
L5	S70° 33' 30"E	247.78
L6	S19° 28' 30"W	100.00
L7	S70° 33' 30"E	437.36
L8	S19° 28' 30"W	100.00

EASEMENT NO.2		
Line #	Direction	Length
L9	N62° 25' 13"W	250.00
L10	N27° 34' 47"E	150.00
L11	S69° 34' 31"E	232.68
L12	S18° 15' 57"W	143.80
L13	S41° 01' 39"W	39.05



THIS EASEMENT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS ONLY INTENDED TO DEPICT THE LOCATION OF THE INCLUDED WRITTEN DESCRIPTION

COLORADO SPRINGS UTILITIES  
 PLANNING & ENGINEERING DEPT.  
**FOUNTAIN CREEK  
 DIVERSION ACCESS**

DATE 8-2014  
 BY JEFF JONES