

EXHIBIT "A"

Project No. STU M240-046 Unit II

Project Code: 12717

Date: December 07, 2012

DESCRIPTION

A tract or parcel No. RW-246 of the City of Colorado Springs, State of Colorado, Project No. STU M240-046 Unit II located in a portion of Lot 21 Block 8, of the vacation and replat Columbine Estates recorded with reception No. 302902 in the records of El Paso County, Colorado, located in the NW 1/4 Section 10, Township 13 South, and Range 66 West of the 6th Principal Meridian, City of Colorado Springs, El Paso County, Colorado, more particularly described as follows:

Beginning at the southwest corner of said lot 21;

- 1) Thence N00°28'26"W on the west line of lot 21, a distance of 49.12 feet to a non tangent curve to the left;
- 2) Thence on the arc of said curve, having a radius of 1,000.00 feet, a delta angle of 23°59'22", an arc length of 418.70 feet, whose long chord bears N73°06'32"E a distance of 415.65 feet;
- 3) Thence N57°43'24"E a distance of 45.98 feet to the easterly line of lot 21;
- 4) Thence S43°58'26"E on the easterly line of lot 21, a distance of 42.37 feet to the southeast corner of said lot 21;
- 5) Thence S59°26'04"W on the southerly line of lot 21, a distance of 127.40 feet to a point of curve to the right;
- 6) Thence on the arc of said curve and continuing on said south line, having a radius of 713.95 feet, a delta angle of 29°59'27", an arc length of 373.71 feet, whose long chord bears S74°25'51"W a distance of 369.46 feet to the point of beginning.

The above tract of land contains 23,762 square feet or 0.545 acres, more or less.

Basis of Bearings for this description are based on the North line of the Northeast Quarter of section 10, Township 13 South, Range 66 West of the 6th Principal Meridian, El Paso County Colorado, said line bears N89°22'46"E a distance of 2619.18 feet from the North 1/4 corner of Section 10 (monumented with a 3 1/4" Alum. Cap PLS 10377) to the Northeast corner of section 10 (monumented with a 3 1/4" Alum. Cap PLS 10956)

The forgoing description has been prepared by or under my direct supervision.

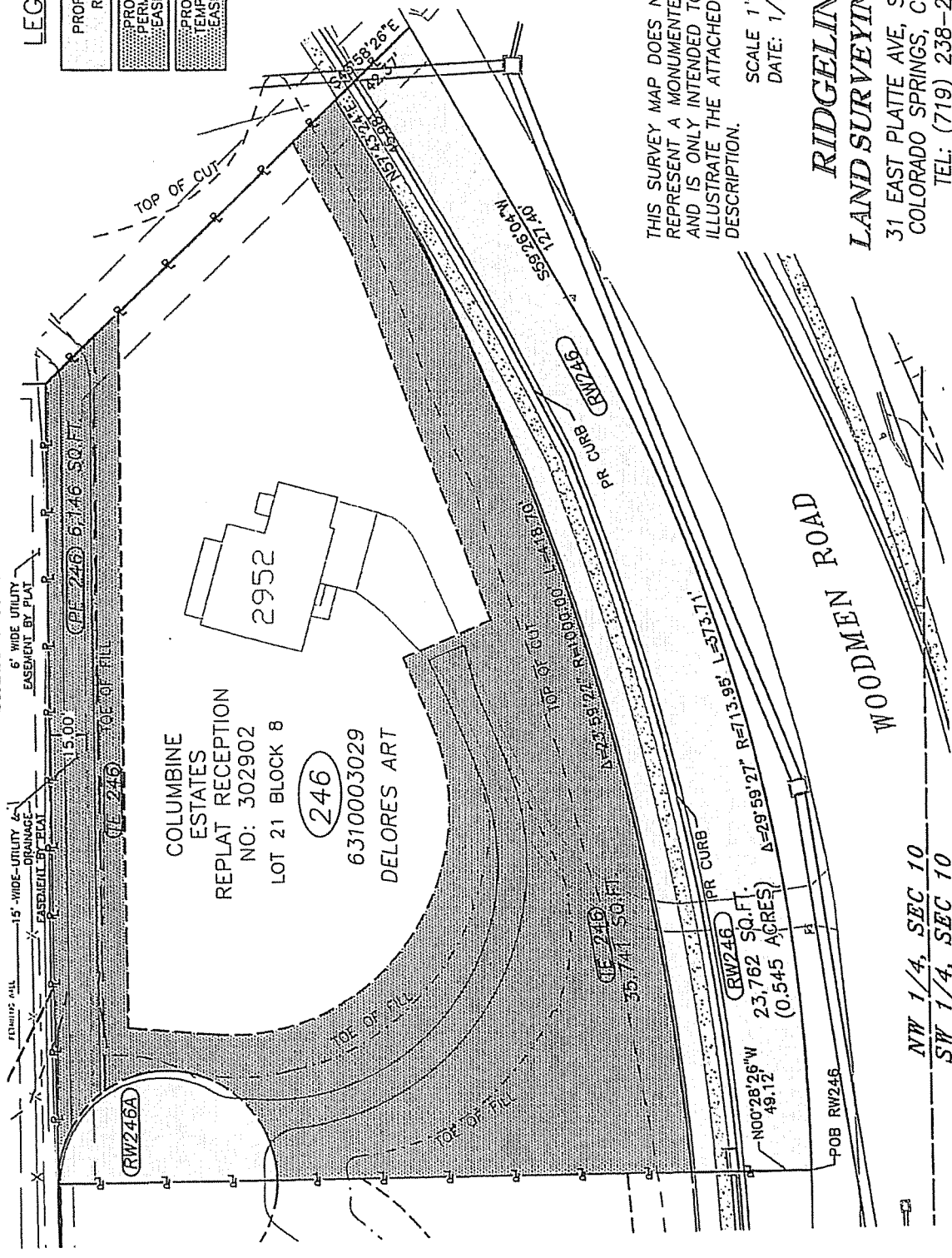
James F. Lenz PLS 34583
For and on behalf of
Ridgeline Land Surveying LLC.



LEGAL DESCRIPTION EXHIBIT "A-1"
 PARCEL NO. RW-246 OF THE CITY OF COLORADO SPRINGS, STATE OF COLORADO, PROJECT NO. STU M240-046
 UNIT II, LOCATED IN THE NW 1/4 SECTION 10, TOWNSHIP 13 SOUTH, AND RANGE 66 WEST OF THE 6TH
 PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
 SHEET 1 OF 1

LEGEND

	PROPOSED ROW
	PROPOSED PERMANENT EASEMENT
	PROPOSED TEMPORARY EASEMENT



THIS SURVEY MAP DOES NOT REPRESENT A MONUMENTED SURVEY AND IS ONLY INTENDED TO ILLUSTRATE THE ATTACHED LEGAL DESCRIPTION.

SCALE 1"=60'
 DATE: 1/22/14

**RIDGELINE
 LAND SURVEYING LLC**
 31 EAST PLATE AVE, SUITE 206
 COLORADO SPRINGS, CO 80903
 TEL: (719) 238-2917

NW 1/4, SEC 10
 SW 1/4, SEC 10

EXHIBIT "B"

Project No. STU M240-046 Unit II

Project Code: 12717

Date: February 5, 2013

DESCRIPTION

A tract or parcel No. RW-246A of the City of Colorado Springs, State of Colorado, Project No. STU M240-046 Unit II located in a portion of Lot 21 Block 8, of the vacation and replat Columbine Estates recorded with reception No. 302902 in the records of El Paso County, Colorado, located in the NW 1/4 Section 10, Township 13 South, and Range 66 West of the 6th Principal Meridian, City of Colorado Springs, El Paso County, Colorado, more particularly described as follows:

Beginning at the northwest corner of said lot 21 and a point of curve to the right;

- 1) Thence on the arc of said curve, having a radius of 45.00 feet, a delta angle of $180^{\circ}09'39''$, an arc length of 141.50 feet, whose long chord bears $S00^{\circ}28'26''E$ a distance of 90.00 feet to the west line of said lot 21;
- 2) Thence $N00^{\circ}28'26''W$ on said west line, a distance of 90.00 feet to the point of beginning.

The above tract of land contains 3,187 square feet or 0.073 acres, more or less.

Basis of Bearings for this description are based on the North line of the Northeast Quarter of section 10, Township 13 South, Range 66 West of the 6th Principal Meridian, El Paso County Colorado, said line bears $N89^{\circ}22'46''E$ a distance of 2619.18 feet from the North 1/4 corner of Section 10 (monumented with a 3 1/4" Alum. Cap PLS 10377) to the Northeast corner of section 10 (monumented with a 3 1/4" Alum. Cap PLS 10956)

The forgoing description has been prepared by or under my direct supervision.

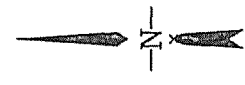
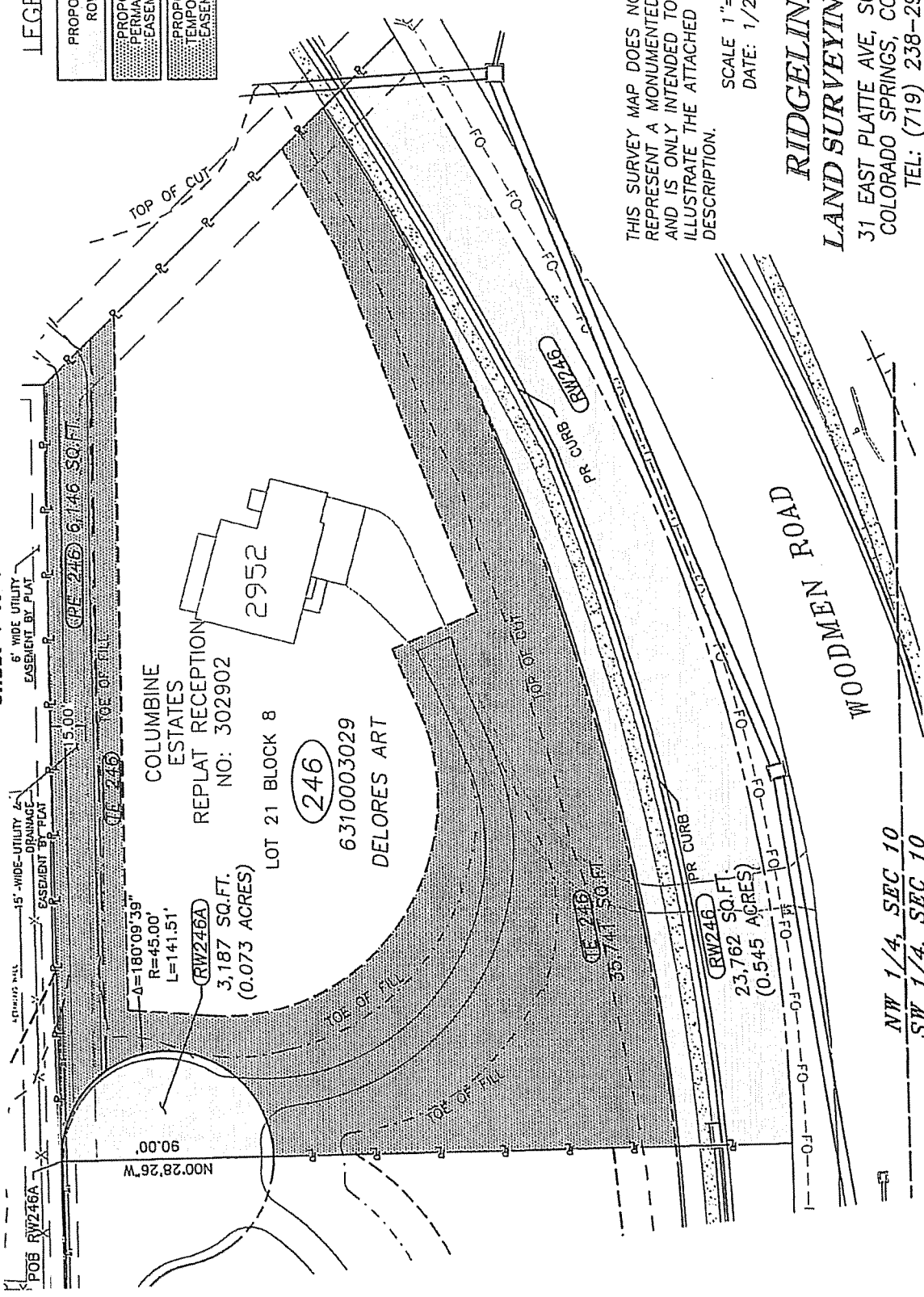
James F. Lenz PLS 34583
For and on behalf of
Ridgeline Land Surveying LLC.



LEGAL DESCRIPTION EXHIBIT "B-1"
 PARCEL NO. RW-246A OF THE CITY OF COLORADO SPRINGS, STATE OF COLORADO, PROJECT NO. STU M240-046
 UNIT II, LOCATED IN THE NW 1/4 SECTION 10, TOWNSHIP 13 SOUTH, AND RANGE 66 WEST OF THE 6TH
 PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
 SHEET 1 OF 1

LEGEND

	PROPOSED ROW
	PROPOSED PERMANENT EASEMENT
	PROPOSED TEMPORARY EASEMENT



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SCALE 1"=60'
 DATE: 1/22/14

RIDGELINE
LAND SURVEYING LLC
 31 EAST PLATTE AVE, SUITE 206
 COLORADO SPRINGS, CO 80903
 TEL: (719) 238-2917

NW 1/4, SEC 10
 SW 1/4, SEC 10

EXHIBIT "C"

Project No. STU M240-046 Unit II

Project Code: 12717

Date: April 18, 2013

Easement Purpose: Ingress/Egress to pond for maintenance

DESCRIPTION

A tract or parcel No. PE-246 of the City of Colorado Springs, State of Colorado, Project No. STU M240-046 Unit II located in a portion of Lot 21 Block 8, of the vacation and replat Columbine Estates recorded with reception No. 302902 in the records of El Paso County, Colorado, located in the NW 1/4 Section 10, Township 13 South, and Range 66 West of the 6th Principal Meridian, City of Colorado Springs, El Paso County, Colorado, more particularly described as follows:

Beginning at the northwest corner of said lot 21;

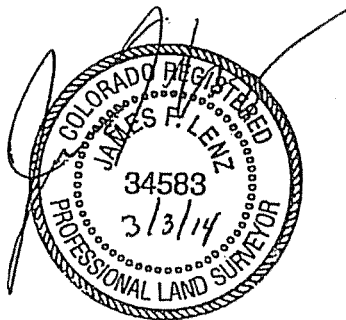
- 1) Thence N89°25'29"E on the north line of said lot 21, a distance of 324.14 feet to the northeast corner of said lot 21;
- 2) Thence S43°58'24"E on the easterly line of said lot 21, a distance of 27.53 feet;
- 3) Thence S89°25'29"W a distance of 305.65 feet to a non-tangent curve to the left;
- 4) Thence on the arc of said curve, having a radius of 45.00 feet, a delta angle of 56°13'49", an arc length of 44.16 feet, whose long chord bears N62°26'21"W a distance of 42.41 feet to the point of beginning.

The above tract of land contains 6,146 square feet or 0.141 acres, more or less.

Basis of Bearings for this description are based on the North line of the Northeast Quarter of section 10, Township 13 South, Range 66 West of the 6th Principal Meridian, El Paso County Colorado, said line bears N89°22'46"E a distance of 2619.18 feet from the North 1/4 corner of Section 10 (monumented with a 3 1/4" Alum. Cap PLS 10377) to the Northeast corner of section 10 (monumented with a 3 1/4" Alum. Cap PLS 10956)

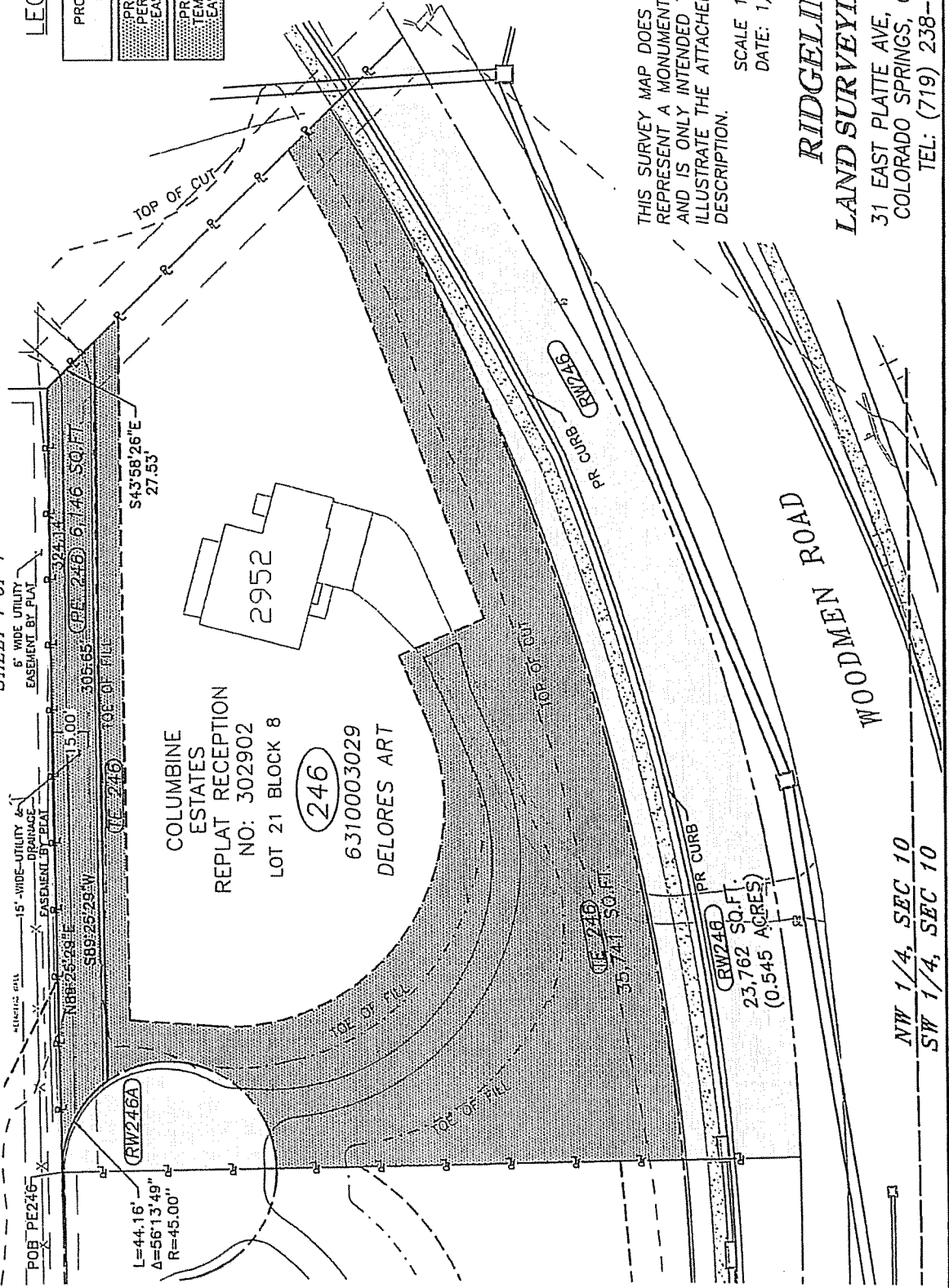
The forgoing description has been prepared by or under my direct supervision.

James F. Lenz PLS 34583
For and on behalf of
Ridgeline Land Surveying LLC.



LEGAL DESCRIPTION EXHIBIT "C-1"
 PARCEL NO. PE-246 OF THE CITY OF COLORADO SPRINGS, STATE OF COLORADO, PROJECT NO. STU M240-046
 UNIT II, LOCATED IN THE NW 1/4 SECTION 10, TOWNSHIP 13 SOUTH, AND RANGE 66 WEST OF THE 6TH
 PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
 SHEET 1 OF 1

LEGEND	
	PROPOSED ROW
	PROPOSED PERMANENT EASEMENT
	PROPOSED TEMPORARY EASEMENT



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SCALE 1"=60'
 DATE: 1/22/14

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LAND SURVEYING LLC
 31 EAST PLATTE AVE, SUITE 206
 COLORADO SPRINGS, CO 80903
 TEL: (719) 238-2917

NW 1/4, SEC 10
 SW 1/4, SEC 10

EXHIBIT "D"

Project No. STU M240-046 Unit II

Project Code: 12717

Date: April 18, 2013

Easement Purpose: Woodmen road and access road construction and grading

DESCRIPTION

A tract or parcel No. TE-246 of the City of Colorado Springs, State of Colorado, Project No. STU M240-046 Unit II located in a portion of Lot 21 Block 8, of the vacation and replat Columbine Estates recorded with reception No. 302902 in the records of El Paso County, Colorado, located in the NW 1/4 Section 10, Township 13 South, and Range 66 West of the 6th Principal Meridian, City of Colorado Springs, El Paso County, Colorado, more particularly described as follows:

Commencing at the southwest corner of said lot 21, thence N00°28'26"W on the west line of lot 21, a distance of 49.12 feet to the point of beginning;

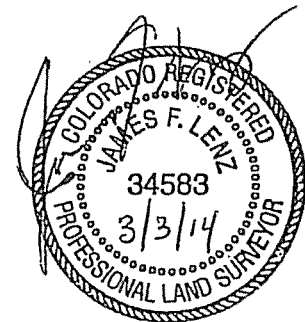
- 1) Thence N00°28'26"W continuing on said west line, a distance of 170.88 feet to a non tangent curve left;
- 2) Thence on the arc of said curve, having a radius of 45.00 feet, a delta angle of 123°55'09", an arc length of 97.33 feet, whose long chord bears N27°38'39"E a distance of 79.44 feet;
- 3) Thence N89°25'29"E a distance of 305.65 feet to the easterly line of said lot 21;
- 4) Thence S43°58'26"E on the easterly line of said lot 21, a distance of 13.76 feet;
- 5) Thence S89°25'29"W a distance of 290.29 feet;
- 6) Thence S04°32'04"W a distance of 20.89 feet to a point of curve to the left;
- 7) Thence on the arc of said curve, having a radius of 90.00 feet, having a delta angle of 117°34'33", an arc length of 184.69 feet, whose long chord bears S54°15'12"E a distance of 153.95 feet;
- 8) Thence N66°57'31"E a distance of 29.20 feet;
- 9) Thence S23°02'29"E a distance of 39.04 feet;
- 10) Thence N69°07'14"E a distance of 163.14 feet;
- 11) Thence N61°05'13"E a distance of 48.66 feet to the easterly line of said lot 21;
- 12) Thence S43°58'26"E on said easterly line, a distance of 24.42 feet;
- 13) Thence S57°43'24"W a distance of 45.98 feet to a curve to the right;
- 14) Thence on the arc of said curve, having a radius of 1,000.00 feet, having a delta angle of 23°59'22", an arc length of 418.70 feet, whose long chord bears S73°06'32"W a distance of 415.65 feet to the point of beginning.

The above tract of land contains 35,741 square feet or 0.820 acres more or less.

Basis of Bearings for this description are based on the North line of the Northeast Quarter of section 10, Township 13 South, Range 66 West of the 6th Principal Meridian, El Paso County Colorado, said line bears N89°22'46"E a distance of 2619.18 feet from the North 1/4 corner of Section 10 (monumented with a 3 1/4" Alum. Cap PLS 10377) to the Northeast corner of section 10 (monumented with a 3 1/4" Alum. Cap PLS 10956)

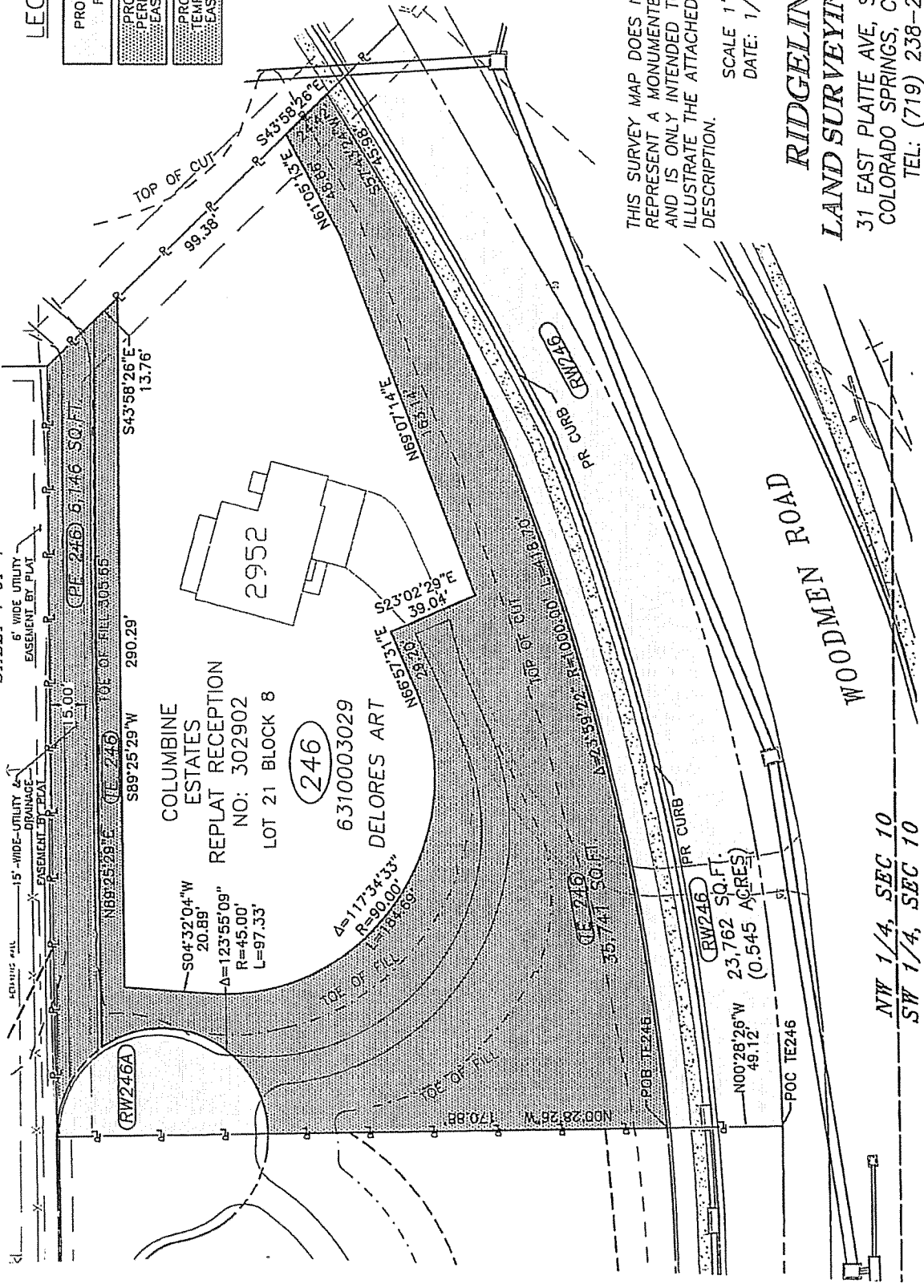
The forgoing description has been prepared by or under my direct supervision.

James F. Lenz PLS 34583
For and on behalf of
Ridgeline Land Surveying LLC.



LEGAL DESCRIPTION EXHIBIT "D-1"
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