

PARCEL DESIGNATION:	4500000125	DATE:	June 4, 2017
OWNER:	BJ RANCHES LLC (Owner current as of the date of certification hereon)		

**EXHIBIT A - 1  
LEGAL DESCRIPTION**

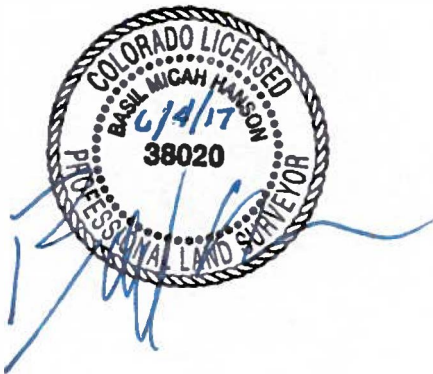
A 150 foot Pipeline Easement located in the West Half of Section 7, Township 15 South, Range 64 West of the Sixth Principal Meridian, County of El Paso, State of Colorado, more particularly described as follows:

**Beginning** at the South Quarter Corner of said Section 7; Thence on the South line of said West Half of Section 7, S89°54'16"W a distance of 2,828.14 feet to the Southwest Corner of said Section 7; Thence on the West line of said West Half, N00°18'36"W a distance of 150.02 feet; Thence 150 feet North of and parallel with said South line, N89°54'16"E a distance of 2,828.70 feet to the East line of said West Half; Thence on said East line, S00°41'53"E a distance of 150.01 feet to the **Point of Beginning**.

Said easement contains 424,264 square feet or 9.740 acres, more or less.

Bearings are based on the South line of the West Half of Section 7, Township 15 South, Range 64 West of the Sixth Principal Meridian, County of El Paso, State of Colorado being monumented at both ends by a found 3 1/4" aluminum cap, PLS 12103. Said line is assumed to bear S89°54'16"W, with all bearing hereon referenced thereto.

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

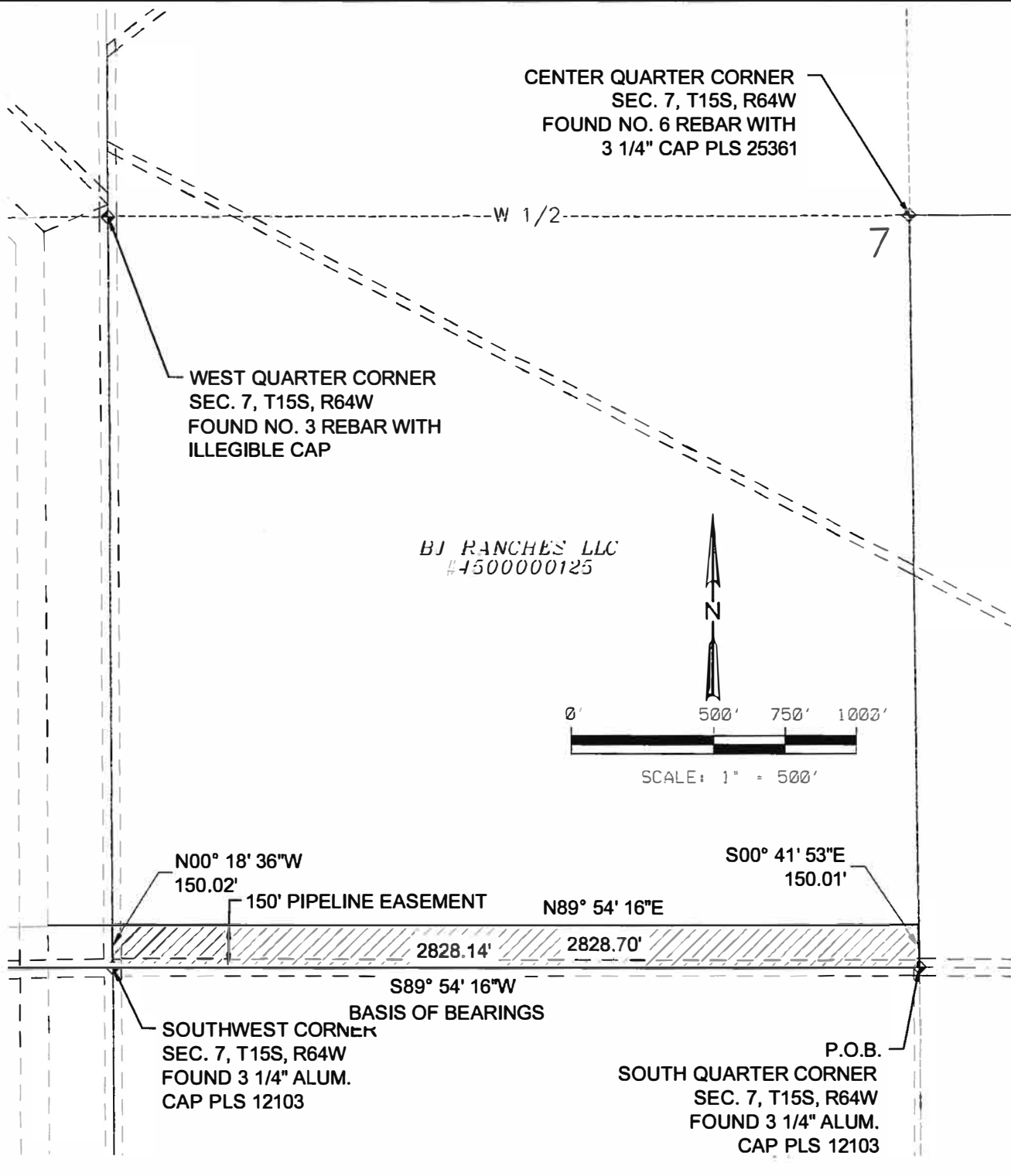
4500000125\_EXA.doc

DATE: 4-JUNE-2017  
DRAWN BY: B HANSON  
CHECKED BY: T SHAUGHNESSY  
APPROVED BY: B HANSON

**EXHIBIT A-2**  
PARCEL #4500000125  
SECTION 7  
T 15 S, R 64 W, 6TH P.M.  
EL PASO COUNTY, COLORADO

**CITY OF  
COLORADO SPRINGS**

4500000125\_PIPELINE\_EASEMENT.DWG



PARCEL DESIGNATION:	4500000105	DATE:	September 16, 2016
OWNER:	TERRENCE M. MYERS AND SHARON L. MYERS (Owner current as of the date of certification hereon)		

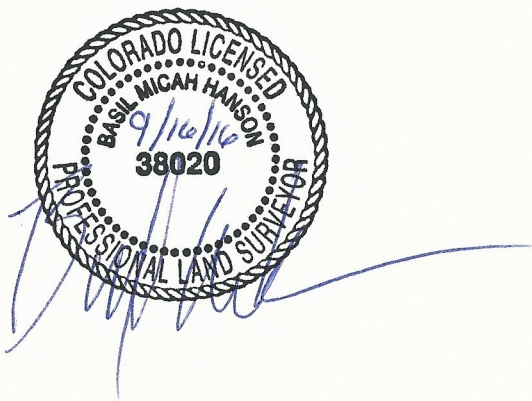
**EXHIBIT B-1**  
**LEGAL DESCRIPTION**

A PORTION OF TRACT 10, 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 00°37'12" WEST ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 30.01 FEET TO THE NORTH RIGHT OF WAY OF BRADLEY ROAD; THENCE NORTH 89°51'08" EAST ON SAID NORTH LINE A DISTANCE OF 1,347.94 FEET TO THE SOUTHEAST CORNER OF TRACT 11 SAID HAMMER RANCH; THENCE NORTH 01°03'45" WEST ON THE EAST LINE OF SAID TRACT 11 A DISTANCE OF 273.46 FEET TO THE SOUTHERLY CORNER OF SAID TRACT 10 AND THE POINT OF BEGINNING; THENCE NORTH 46°50'28" WEST ON THE SOUTHWESTERLY LINE OF SAID TRACT 10 A DISTANCE OF 276.49 FEET TO A NON TANGENT CURVE TO THE RIGHT; THENCE 258.01 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1110.55 FEET, A DELTA OF 13°18'42" AND A CHORD THAT BEARS NORTH 49°15'52" EAST A DISTANCE OF 257.43 FEET TO THE EAST LINE OF SAID TRACT 10; THENCE SOUTH 01°03'45" EAST ON SAID EAST LINE A DISTANCE OF 357.18 FEET TO THE POINT OF BEGINNING.

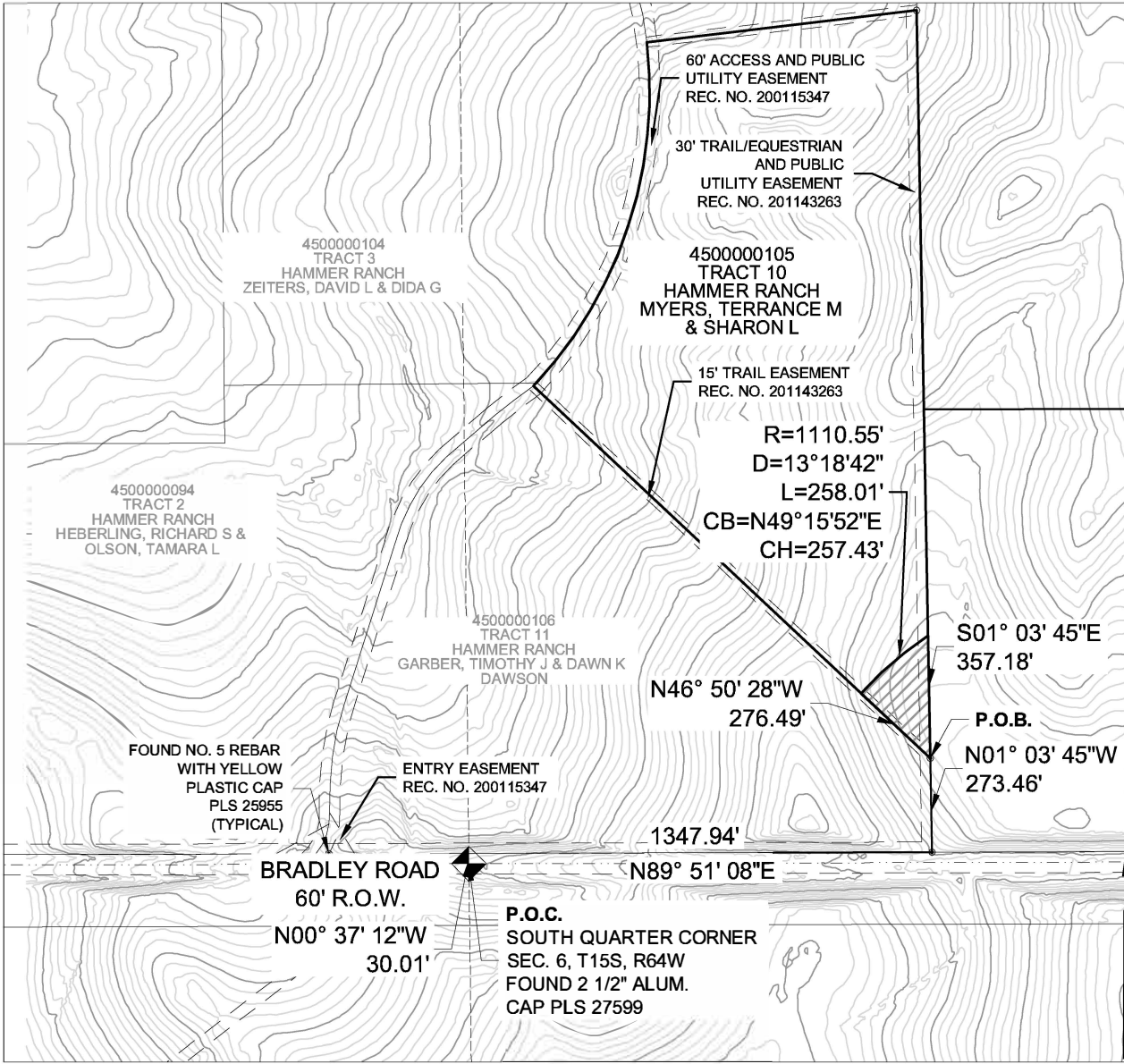
Said parcel contains 36,673 square feet or 0.842 acres, more or less.

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

DATE: 16-SEPTEMBER-2016	<b>EXHIBIT B-2 SKETCH</b>	<b>CITY OF COLORADO SPRINGS</b>
DRAWN BY: B HANSON		
CHECKED BY: B OSWALD		
APPROVED BY: B HANSON		
DRAWING: 4500000105_EXB		
PARCEL #4500000105 SECTION 6 T 15 S, R 64 W, 6TH P.M. EL PASO COUNTY, COLORADO		



**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 "Corral 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.

