PARCEL DESIGNATION: 4505001002 DATE: July 19, 2015

OWNER: RYAN B. ROBERTS (Owner current as of the date of certification hereon)

## EXHIBIT A LEGAL DESCRIPTION

Lot 2, Ryan Subdivision, according to the plat thereof recorded September 18, 2003 under Reception Number 203219614, County of El Paso, State of Colorado.

Said parcel contains 1,079,950 square feet or 24.792 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

RBR

DATE: 29-JUNE-2015 **EXHIBIT B SKETCH** DRAWN BY: B HANSON PARCEL #4505001002 CITY OF CHECKED BY: L OSWALD **SECTION 5 COLORADO SPRINGS** APPROVED BY: B HANSON T 15 S, R 64 W, 6TH P.M. EL PASO COUNTY, COLORADO DRAWING: 4505001002\_EXB N89° 58' 25"E N89° 56' 30"E 308.03' 716.35 SOUTHWEST SIXTEENTH CORNER SEC. 5, T15S, R64W FOUND 2" ALUM, CAP 4505001001 PLS 25955 ROBERTS, RUTH D. 4505001002 ROBERTS, RYAN B. LOT 1 RYAN LOT 2 SUBDIVISION **RYAN SUBDIVISION** 10' WATERLINE EASEMENT REC. NO. 203219614 AND 203219615 20' X 20' EASEMENT 4500000098 REC. NO. 203219614 CITY OF COLORADO 20' MOUNTAIN VIEW **SPRINGS ELECTRIC EASEMENT** S01° 17' **BOOK 2421, PAGE 860** 20' EL PASO COUNTY MUTUAL TELEPHONE COMPANY EASEMENT **BOOK 2404, PAGE 578 BLANKET MOUNTAIN VIEW ELECTRIC EASEMENT** S1/2 OF S1/2 SEC. 5 **BOOK 3673, PAGE 871** ACCESS EASEMENT TO BENEFIT 13110 BRADLEY ROAD REC. NO. 203157613 AND 203157614 N01° 17' 48"W 30.00' SOUTH QUARTER CORNER SEC. 5, T15\$, R64W FOUND 3 1/4" ALUM, CAP PLS,17496 S89° 51' 29"W 992.12 300.06 BRADLEY ROAD 60' R.O.W. FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP, PLS 25955 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" 300 200 400 (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. SCALE: 1" - 200 SHEET 1 OF 1