

EXHIBIT K



JOB NO. 2467.15-11 RW
APRIL 22, 2022
PAGE 1 OF 3

619 N. Cascade Avenue, Suite 200 (719) 785-0790
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LEGAL DESCRIPTION: RIGHT OF WAY PARCEL 9

A PARCEL OF LAND BEING A PORTION LOT 1 AS PLATTED IN A.A. SUBDIVISION RECORDED IN PLAT BOOK W-2 AT PAGE 94, RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY RIGHT OF WAY LINE OF VICKIE LANE AS PLATTED IN A. A. SUBDIVISION RECORDED UNDER PLAT BOOK W-2 AT PAGE 94, RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO THE SOUTHERLY BOUNDARY OF LOT 1 AS PLATTED IN SAID A. A. SUBDIVISION BEING MONUMENTED AT WESTERLY END BY A NAIL AND WASHER STAMPED "PLS 2692" AND AT THE EASTERLY END BY A YELLOW PLASTIC SURVEYORS CAP STAMPED "PLS 18465" AND IS ASSUMED TO BEAR S60°02'36"E, A DISTANCE OF 268.19 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1 AS PLATTED IN A. A. SUBDIVISION RECORDED UNDER PLAT BOOK W-2 AT PAGE 94, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF TUTT BOULEVARD (FORMERLY TEMPLETON GAP ROAD) SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF VICKIE LANE AS PLATTED IN SAID A. A. SUBDIVISION;

THENCE S60°02'36"E, ON THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND THE NORTHERLY RIGHT OF WAY LINE OF SAID VICKIE LANE, A DISTANCE OF 147.45 FEET TO A POINT ON CURVE SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S84°20'39"W, HAVING A DELTA OF 10°42'36", A RADIUS OF 986.50 FEET AND A DISTANCE OF 184.40 FEET TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 05°43'45", A RADIUS OF 388.50 FEET AND A DISTANCE OF 38.85 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID TUTT BOULEVARD;

THENCE N29°57'29"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID TUTT BOULEVARD, A DISTANCE OF 229.47 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215093531;

THENCE S67°27'07"E, ON THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215093531, A DISTANCE OF 14.44 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S64°24'55"E, HAVING A DELTA OF 41°57'02", A RADIUS OF 281.50 FEET AND A DISTANCE OF 206.11 FEET TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 14°12'28", A RADIUS OF 1093.50 FEET AND A DISTANCE OF 271.16 FEET TO A POINT OF TANGENT;

THENCE S02°09'29"E, A DISTANCE OF 7.81 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND THE NORTHERLY RIGHT OF WAY LINE OF SAID VICKIE LANE;

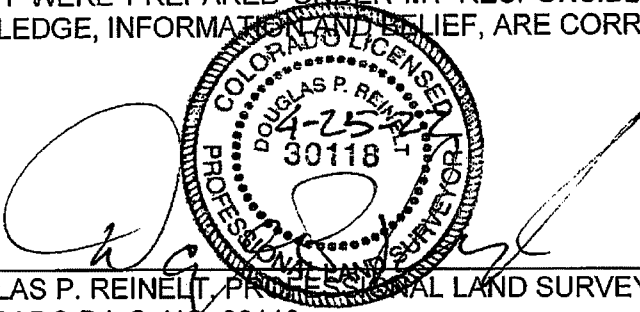
THENCE ON THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND THE NORTHERLY RIGHT OF WAY LINE OF SAID VICKIE LANE THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N25°50'32"E, HAVING A DELTA OF 04°06'52", A RADIUS OF 105.78 FEET AND A DISTANCE OF 7.60 FEET TO A POINT OF TANGENT;
2. N60°02'36"W, A DISTANCE OF 120.74 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 37,325 SQUARE FEET.

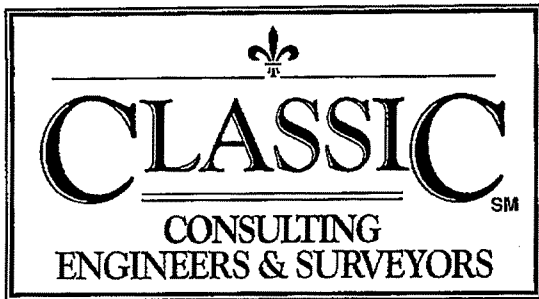
LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, 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.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC

APRIL 25, 2022
DATE

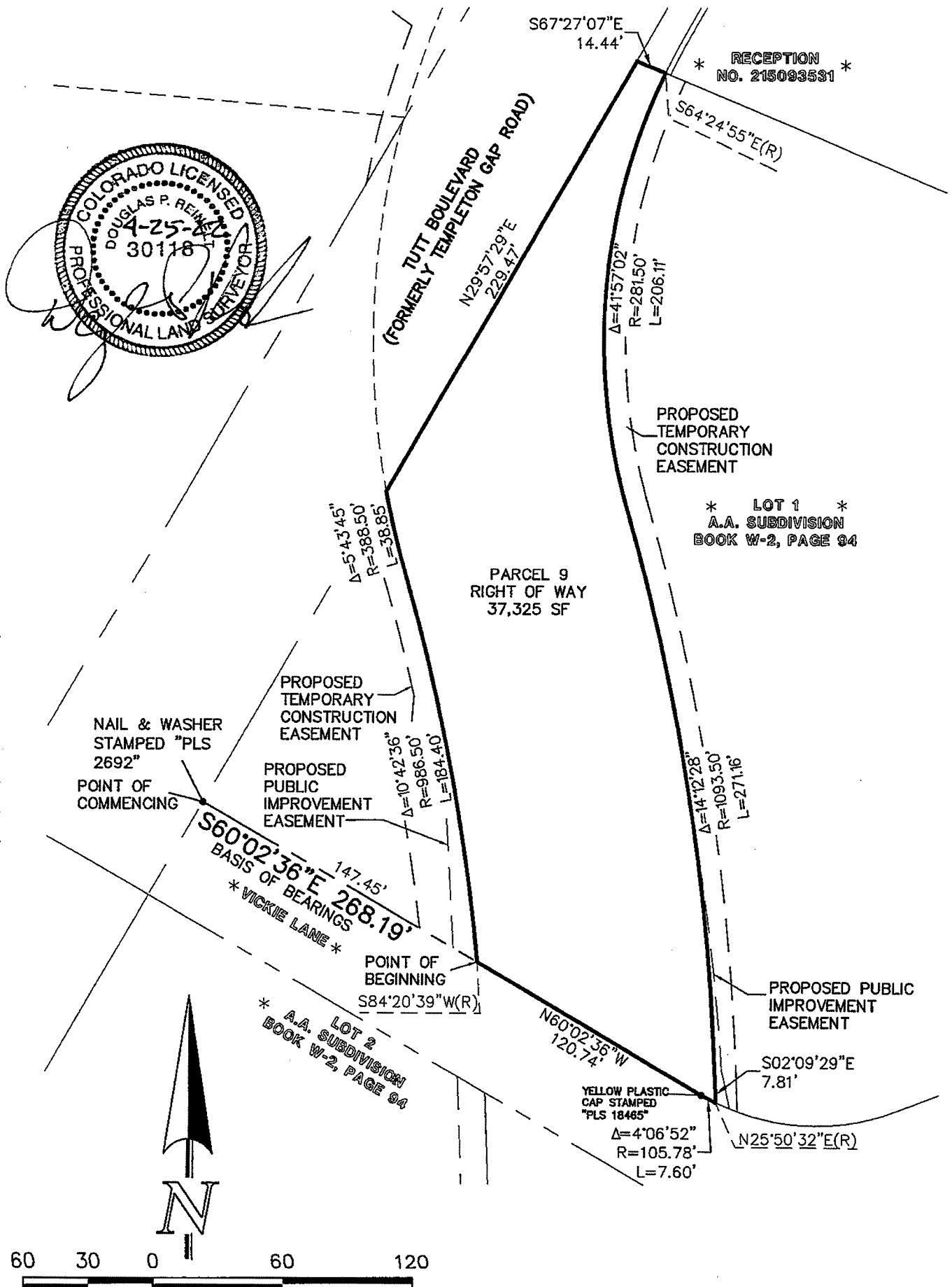


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EXHIBIT L

TUTT BOULEVARD PHASE 2
PARCEL 9
RIGHT OF WAY EXHIBIT
JOB NO. 2467.15-11 RW
SHEET 3 OF 3
APRIL 22, 2022



CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.