

EXHIBIT I



JOB NO. 2467.15-08 TCE
MARCH 4, 2022
PAGE 1 OF 2

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT PARCEL 8

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 $S60^{\circ}02'36''E$, 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 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. $S60^{\circ}02'36''E$, A DISTANCE OF 268.19 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF $08^{\circ}01'34''$, A RADIUS OF 105.78 FEET AND A DISTANCE OF 14.82 FEET TO A POINT ON CURVE SAID POINT BEING THE POINT OF BEGINNING.

THENCE $N12^{\circ}03'22''W$, A DISTANCE OF 18.61 FEET TO A POINT ON CURVE;
THENCE ON ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS $S85^{\circ}57'20''W$, HAVING A DELTA OF $06^{\circ}24'39''$, A RADIUS OF 1065.00 FEET AND A DISTANCE OF 119.16 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS $S81^{\circ}13'33''W$, HAVING A DELTA OF $07^{\circ}35'30''$, A RADIUS OF 1093.50 FEET AND A DISTANCE OF 144.89 FEET TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF $41^{\circ}57'02''$, A RADIUS OF 281.50 FEET AND A DISTANCE OF 206.11 FEET TO A POINT ON CURVE SAID POINT BEING ON THE NORTHERLY BOUNDARY OF SAID LOT 1 AND ON THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215093531;

THENCE $S67^{\circ}27'07''E$, ON THE NORTHERLY BOUNDARY OF SAID LOT 1 AND ON THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215093531, A DISTANCE OF 10.01 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS $S64^{\circ}18'12''E$, HAVING A DELTA OF $42^{\circ}03'45''$, A RADIUS OF 271.50 FEET AND A DISTANCE OF 199.32 FEET TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF $14^{\circ}12'28''$, A RADIUS OF 1103.50 FEET AND A DISTANCE OF 273.64 FEET TO A POINT OF TANGENT;

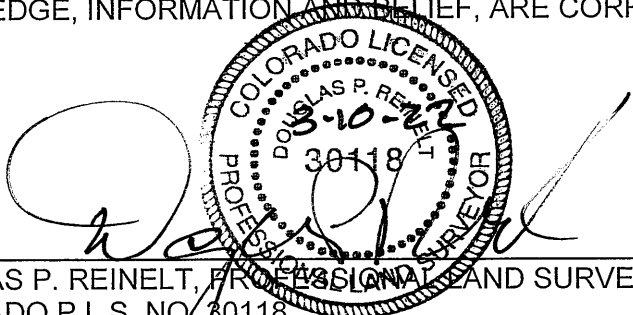
THENCE $S02^{\circ}09'29''E$, A DISTANCE OF 12.47 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID LOT 1;

THENCE ON THE ARC OF A CURVE TO THE RIGHT TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 1 BEING ALSO ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VICKIE LANE, WHOSE CENTER BEARS $N19^{\circ}51'45''E$, HAVING A DELTA OF $02^{\circ}04'05''$, A RADIUS OF 105.78 FEET AND A DISTANCE OF 3.82 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 4573 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

MARCH 10, 2022
DATE



619 North Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

EXHIBIT J

TUTT BOULEVARD PHASE 2
PARCEL 8
JOB NO. 2467.15-08 TCE
MARCH 4, 2022
SHEET 3 OF 3



50 25 0 50 100

SCALE: 1" = 50'
U.S. SURVEY FOOT



TUTT BOULEVARD
(FORMERLY TEMPLETON
GAP ROAD)

POINT OF
COMMENCING

NAIL & WASHER
STAMPED "PLS
2692"

LOT 1 *
A.A. SUBDIVISION
BOOK W-2, PAGE 94
BASIS OF BEARINGS
S60°02'36"E 268.19'

* VICKIE LANE *

LOT 2 *
A.A. SUBDIVISION
BOOK W-2, PAGE 94

S67°27'07"E
10.01'
* RECEPTION
NO. 215093531 *

S64°18'12"E(R)

$\Delta=41^{\circ}57'02''$
R=281.50'
L=206.11'

$\Delta=42^{\circ}03'45''$
R=271.50'
L=199.32'

$\Delta=7^{\circ}35'30''$
R=1093.50'
L=144.89'

S81°13'33"W(R)
4573 SF
 $\Delta=14^{\circ}12'28''$
R=1103.50'
L=273.64'

TEMPORARY
EASEMENT

$\Delta=6^{\circ}24'39''$
R=1065.00'
L=119.16'

N12°03'22"W
18.61'

YELLOW PLASTIC
CAP STAMPED
"PLS 18465"

$\Delta=8^{\circ}01'34''$
R=105.78'
L=14.82'

S02°09'29"E
12.47'

N19°51'45"E(R)

$\Delta=2^{\circ}04'05''$
R=105.78'
L=3.82'

POINT OF BEGINNING
TEMPORARY
CONSTRUCTION EASEMENT
PARCEL 8

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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.