

PARCEL DESIGNATION	6419308001	DATE:	JUNE 19, 2024
OWNER:	KW 1502 LLC, A COLORADO LIMITED LIABILITY COMPANY		

EXHIBIT C

LEGAL DESCRIPTION

PE-10

A portion of that parcel of land described in Reception Number 220192019 of the records of El Paso County, said parcel is located in Lot 12, Block 3, Town of Brookside, in the Southwest Quarter of Section 19, Township 14 South, Range 66 West of the Sixth Principal Meridian, City of Colorado Springs, El Paso County, Colorado, more particularly described as follows:

Commencing at a #4 rebar at the Northwest corner of Lot 1, Holland Buerk Subdivision, thence N 36°34'34" W, a distance of 170.75 feet to the northeast corner of said property described in Reception Number 220192019, and the **POINT OF BEGINNING**, from whence the Southeast Corner of the Southwest Quarter of said Section 19 (being a 3-1/4" Aluminum cap "CDOT., PLS 9014") bears S 04°54'31" E, a distance of 715.94 feet;

1. Thence along the east line of said property, S 00°43'41" E, a distance of 12.31 feet;
2. Thence, S 89°16'19" W, a distance of 12.68 feet;
3. Thence, N 52°24'54" W, a distance of 19.00 feet to a point on the north line of said property;
4. Thence along said north line, N 88°10'14" E, a distance of 27.60 feet to the **POINT OF BEGINNING**.

Said parcel of land contains 245 square feet, 0.006 acres more or less.

Acquired for construction and maintenance of roadway improvements.

Bearings are based on a GPS Static Survey performed 10/4/2022, by Wilson & Company Inc., Engineers & Architects. Bearings used in the calculations of coordinates are based on a Colorado State Plane South Zone grid bearing of N 00°43'41" W along the East line of North Nevada Avenue monumented by a 1.5" aluminum cap stamped "COLO DEPT OF TRANS LS28276 691" at the Northeast corner of the West 20 feet of Lot 4, Block 1, Lihue Subdivision and a #4 rebar at the Northwest corner of Lot 1, Holland Buerk Subdivision.

This description was prepared by:
Michael Lindquist, P.L.S. 38666
On behalf of Wilson & Co.
990 S. Broadway, Ste. 220
Denver, CO 80209
(303) 297-2976

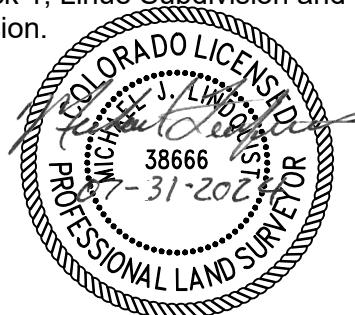
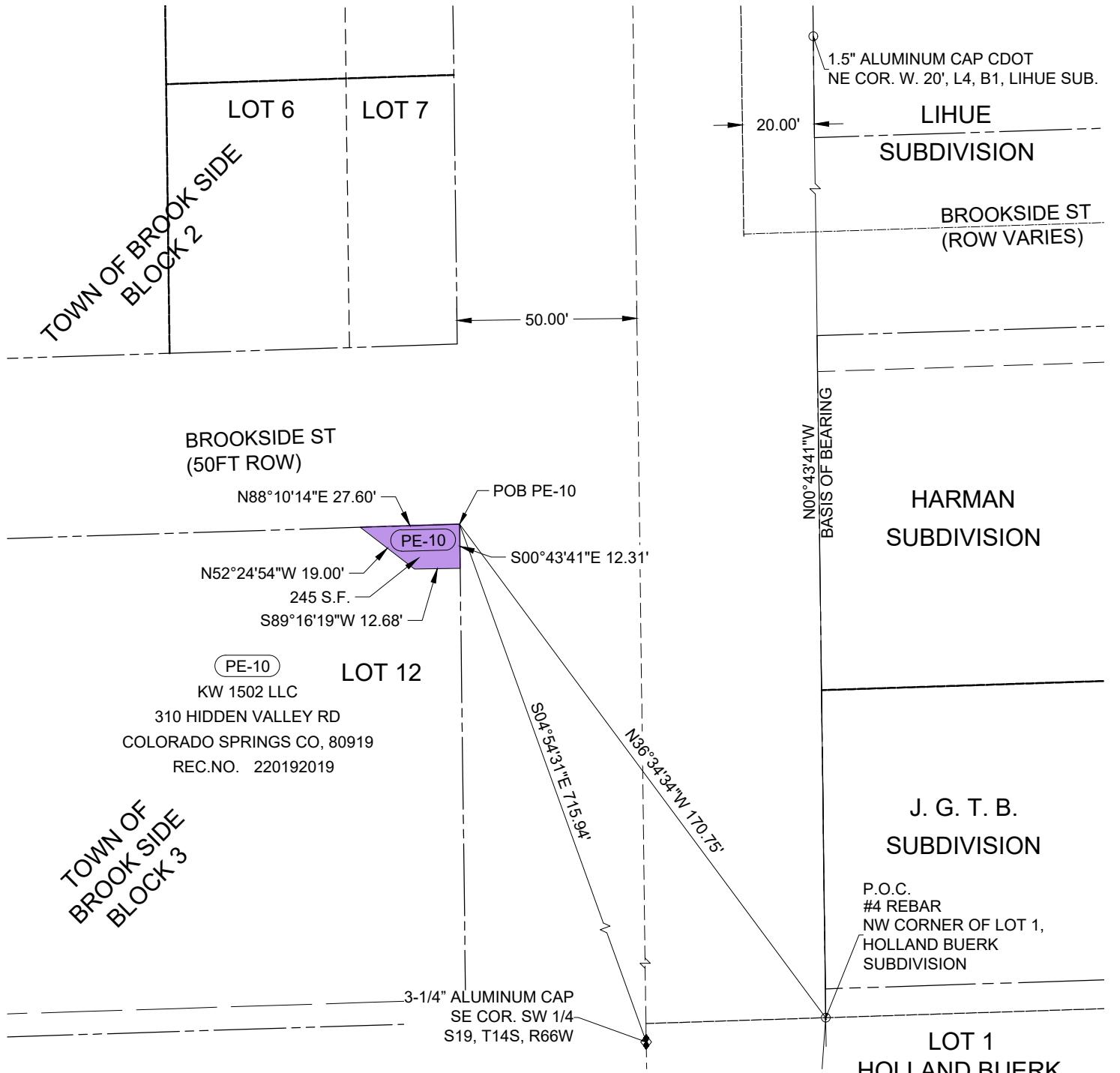


EXHIBIT D

"PE-10"

A PARCEL LOCATED IN LOT 12, BLOCK 3, TOWN OF BROOKSIDE, IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



NOTE:
THIS DRAWING IS MEANT TO DEPICT THE ATTACHED LEGAL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



21-100-245

						SHT. NO: 2 OF 2		990 South Broadway Suite 220 Denver, CO 80209 Phone: 303-297-2976 Fax: 303-297-2693			
						SCALE: 1" = 40'					
						DWN. BY: CDW	DATE: 5-03-2024		EXHIBIT B PE-10 CITY OF COLORADO SPRINGS COUNTY OF EL PASO STATE OF COLORADO		
						CHK. BY:					
						PROJ. MGR: MJL		5-16-2024			
						CLIENT APP:					
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D						