

EXHIBIT "A"

**RIGHT-OF-WAY PARCEL RW-14
PROJECT NO.: 5430007
NE 1/4 SECTION 17 & SE 1/4 SECTION 8,
TOWNSHIP 13 SOUTH, RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: JANUARY 17, 2025**

DESCRIPTION

A right-of-way parcel, RW-14, being a portion of The Reserve at Indigo Ranch, Filing No. 1, Tract E, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 213713386, situated in the northeast 1/4 of Section 17 and southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said right-of-way parcel being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard and the westerly right-of-way line of Issaquah Drive, from which the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 55°11'14" West a distance of 2,246.59 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the westerly right-of-way line of Issaquah Drive South 00°55'47" East, a distance of 23.50 feet;
2. Thence South 88°47'18" West, a distance of 17.50 feet;
3. Thence North 73°39'43" West, a distance of 52.83 feet;
4. Thence North 01°17'11" West to a point on the southerly right-of-way line of Dublin Boulevard, a distance of 7.50 feet, more or less;
5. Thence along said right-of-way line North 88°42'38" East, a distance of 68.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described right-of-way parcel contains 1,194 sq. ft. (0.027 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982
Farnsworth Group Inc.
5775 Mark Dabbling Blvd. - Suite 190
Colorado Springs, CO 80919



EXHIBIT "B"

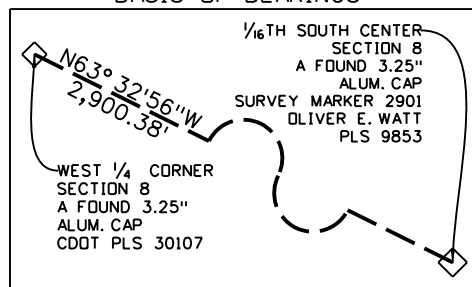
LEGEND

POB POINT OF BEGINNING
 © CHANGE IN COURSE ONLY

NOTE:

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 INTENDED ONLY TO BE A GRAPHIC DEPICTION
 OF THE ATTACHED DESCRIPTION.

BASIS OF BEARINGS



SEC. 8
 T-13-S, R-65-W
 6TH P.M.

1/16TH SOUTH CENTER
 SECTION 8
 A FOUND 3.25"
 ALUM. CAP
 SURVEY MARKER 2901
 OLIVER E. WATT
 PLS 9853

1/16TH SOUTH CENTER
 SECTION 8
 A FOUND 3.25"
 ALUM. CAP
 SURVEY MARKER 2901
 OLIVER E. WATT
 PLS 9853

WEST 1/4 CORNER
 SECTION 8
 A FOUND 3.25"
 ALUM. CAP
 CDDT PLS 30107

DUBLIN BLVD



SEC. 17
 T-13-S, R-65-W
 6TH P.M.

N01° 17' 11" W
 7.50'

N88° 42' 38" E
 68.00'

P.O.B.
 RW-14

S00° 55' 47" E
 23.50'

TRACT E

N73° 39' 43" W
 52.83'

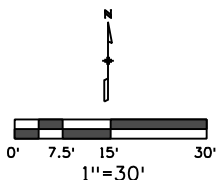
S88° 47' 18" W
 17.50'

RW-14

STETSON RIDGE METROPOLITAN DISTRICT
 C/O CLIFTON LARSON ALLEN LLP

THE RESERVE AT INDIGO RANCH
 FILING NO. 1
 REC. NO. 213713386

1,194 SQ FT
 0.027 ACRES



BIG GEORGE DRIVE

ISSAQUAH DRIVE

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 COLORADO SPRINGS, CO 80919
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DUBLIN WIDENING PROJECT

RW-14

EXHIBIT "B"
 STETSON RIDGE
 METROPOLITAN DISTRICT

Project No.:
 5430007

Project Code:
 2024040

Date:
 1-17-2025

Page 2 of 2

EXHIBIT "A"

**PERMANENT EASEMENT PE-14
PROJECT NO.: 5430007
NE 1/4 SECTION 17 & SE 1/4 SECTION 8,
TOWNSHIP 13 SOUTH, RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: JANUARY 17, 2025**

DESCRIPTION

A permanent easement, PE-14, being a portion of The Reserve at Indigo Ranch, Filing No. 1, Tract E, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 213713386, situated in the northeast 1/4 of Section 17 and the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Van Winkle Drive, from which the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 48°06'47" West a distance of 1,963.82 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the easterly right-of-way line of Van Winkle Drive North 01°18'52" West to a point on the southerly right-of-way line of Dublin Boulevard, a distance of 20.00 feet;
2. Thence along the southerly right-of-way line of Dublin Boulevard North 88°42'52" East, a distance of 314.95 feet;
3. Thence South 02°57'09" East, a distance of 4.00 feet;
4. Thence South 88°42'38" West, a distance of 302.00 feet;
5. Thence South 37°58'03" West, a distance of 20.64 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 1,368 sq. ft. (0.031 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

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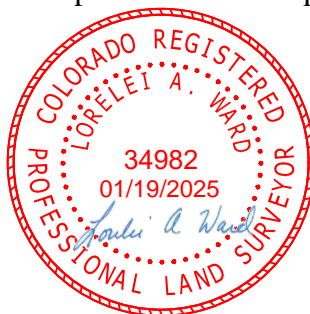


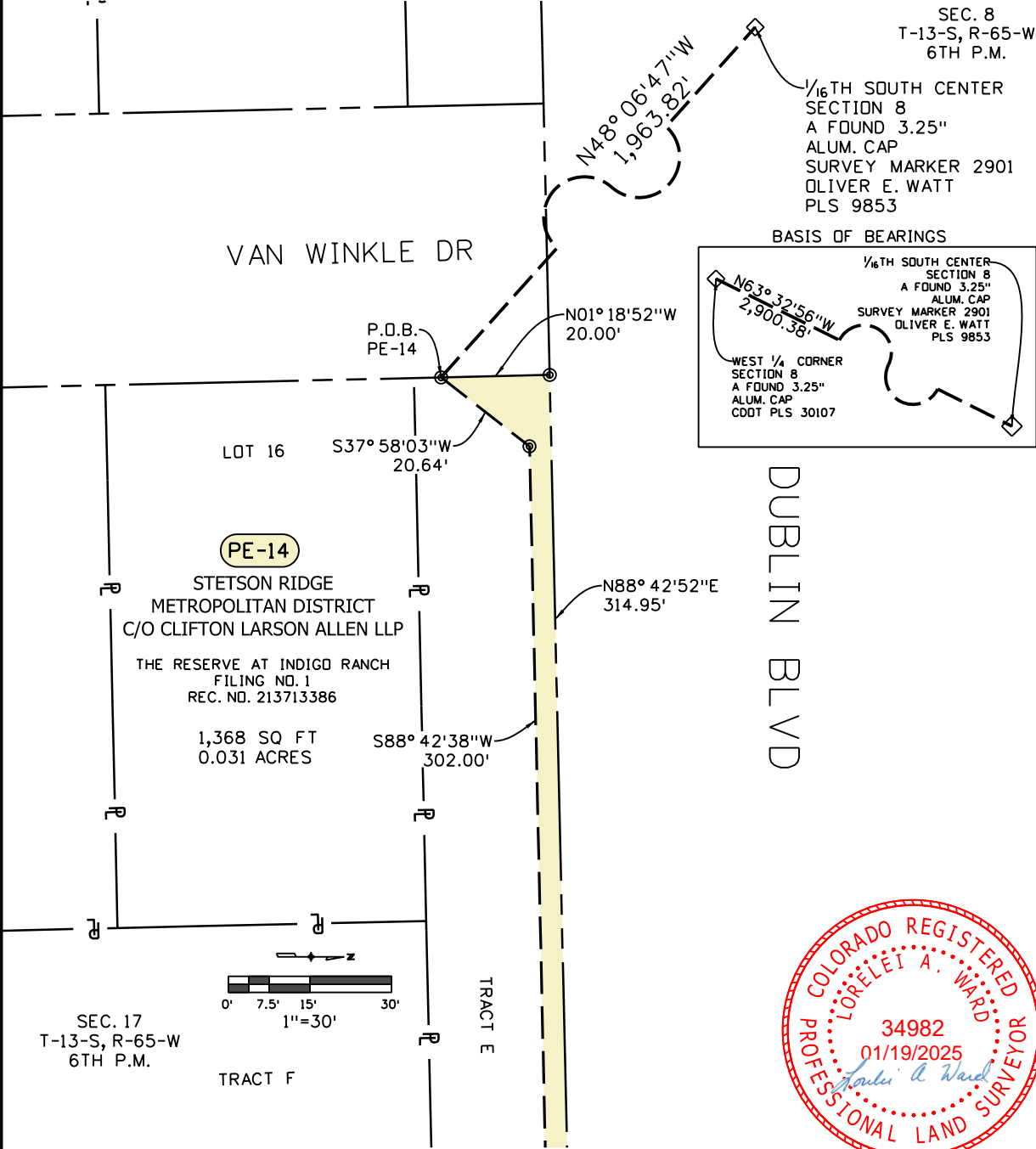
EXHIBIT "B"

LEGEND

POB POINT OF BEGINNING
⊙ CHANGE IN COURSE ONLY

NOTE:

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DUBLIN WIDENING PROJECT
PE-14
EXHIBIT "B"
STETSON RIDGE
METROPOLITAN DISTRICT

Project No.:
5430007

Project Code:
2024040

Date:
1-17-2025

Page 2 of 3

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EXHIBIT "B"

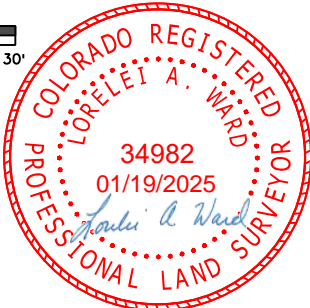
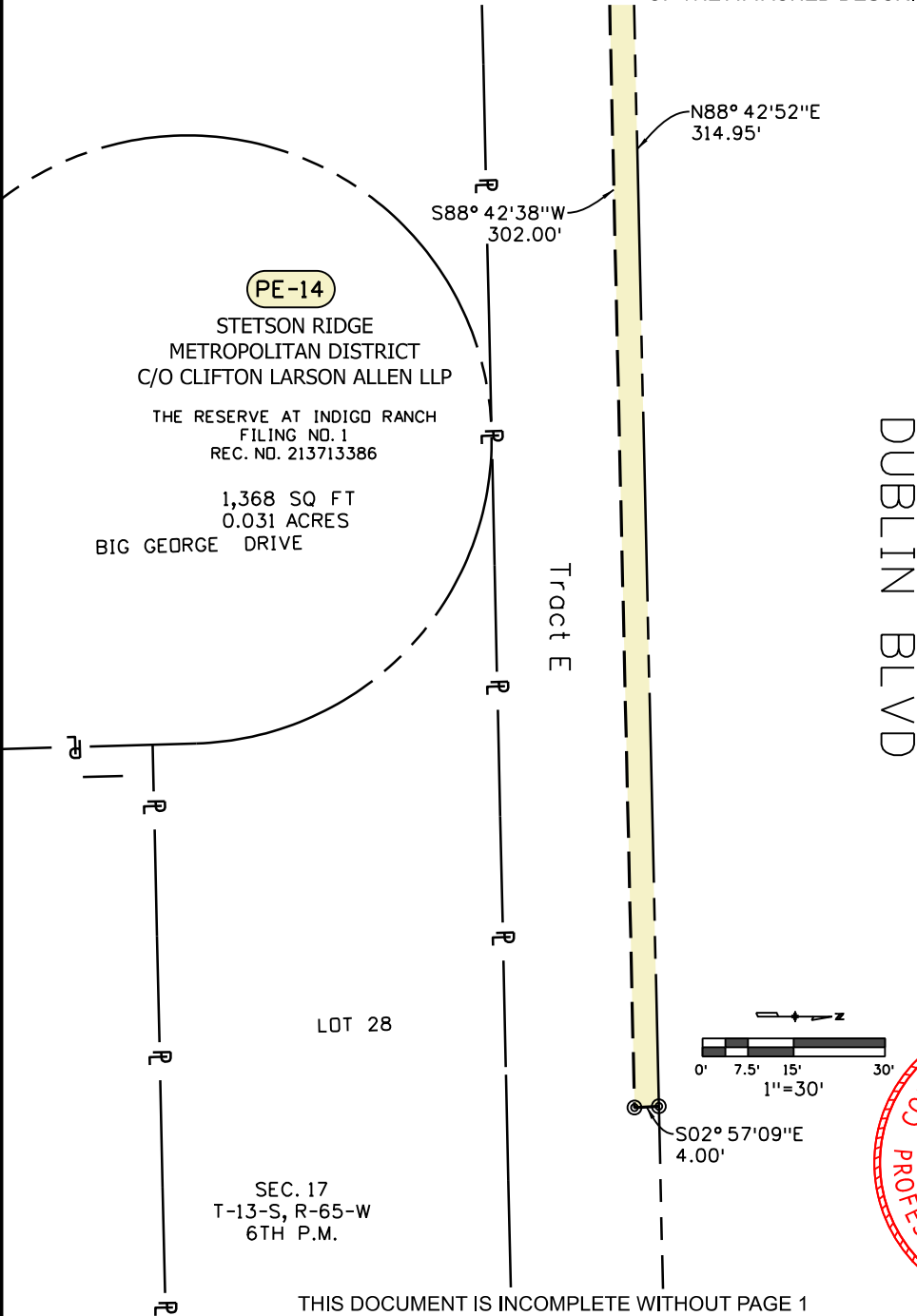
LEGEND

POB POINT OF BEGINNING
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SEC. 8
T-13-S, R-65-W
6TH P.M.



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DUBLIN WIDENING PROJECT
PE-14
EXHIBIT "B"
STETSON RIDGE
METROPOLITAN DISTRICT

Project No.: 5430007
Project Code: 2024040
Date: 1-17-2025
Page 3 of 3

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EXHIBIT "A"

**TEMPORARY EASEMENT TE-14
PROJECT NO.: 5430007
NE 1/4 SECTION 17 & SE 1/4 SECTION 8,
TOWNSHIP 13 SOUTH, RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: JANUARY 17, 2025**

DESCRIPTION

A temporary easement, TE-14, being a portion of The Reserve at Indigo Ranch, Filing No. 1, Tract E, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 213713386, situated in the northeast 1/4 of Section 17 and the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Van Winkle Drive, from which the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 48°02'19" West a distance of 1,966.22 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said Van Winkle Drive right-of-way line North 01°18'52" West, a distance of 3.50 feet;
2. Thence North 37°58'03" East, a distance of 20.64 feet;
3. Thence North 88°42'38" East, a distance of 302.00 feet;
4. Thence South 00°45'34" West, a distance of 3.26 feet;
5. Thence South 73°27'00" East, a distance of 53.02 feet;
6. Thence South 88°42'38" West, a distance of 34.00 feet;
7. Thence North 86°00'15" West, a distance of 103.13 feet;
8. Thence South 88°42'38" West, a distance of 25.00 feet;
9. Thence North 01°17'22" West, a distance of 8.75 feet;
10. Thence South 88°49'08" West, a distance of 21.00 feet;
11. Thence South 01°17'11" East, a distance of 8.79 feet;
12. Thence South 88°42'38" West, a distance of 167.00 feet;
13. Thence South 37°38'17" West, a distance of 12.29 feet;
14. Thence South 89°17'27" West, a distance of 8.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 3,716 sq. ft. (0.085 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

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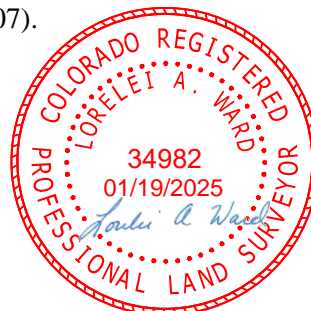


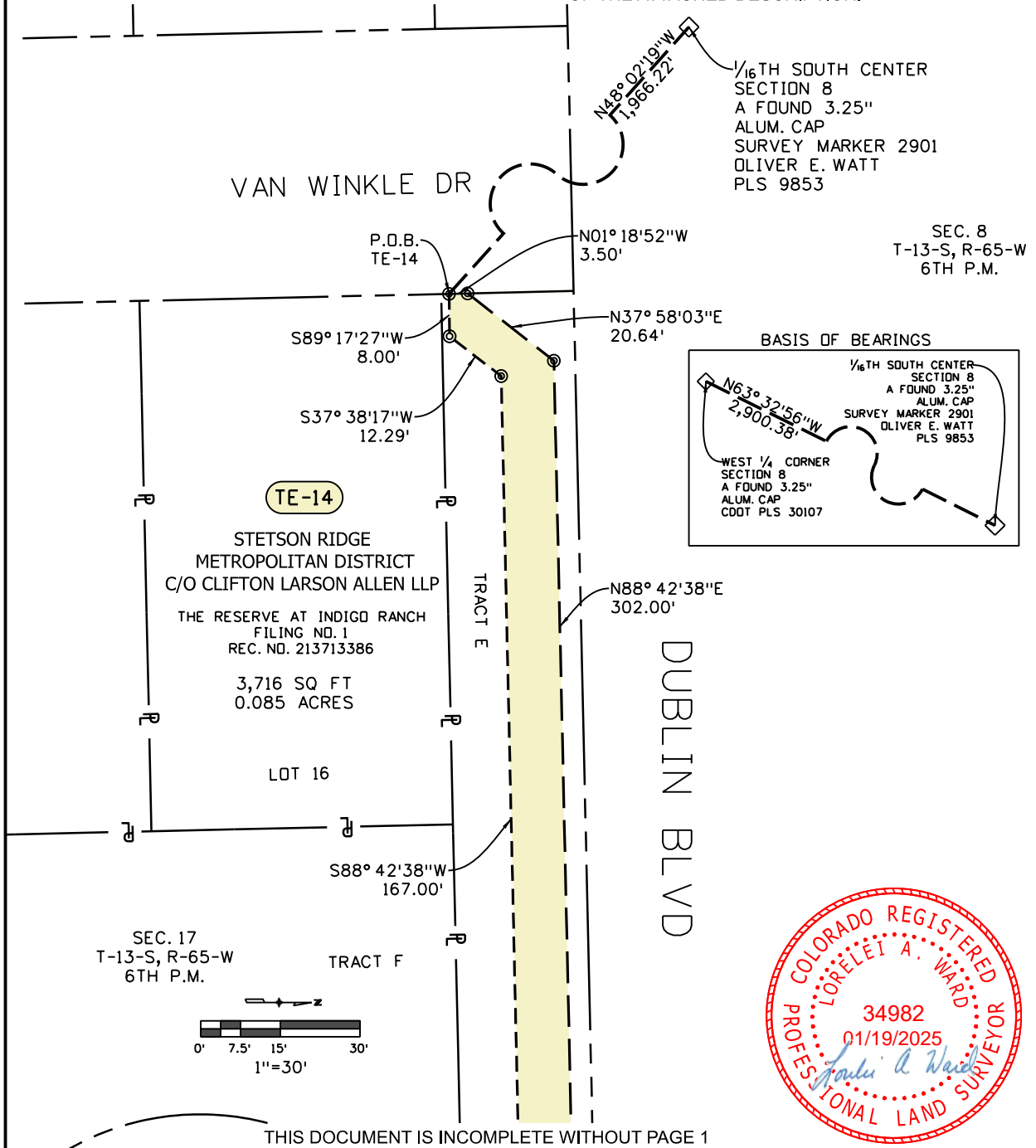
EXHIBIT "B"

LEGEND

POB	POINT OF BEGINNING
©	CHANGE IN COURSE ONLY

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DUBLIN WIDENING PROJECT

TE-14

EXHIBIT "B"
STETSON RIDGE
METROPOLITAN DISTRICT

Project No.:
5430007

Project Code:
2024040

Date:
1-17-2025

Page 2 of 3

EXHIBIT "B"

LEGEND

POB
⊙ POINT OF BEGINNING
CHANGE IN COURSE ONLY

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SEC. 8
T-13-S, R-65-W
6TH P.M.

DUBLIN BLVD

TE-14

STETSON RIDGE
METROPOLITAN DISTRICT
C/O CLIFTON LARSON ALLEN LLP

THE RESERVE AT INDIGO RANCH
FILING NO. 1
REC. NO. 213713386

3,716 SQ FT
0.085 ACRES

S01° 17' 11" E
8.79'

N01° 17' 22" W
8.75'

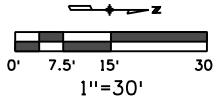
S88° 42' 38" W
25.00'

S88° 49' 08" W
21.00'

N88° 42' 38" E
302.00'

N86° 00' 15" W
103.13'

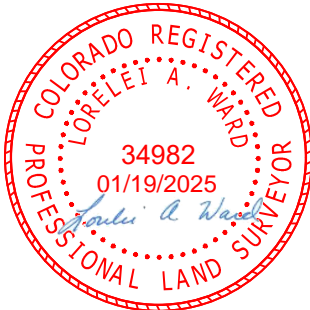
SEC. 17
T-13-S, R-65-W
6TH P.M.



S00° 45' 34" W
3.26'

S73° 27' 00" E
53.02'

S88° 42' 38" W
34.00'



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DUBLIN WIDENING PROJECT

TE-14

EXHIBIT "B"
STETSON RIDGE
METROPOLITAN DISTRICT

Project No.:
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Project Code:
2024040

Date:
1-17-2025

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EXHIBIT "A"

**TEMPORARY EASEMENT TE-14A
PROJECT NO.: 5430007
NE 1/4 SECTION 17 & SE 1/4 OF SECTION 8,
TOWNSHIP 13 SOUTH, RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: JANUARY 17, 2025**

DESCRIPTION

A temporary easement, TE-14A, being a portion of The Reserve at Indigo Ranch, Filing No. 1, Tract E, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 213713386, situated in the northeast 1/4 of Section 17 and the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Issaquah, from which the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 54°42'11" West a distance of 2,260.42 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said right-of-way line South 00°55'47" East, a distance of 22.00 feet;
2. Thence South 88°47'18" West, a distance of 12.50 feet;
3. Thence North 00°55'48" West, a distance of 22.00 feet;
4. Thence North 88°47'18" East, a distance of 12.50 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 275 sq. ft. (0.006 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

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EXHIBIT "B"

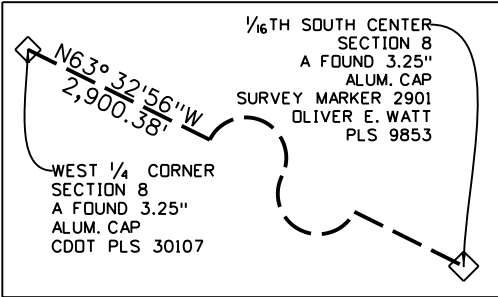
LEGEND

POB POINT OF BEGINNING
⊙ CHANGE IN COURSE ONLY

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BASIS OF BEARINGS



SEC. 8
T-13-S, R-65-W
6TH P.M.

1/16TH SOUTH CENTER
SECTION 8
A FOUND 3.25"
ALUM. CAP
SURVEY MARKER 2901
OLIVER E. WATT
PLS 9853

N54° 42' 11" W
2,260.42'

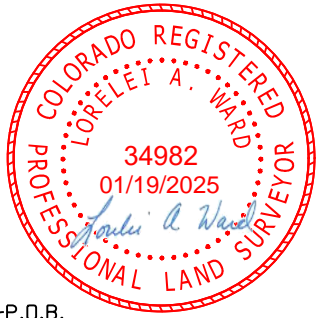
DUBLIN BLVD

Tract E

SEC. 17
T-13-S, R-65-W
6TH P.M.

TE-14A

STETSON RIDGE
METROPOLITAN DISTRICT
C/O CLIFTON LARSON ALLEN LLP
THE RESERVE AT INDIGO RANCH
FILING NO. 1
REC. NO. 213713386
275 SQ FT
0.006 ACRES

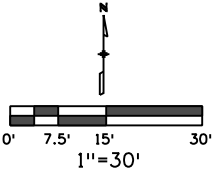


N88° 47' 18" E
12.50'

N00° 55' 48" W
22.00'

P.O.B.
TE-14A
S00° 55' 47" E
22.00'

S88° 47' 18" W
12.50'



Lot 29

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DUBLIN WIDENING PROJECT
TE-14A
EXHIBIT "B"
STETSON RIDGE
METROPOLITAN DISTRICT

Project No.:
5430007

Project Code:
2024040

Date:
1-17-2025

Page 2 of 2

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