

EXHIBIT D - PAGE 1 OF 1

PARCEL DESIGNATION	5316002021	DATE:	July 23, 2024
OWNER:	TRIGON LAND AND CATTLE CO.		

EXHIBIT A

LEGAL DESCRIPTION

RIGHT OF WAY – RW-24 REV

A portion of that parcel of land as described in Book 3430, Page 670, of the records of El Paso County, said parcel is located in Lot 5, Block 1, Toy Ranches Estates in the Southwest Quarter of Section 16, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 16 (being a 3 ¼" Aluminum cap LS 30829), thence S. 5°44'18" E., a distance of 1,651.72 feet, to a point being on the northerly property line of said property described in Book 3430, Page 670, said point also being the **POINT OF BEGINNING**;

1. Thence along said northerly property line, S. 89°07'48" W., to the east right of way line of Marksheffel Road, a distance of 95.00 feet;
2. Thence along said east right of way line, S. 00°21'14" E., to the southerly property line of said property described in Book 3430, Page 670, a distance of 322.70 feet;
3. Thence along said southerly property line, N. 89°07'48" E., a distance of 95.00 feet;
4. Thence N. 0°21'14" W., a distance of 322.70 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 30,657 sq. ft. or 0.704 acres, more or less.

EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

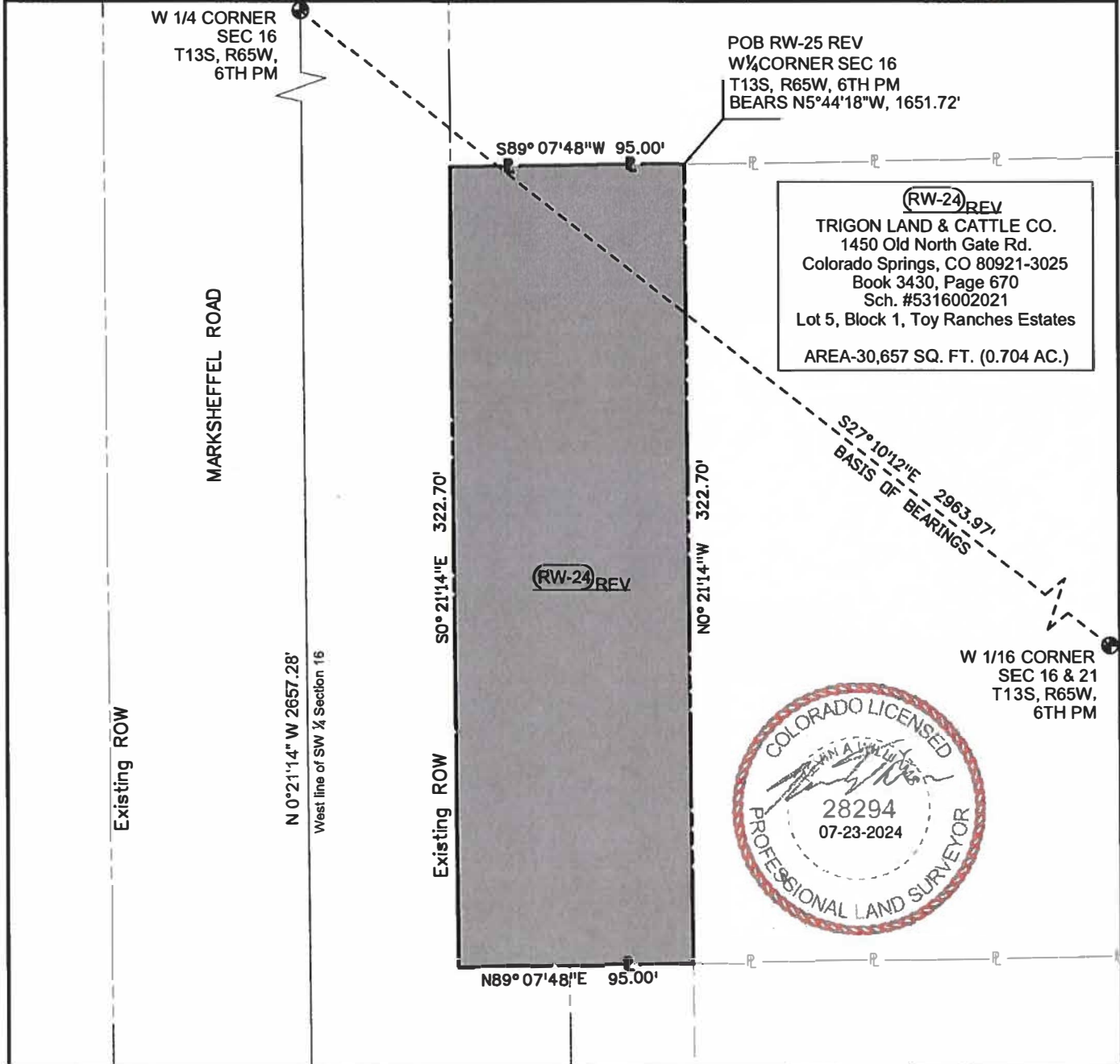
Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. A line from the West Quarter Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 30829) to the West Sixteenth Corner common to said Section 16 and Section 21 (a 2-1/2" aluminum cap, PLS 30118) bears S 27°10'12" E., a distance of 2,963.97 feet.

This description was prepared by:
Kevin Williams, P.L.S. 28294
On behalf of Wilson & Co.
990 S. Broadway, Ste. 220
Denver, CO 80209



EXHIBIT E - PAGE 1 OF 1

DATE: 23-JULY-2024	EXHIBIT B SKETCH RIGHT OF WAY RW-24 REV PARCEL 5316002021 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	 COLORADO SPRINGS OLYMPIC CITY USA
APPROVED BY: K. WILLIAMS		
18300ROW_RW-24-REV_Exhibit.dgn		



(RW-24) REV
 TRIGON LAND & CATTLE CO.
 1450 Old North Gate Rd.
 Colorado Springs, CO 80921-3025
 Book 3430, Page 670
 Sch. #5316002021
 Lot 5, Block 1, Toy Ranches Estates
 AREA-30,657 SQ. FT. (0.704 AC.)



NOTES:

1. This sketch does not constitute a land survey plat by Wilson & Co.
2. This sketch is a graphic representation of the burdened property. In the event Exhibit B is inconsistent with Exhibit A. Exhibit A shall control.
3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 (a EPC Brass Cap) and E_24 (a USCGS Brass Cap) bears N 48°53'48" E a distance of 40,950.79 ft.

