

SUPPLEMENTAL WATER USAGE AND SERVICE AGREEMENT

by and between

WOODMOOR WATER & SANITATION DISTRICT NO. 1

and

PT CLOVERLEAF, LLC

This Supplemental Water Usage and Service Agreement (this "Agreement") is entered into and effective this 16 day of July, 2020 between the **WOODMOOR WATER & SANITATION DISTRICT NO. 1**, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District") and **PT CLOVERLEAF, LLC**, Colorado limited liability company (the "Developer").

WHEREAS, the District is the owner of all of the underground water rights within its boundaries, and has established a policy of allocating one-half (½) acre-foot of water per acre, per year, to each property within the District (the "Water Policy"); and

WHEREAS, the Developer is the owner of and developing six (6) parcels of property, totaling 38.727 acres and all located within the District's boundaries, and which are described and shown in **Exhibit A** as Parcel 1 and Parcels 2-1 through 2-5 (collectively, the "Property"), on which Developer intends to construct 150 single family homes and other improvements including irrigated common landscape and non-irrigated common landscape (the "Development") and

WHEREAS, pursuant to that certain Water Allowance Transfer Agreement entered into April 29th, 2003 and recorded in the records of the Clerk and Recorder of El Paso County, State of Colorado, under reception number 205040027 (the "Transfer Agreement"), the District and the then owners of the Property agreed to allocate the water service commitment under the Water Policy attributable to Remainder Parcels, as defined therein, to the Multi-Family Parcels, as defined therein; and

WHEREAS, by virtue of said Transfer Agreement and the allocation of water service commitment agreed to therein the Property and certain other property (collectively referred to herein as the "Walters Property") are allocated, 4.293 acre feet of water per year or .0321 acre feet of water per year per acre of the Walters Property; and

WHEREAS, the Property comprises a portion of the Walters Property and is entitled to a pro rata share of the 4.293 acre feet of water per year or .0322 acre feet of water per year per acre (the "Transfer Agreement Allocation"); and

WHEREAS, WOSC, LLC, a Colorado limited liability company ("WOSC") is the owner of nine (9) parcels of property, totaling 94.4242 acres and all located within the District's boundaries, and which are described and shown in **Exhibit B** as Parcel 1 through Parcel 9 (collectively, the "WOSC Land"). The WOSC Land comprises the remainder of the Walters Property and is entitled to a pro rata share of the 4.293 acre feet of water per year which equates to 3.044 acre feet of water per year (the "WOSC Transfer Agreement Allocation"); and

WHEREAS, pursuant to that certain Agreement Concerning Woodmoor Water and Sanitation District Water Service Commitment entered into July 16, 2020, and recorded in the records of the Clerk and recorder of El Paso County, State of Colorado, under reception number _____, WOSC and the Developer agreed to allocate the entire WOSC Transfer Agreement Allocation to the Property; and

WHEREAS, the Development's anticipated water service demand at build-out is expected to be such that the Development will use more water than is allocated to the Property under the District's Water Policy and the Transfer Agreement Allocation; and

WHEREAS, to the extent the District, in its sole discretion, determines that the District's resources are adequate, the District may allocate water service to the Development for use on the Property in an amount over and above that allocated under the Water Policy and Transfer Agreement Allocation (the "Supplemental Water Service"), subject to the terms and conditions set forth in this Agreement; and

WHEREAS, the District has decided to allocate Supplemental Water Service for use on the Property subject to the terms and conditions set forth in this Agreement; and

WHEREAS, the Developer desires that it be able to use the Supplemental Water Service Share, as hereafter defined, on the Property in a fashion that meets Developer's commercial needs.

NOW THEREFORE, in consideration of the covenants and conditions contained herein, and other good and sufficient consideration, the parties agree as follows:

1. Adjusted Water Policy Share. Pursuant to the Water Policy and Transfer Agreement, the District may allocate for service to the Property a proportionate amount of the Transfer Agreement Allocation plus the WOSC Transfer Agreement Allocation. The pro rata share, which is equal to 1.249 acre feet annually plus the WOSC Transfer Agreement Allocation, which is 3.044 acre feet annually equals 4.293 acre feet annually (the "Adjusted Share"). The District shall serve the Property with the Adjusted Share, subject to the District Rules and Regulations, as amended from time to time, and subject to availability of resources adequate to meet all prior District allocations.

2. Developer Calculated Total Demand. The anticipated water demand for the Development, as calculated by the Developer is 54.630 acre-feet per year (150 homes x 0.3584

acre feet/home + 1.74 acres of irrigated common space x 0.50 acre feet/acre) (the "Calculated Demand"). The Calculated Demand is based on the District's Standard Demand Table.

3. Supplemental Water Service Share Reservation/Option, Charge and Requirements.

a. *Supplemental Water Service Share.* The total anticipated supplemental water demand for the Development at buildout is 50.337 acre-feet/year based on the District's Standard Demand Table. The District agrees, subject to the terms of this Agreement and the District Rules and Regulations, as amended from time to time, and subject to availability of resources adequate to meet all prior District allocations, to serve the Property with 50.337 acre-feet/year of supplemental water service (the "Supplemental Water Service Share").

b. *Reservation/Option Charge.* In exchange for the District's commitment to provide supplemental water service described herein, the Developer agrees to pay the District:

(i) For 2020. Concurrently with the execution of this Agreement, Developer shall pay \$40,702.95 for the 2020 Annual Option Payment (as defined in 3.b(ii) below) calculated as 6/12 of calendar year 2020 for which water service shall be available and assuming that the full amount of the Supplemental Water Service share is optioned in 2020.

(ii) For 2021 and Beyond. By January 30, 2021, and by January 30 of each subsequent year, Developer shall pay to the District a sum of money equal to the following:

Tier 2 Option Payment:

38.727 acre-feet of the Supplemental Water Service Share is classified as "Tier 2" supplemental water under the District's policy (the "Tier 2 Reserve Share"), as defined and described in the District's Supplemental Water Policy. The option payment for the Tier 2 Reserve Share shall be the then existing Supplemental Water Base Rate (as established by the Water Policy, from time to time, currently \$29,000/acre foot) multiplied by 0.05 then multiplied by 38.727 acre feet, or the balance of the Tier 2 Reserve Share, whichever is less.

Tier 3 Option Payment:

11.610 acre-feet of the Supplemental Water Service Share is classified as "Tier 3" supplemental water under the District's policy (the "Tier 3 Reserve Share") and Tier 3 Reserve Share water shall be available and provided only to the extent Developer fully utilizes all Tier 2 Reserve Share first in a particular year. The option payment for the Tier 3 Reserve Share is the then existing Supplemental Water Base Rate (as established by the Water Policy, from time to time, currently \$29,000/acre foot)

multiplied by a 1.5 premium multiplier, multiplied by 0.05 then multiplied by 11.610 acre feet or the balance of the Tier 3 Reserve Share, whichever is less.

The Tier 2 Option Payment and the Tier 3 Option Payment are collectively referred to as the "Annual Option Payment". Regardless of whether the Developer exercises the option on some or all of the remaining Supplemental Water Service Share in a given year, the Developer shall not receive a rebate on any portion of the first or any subsequent Annual Option Payment. For purposes of calculating the Annual Option Payment due in the year this Agreement is entered into, a partial month shall be treated the same as a full month.

(iii) The Developer may exercise its option on the Supplemental Water Service Share, or any portion of the Supplemental Water Service Share, at any time, subject to the limitations and conditions contained in this Agreement, by paying the District a sum of money equal to: the then current Supplemental Water Service Base Rate multiplied by the number of acre feet of Supplemental Water Service Share the Developer is ready to use on the Property that are Tier 2 Reserve Share plus the sum of the then current Supplemental Water Service Base Rate multiplied by 1.5 multiplied by the number of acre feet of Supplemental Water Service Share the Developer is ready to use on the Property that are Tier 3 Reserve Share. Unless the Developer furnishes the District with written notice terminating the option on the Supplemental Water Service Share (or any portion thereof) by January 1, the Developer shall pay by January 30th of each year the Annual Option Payment. The District shall keep all Annual Option Payments regardless of whether the Property is developed. In the event the Developer fails to pay the Annual Option Payment when due, this Agreement shall terminate 30 days after written notice is given by the District and the District shall cease to set aside and make available the Supplemental Water Service Share and Developer shall forfeit all amounts paid for Annual Option Payments.

- c. *Conditional Acceptance Requirement; Charges.* Developer, (as used in this Agreement, Developer means Developer, and its assigns and successors), shall within 365 days of having paid in full for the purchase of the Supplemental Water Service Share: obtain the District's conditional acceptance, granted in its sole discretion, of utilities installation for the Development or any such phase of the Development. If the Developer fails to meet the aforementioned requirement, then the Developer shall annually pay to the District the difference (per acre-foot) between the then current aggregate value of the Supplemental Water Service Share (based on the existing Supplemental Water Base Rate) and the previous year's aggregate value of the Supplemental Water Service Share (based on the District's previous year's Supplemental Water Base Rate). The Developer shall be responsible for paying such amount within ten (10) days from the date of the notice issued in writing by the District ("Notice") and thereafter annually by July 31st (if the Notice was provided on or after December 31st but before July 21st) or

by January 10th (if the Notice was provided on or after July 21st but before December 31st). Failure to timely pay such annual amount may result in the District withholding any and all water service to the Property until such time as payment in full has been made. The Developer's obligation to make such annual payments shall terminate upon the Developer obtaining conditional acceptance of the utilities installation for the Development or any such phase of the Development, albeit late; regardless of when conditional acceptance is obtained, Developer is not entitled to receive a rebate on any portion of the annual payments due under this section.

4. Agreement shall bind the Property. This Agreement shall be recorded in the real estate records in office of the El Paso County Clerk and Recorder and all of the commitments contained herein shall run with the land and be binding upon the Property, and all portions thereof, and shall bind all future owners of all or any portion of the Property.

5. Limitations Upon Supplemental Water Service Commitment. The District's commitment to furnish the Supplemental Water Service to the Property is not intended to and does not exempt the Property from the District Rules and Regulations. The Property is subject to all provisions of the Rules and Regulations, as the same may be amended from time to time, including but not limited to those provisions that allow the District to discontinue or decrease water service in the case of a water shortage or other emergency.

6. District is Not Conveying a Water Right. This Agreement is not intended to, and does not, convey to the Developer any water right (decreed or undecreed) owned by the District.

7. No Speculation. Nothing herein is intended nor shall it be construed as a grant to Developer or any of its assigns or its successors in interest to the Property a right to speculate on the Supplemental Water Service Share described in this Agreement. Developer, including its assigns and its successors, shall not speculate on the Supplemental Water Service Share or take any action or do anything that would allow any other person to speculate on the Supplemental Water Service Share.

8. Reversion. In the event the use or zoning of any portion of the Property is modified by El Paso County such that the Supplemental Water Service, or any portion thereof, is determined by the District to no longer be needed to meet the applicable water requirements, then the Supplemental Water Service or such portion thereof which is no longer needed, shall revert back to the District, who shall cease to allocate it annually for the Property.

9. Entire Agreement. This Agreement constitutes the entire agreement between the parties on the subject contained herein and it may only be modified or amended in writing, signed by both parties.

10. Governing Law. This Agreement shall be governed by, and construed according to, the laws of the State of Colorado.

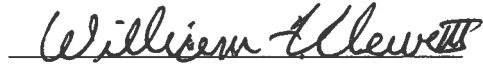
11. Assignment. This Agreement shall not be assigned without prior written consent of the non-assigning party.

WOODMOOR WATER AND
SANITATION DISTRICT NO. 1



By: Brian X. Bush
Title: President

Attest:



By: William F. Clewe, III

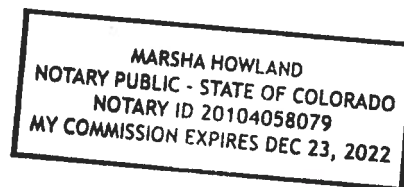
Title: Secretary

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 16 day of July, 2020, by Brian X. Bush and William F. Clewe, III as President and Secretary of Woodmoor Water and Sanitation District No. 1.

WITNESS my hand and official seal.

My commission expires: 12-23-22


Notary Public

PT CLOVERLEAF, LLC



By: Andrew J. Biggs
Title: Manager

STATE OF COLORADO

)

)

ss.

COUNTY OF EL PASO

)

The foregoing instrument was acknowledged before me this 16 day of July, 2020,
by Andrew J. Biggs as Manager of PT CLOVERLEAF, LLC.

WITNESS my hand and official seal.

My commission expires: 02-26-2022



Notary Public

KIMBERLY J MCGUIRE Notary Public State of Colorado Notary ID # 20184008996 My Commission Expires 02-26-2022

EXHIBIT A

Property Description

(ALTA/NSPS LAND TITLE SURVEY, TRACT F, TRACT H & TRACT B WOODMOOR,
prepared by JR Engineering, certification date 5/19/2020, Sheets 1 – 3)

ALTA/NSPS LAND TITLE SURVEY

TRACT F & TRACT H, WOODMOOR GREENS, TRACT F WOODMOOR GREENS VACATION L496-500

LOCATED IN SECTIONS 23 AND 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:

PARCEL 1.

A PARCEL OF LAND BEING ALL OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NO. 21111394 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, BEING A PORTION OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66, TOGETHER WITH ALL OF TRACT H, WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 66, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "S 2693.2" AND THE 30.00' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "S 2693.2", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE N23°16'13"W A DISTANCE OF 91.83 FEET TO A POINT ON THE SOUTHWESTERN LINE OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHWESTERN LINE, N43°30'37"W A DISTANCE OF 244.83 FEET TO THE SOUTHWESTERN CORNER OF TRACT H, WOODMOOR GREENS PLAT RECORDED IN BOOK U-2 AT PAGE 51;

THENCE ON THE PERIMETER OF SAID TRACT H, THE FOLLOWING THREE (3) COURSES:

1. N13°33'09"W A DISTANCE OF 130.11 FEET, TO A POINT OF NON-TANGENT CURVE, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEGONS WAY;

2. ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S52°16'16"E A RADIUS OF 1470.00 FEET, TO A POINT OF NON-TANGENT;

3. S52°28'59"E A DISTANCE OF 196.58 FEET, TO A POINT ON THE WESTERN LINE OF SAID TRACT B, WOODMOOR PLACER;

THENCE ON SAID WESTERN LINE, THE FOLLOWING FIVE (5) COURSES:

1. N61°20'01"E A DISTANCE OF 130.03 FEET;

2. N26°20'33"E A DISTANCE OF 51.07 FEET;

3. N52°30'56"E A DISTANCE OF 451.83 FEET;

4. N17°03'30"W A DISTANCE OF 222.24 FEET;

5. N07°26'50"W A DISTANCE OF 104.67 FEET;

THENCE DEPARTING THE WESTERN LINE OF SAID TRACT B, THE FOLLOWING TWELVE (12) COURSES:

1. N45°15'58"E A DISTANCE OF 126.43 FEET, TO A POINT OF NON-TANGENT CURVE;

2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N45°45'57"E, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°01'35", AND AN ARC LENGTH OF 91.65 FEET, TO A POINT OF NON-TANGENT;

3. N45°02'46"E A DISTANCE OF 42.49 FEET;

4. S08°08'16"E A DISTANCE OF 85.83 FEET, TO A POINT OF CURVE;

5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1470.00 FEET, A CENTRAL ANGLE OF 0°35'03" AND AN ARC LENGTH OF 220.24 FEET, TO A POINT OF TANGENT;

6. S00°26'47"W A DISTANCE OF 266.67 FEET, TO A POINT OF CURVE;

7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 52°42'18" AND AN ARC LENGTH OF 395.55 FEET, TO A POINT OF TANGENT;

8. S52°35'31"E A DISTANCE OF 287.37 FEET, TO A POINT OF CURVE;

9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 24°42'05" AND AN ARC LENGTH OF 245.74 FEET, TO A POINT OF NON-TANGENT;

10. N59°24'51"E A DISTANCE OF 103.30 FEET, TO A POINT OF CURVE;

11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 01°14'02" AND AN ARC LENGTH OF 16.80 FEET, TO A POINT OF TANGENT;

12. N53°10'49"E A DISTANCE OF 124.49 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N15°21'17"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 1°51'53" AND AN ARC LENGTH OF 109.23 FEET, TO A POINT OF NON-TANGENT;

2. S50°55'07"E A DISTANCE OF 104.54 FEET, TO A POINT OF NON-TANGENT CURVE;

3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°04'07"W, HAVING A RADIUS OF 269.73 FEET, A CENTRAL ANGLE OF 9°51'50" AND AN ARC LENGTH OF 448.43 FEET, TO A POINT OF NON-TANGENT;

4. S44°30'00"W A DISTANCE OF 278.41 FEET, TO A POINT OF NON-TANGENT CURVE;

5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S45°13'57"E, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 1°50'33" AND AN ARC LENGTH OF 81.48 FEET, TO A POINT OF NON-TANGENT, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. N61°02'18"W A DISTANCE OF 958.19 FEET;

2. N60°35'25"W A DISTANCE OF 314.23 FEET;

3. N63°12'34"W A DISTANCE OF 468.58 FEET, TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 1,452,072 SQUARE FEET OR 33,350 ACRES.

PARCEL 2-4:

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE N45°37'28"W A DISTANCE OF 2,950.16 FEET, TO A POINT EASTERLY RIGHT-OF-WAY LINE OF BOWSTRING ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N10°07'36"W A DISTANCE OF 121.00 FEET, TO THE NORTHEASTERN CORNER OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN BOOK W-2 AT PAGE 26 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHERLY LINE OF SAID TRACT F, N45°32'24"E A DISTANCE OF 180.00 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, S01°07'36"E A DISTANCE OF 121.00 FEET;

THENCE S88°52'24"W A DISTANCE OF 180.00 FEET, TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 21,780 SQUARE FEET OR 0.5000 ACRES.

PARCEL 2-2:

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE N48°29'03"W A DISTANCE OF 2,892.58 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BOWSTRING ROAD, SAID POINT BEING THE SOUTHWESTERN CORNER OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN BOOK W-2 AT PAGE 26 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BOWSTRING ROAD, N01°07'36"W A DISTANCE OF 121.77 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N89°32'24"E A DISTANCE OF 181.20 FEET;

THENCE S01°07'36"E A DISTANCE OF 118.62 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT F,

THENCE ON SAID SOUTHERLY LINE, S87°32'36"W A DISTANCE OF 181.23 FEET, TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 21,779 SQUARE FEET OR 0.5000 ACRES.

PARCEL 2-3:

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE N49°09'25"W A DISTANCE OF 1,329.11 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING THE SOUTHWESTERN CORNER OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON THE SOUTHWESTERN LINE OF SAID TRACT F THE FOLLOWING TWO (2) COURSES:

1. N65°03'20"W A DISTANCE OF 123.87 FEET;

2. N33°17'20"W A DISTANCE OF 78.69 FEET, TO A POINT ON THE SOUTHERLY LINE OF A 16.00 FOOT UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 202153280;

THENCE ON SAID SOUTHERLY EASEMENT LINE, S28°16'28"E A DISTANCE OF 127.70 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LEGONS WAY, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, S28°16'28"E A DISTANCE OF 127.70 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LEGONS WAY, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S22°31'56"E, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 11°05'27" AND AN ARC LENGTH OF 69.69 FEET, TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 22,083 SQUARE FEET OR 0.5068 ACRES.

PARCEL 2-4:

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE N27°53'57"E A DISTANCE OF 1420.57 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE PERIMETER OF SAID PROPERTY THE FOLLOWING SEVEN (7) COURSES:

1. N53°15'31"W A DISTANCE OF 7.98 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 52°42'18" AND AN ARC LENGTH OF 395.55 FEET, TO A POINT OF TANGENT;

3. N00°26'47"E A DISTANCE OF 266.67 FEET, TO A POINT OF CURVE;

4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1470.00 FEET, A CENTRAL ANGLE OF 0°35'03" AND AN ARC LENGTH OF 220.24 FEET, TO A POINT OF TANGENT;

5. N49°03'16"W A DISTANCE OF 85.83 FEET;

6. S85°02'45"W A DISTANCE OF 42.49 FEET, TO A POINT OF NON-TANGENT CURVE;

7. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N59°14'45"W, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°01'39" AND AN ARC LENGTH OF 91.65 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID PROPERTY THE FOLLOWING TWO (2) COURSES:

1. N64°03'34"E A DISTANCE OF 224.55 FEET;

2. S05°52'43"E A DISTANCE OF 936.00 FEET, TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 101,309 SQUARE FEET OR 2.3237 ACRES.

PARCEL 2-5:

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE N50°43'25"E A DISTANCE OF 1617.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE TRUSTEE'S DEED RECORDED UNDER RECEPTION NO. 21111394 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY THE FOLLOWING FOUR (4) COURSES:

1. S58°10'49"W A DISTANCE OF 124.49 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 01°14'02" AND AN ARC LENGTH OF 16.80 FEET, TO A POINT OF TANGENT;

3. S59°24'51"W A DISTANCE OF 103.30 FEET, TO A POINT OF NON-TANGENT CURVE;

4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S63°26'34"W, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 23°19'20" AND AN ARC LENGTH OF 232.02 FEET, TO A POINT OF

THENCE DEPARTING SAID NORTHERLY PROPERTY LINE, THE FOLLOWING FIVE (5) COURSES:

1. N28°37'11"E A DISTANCE OF 67.40 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 28°50'54" AND AN ARC LENGTH OF 181.66 FEET, TO A POINT OF NON-TANGENT;

3. S34°31'56"E A DISTANCE OF 115.00 FEET, TO A POINT OF NON-TANGENT CURVE;

4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S34°31'56"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 19°75'04" AND AN ARC LENGTH OF 77.95 FEET, TO A POINT OF TANGENT;

5. N74°53'09"E A DISTANCE OF 8.95 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N80°18'27"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 28°57'10" AND AN ARC LENGTH OF 183.71 FEET, TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 67,905 SQUARE FEET OR 1.5589 ACRES.

AREAS OF CONCERN NOTES:

IF ENGINEERING, LLC FOR THE BENEFIT OF THE PARTY REQUESTING THE SURVEY, UNDER THE FOLLOWING MATTERS, WHICH MAY AFFECT THE STATUS OF TITLE TO THE SURVEYED PROPERTY, AN ENGINEERING, LLC AND THE SURVEYOR OF RECORD DO NOT WARRANT OR REPRESENT THAT ALL MATTERS THAT MAY AFFECT TITLE ARE NOTED BELOW. THE NUMBERS IN THE FOLLOWING COMMENTS CORRESPOND TO THE NUMBERS SHOWN ON OUR ALTA/NSPS.

1. AN ASPHALT ROAD SHOWN HEREON LIES WITHIN THE RECORD TITLE LINES. JR ENGINEERING, LLC WAS NOT PROVIDED WITH AID AND DID NOT RESEARCH ANY PUBLIC DOCUMENTS DEFINING OR GRANTING THIS USE, CREATING AN AREA OF CONCERN.

2. WATER BARRIER AND A SUB, SHOWN HERE, LIE WITHIN THE RECORD TITLE LINES. JR ENGINEERING, LLC WAS NOT PROVIDED WITH AID AND DID NOT RESEARCH ANY PUBLIC DOCUMENTS DEFINING OR GRANTING THIS USE, CREATING AN AREA OF CONCERN.

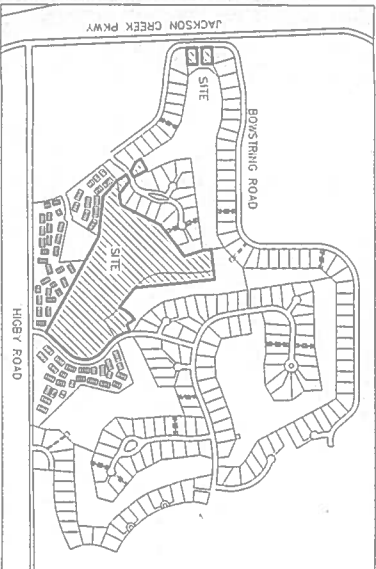
TITLE COMMENT NOTES:

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THE SURVEYED PROPERTY, NOR DOES IT CONSTITUTE A COMMITMENT TO THE DISPOSITION WITH ANY RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE ORDER NO. SC55081288-5, PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED APRIL 28TH, 2020 AT 5:00 P.M.

THE FOLLOWING COMMENTS ARE IN REGARDS TO THE ABOVE-REFERENCED TITLE ORDER. THE NUMBERS IN OUR COMMENTS CORRESPOND TO THE NUMBERING SYSTEM USED IN THE TITLE ORDER.

SCHEDULE B - SECTION 2 (EXCEPTIONS)

ITEM	COMMENT
1	VISIBLE AND APPARENT EVIDENCE OF RIGHTS OR CLAIMS OF PARTIES IN POSSESSION ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
2	VISIBLE AND APPARENT EVIDENCE OF EASEMENTS OR CLAIMS OF EASEMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
3	VISIBLE AND APPARENT DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA AND ENCROACHMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
4, 5, 6, 7, 8, 9	JR ENGINEERING, LLC DID NOT EXAMINE OR ADDRESS THESE ITEMS.
10	ITEM INTENTIONALLY DELETED.
11	COMMENTS RECORDED IN BOOK 2453, AT PAGE 936, AND AMENDED IN BOOK 2579, AT PAGE 423 AFFECT THE ESTATE SURVEY CERTIFICATE. (NOT A SURVEY MATTER)
12	EASEMENTS AS NOTED OR SHOWN ON THE PLAT OF WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51 ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
13	EASEMENTS AS NOTED OR SHOWN ON THE PLAT OF WOODMOOR PLACER RECORDED IN PLAT BOOK U-2 AT PAGE 66 ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
14	EASEMENTS AS NOTED OR SHOWN ON THE PLAT OF A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN PLAT BOOK W-2 AT PAGE 26 ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
15	A REPLAT OF LOTS 344, 345, 392, 393, 394, 395 & 396 RECORDED IN PLAT BOOK W-2, AT PAGE 27 DOES NOT AFFECT THE SUBJECT PROPERTY.
16	THE WOODMOOR WATER AND SANITATION EASEMENT RECORDED IN BOOK 5437 AT PAGE 645 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
17	ITEM INTENTIONALLY DELETED.
18	ITEM INTENTIONALLY DELETED.
19	THE RIGHT-OF-WAY EASEMENT RECORDED UNDER RECEPTION NO. 200016379, IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
20	THE UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 202133360 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
21	THE EASEMENT RECORDED UNDER RECEPTION NO. 202179458 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
22	ITEM INTENTIONALLY DELETED.
23	THE ACCESS EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 204059068 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
24	THE WATER ALLOWANCE TRANSFER AGREEMENT RECORDED UNDER RECEPTION NO. 205040027, JR ENGINEERING DID NOT ADDRESS THIS ITEM. (NOT A SURVEY MATTER)
25	THE ACCESS EASEMENT RECORDED UNDER RECEPTION NO. 21111394 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
26	JR ENGINEERING DID NOT ADDRESS THIS ITEM.
27	THE RIGHT-OF-WAY EASEMENT RECORDED IN BOOK 1312 AT PAGE 246 AFFECTS PARCELS 2-1 AND 2-2, BUT DOES NOT CONTAIN A SPECIFIC LOCATION (NOT PLOTTABLE)
28-43	DUPLICATES OF THE ABOVE OR DELETED ITEMS FROM PREVIOUS COMMENTS, JR ENGINEERING DID NOT EXAMINE OR ADDRESS THESE ITEMS.
44	THE EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 200493937 AND DESCRIBED UNDER RECEPTION NO. 208893379 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.



GENERAL NOTES:

1. PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS OBTAINED AS A STATEMENT THAT THE FOLLOWING SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYING OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTEE OR WARRANTY.

2. PER C.R.S. 18-04-503, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR.

3. PER C.R.S. 18-04-504, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR.

4. REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.

5. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND DATE OF RECORDATION, BUT NOT AS TO THE VALIDITY OF THE INSTRUMENTS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

6. BURIED UTILITIES AND/OR PIPELINES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE OR INFORMATION PROVIDED BY THE SURVEYOR. THE SURVEYOR DOES NOT WARRANT THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

7. THE BASIS OF BEARINGS IS THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "S 2693.2" AND THE 30.00' WITNESS CORNER TO THE EAST QUARTER CORNER OF SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "S 2693.2". SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

8. THE LAST FIELD INSPECTION OF THIS SITE WAS ON MARCH 30, 2020.

9. THIS SITE IS NOT WITHIN A DESIGNATED FLOOD PLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, MAP NUMBERS 080140229C & 090140229G, EFFECTIVE DATE DECEMBER 7, 2018.

10. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

11. THERE IS NO DESIGNATED PARKING AREAS ON THE SUBJECT PROPERTY.

12. THIS SITE CONTAINS A CALCULATED AREA OF 1,666,928 SQUARE FEET OR 38,726 ACRES.

13. ADDRESSES FOR THE SITE ARE AS FOLLOWS PER THE TITLE COMING IN: CLOVERLEAF ROAD, 0 CLOVERLEAF ROAD, WEST, 0 LEGONS WAY, 0 HARBESS ROAD, 0 BOWSTRING ROAD, 230 WEST CARBON DRIVE, 1350 BOWSTRING ROAD, MONUMENT, CO 80132.

SURVEYOR'S STATEMENT:

TO BE COMPLETED BY THE SURVEYOR

I, JARED JOHNS, A COLORADO LIMITED LIABILITY COMPANY, TO THE TRUST FOR CARL E. WATERS, UTA TO BE COMPLETED BY THE SURVEYOR

A COLORADO TRUST ET AL., TO WATERS FAMILY PARTNERSHIP, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, TO LAND TITLE GUARANTEE COMPANY AND TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9 & 11 OF TABLE A HEREON. THE FIELD WORK WAS COMPLETED ON MARCH 30, 2020.

DATE OF MAP OR PLAT



NOTICE:

PER C.R.S. 11-89-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DEPOSITING CERTIFICATION

DEPOSITED THIS _____ DAY OF _____, A.D. 20____, AT _____

OF LAND SURVEY PLATS, AT PAGE(S) _____

DEPOSIT NUMBER _____ OF THE RECORDS OF THE CLERK AND RECORDER'S

OFFICE OF EL PASO COUNTY, COLORADO

THE CLERK AND RECORDER'S OFFICE OF EL PASO COUNTY, COLORADO

BY DEPUTY

NO.	REVISION	DATE	BY
1	ADD TO CERTIFICATION	JAN 5/19/2020	JAN
2	REVISED TITLE	JAN 7/20/2020	JAN
3	REVISED TITLE	JAN 6/14/2020	JAN

DRAWN BY: JAA

CHECKED BY: DV

SCALE: N/A

DATE: 2/26/2020

SHEET: 1 OF 3

ALTA/NSPS LAND TITLE SURVEY

TRACT F, TRACT H & TRACT B, WOODMOOR GREENS VACATION L496-500

SECS 23 AND 24 T11S, R.67W

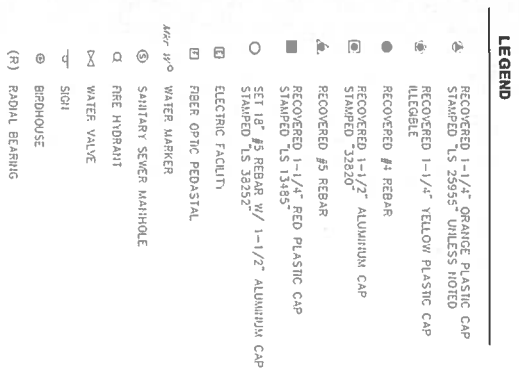
JR ENGINEERING

A Wildlife Company

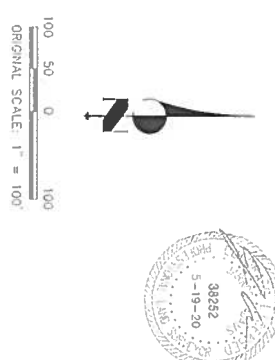
Colorado 305-14-0038 • Colorado Springs 761-501-2601

File Code 910-49-0008 • www.jrengineering.com


TRACT F & TRACT H, WOODMOOR GREENS, TRACT F WOODMOOR GREENS VACATION L496-500
AND A PORTION OF TRACT B, WOODMOOR PLACER
LOCATED IN SECTIONS 23 AND 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	153°37'05"	300.00'	81.78'
C2	110°52'27"	360.00'	69.69'



4					
3					
2	REVISED TITLE	JAA	4/20/2020		
1	REVISED TITLE	JAA	4/14/2020		
100	REVISION	BY	DATE		
	DRAWN BY JAA	CHECK BY DIV			
	SCALE: 1"=100'	DATE: 2/28/2020			
	SHEET 2	OF 3			



J.R. ENGINEERING
A Whelan Company

ALTA/ASPS LAND TITLE SURVEY

TRACT F, TRACT H & TRACT B WOODMOOR
SECS 23 AND 24 T11S. R 67W

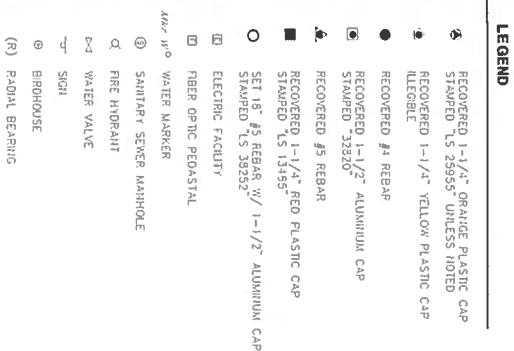
Corning 30-16-481, Corning 76S-90-45H
 East Coast 90-481-8888, wnelan@jrengineering.com

J.R. ENGINEERING
A Whittle Company



Central 303-740-5533 • Colorado Springs 719-593-2631
Fax 719-593-2633 • www.jrengineering.com

TRACT F & TRACT H WOODMOOR GREENS, TRACT F WOODMOOR GREENS VACATION L496-500
AND A PORTION OF TRACT B, WOODMOOR PLACER
LOCATED IN SECTIONS 23 AND 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



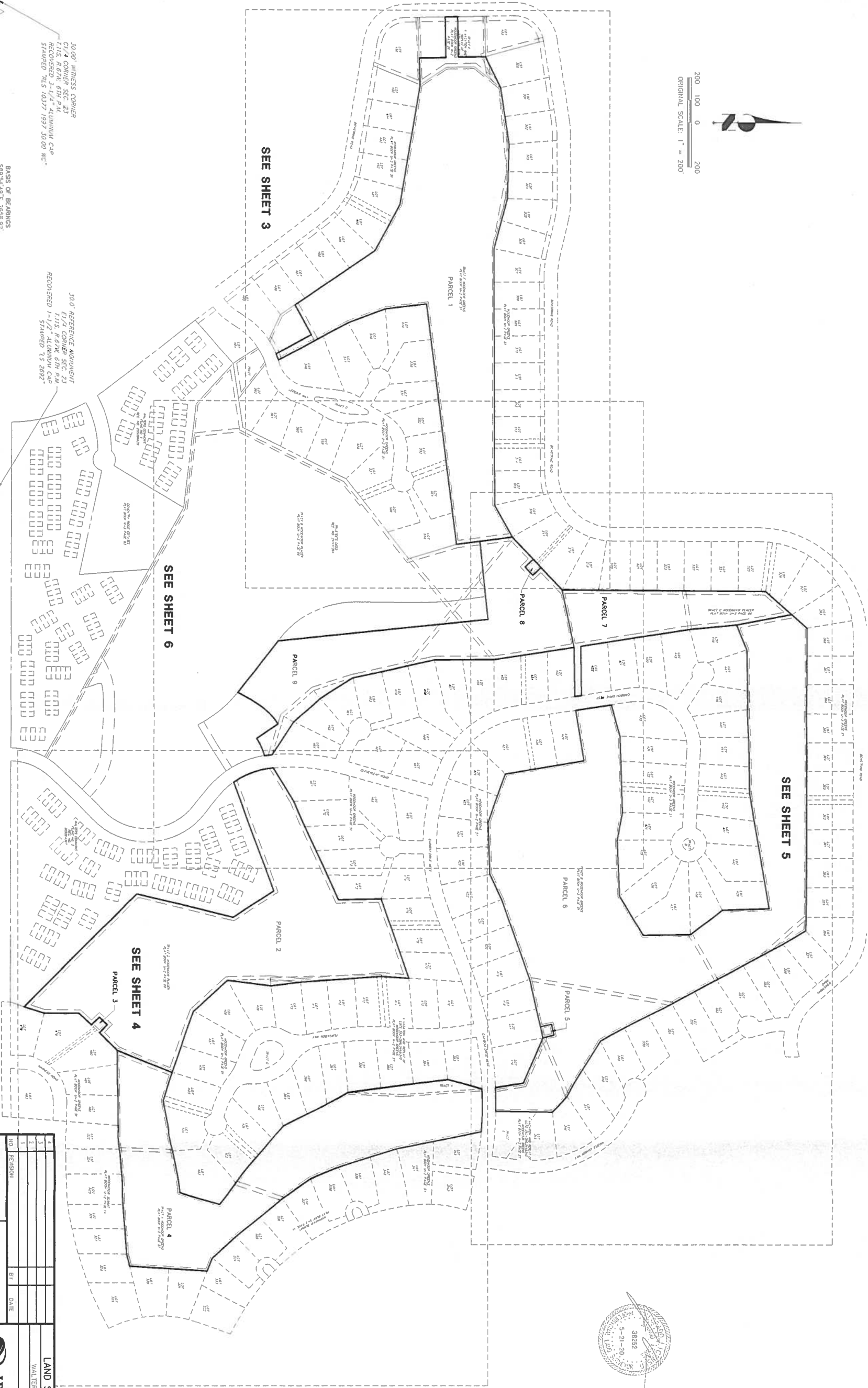
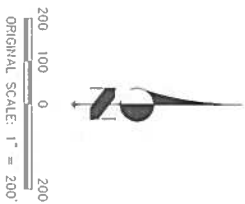
J.R. ENGINEERING

EXHIBIT B

WOSC Land Description

(LAND SURVEY PLAT, WALTERS OPEN SPACE, prepared by JR Engineering, dated 5/20/2020, Sheets 1 – 6)

LAND SURVEY PLAT
LOCATED IN SECTIONS 13, 23 AND 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



LAND SURVEY PLAT			
WALTERS OPEN SPACE			
NO. REVISION			
1			
2			
3			
4			
DWG. BY: J.A.		CHK. BY: J.A.	
SCALE: 1"=200'		DATE: 05/20/2020	
JOB NO. 25166.00		SHT. 2 OF 6	

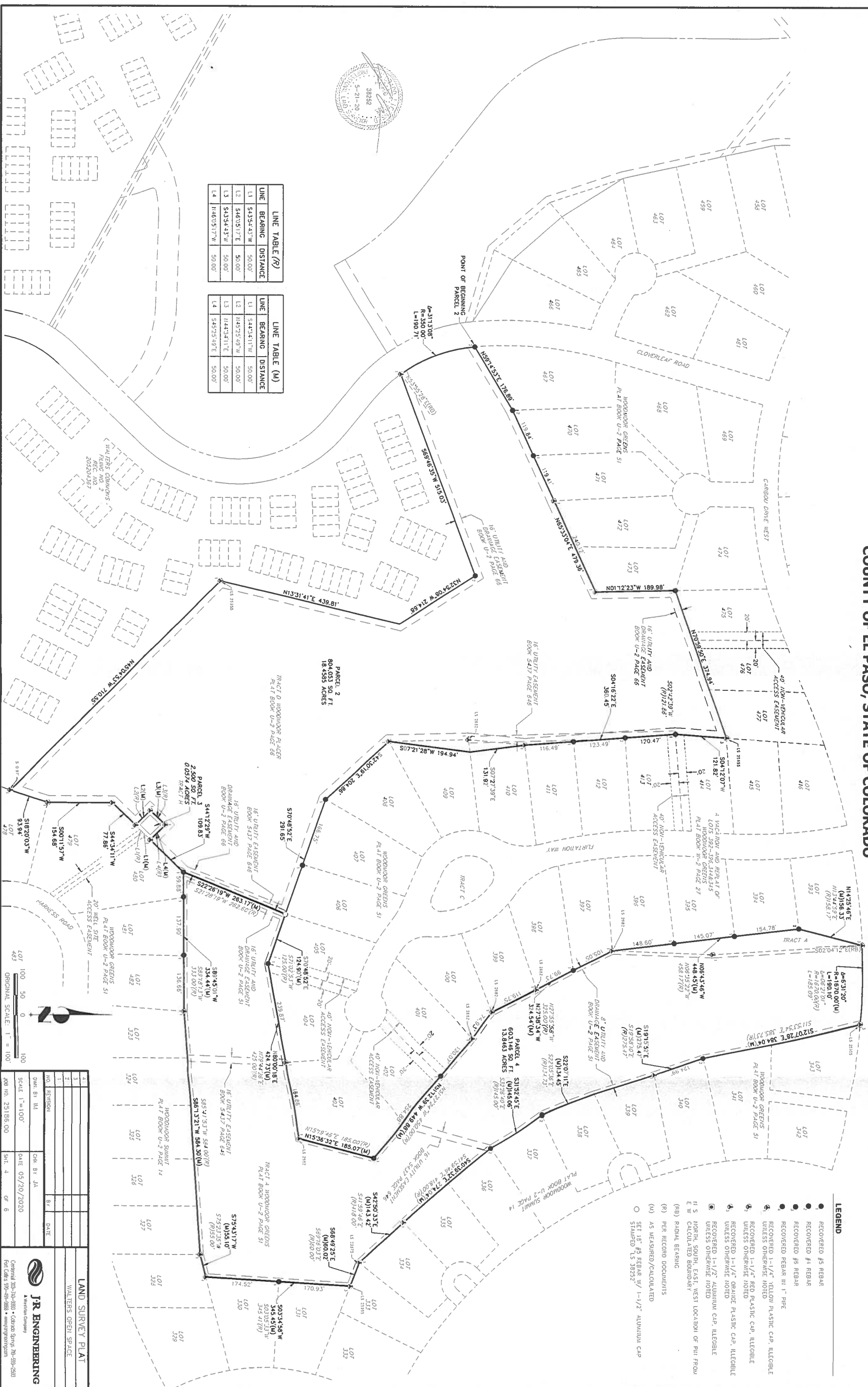
LOCATED IN SECTIONS 13, 23 and 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



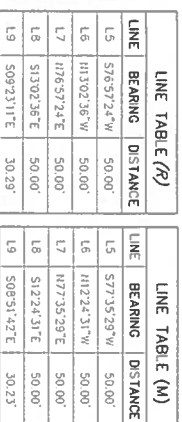
- 100 50 0 100
ORIGINAL SCALE: 1" = 100'

 **J.R. ENGINEERING**
A Whetstone Company
Central 303-740-9393 • Colorado Springs 719-593-2593
Fax 303-740-9388 • www.jrengineering.com

LOCATED IN SECTIONS 13, 23 and 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



LOCATED IN SECTIONS 13, 23 and 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- RECOVERED #5 REBAR
- RECOVERED #4 REBAR
- RECOVERED #6 REBAR
- RECOVERED REBAR #1 PIPE
- RECOVERED 1-1/2" YELLOW PLASTIC CAP, ALLEGATE
UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" RED PLASTIC CAP, ALLEGATE
UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" ORANGE PLASTIC CAP, ALLEGATE
UNLESS OTHERWISE NOTED
- RECOVERED 1-1/2" ALUMINUM CAP, ALLEGATE
UNLESS OTHERWISE NOTED
- RECOVERED 1-1/2" ALUMINUM CAP, ALLEGATE
UNLESS OTHERWISE NOTED

N S NORTH, SOUTH, EAST WEST LOCATION OF PVI FROM
E W CALCULATED BOUNDARY

(RB) RADIAL BEARING


(FP) PER RECORD DOCUMENTS

(UA) AS MEASURED/CALCULATED

○ SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP

LINE TABLE (P)			LINE TABLE (M)		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L5	S76°57'22"W	50.00	L5	S77°35'29"W	50.00
L6	N13°02'36"E	50.00	L6	N12°24'31"W	50.00
L7	N73°07'22"E	50.00	L7	N17°35'29"E	50.00
L8	N17°02'36"E	50.00	L8	S15°24'31"E	50.00
L9	S09°23'11"E	30.29	L9	S09°51'42"E	30.23

NO.	REVISION	BY	DATE
1			
2			
3			
4			
DWN. BY: JIA		CHK. BY: JIA	
SCALE 1"=100'		DATE 05/20/2020	
JOB NO. 251B6-00		SHT. 5	OF 6

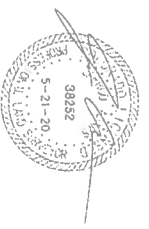


J.R. ENGINEERING
A Wildlife Company

LAND SURVEY PLAT
WALTERS OPEN SPACE

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LOCATED IN SECTIONS 13, 23 and 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	19°25.04"	230.00'	77.95'
C2	26°50.54"	345.00'	161.66'
C3	1°22.45"	570.00'	13.72'

- LAND SURVEY PLATT

WALTERS OPEN SPACE



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