

Legal Description of Licensed Encroachment:

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, , TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHERLY END BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES PLS 30118" AND AT THE SOUTHERLY END BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES PLS 30188" BOTH AT GROUND LEVEL, ASSUMED TO BEAR S00°00'11" A DISTANCE OF 1,326.67 FEET.

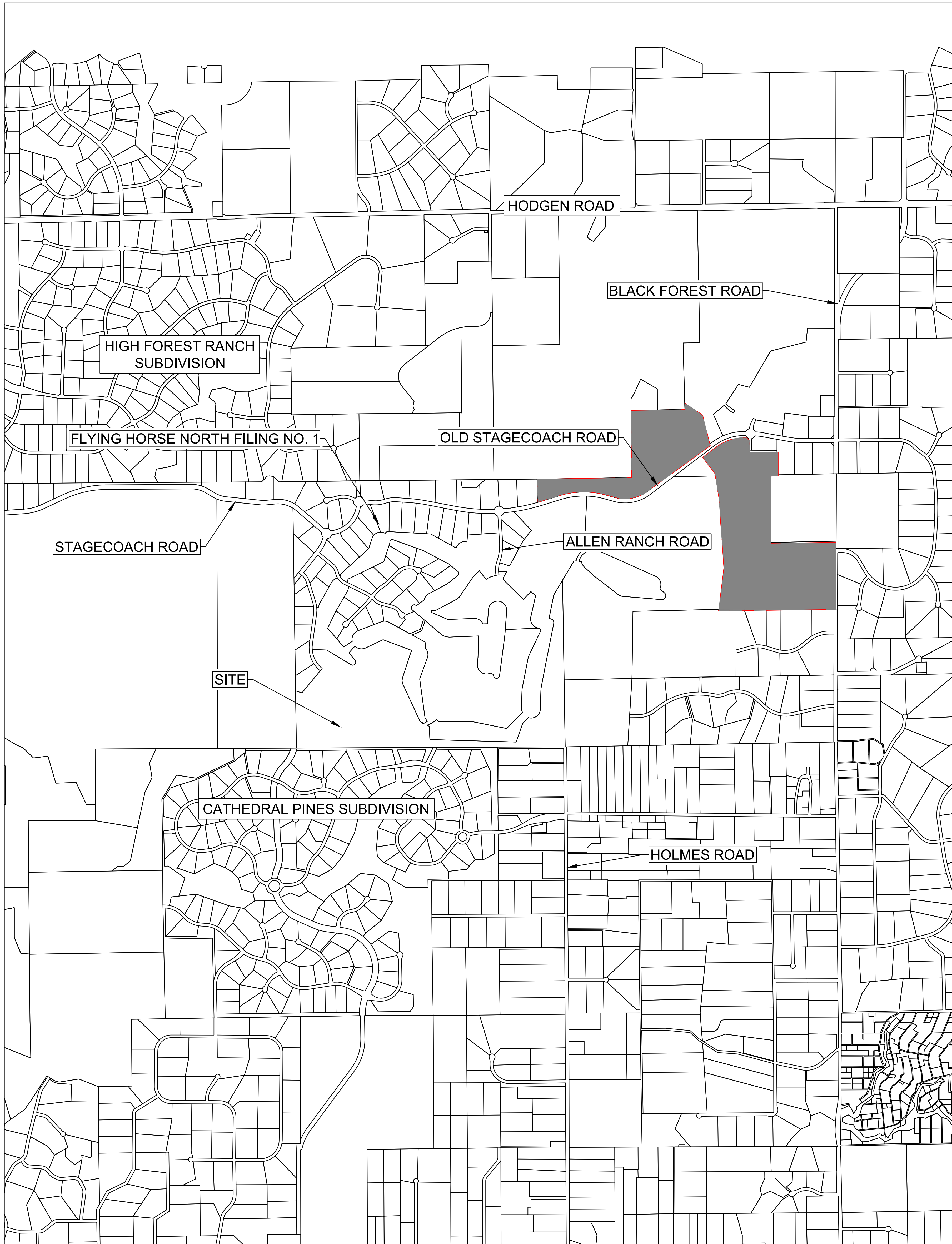
LICENSED ENCROACHMENT #1

COMMENCING AT THE NORTHEAST 1/16TH CORNER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, THENCE S30°57'25"W A DISTANCE OF 932.77 FEET TO THE POINT OF BEGINNING; THENCE N49°29'20"E A DISTANCE OF 10.00 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 13°00'10", A RADIUS OF 199.50 FEET A DISTANCE OF 45.27 FEET TO A POINT OF COMPOUND CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 153°59'40", A RADIUS OF 4.50 FEET A DISTANCE OF 12.09 FEET TO A POINT OF COMPOUND CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 13°00'10", A RADIUS OF 199.50 FEET A DISTANCE OF 45.27 FEET TO A POINT OF TANGENT; THENCE S49°29'20"W A DISTANCE OF 10.00 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 13°00'10", A RADIUS OF 199.50 FEET A DISTANCE OF 45.27 FEET TO A POINT OF COMPOUND CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 153°59'40", A RADIUS OF 4.50 FEET A DISTANCE OF 12.09 FEET TO A POINT OF COMPOUND CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 13°00'10", A RADIUS OF 199.50 FEET A DISTANCE OF 45.27 FEET TO A POINT OF TANGENT SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,637 SQUARE FEET OR 0.038 ACRES.

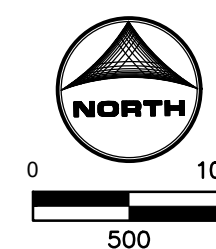
EXHIBIT A ILLUSTRATION

SHEET 1 OF 3



VICINITY MAP

SCALE: 1" = 1000'



NOTES:

- LICENSE AGREEMENT FOR THE FAUX GATES, STATUES, AND LANDSCAPING ITEMS LOCATED ON A TRACT OF LAND BEING A PORTION OF SECTION 31 TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.
- THIS DRAWING DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

DRAWN BY: RDL	JOB DATE: RDL	BAR IS ONE INCH ON OFFICIAL DRAWINGS
APPROVED: RDL	JOB NUMBER: 231030.149	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 09-05-2024		
CAD FILE: J:\2023\11030\CAD\DWG\SC\FILING NO. 4 LICENSE AGREEMENT		

NO.	DATE	BY	REVISION DESCRIPTION

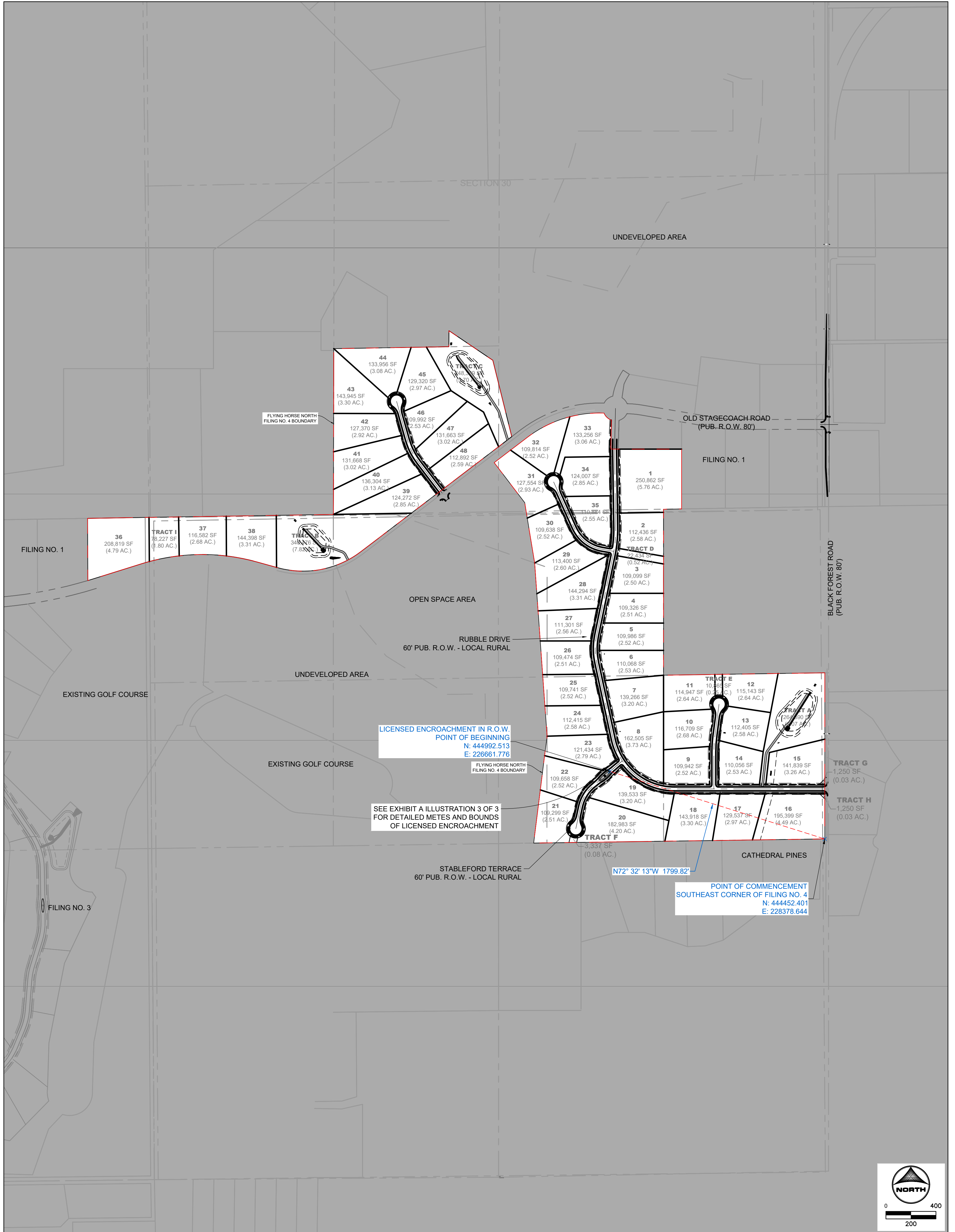
FLYING HORSE NORTH FILING NO. 4
PRI #2, LLC
EL PASO COUNTY, CO

EXHIBIT A ILLUSTRATION

SHEET
1

EXHIBIT A ILLUSTRATION

SHEET 2 OF 3



SITE MAP

SCALE: 1" = 250'

ENCROACHMENT LEGAL DESCRIPTION:

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DRAWN BY: RDL	JOB DATE: RDL	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.140	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 08-26-2024		ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2024\1911030\CADD\DWGS\C\FILING_NO_4\LICENSE AGREEMENT		

NO.	DATE	BY	REVISION DESCRIPTION

FLYING HORSE NORTH FILING NO. 4
PRI #2, LLC
EL PASO COUNTY, CO

EXHIBIT A ILLUSTRATION

SHEET 2

EXHIBIT A

SHEET 3 OF 3

LOT 23

LOT 22

STABLEFORD TERRACE
PUB. R.O.W. - RURAL LOCAL

LICENSED ENCROACHMENT
POINT OF BEGINNING / TERMINUS

N: 444992.513
E: 226661.776

R=4.50'
L=12.09'

R=199.50'
L=45.27'
 $\Delta=13^{\circ}00'10''$

S49° 08' 48"W 43.23'

N49° 29' 20"E
10.00'

APPROX. CENTER OF MEDIAN W/
FAUX GATE STRUCTURE OR STATUE

N: 444956.874
E: 226620.062

R=199.50'
L=45.27'
 $\Delta=13^{\circ}00'10''$

BEARING/DISTANCE FROM
POINT OF COMMENCEMENT

N72° 32' 13"W 1799.82'

S49° 29' 20"W
10.00'

TOP-BACK OF CURB (TYP.)

R=199.50'
L=45.27'
 $\Delta=13^{\circ}00'10''$

N49° 49' 52"E 43.23'

10.00' ELEC. ESMT.

R=4.50'
L=12.09'
 $\Delta=153^{\circ}59'40''$

EDGE OF GUTTER (TYP.)

5.00' P.I.E.

LOT 19

EDGE OF PAVEMENT (TYP.)

PROPOSED R.O.W.
(WIDTH VARIES AROUND MEDIAN)

EDGE OF GRAVEL
SHOULDER (TYP.)

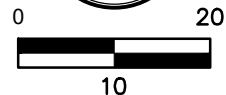
DRAINAGE SWALE (TYP.)

LICENSED ENCROACHMENT #1

SCALE: 1" = 20'

NOTES:

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DRAWN BY: RDL

JOB DATE:

FLYING HORSE NORTH FILING NO. 4

APPROVED BY: RDL

09-05-2024

PRI #2, LLC

PROJECT #: 211030.140

EL PASO COUNTY, COLORADO

SHEET

3

OF 3

SCALE: 1" = 20'

DATE: 09-05-2024

Xrefs: xc-row-030.202; xc-dsgn-1030; xv-row-1030; xc-row-030.240; xc-dsgn-240; 8.5X11_TITLE_F4