

COMBINATION AGREEMENT

This Combination Agreement is made and entered into this 26 day of March, 2021, by and between Red Creek Properties, LLC, a Colorado limited liability company, hereinafter referred to as "OWNER" which term shall include his or her heirs, beneficiaries, personal representatives, successors and assigns, and EL PASO COUNTY, a Colorado municipal corporation, hereinafter referred to as "COUNTY".

WHEREAS, OWNER owns and holds title to the following described real property (hereinafter referred to as "the PROPERTY"):

See Exhibit A attached hereto and incorporated herein for the legal descriptions of parcels 1, 2, A and B.

WHEREAS, the PROPERTY comprises two or more conforming lots, tracts or parcels located within the unincorporated area of the COUNTY; and

WHEREAS, OWNER desires to combine the PROPERTY into two lots or parcels in conformance with the combination of contiguous lots/parcels provisions of COUNTY regulations, as set forth on Exhibit B attached hereto.

NOW THEREFORE, for and in consideration of the facts set forth herein:

1. OWNER agrees that the PROPERTY has been combined together and is considered two parcels for purposes of zoning administration and any future sale, mortgages, or other real estate-related actions; and
2. OWNER agrees and covenants that OWNER will not hereafter convey to any third party or otherwise divest title to any portion of the PROPERTY comprising less than the entirety of either parcel comprising the PROPERTY without first recording among the Public Records of El Paso County, Colorado a document granting the express consent of COUNTY to such conveyance or divestiture. OWNER understands that said consent of COUNTY may require OWNER to remove the uses or structures that would be considered nonconforming or a violation of the COUNTY regulations as a result of such conveyance or divestiture, and may subject the OWNER to compliance with land development processes and approvals; and
3. OWNER agrees that any attempted conveyance or divestiture in violation hereof shall be void and of no effect; and
4. OWNER agrees that, in addition to all other available legal and equitable remedies, including injunctive relief, available to COUNTY for the violation hereof by OWNER, any such violation shall also constitute a violation of COUNTY regulations subject to all penalties and enforcement procedures provided for therein. In any litigation or enforcement proceeding arising out of violation of this Combination Agreement by OWNER, COUNTY shall be entitled to an award of reasonable attorney's fees and costs incurred therein, including attorney's fees and costs incurred in appellate proceedings; and
5. OWNER understands and agrees that this Combination Agreement does not relieve the PROPERTY from compliance with regulations or criteria of other agencies or departments or the County's regulations, except as otherwise expressly provided for by the County's regulations; and

6. OWNER understands and agrees that the Combination Agreement does not eliminate lot lines or any easements associated with the PROPERTY; and

7. OWNER understands and agrees that this Combination Agreement does not guarantee that the PROPERTY will be considered a "buildable parcel"; and

8. OWNER agrees that this Agreement shall constitute a covenant running with the PROPERTY for the benefit of the COUNTY, and shall be binding upon the heirs, beneficiaries, personal representatives, successor and assigns of OWNER.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seals this 26 day of March, 2021.

OWNER

__STATE OF COLORADO__)
_____) s.s.
__COUNTY OF EL PASO__)

__RED CREEK PROPERTIES, LLC__
Owner

John A. Boley Karen K. Boley
By: John A. Boley and Karen K. Boley - Members

The foregoing instrument was acknowledged before me this 26th day of March, 2021 by Red Creek Properties, LLC, by John A. and Karen K. Boley, members, COUNTY of El Paso. He/she are personally known to me or has produced _____ as identification.

Stephanie Schmitt Stephanie Schmitt
Notary Public
My Commission Expires: 12/05/21

STEPHANIE SCHMITT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174049843
MY COMMISSION EXPIRES DECEMBER 05, 2021

COUNTY APPROVAL

__STATE OF COLORADO__)
_____) s.s.
__COUNTY OF EL PASO__)

Development Services Department Director

Print Name

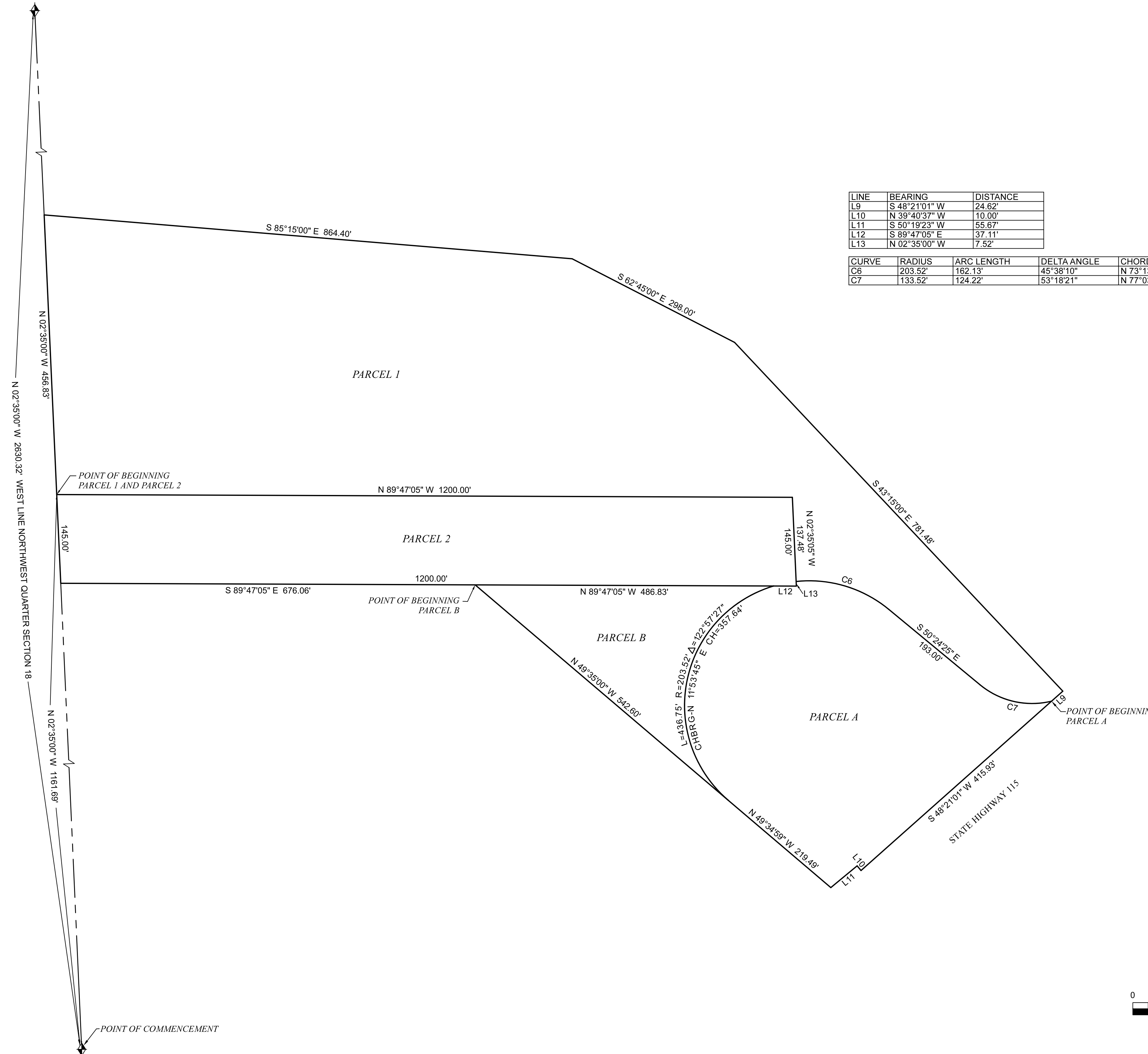
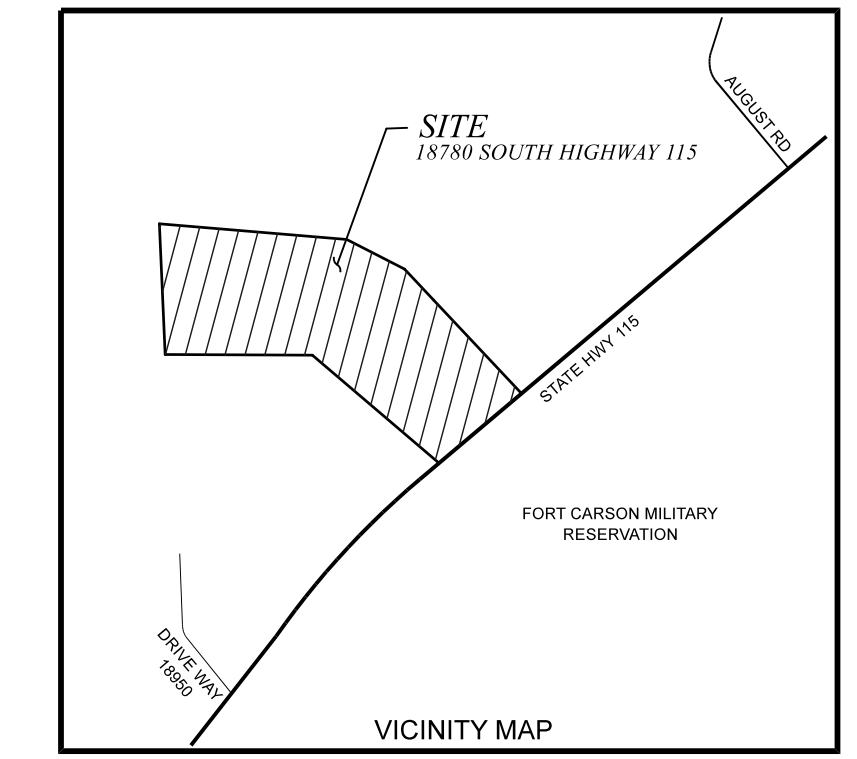
The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by _____, COUNTY of El Paso. He/she is personally known to me or has produced _____ as identification.

Notary Public
My Commission Expires:

Exhibit A

SITE PLAN AS PLATTED

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



LINE	BEARING	DISTANCE
L9	S 48° 21' 01" W	24.62'
L10	N 39° 40' 37" W	10.00'
L11	S 50° 19' 23" W	55.67'
L12	S 89° 47' 05" E	37.11'
L13	N 02° 35' 00" W	7.52'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	203.52'	162.13'	45° 38' 10"	N 73° 13' 56" W	157.88'
C7	133.52'	124.22'	53° 18' 21"	N 77° 03' 36" W	119.79'

PARCEL A:
A TRACT OF LAND BEING A PORTION OF LOT NO. 2 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF LOT NO. 2, THENCE N 02° 35' 00" W ON THE WEST LINE OF SAID LOT NO. 2 A DISTANCE OF 1161.69 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 5237 AT PAGE 632 OF THE EL PASO COUNTY RECORDS THE PRECEDING COURSE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION, THE DIRECTION IS BASED ON THE 1974 BLM DEPENDENT RESURVEY OF THE WEST LINE OF LOTS NO. 1 AND NO. 2, N 02° 35' 00" W A DISTANCE OF 2630.32 FEET, THE LINE IS MONUMENTED ON EACH END WITH BLM BRASS CAPS, THENCE CONTINUE N 02° 35' 00" W ON THE WEST LINE OF LOT NO. 2 AND LOT NO. 1 A DISTANCE OF 456.83 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED AT RECEPTION NO. 201035819 IN SAID EL PASO COUNTY RECORDS; THE FOLLOWING FOUR (4) COURSES ARE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID TRACT: (1) THENCE S 85° 15' 00" E A DISTANCE OF 864.40 FEET; THENCE S 62° 45' 00" E A DISTANCE OF 298.0 FEET; THENCE S 43° 15' 00" E A DISTANCE OF 781.48 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 115, THENCE S 48° 21' 01" W ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 24.62 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE S 48° 21' 01" W ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 416.83 FEET; THENCE N 39° 40' 37" W ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET; THENCE S 50° 19' 23" W ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 55.67 FEET; THENCE N 49° 34' 59" W A DISTANCE OF 219.49 FEET TO THE MOST SOUTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 201035820 OF SAID EL PASO COUNTY RECORDS, THENCE NORTHEASTERLY ON THE EASTERLY ARC OF SAID TRACT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 203.52 FEET, THROUGH A CENTRAL ANGLE OF 122° 57' 27", AN ARC DISTANCE OF 162.13 FEET, THROUGH A CENTRAL ANGLE OF 45° 38' 10", AN ARC DISTANCE OF 157.88 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 5237 AT PAGE 632 OF SAID EL PASO COUNTY RECORDS, THENCE S 89° 47' 05" E ON SAID SOUTHERLY LINE A DISTANCE OF 37.11 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 02° 35' 00" W ON THE EASTERLY LINE OF SAID TRACT A DISTANCE OF 7.52 FEET TO A POINT ON THE SOUTHERLY ARC OF THE AFORESAID TRACT DESCRIBED AT RECEPTION NO. 201035819 OF SAID EL PASO COUNTY RECORDS, THE FOLLOWING THREE (3) COURSES ARE ALONG THE SOUTHERLY PORTION OF SAID TRACT: (1) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT, NON-TANGENT AND NON-RADIAL TO THE PRECEDING COURSE, HAVING A RADIUS OF 203.52 FEET THROUGH A CENTRAL ANGLE OF 45° 38' 41", AN ARC DISTANCE OF 162.13 FEET, THE LONG CHORD OF WHICH BEARS S 73° 13' 48" E A DISTANCE OF 157.88 FEET, TO A POINT OF TANGENT; (2) THENCE S 50° 24' 25" E ON THE FORWARD TANGENT OF SAID CURVE A DISTANCE OF 193.00 FEET TO A POINT OF CURVE; (3) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 133.52 FEET THROUGH A CENTRAL ANGLE OF 53° 18' 22", AN ARC DISTANCE OF 124.22 FEET, THE LONG CHORD OF WHICH BEARS S 77° 03' 36" E A DISTANCE OF 119.79 FEET TO THE POINT OF BEGINNING.

PARCEL B:
A TRACT OF LAND BEING A PORTION OF LOT NO. 2 OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF LOT NO. 2, THENCE N 02° 35' 00" W ON THE WEST LINE OF SAID LOT NO. 2 A DISTANCE OF 1161.69 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 5237 AT PAGE 632 OF THE EL PASO COUNTY RECORDS, (THE PRECEDING COURSE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION, THE DIRECTION IS BASED ON THE 1974 BLM DEPENDENT RESURVEY OF THE WEST LINE OF LOTS NO. 1 AND NO. 2, N 02° 35' 00" W A DISTANCE OF 2630.32 FEET, THE LINE IS MONUMENTED ON EACH END WITH BLM BRASS CAPS.) THENCE S 89° 47' 05" E ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 676.06 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE S 89° 47' 05" E ON SAID SOUTH LINE A DISTANCE OF 486.83 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT, SAID CURVE NON-TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 203.52 FEET THROUGH A CENTRAL ANGLE OF 122° 57' 27", AN ARC DISTANCE OF 162.13 FEET, THE LONG CHORD OF WHICH BEARS S 11° 53' 45" W A DISTANCE OF 357.64 FEET; THENCE N 49° 34' 59" W A DISTANCE OF 542.60 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 1:
A TRACT OF LAND BEING A PORTION OF LOT NO. 1, LOT NO. 2 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF LOT NO. 2, THENCE N 02° 35' 00" W ON THE WEST LINE OF SAID LOT NO. 2 A DISTANCE OF 1161.69 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 5237 AT PAGE 632 OF THE EL PASO COUNTY RECORDS AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THE PRECEDING COURSE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION, THE DIRECTION IS BASED ON THE 1974 BLM DEPENDENT RESURVEY OF THE WEST LINE OF LOT NO. 1 AND NO. 2, N 02° 35' 00" W A DISTANCE OF 2630.32 FEET, THE LINE IS MONUMENTED ON EACH END WITH BLM BRASS CAPS, THENCE CONTINUE N 02° 35' 00" W ON THE WEST LINE OF LOT NO. 2 AND LOT NO. 1 A DISTANCE OF 456.83 FEET; THENCE S 85° 15' 00" E A DISTANCE OF 864.40 FEET; THENCE S 62° 45' 00" E A DISTANCE OF 298.00 FEET; THENCE S 43° 15' 00" E A DISTANCE OF 781.48 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 115, THENCE S 48° 21' 01" W ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 24.62 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, SAID CURVE NON-TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 133.52 FEET THROUGH A CENTRAL ANGLE OF 53° 18' 22", AN ARC DISTANCE OF 124.22 FEET, THE LONG CHORD OF WHICH BEARS N 77° 03' 36" W A DISTANCE OF 119.79 FEET; THENCE N 50° 24' 25" W ON THE FORWARD TANGENT OF THE PRECEDING COURSE A DISTANCE OF 193.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 203.52 FEET THROUGH A CENTRAL ANGLE OF 45° 38' 41" AN ARC DISTANCE OF 162.13 FEET, THE LONG CHORD OF WHICH BEARS N 73° 13' 48" W A DISTANCE OF 157.88 FEET TO A POINT ON THE EASTERLY LINE OF THE AFORESAID TRACT DESCRIBED IN BOOK 5237 AT PAGE 632; THENCE N 02° 35' 00" W ON THE EAST LINE OF SAID TRACT, SAID LINE BEING NON-TANGENT AND NON-RADIAL TO THE PRECEDING CURVE A DISTANCE OF 137.48 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE N 89° 47' 05" W ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 2:
THAT PORTION OF LOT 2, SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 18, SAID POINT BEING 1162 FEET NORTH OF THE WEST QUARTER CORNER OF SAID SECTION, AND RUNNING THENCE EASTERLY ON A LINE PARALLEL TO THE LINE DIVIDING THE NORTH HALF FROM THE SOUTH HALF OF SAID SECTION, A DISTANCE OF 1200 FEET TO A POINT, THENCE SOUTHERLY, PARALLEL TO THE WEST ONE OF SAID SECTION, A DISTANCE OF 145 FEET TO A POINT, THENCE WESTERLY, PARALLEL TO THE LINE DIVIDING THE NORTH HALF FROM THE SOUTH HALF OF SAID SECTION, A DISTANCE OF 1200 FEET TO A POINT ON THE WEST LINE OF SAID SECTION, THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION, A DISTANCE OF 145 FEET TO THE PLACE OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

MARR LAND SURVEYING
506 Banfoy Ave. B
Colorado Springs, CO 80909
Ph. (719) 660-8623
tmarr@marrlandsurveying.com

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	COUNTY COMMENTS	TSM	02/21/21

A PARCEL LOCATED IN SECTION 18,
TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

NOTICE: ACCORDING TO COLORADO LAW 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.

PROJECT NO. 20-026
Drawn By: TSM
Checked By: TSM
Date: 04/11/20
Sheet: 2 of 4



Exhibit A

LEGAL DESCRIPTION

PARCEL A:

A TRACT OF LAND BEING A PORTION OF LOT NO. 2 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT NO. 2; THENCE N 02° 35' 00"W ON THE WEST LINE OF SAID LOT NO. 2 A DISTANCE OF 1161.69 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 5237 AT PAGE 632 OF THE EL PASO COUNTY RECORDS THE PRECEDING COURSE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION, THE DIRECTION IS BASED ON THE 1974 BLM DEPENDENT RESURVEY OF THE WEST LINE OF LOTS NO. 1 AND NO. 2 N 02° 35' 00"W A DISTANCE OF 2630.32 FEET. THE LINE IS MONUMENTED ON EACH END WITH BLM BRASS CAPS) THENCE CONTINUE N 02° 35' 00"W ON THE WEST LINE OF LOT NO. 2 AND LOT NO. 1 A DISTANCE OF 456.83 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED AT RECEPTION NO. 201035819 IN SAID EL PASO COUNTY RECORDS; THE FOLLOWING FOUR (4) COURSES ARE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID TRACT; (1) THENCE S 85° 15' 00"E A DISTANCE OF 864.40 FEET; THENCE S 62° 45'

00"E A DISTANCE OF 298.0 FEET; THENCE S 43° 15' 00" E A DISTANCE OF 781.48 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 115; THENCE S 48° 21' 01"W ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 24.62 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE S 48° 21' 01"W ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 415.93 FEET; THENCE N 39° 40' 37"W ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET; THENCE S 50° 19' 23"W ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 55.67 FEET; THENCE N 49° 34' 59"W A DISTANCE OF 219.49 FEET TO THE MOST SOUTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 201035820 OF SAID EL PASO COUNTY RECORDS; THENCE NORTHEASTERLY ON THE EASTERLY ARC OF SAID TRACT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 203.52 FEET, THROUGH A CENTRAL ANGLE OF 122° 57' 27", AN ARC DISTANCE OF 436.75 FEET, THE LONG CHORD OF WHICH BEARS N11° 53' 45"E A DISTANCE OF 357.64 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 5237 AT PAGE 632 OF SAID EL PASO COUNTY RECORDS; THENCE S 89° 47' 05"E ON SAID SOUTHERLY LINE A DISTANCE OF 37.11 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 02° 35' 00"W ON THE EASTERLY LINE OF SAID TRACT A DISTANCE OF 7.52 FEET TO A POINT ON THE SOUTHERLY ARC OF THE AFORESAID TRACT DESCRIBED AT RECEPTION NO. 201035819 OF SAID EL PASO COUNTY RECORDS; THE FOLLOWING THREE (3) COURSES ARE ALONG THE SOUTHERLY PORTION OF SAID TRACT ; (1) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT, NON-TANGENT AND NON-RADIAL TO THE PRECEDING COURSE, HAVING A RADIUS OF 203.52 FEET THROUGH A CENTRAL ANGLE OF 45° 38' 41", AN ARC DISTANCE OF 162.13 FEET, THE LONG CHORD OF WHICH BEARS S 73° 13' 46"E A DISTANCE OF 157.88 FEET, TO A POINT OF TANGENT; (2) THENCE S 50° 24' 25"E ON THE FORWARD TANGENT OF SAID CURVE A DISTANCE OF 193.00 FEET TO A POINT OF CURVE; (3) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 133.52 FEET THROUGH A CENTRAL ANGLE OF 53° 18' 22", AN ARC DISTANCE OF 124.22 FEET, THE LONG CHORD OF WHICH BEARS S 77° 03' 36"E A DISTANCE OF 119.79 FEET TO THE POINT OF BEGINNING.

Exhibit A

LEGAL DESCRIPTION

PARCEL B:

A TRACT OF LAND BEING A PORTION OF LOT NO. 2 OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT NO. 2; THENCE N 02° 35' 00"W ON THE WEST LINE OF SAID LOT NO. 2 A DISTANCE OF 1161.69 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 5237 AT PAGE 632 OF THE EL PASO COUNTY RECORDS; (THE PRECEDING COURSE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION. THE DIRECTION IS BASED ON THE 1974 BLM DEPENDENT RESURVEY OF THE WEST LINE OF LOT NO. 1 AND NO. 2, N 02° 35' 00"W A DISTANCE OF 2630.32 FEET. THE LINE IS MONUMENTED ON EACH END WITH BLM BRASS CAPS.) THENCE S 89° 47' 05" EAST ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 676.06 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE S 89° 47' 05"E ON SAID SOUTH LINE A DISTANCE OF 486.83 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT, SAID CURVE NON-TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 203.52 FEET THROUGH A CENTRAL ANGLE OF 122° 57' 27", AN ARC DISTANCE OF 436.76 FEET, THE LONG CHORD OF WHICH BEARS S 11° 53' 45"W A DISTANCE OF 357.64 FEET; THENCE N 49° 34' 59"W A DISTANCE OF 542.60 FEET TO THE POINT OF BEGINNING. COUNTY OF EL PASO, STATE OF COLORADO.

Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

A TACT OF LAND BEING A PORTION OF LOT NO. 1, LOT NO. 2 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST COMER OF LOT NO. 2; THENCE N02°35'00"W ON THE WEST LINE OF SAID LOT NO. 2 A DISTANCE OF 1161.69 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 5237 AT PAGE 632 OF THE EL PASO COUNTY RECORDS AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; (THE PRECEDING COURSE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION. THE DIRECTION IS BASED ON THE 1974 BLM DEPENDENT RESURVEY OF THE WEST LINE OF LOT NO. 1 AND NO. 2, N02°35'00"W A DISTANCE OF 2630.32 FEET. THE LINE IS MONUMENTED ON EACH END WITH BLM BRASS CAPS.)

THENCE CONTINUE N02°35'00"W ON THE WEST LINE OF LOT NO. 2 AND LOT NO. 1 A DISTANCE OF 456.83 FEET; THENCE S85°15'00"E A DISTANCE OF 864.40 FEET; THENCE S62°45'00"E A DISTANCE OF 298.00 FEET; THENCE S43°15'00"E A DISTANCE OF 781.48 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 115; THENCE S48°21'01"W ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 24.62 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, SAID CURVE NON-TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 133.52 FEET THROUGH A CENTRAL ANGLE OF 53°18'22". AN ARC DISTANCE OF 124.22 FEET, THE LONG CHORD OF WHICH BEARS N77°03'36"W A DISTANCE OF 119.79 FEET; THENCE N50°24'25"W ON THE FORWARD TANGENT OF THE PRECEDING COURSE A DISTANCE OF 193.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 203.52 FEET THROUGH A CENTRAL ANGLE OF 45°38'41" AN ARC DISTANCE OF 162.13 FEET, THE LONG CHORD OF WHICH BEARS N73°13'46"W A DISTANCE OF 157.88 FEET TO A POINT ON THE EASTERLY LINE OF THE AFORESAID TRACT DESCRIBED IN BOOK 5237 AT PAGE 632; THENCE N02°35'00"W ON THE EAST LINE OF SAID TRACT, SAID LINE BEING NON-TANGENT AND NON-RADIAL TO THE PRECEDING CURVE A DISTANCE OF 137.48 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE N89°47'05"W ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 1200.00 FEET TO THE POINT OF BEGINNING. COUNTY OF EL PASO, STATE OF COLORADO.

Exhibit A

LEGAL DESCRIPTION

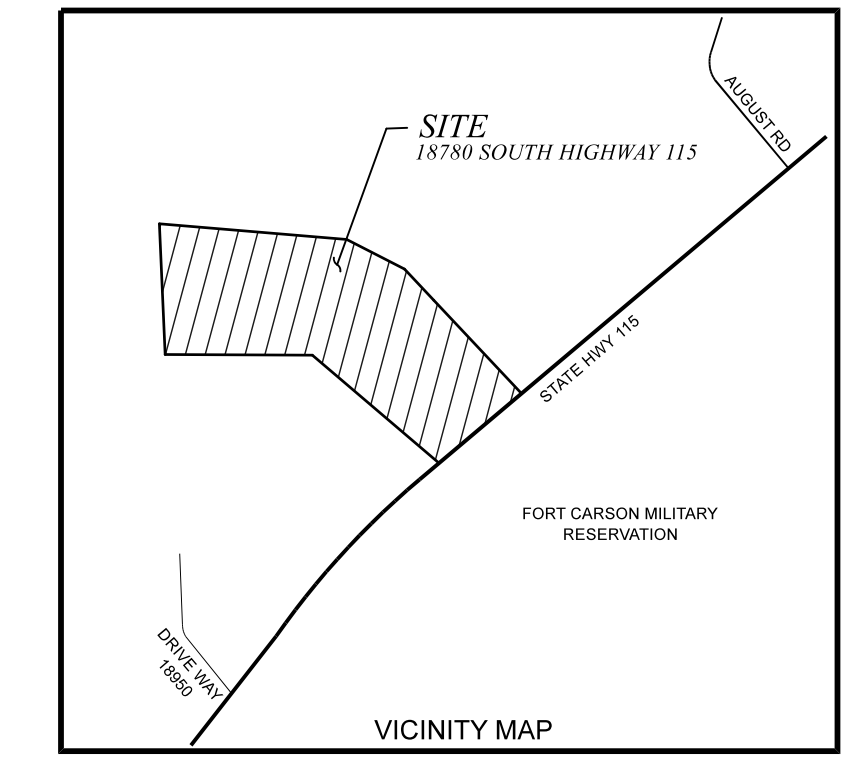
PARCEL 2:

THAT PORTION OF LOT 2, SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 18, SAID POINT BEING 1162 FEET NORTH OF THE WEST QUARTER CORNER OF SAID SECTION, AND RUNNING THENCE EASTERLY ON A LINE PARALLEL TO THE LINE DIVIDING THE NORTH HALF FROM THE SOUTH HALF OF SAID SECTION, A DISTANCE OF 1200 FEET TO A POINT; THENCE SOUTHERLY, PARALLEL TO THE WEST ONE OF SAID SECTION. A DISTANCE OF 145 FEET TO A POINT; THENCE WESTERLY, PARALLEL TO THE LINE DIVIDING THE NORTH HALF FROM THE SOUTH HALF OF SAID SECTION, A DISTANCE OF 1200 FEET TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION, A DISTANCE OF 145 FEET TO THE PLACE OF BEGINNING. COUNTY OF EL PASO, STATE OF COLORADO.

Exhibit B

SITE PLAN AS REPLATTED
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
 TOWNSHIP 17 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 A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, BEING MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" BLM BRASS CAP AND AT THE NORTH END BY A FOUND 3-1/4" BLM BRASS CAP ASSUMED TO BEAR N 02°34'24" W A DISTANCE OF 2630.10 FEET.
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 18;
 THENCE N 02°34'24" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1016.89 FEET;
 THENCE S 89°45'14" E A DISTANCE OF 676.09 FEET;
 THENCE S 49°34'59" E A DISTANCE OF 184.96 FEET TO THE POINT OF BEGINNING;
 THENCE N 48°17' 28" E A DISTANCE OF 559.22 FEET;
 THENCE S 43°15'00" E A DISTANCE OF 584.41 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 115;
 THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:
 1) THENCE S 48°09'41" W A DISTANCE OF 440.33 FEET;
 2) THENCE N 42°41'41" W A DISTANCE OF 10.00 FEET;
 3) THENCE S 51°59'51" W A DISTANCE OF 55.50 FEET;
 THENCE N 49°34'59" W A DISTANCE OF 577.07 FEET TO THE POINT OF BEGINNING.
 CONTAINING 307.174 SQUARE FEET OR 7.053 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, BEING MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" BLM BRASS CAP AND AT THE NORTH END BY A FOUND 3-1/4" BLM BRASS CAP ASSUMED TO BEAR N 02°34'24" W A DISTANCE OF 2630.10 FEET.
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 18;
 THENCE N 02°34'24" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1016.89 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING N 02°34'24" W ALONG SAID WEST LINE OF THE NORTHWEST QUARTER A DISTANCE OF 601.83 FEET;
 THENCE S 85°13'22" E A DISTANCE OF 864.46 FEET;
 THENCE S 62°45'00" E A DISTANCE OF 298.00 FEET;
 THENCE S 43°15'00" E A DISTANCE OF 197.06 FEET;
 THENCE S 48°17' 28" W A DISTANCE OF 559.22 FEET;
 THENCE N 49°34'59" W A DISTANCE OF 184.96 FEET;
 THENCE N 89°45'14" W A DISTANCE OF 676.09 FEET TO THE POINT OF BEGINNING.
 CONTAINING 627,582 SQUARE FEET OR 14.407 ACRES MORE OR LESS.

TOGETHER WITH:

A 30 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, BEING MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" BLM BRASS CAP AND AT THE NORTH END BY A FOUND 3-1/4" BLM BRASS CAP ASSUMED TO BEAR N 02°34'24" W A DISTANCE OF 2630.10 FEET.
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 18;
 THENCE N 02°34'24" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1016.89 FEET;
 THENCE S 89°45'14" E A DISTANCE OF 676.09 FEET;
 THENCE S 49°34'59" E A DISTANCE OF 184.96 FEET;
 THENCE N 48°17' 28" E A DISTANCE OF 212.84 FEET TO A POINT ON THE CENTERLINE OF SAID 30' EASEMENT, SAID POINT BEING THE POINT OF BEGINNING;
 THE FOLLOWING SEVEN (7) COURSES ARE ALONG THE CENTERLINE OF SAID 30 FOOT EASEMENT:
 1) THENCE S 18°34'51" E A DISTANCE OF 42.31 FEET TO A POINT OF CURVE;
 2) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 36°29'10"; A LENGTH OF 47.76 FEET AND WHOSE CHORD BEARS S 36°49'25" E A DISTANCE OF 46.96 FEET TO THE POINT OF A REVERSE CURVE;
 3) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48°20'31"; A LENGTH OF 42.19 FEET AND WHOSE CHORD BEARS S 30°53'45" E A DISTANCE OF 40.95 FEET;
 4) THENCE S 06°43'29" E A DISTANCE OF 60.17 FEET TO A POINT OF CURVE;
 5) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 30°13'12"; A LENGTH OF 105.49 FEET AND WHOSE CHORD BEARS S 21°50'05" E A DISTANCE OF 104.27 FEET;
 6) THENCE S 36°56'41" E A DISTANCE OF 108.76 FEET;
 7) THENCE S 42°24'10" E A DISTANCE TO 191.84 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 115, SAID POINT BEING THE POINT OF TERMINUS OF SAID CENTERLINE OF A 30 FOOT EASEMENT AND BEING N 51°59'51" E A DISTANCE OF 28.69 FEET FROM THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NUMBER _____ RECORDS OF EL PASO COUNTY

SIDELINES ARE 15 FEET EACH SIDE OF THE DESCRIBED CENTERLINE AND EXTEND OR SHORTEN AS NEEDED.

NOTES:

- THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, BEING MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" BLM BRASS CAP AND AT THE NORTH END BY A FOUND 3-1/4" BLM BRASS CAP ASSUMED TO BEAR N 02°34'24" W A DISTANCE OF 2630.10 FEET.
- UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.
- THIS SITE PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY MARR LAND SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS. FOR THIS A TITLE COMMITMENT FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 598-H0457732-071-AW8, AMENDMENT NO. 2, EFFECTIVE DATE: FEBRUARY 17, 2016 AT 7:00 A.M. WAS RELIED ON.
- FLOODPLAIN STATEMENT: THE SURVEYED PARCELS ARE LOCATED IN ZONE X, (AREA OF MINIMAL FLOOD HAZARD), MAP NUMBER 08041C1125G, MAP REVISED DECEMBER 7, 2018
- DATE OF SURVEY 04/08/20.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM STATE HIGHWAY 115 ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE SOUTHWESTERN HIGHWAY 115 FPD.

ZONING:

PROPERTY OWNER: RED CREEK PROPERTIES LLC
 MAILING ADDRESS: 18780 SOUTH STATE HIGHWAY 115,
 COLORADO SPRINGS, CO 80926

PROPERTY ADDRESS: 18780 SOUTH STATE HIGHWAY 115,
 COLORADO SPRINGS, CO

SCHEDULE NO.: 7700000022, 7700000082, 7700000087

ZONING DESIGNATION: RR-5

SETBACKS:
 FRONT - 25'

SIDES - 25'

REAR - 25'

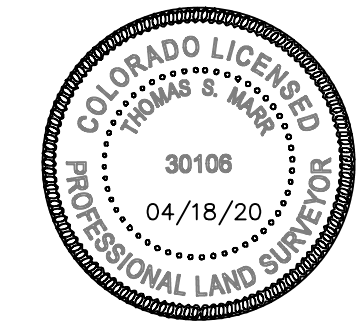
MAXIMUM LOT COVERAGE - 25%

MAXIMUM BUILDING HEIGHT - 30'

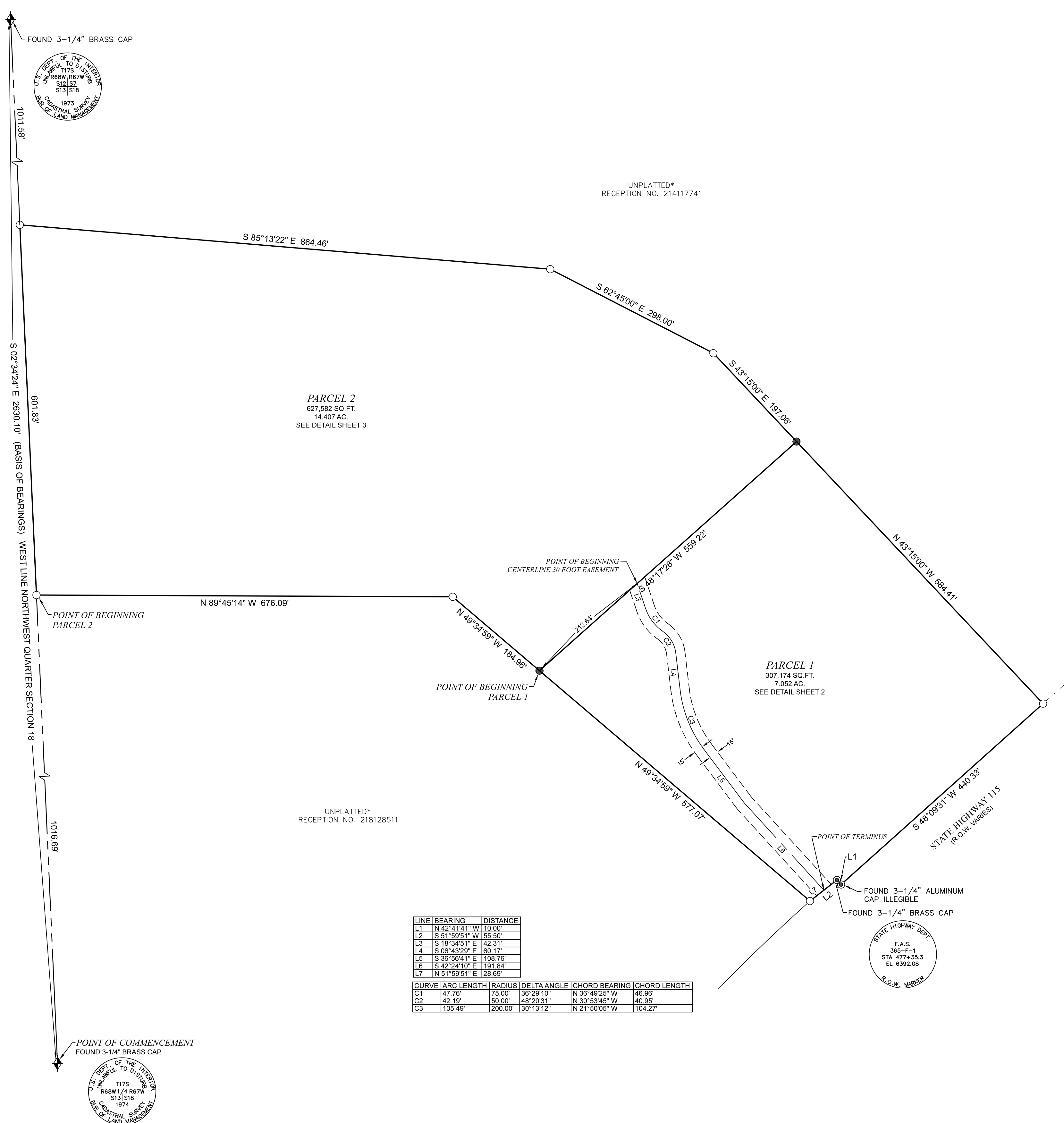
DESCRIPTION	SQUARE FEET	PERCENT OF COVERAGE
LOT AREA PARCEL 1	307,174	----
EXISTING RESIDENCE	2,810	0.91
EXISTING BARN	1,058	0.34
TOTAL LOT COVERAGE	----	1.26

SURVEYOR'S CERTIFICATION:

I, THOMAS S. MARR, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY STATE AND DECLARE THAT THE ACCOMPANYING SITE PLAN WAS SURVEYED AND DRAWN UNDER MY RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND ON THE DATE OF THE SURVEY TO THE BEST OF MY KNOWLEDGE.



THOMAS S. MARR
 COLORADO P.L.S. NO. 30108



- LEGEND:**
- SET 5/8"x18" REBAR WITH ORANGE PLASTIC CAP "PLS 30106"
 - FOUND 1/2" REBAR WITH 1-1/2" ALUMINUM CAP "PLS 25955"
 - FOUND CDOT ROW MARKER AS NOTED
 - ◆ FOUND ALIQUOT CORNER AS NOTED
 - PP POWER POLE
 - ↓ GUY WIRE
 - ☆ LP LIGHT POLE
 - ⊙ SEPTIC SYSTEM ACCESS
 - ⊕ CLEAN OUT
 - ⊕ WELL HOUSE

- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE
- - - ADJACENT LOT LINE
- - - SECTION LINE
- - - 25' SETBACK LINE
- - - OHE OVERHEAD ELECTRIC LINE
- - - WIRE FENCE LINE
- - - WIRE PENS
- - - BUILDING OVERHANG
- ▨ GRAVEL/DIRT ROAD /PARKING
- ▨ CONCRETE
- ▨ DECK/PORCH

* NOT A PART OF THIS SURVEY
 R.O.W. - RIGHT-OF-WAY
 SQ.FT. - SQUARE FEET
 AC. - ACRES

LINE	BEARING	DISTANCE
L1	N 42°41'41" W	10.00
L2	S 51°59'51" W	55.50
L3	S 18°34'51" E	42.31
L4	S 06°43'29" E	60.17
L5	S 36°56'41" E	108.76
L6	S 42°24'10" E	191.84
L7	N 51°59'51" E	28.69

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.76	75.00	36°29'10"	N 38°49'25" W	46.96
C2	42.19	50.00	48°20'31"	N 30°53'45" W	40.95
C3	105.49	200.00	30°13'12"	N 21°50'05" W	104.27

MARR LAND SURVEYING
 506 Banfoy Ave. B
 Colorado Springs, CO 80909
 Ph. (719) 660-8623
 tmarr@marrlandsurveying.com

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	COUNTY COMMENTS	TSM	02/21/21

A PARCEL LOCATED IN SECTION 18,
 TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 COUNTY OF EL PASO, STATE OF COLORADO

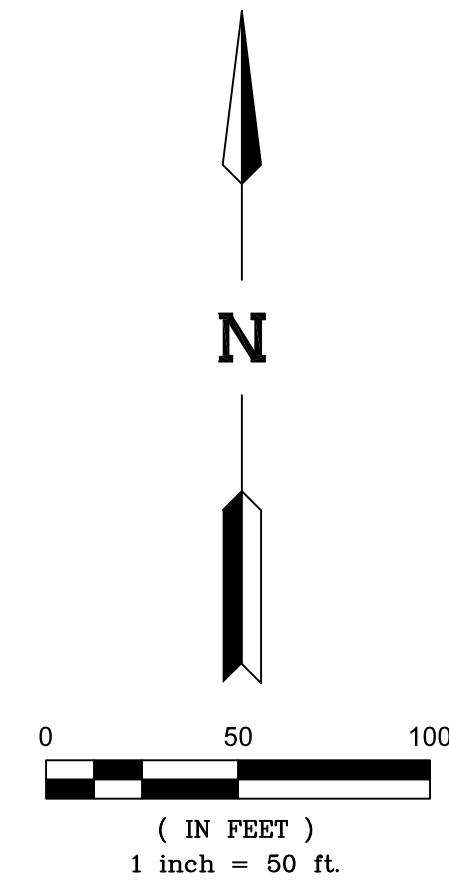
PROJECT NO. 20-026	Drawn By: TSM	Date: 04/11/20
	Checked By: TSM	Sheet: 1 of 4



Exhibit B

SITE PLAN

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND:

- SET 5/8"X18" REBAR WITH ORANGE PLASTIC CAP "PLS 30106"
 - FOUND 1/2" REBAR WITH 1-1/2" ALUMINUM CAP "PLS 25955"
 - ⊙ FOUND CDOT ROW MARKER AS NOTED
 - ⚡ FOUND ALIQUOT CORNER AS NOTED
 - PP POWER POLE
 - ↓ GUY WRE
 - LP LIGHT POLE
 - ⊕ SEPTIC SYSTEM ACCESS
 - ⊗ CLEAN OUT
 - Ⓜ WELL HOUSE
 - BOUNDARY LINE
 - - - - EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - ADJACENT LOT LINE
 - SECTION LINE
 - 25' SETBACK LINE
 - OHE OVERHEAD ELECTRIC LINE
 - X WIRE FENCE LINE
 - WIRE PENS
 - BUILDING OVERHANG
 - ▨ GRAVEL/DIRT ROAD /PARKING
 - ▤ CONCRETE
 - ▩ DECK/PORCH
- * NOT A PART OF THIS SURVEY
R.O.W. - RIGHT-OF-WAY
SQ.FT. - SQUARE FEET
AC. - ACRES

LINE	BEARING	DISTANCE
L1	N 42°41'41" W	10.00'
L2	S 51°59'51" W	55.50'
L3	S 18°34'51" E	42.31'
L4	S 06°43'29" E	60.17'
L5	S 36°56'41" E	108.76'
L6	S 42°24'10" E	191.84'
L7	N 51°59'51" E	28.69'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.76'	75.00'	36°29'10"	N 36°49'25" W	46.96'
C2	42.19'	50.00'	48°20'31"	N 30°53'45" W	40.95'
C3	105.49'	200.00'	30°13'12"	N 21°50'05" W	104.27'

MARR LAND SURVEYING

506 Banfoy Ave. B
Colorado Springs, CO 80909
Ph. (719) 660-8623
tmarr@marrlandsurveying.com

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	COUNTY COMMENTS	TSM	02/21/21

A PARCEL LOCATED IN SECTION 18,
TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6 TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

NOTICE:
ACCORDING TO COLORADO LAW 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.

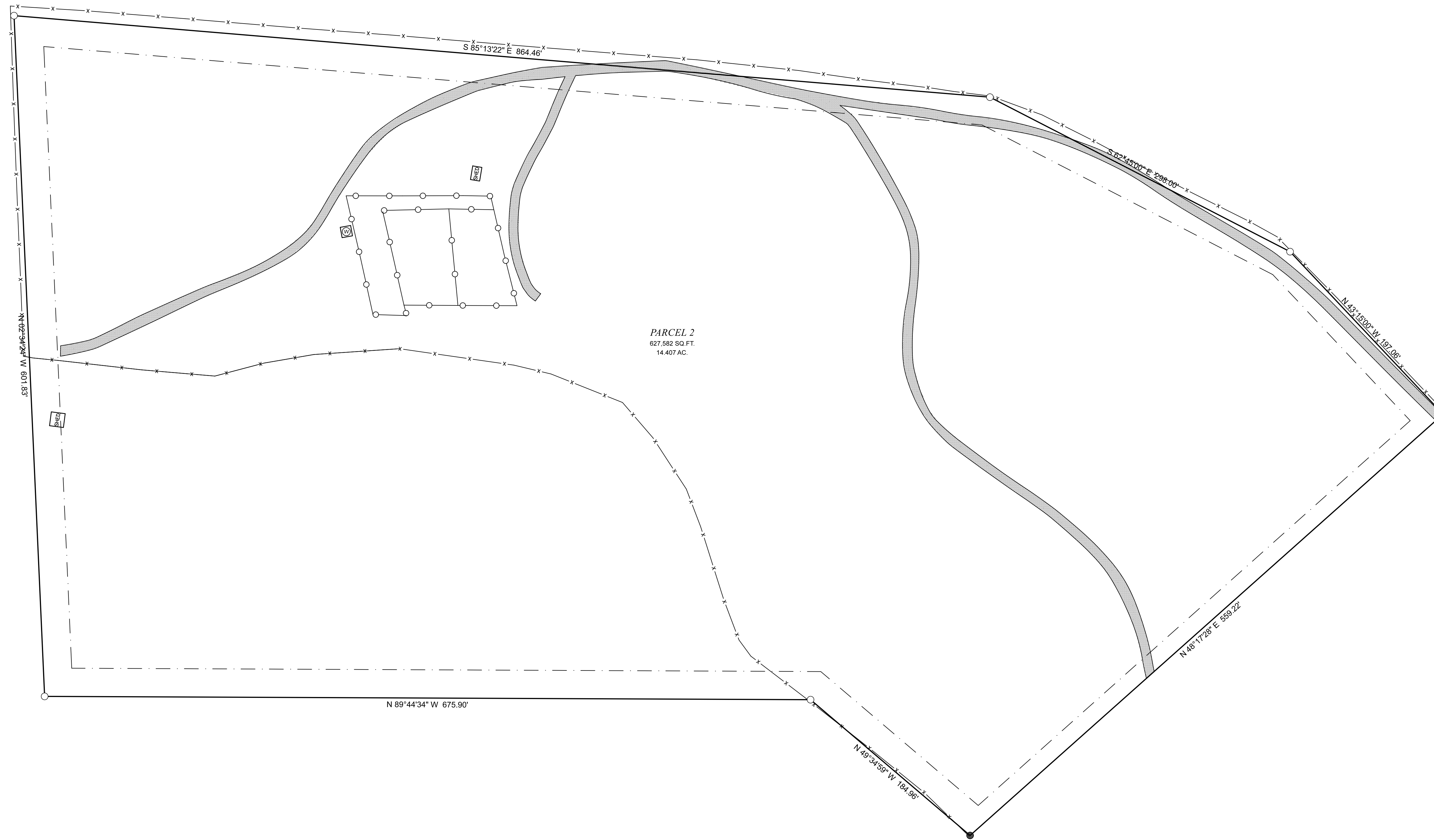
PROJECT No. 20-026
Drawn By: TSM
Checked By: TSM
Date: 4/11/20
Sheet 3 of 4



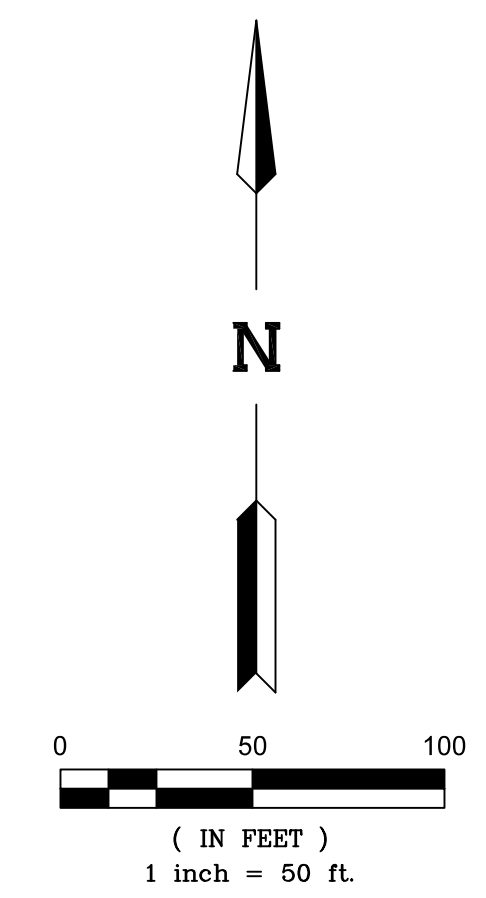
Exhibit B

SITE PLAN

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



PARCEL 2
627,582 SQ. FT.
14.407 AC.



- LEGEND:**
- SET 5/8"X18" REBAR WITH ORANGE PLASTIC CAP "PLS 30106"
 - FOUND 1/2" REBAR WITH 1-1/2" ALUMINUM CAP "PLS 25955"
 - ⊙ FOUND CDOT ROW MARKER AS NOTED
 - ◆ FOUND ALIQUOT CORNER AS NOTED
 - PP POWER POLE
 - ↓ GUY WIRE
 - ☆^{LP} LIGHT POLE
 - ⊙ SEPTIC SYSTEM ACCESS
 - ⊙ CLEAN OUT
 - ⊙ WELL HOUSE
 - BOUNDARY LINE
 - - - EASEMENT LINE
 - - - RIGHT-OF-WAY LINE
 - - - ADJACENT LOT LINE
 - - - SECTION LINE
 - - - 25' SETBACK LINE
 - - - OHE OVERHEAD ELECTRIC LINE
 - - - X WIRE FENCE LINE
 - - - ○ WIRE PENS
 - - - BUILDING OVERHANG
 - ▨ GRAVEL/DIRT ROAD /PARKING
 - ▨ CONCRETE
 - ▨ DECK/PORCH
- * NOT A PART OF THIS SURVEY
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
AC. - ACRES

MARR LAND SURVEYING

506 Banfoy Ave. B
Colorado Springs, CO 80909
Ph. (719) 660-8623
tmarr@marrlandsurveying.com

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	COUNTY COMMENTS	TSM	02/21/21

A PARCEL LOCATED IN SECTION 18,
TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6 TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

NOTICE:
ACCORDING TO COLORADO LAW 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.

PROJECT NO. 20-026	Drawn By: TSM	Date: 4/11/20
	Checked By: TSM	Sheet 4 of 4



Exhibit B

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, BEING MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" BLM BRASS CAP AND AT THE NORTH END BY A FOUND 3-1/4" BLM BRASS CAP, ASSUMED TO BEAR N 02°34'24" W A DISTANCE OF 2630.10 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 18;

THENCE N 02°34'24" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1016.69 FEET;

THENCE S 89°45'14" E A DISTANCE OF 676.09 FEET;

THENCE S 49°34'59" E A DISTANCE OF 184.96 FEET TO THE POINT OF BEGINNING;

THENCE N 48°17' 28" E A DISTANCE OF 559.22 FEET;

THENCE S 43°15'00" E A DISTANCE OF 584.41 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 115;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;

1) THENCE S 48°09'41" W A DISTANCE OF 440.33 FEET;

2) THENCE N 42°41'41" W A DISTANCE OF 10.00 FEET;

3) THENCE S 51°59'51" W A DISTANCE OF 55.50 FEET;

THENCE N 49°34'59" W A DISTANCE OF 577.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 307,174 SQUARE FEET OR 7.053 ACRES MORE OR LESS.

Exhibit B

LEGAL DESCRIPTION

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, BEING MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" BLM BRASS CAP AND AT THE NORTH END BY A FOUND 3-1/4" BLM BRASS CAP, ASSUMED TO BEAR N 02°34'24" W A DISTANCE OF 2630.10 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 18;

THENCE N 02°34'24" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1016.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 02°34'24" W ALONG SAID WEST LINE OF THE NORTHWEST QUARTER A DISTANCE OF 601.83 FEET;

THENCE S 85°13'22" E A DISTANCE OF 864.46 FEET;

THENCE S 62°45'00" E A DISTANCE OF 298.00 FEET;

THENCE S 43°15'00" E A DISTANCE OF 197.06 FEET;

THENCE S 48°17' 28" W A DISTANCE OF 559.22 FEET;

THENCE N 49°34'59" W A DISTANCE OF 184.96 FEET;

THENCE N 89°45'14" W A DISTANCE OF 676.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 627,582 SQUARE FEET OR 14.407 ACRES MORE OR LESS.

TOGETHER WITH:

A 30 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, BEING MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" BLM BRASS CAP AND AT THE NORTH END BY A FOUND 3-1/4" BLM BRASS CAP, ASSUMED TO BEAR N 02°34'24" W A DISTANCE OF 2630.10 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 18;

Exhibit B

THENCE N 02°34'24" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1016.69 FEET;

THENCE S 89°45'14" E A DISTANCE OF 676.09 FEET;

THENCE S 49°34'59" E A DISTANCE OF 184.96 FEET;

THENCE N 48°17' 28" E A DISTANCE OF 212.64 FEET TO A POINT ON THE CENTERLINE OF SAID 30' EASEMENT, SAID POINT BEING THE POINT OF BEGINNING;

THE FOLLOWING SEVEN (7) COURSES ARE ALONG THE CENTERLINE OF SAID 30 FOOT EASEMENT;

- 1) THENCE S 18°34'51" E A DISTANCE OF 42.31 FEET TO A POINT OF CURVE;
- 2) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 36°29'10", A LENGTH OF 47.76 FEET AND WHOSE CHORD BEARS S 36°49'25" E A DISTANCE OF 46.96 FEET TO THE POINT OF A REVERSE CURVE;
- 3) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48°20'31", A LENGTH OF 42.19 FEET AND WHOSE CHORD BEARS S 30°53'45" E A DISTANCE OF 40.95 FEET;
- 4) THENCE S 06°43'29" E A DISTANCE OF 60.17 FEET TO A POINT OF CURVE;
- 5) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 30°13'12", A LENGTH OF 105.49 FEET AND WHOSE CHORD BEARS S 21°50'05" E A DISTANCE OF 104.27 FEET;
- 6) THENCE S 36°56'41" E A DISTANCE OF 108.76 FEET;
- 7) THENCE S 42°24'10" E A DISTANCE TO 191.84 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 115, SAID POINT BEING THE POINT OF TERMINUS OF SAID CENTERLINE OF A 30 FOOT EASEMENT AND BEING N 51°59'51" E A DISTANCE OF 28.69 FEET FROM THE SOUTHWEST CORNER OF A

Exhibit B

PARCEL OF LAND RECORDED AT RECEPTION NUMBER _____,

RECORDS OF EL PASO COUNTY.

SIDELINES ARE 15 FEET EACH SIDE OF THE DESCRIBED CENTERLINE AND EXTEND OR SHORTEN AS NEEDED.