OLIVER E. WATTS PE-LS
OLIVER E. WATTS, CONSULTING ENGINEER, INC.
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Celebrating over 42 years in business

LEGAL DESCRIPTION
DATE: September 27, 2021
JOB NO.: 20-5509
CLIENT: Ruckus Investments, LLC
PURPOSE: Detention Pond Easement

That portion of Lot 11, Rolling Thunder Business Park, El Paso County, Colorado, according to the Plat thereof recorded September 30, 2008 at Reception No. 208712872 of the records of said County, described as follows:
Beginning at a point on the South line of said Lot 11 that bears N89°10'28"W along said South line, being the bearing of record of said line, and being the North line of Rolling Thunder Way , 24.50'; Thence continuing N89°10'28"W, along said line, 52.89'; Thence N00°49'29"E 29.25'; Thence on a curve to the left having a radius of 40.50', a central angle of 68°15'22", a length of 48.25', and whose chord bears N60°47'09"E, 45.44'; Thence S89°10'28"E along the north line of a platted drainage easement, 13.55'; Thence S00°49'29"W along the West line of Fire House View, being that platted ingress/egress and utility easement, 52.00' to the Point of Beginning, and containing 2087 square feet.

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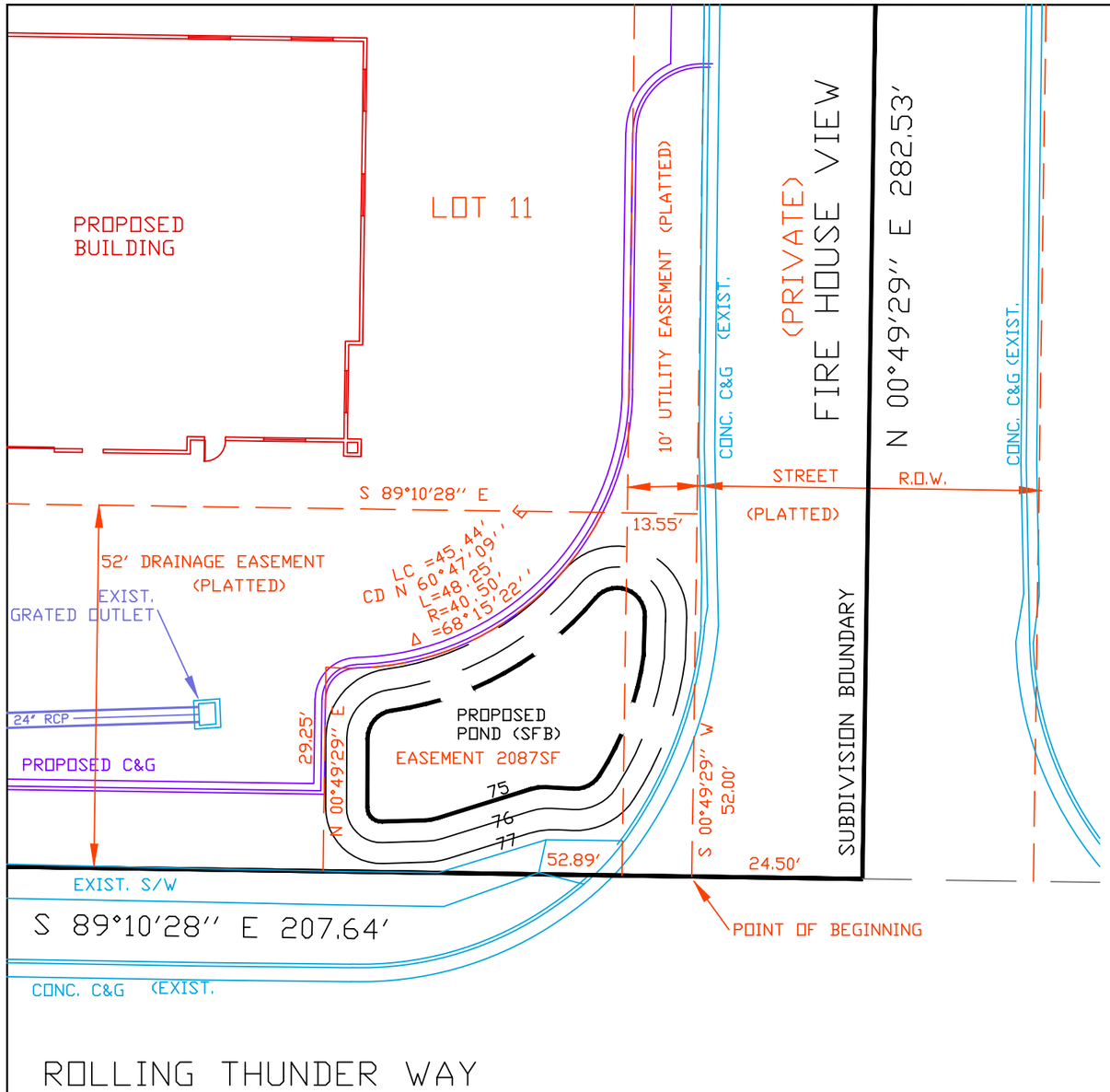
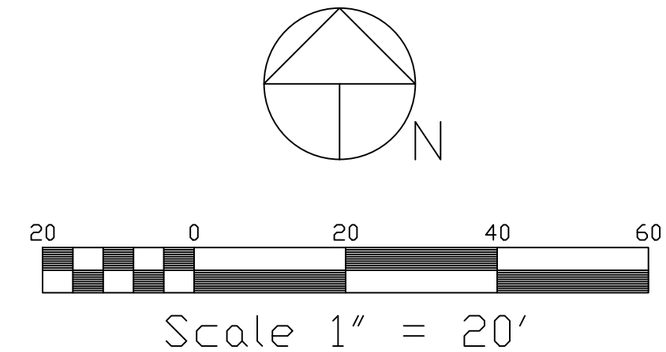
Oliver E. Watts Colo. PE-LS no. 9853 Date
For and on behalf of Oliver E. Watts, Consulting Engineer, Inc.

Exhibit A





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Oliver E. Watts Colo. PE-LS no. 9853 Date
For and on behalf of Oliver E. Watts, Consulting Engineer, Inc.

DRAWN BY: O.E. WATTS DATE: 9-27-21 DWG. NO.: 20-5509-09 SURVEYED BY: OEW, ESW, 6-26-19,9-24-20	REVISIONS	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 10659 MALTESE POINT LOT 11, ROLLING THUNDER BUSINESS PARK EL PASO COUNTY	SHT. NAME EASEMENT SKETCH	SHT. NO. 1 OF 1