WOODMOOR
Water & Sanitation District No. 1
P. O. Box 1407 • Monument, Colorado 80132
Phone (719) 488-2525 • Fax (719) 488-2530

September 11, 2020

To: PT Cloverleaf, LLC
Attn: Joseph W. DesJardin, P.E.
1864 Woodmoor Drive, Suite 100
Monument, CO 80132

RE: Water and Wastewater Service Commitment
Preliminary Plan - Cloverleaf Subdivision

EPC Parcel Numbers: 7123102047, 7123102048, 7123102050, 7123103007, 7124202236, 7124202239, 7124202240

Dear Mr. DesJardin:

The purpose of this letter is to summarize the current level of water and wastewater service commitment from the Woodmoor Water and Sanitation District No. 1 (the District) as of the date of this letter.

Services - Current Commitment

The District has reviewed a preliminary plan for the above referenced developments as prepared by N.E.S., Inc., dated June 1, 2020 (see attached Exhibit A). The development is currently located with the service boundaries of the District and it is the Districts understanding that PT Cloverleaf, LLC (PT) intends to construct 150 single family detached homes across seven (7) existing lots/tracts of land (see above and attached Exhibit B) which, collectively, comprise 38.727 Acres of land.

Currently PT possesses a supplemental water service option agreement from the District in sufficient quantity to meet the projected water demands of the development (filed under Reception No.220108352 in the records of the El Paso County Clerk and Recorder).

Supplemental water service is required to be obtained from the District's Board of Directors by the Developer when a development's water demand is estimated to exceed the District's the standard water service policy. As currently proposed, District water and wastewater resources are adequate to serve the development and the District is committed to serving the development with

water and wastewater services in accordance with the supplemental water service option agreement and all District rules, regulations and policies.

If you should have any questions or need further assistance, please contact me.

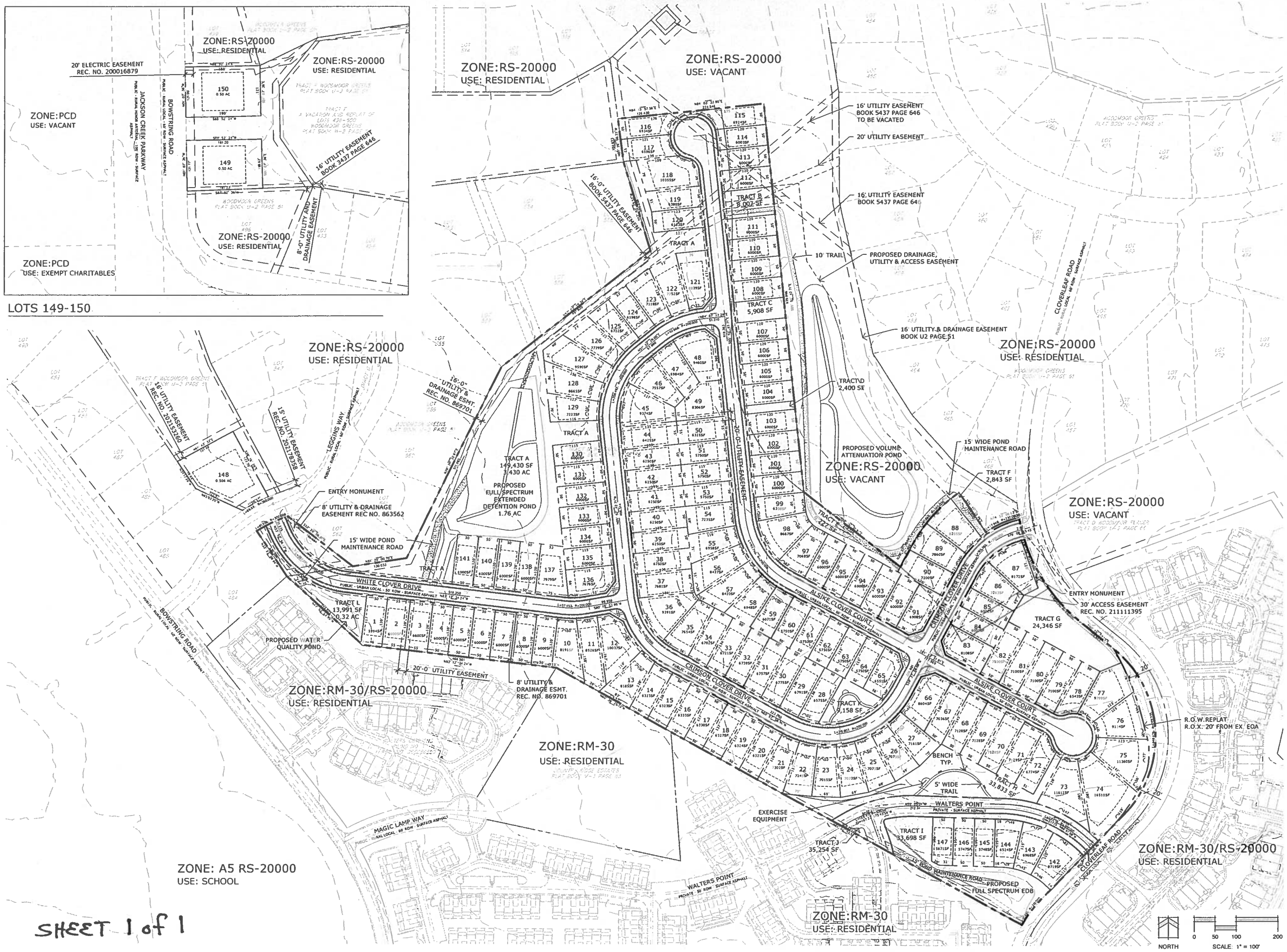
Sincerely,

Jessie J. Shaffer
District Manager

Cc: Dan LaFontaine – Operations Superintendent
Ariel Hacker – District Engineer

JJS:js

EXHIBIT A



SHEET 1 of 1

Land Planning
Landscape Architecture
Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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CLOVERLEAF SUBDIVISION

CLOVERLEAF ROAD
EL PASO COUNTY,
COLORADO

DATE:	6/1/2020
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. SWENSON

PRELIMINARY PLAN

DATE	BY	DESCRIPTION
9/11/2020	JBS	PER COUNTY COMMENTS

PRELIMINARY PLAN

EXHIBIT B

SHEET 1 of 1

WOODMOOR
Water & Sanitation District No. 1
P. O. Box 1407 • Monument, Colorado 80132
Phone (719) 488-2525 • Fax (719) 488-2530

December 3, 2020

To: PT Cloverleaf, LLC
Attn: Joseph W. DesJardin, P.E.
1864 Woodmoor Drive, Suite 100
Monument, CO 80132

RE: Cloverleaf Metropolitan District
Proposed Development - Cloverleaf Subdivision

Dear Mr. DesJardin:

The Woodmoor Water and Sanitation District No. 1 (WWSD) has reviewed a draft service plan for the formation of new Metropolitan District which, if approved, would create overlapping jurisdictions within the development proposed. After reviewing the draft service plan, it's clear that the Cloverleaf Metropolitan District does not intend, nor is it seeking to provide water and sanitary sewer services (Ref: Paragraph III.D). In addition, it's clear that those services are to be provided by WWSD. WWSD has informed PT Cloverleaf (PT) that it will not be financing or constructing any capital facilities for the Cloverleaf development including, but not limited to; water mains, sanitary sewer mains, service laterals, lift stations, etc. necessary to serve the development. WWSD understands that this is why PT is seeking to organize the Cloverleaf Metropolitan District. Please note that pursuant to WWSD rules and regulations, water and sanitary sewer infrastructure is required to be transferred to WWSD free and clear of any liens or encumbrances prior to services commencing.

If you should have any questions or need further assistance, please contact me.

Sincerely,

Jessie J. Shaffer
District Manager

Cc: Dan LaFontaine – Operations Superintendent
Ariel Hacker – District Engineer

JJS:js

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

MARSHA HOWLAND
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20104058079
MY COMMISSION EXPIRES DEC 23, 2022

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 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

LEGAL DESCRIPTION:

PARCEL 1

A PARCEL OF LAND BEING ALL OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NO 211111394 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, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST 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 "PLS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692" ,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°36'18"W A DISTANCE OF 971.92 FEET, TO A POINT ON THE SOUTHWESTERLY 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 SOUTHWESTERLY LINE, N47°53'03"W A DISTANCE OF 244.83 FEET, TO THE SOUTHWESTERLY 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. N33°23'09"W A DISTANCE OF 130.11 FEET, TO A POINT OF NON-TANGENT CURVE, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAY;
2. ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S33°24'06"E, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 15°37'05" AND AN ARC LENGTH OF 81.78 FEET, TO A POINT OF NON-TANGENT;
3. S52°28'59"E A DISTANCE OF 196.68 FEET, TO A POINT ON THE WESTERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

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

1. N81°20'01"E A DISTANCE OF 130.03 FEET;
2. N26°20'33"E A DISTANCE OF 511.07 FEET;
3. N52°03'56"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 WESTERLY LINE OF SAID TRACT B, THE FOLLOWING TWELVE (12) COURSES,

1. N84°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 N46°46'54"E, 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;
3. N85°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 1,470.00 FEET, A CENTRAL ANGLE OF 08°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°15'31"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. N58°10'49"E A DISTANCE OF 124.49 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CLOVERFIELD 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 N54°21'17"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 15°15'51" AND AN ARC LENGTH OF 109.23 FEET, TO A POINT OF NON-TANGENT;
2. S50°58'07"E A DISTANCE OF 104.84 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°04'09"W, HAVING A RADIUS OF 269.73 FEET, A CENTRAL ANGLE OF 95°15'09" AND AN ARC LENGTH OF 448.43 FEET, TO A POINT OF NON-TANGENT;
4. S44°20'00"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°13'59"E, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 15°03'35" 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°38'25"W A DISTANCE OF 314.83 FEET;
3. N83°12'34"W A DISTANCE OF 466.58 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,452,072 SQUARE FEET OR 33.3350 ACRES.

PARCEL 2

FIVE PARCELS OF LAND BEING PORTIONS OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN BOOK W-2 AT PAGE 26, TRACT F WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 51 AND TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66 ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST 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 "PLS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692" ,SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE

PARCEL 2-1:

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°57'28" 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, N01°07'36"W A DISTANCE OF 121.00 FEET, TO THE NORTHWESTERLY 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, N88°52'24"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°29'02" W A DISTANCE OF 2,827.55 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BOWSTRING ROAD, SAID POINT BEING THE SOUTHWESTERLY 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 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°52'24"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°52'36"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 N29°09'25" W A DISTANCE OF 1,338.71 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAY, SAID POINT BEING AN ANGLE POINT ON THE SOUTHWESTERLY LINE OF TRACT F, 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 SOUTHWESTERLY LINE OF SAID TRACT F THE FOLLOWING TWO (2) COURSES:

1. N65°03'20"W A DISTANCE OF 123.87 FEET;
2. N34°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 202153260;

THENCE ON SAID SOUTHERLY EASEMENT LINE, N61°43'32"E A DISTANCE OF 151.99 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, S28°16'28"E A DISTANCE OF 177.70 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LEGGINS 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 0.5069 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°54'57"E A DISTANCE OF 1420.57 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN THE TRUSTEE'S DEED RECORDED UNDER RECEPTION NO. 211111394 IN THE RECORDS OF THE EL 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. N52°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 08°35'03" AND AN ARC LENGTH OF 220.24 FEET, TO A POINT OF TANGENT,
5. N08°08'16"W A DISTANCE OF 85.83 FEET;
6. S85°02'46"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 N58°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. N54°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 2.3257 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°42'25"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. 211111394 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 S62°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 NON-TANGENT;

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 26°50'54" AND AN ARC LENGTH OF 161.66 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°25'04" 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 N50°18'27"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 25°57'10" AND AN ARC LENGTH OF 185.71 FEET, TO THE POINT OF BEGINNING.

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

AREAS OF CONCERN NOTES:

JR ENGINEERING, LLC FOR THE BENEFIT OF THE PARTY REQUESTING THE SURVEY, NOTES THE FOLLOWING MATTERS, WHICH MAY AFFECT THE STATUS OF TITLE TO THE SURVEYED PROPERTY. JR 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 AND DID NOT RESEARCH ANY PUBLIC DOCUMENTS DEFINING OR GRANTING THIS USE, CREATING AN AREA OF CONCERN.
2. WATER MARKER AND A STUB, SHOWN HERE, LIE WITHIN THE RECORD TITLE LINES. JR ENGINEERING, LLC WAS NOT PROVIDED WITH AND DID NOT RESEARCH ANY PUBLIC DOCUMENTS DEFINING OR GRANTING THIS USE, CREATING AN AREA OF CONCERN.

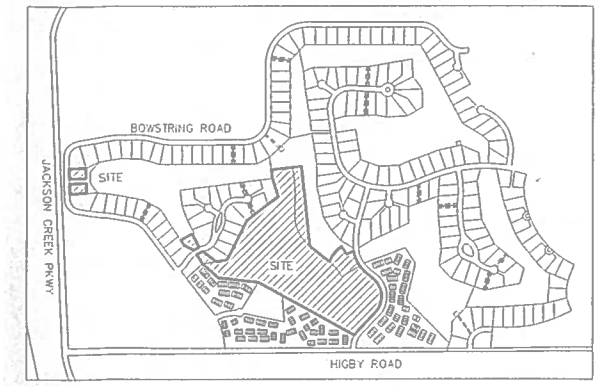
TITLE COMMITMENT NOTES:

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, 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	COVENANTS RECORDED IN BOOK 2452 AT PAGE 936 AND AMENDED IN BOOK 2579 AT PAGE 423 AFFECTS THE ENTIRE SUBJECT PROPERTY. (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 646 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 200016879, IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
20	THE UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 202153260 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
21	THE EASEMENT RECORDED UNDER RECEPTION NO. 202178358 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF
22	ITEM INTENTIONALLY DELETED
23	THE ACCESS EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 204059086 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. 211111395 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 COMMITMENTS. JR ENGINEERING DID NOT EXAMINE OR ADDRESS THESE ITEMS.
44	THE EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 208043977 AND DESCRIBED UNDER RECEPTION NO. 208043978 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 DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING. (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR 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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
2. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
3. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
4. ALL 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 PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, 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 RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. JR ENGINEERING, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR 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, TOWISHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692" ,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 F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, MAP NUMBERS 08041C0279G & 08041C0279G, 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 1,686,928 SQUARE FEET OR 38.7265 ACRES
13. ADDRESSES FOR THE SITE ARE AS FOLLOWS PER THE TITLE COMMITMENT: 0 CLOVERLEAF ROAD, 0 CARIBOU DRIVE WEST, 0 LEGGINS WAY, 0 HARNESS ROAD, 0 BOWSTRING ROAD, 730 WEST CARIBOU DRIVE,;1535 BOWSTRING ROAD, MONUMENT, CO 80132

SURVEYOR'S STATEMENT:

TO PT CLOVERLEAF, LLC, A COLORADO LIMITED LIABILITY COMPANY; TO THE TRUST FOR GARY E. WALTERS UTA, A COLORADO TRUST ET. AL.; TO WALTERS FAMILY PARTNERSHIP, LLLP, A COLORADO LIMITED LIABILITY LIMITED 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, JOINTLY 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 THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 30, 2020

DATE OF MAP OR PLAT

38252
5-19-20
PROFESSIONAL LAND SURVEYOR
JARROD ADAMS
STATE OF COLORADO

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

NOTICE:

PER C.R.S. 13-80-105, 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 _____

O'CLOCK ___M. IN BOOK _____ 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	BY	DATE
4			
3	ADD TO CERTIFICATION	JAA	5/19/2020
2	REVISED TITLE	JAA	4/30/2020
1	REVISED TITLE	JAA	4/14/2020

DWN. BY JAA	CHK. BY DV
SCALE N/A	DATE 2/28/2020
JOB NO. 25186.01	SHT. 1 OF 3

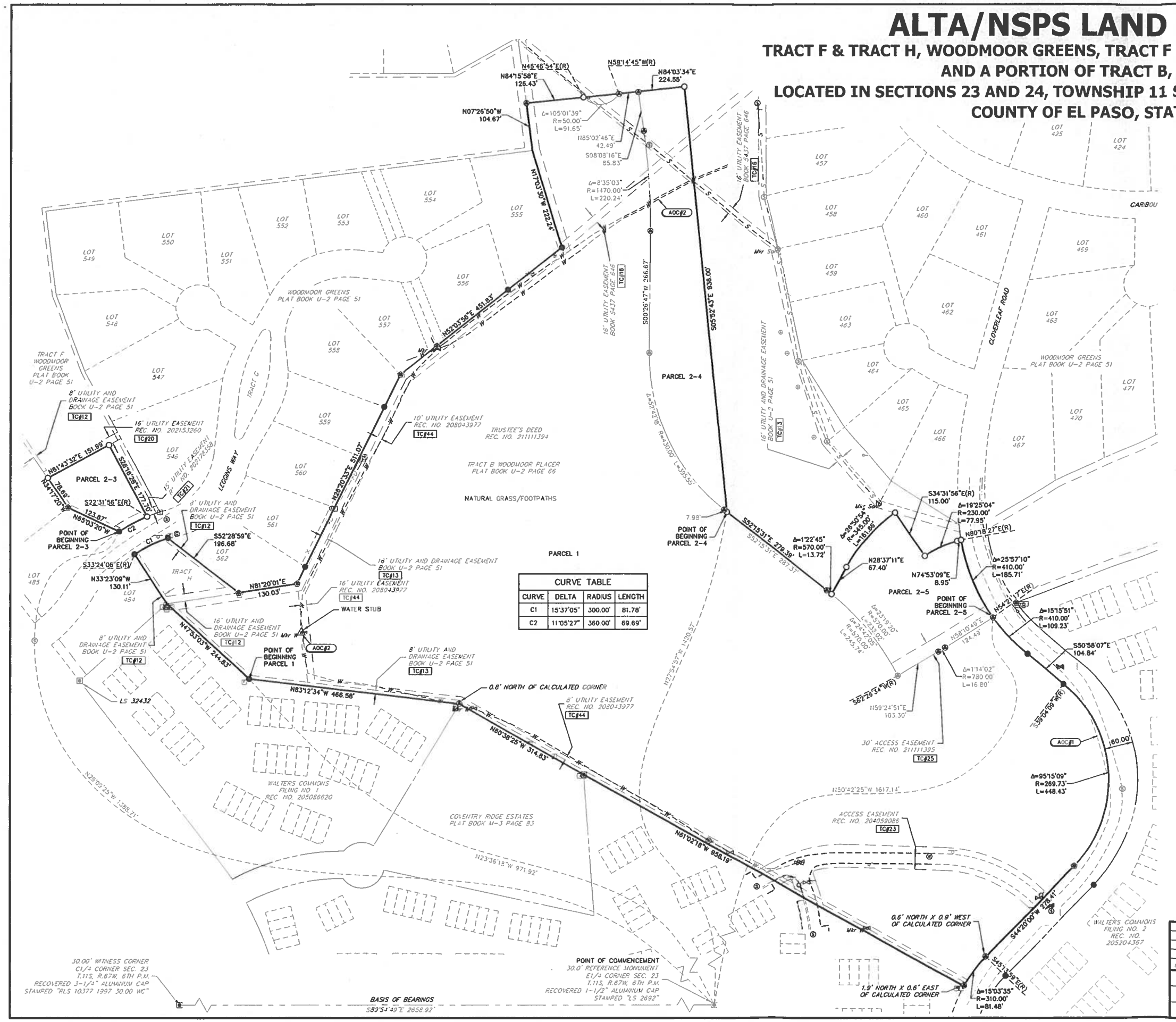
ALTA/NSPS LAND TITLE SURVEY
TRACT F, TRACT H & TRACT B WOODMOOR
SECS 23 AND 24 T.11S, R.67W

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

ALTA/NSPS LAND TITLE SURVEY

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	15°37'05"	300.00'	81.78'
C2	11°05'27"	360.00'	69.69'

LEGEND

- RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25955" UNLESS NOTED
- RECOVERED 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
- RECOVERED #4 REBAR
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED "32820"
- RECOVERED #5 REBAR
- RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 13485"
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
- ELECTRIC FACILITY
- FIBER OPTIC PEDASTAL
- WATER MARKER
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- SIGN
- BIRDHOUSE
- (R) RADIAL BEARING

38252
5-19-20

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

NO	REVISION	BY	DATE
4			
3			
2	REVISED TITLE	JAA	4/30/2020
1	REVISED TITLE	JAA	4/14/2020

DWN BY JAA | CHK BY DV
SCALE 1"=100' | DATE 2/28/2020
JOB NO. 25186.01 | SHT. 2 OF 3

ALTA/NSPS LAND TITLE SURVEY
TRACT F, TRACT H & TRACT B WOODMOOR
SECS 23 AND 24 T.11S. R.67W

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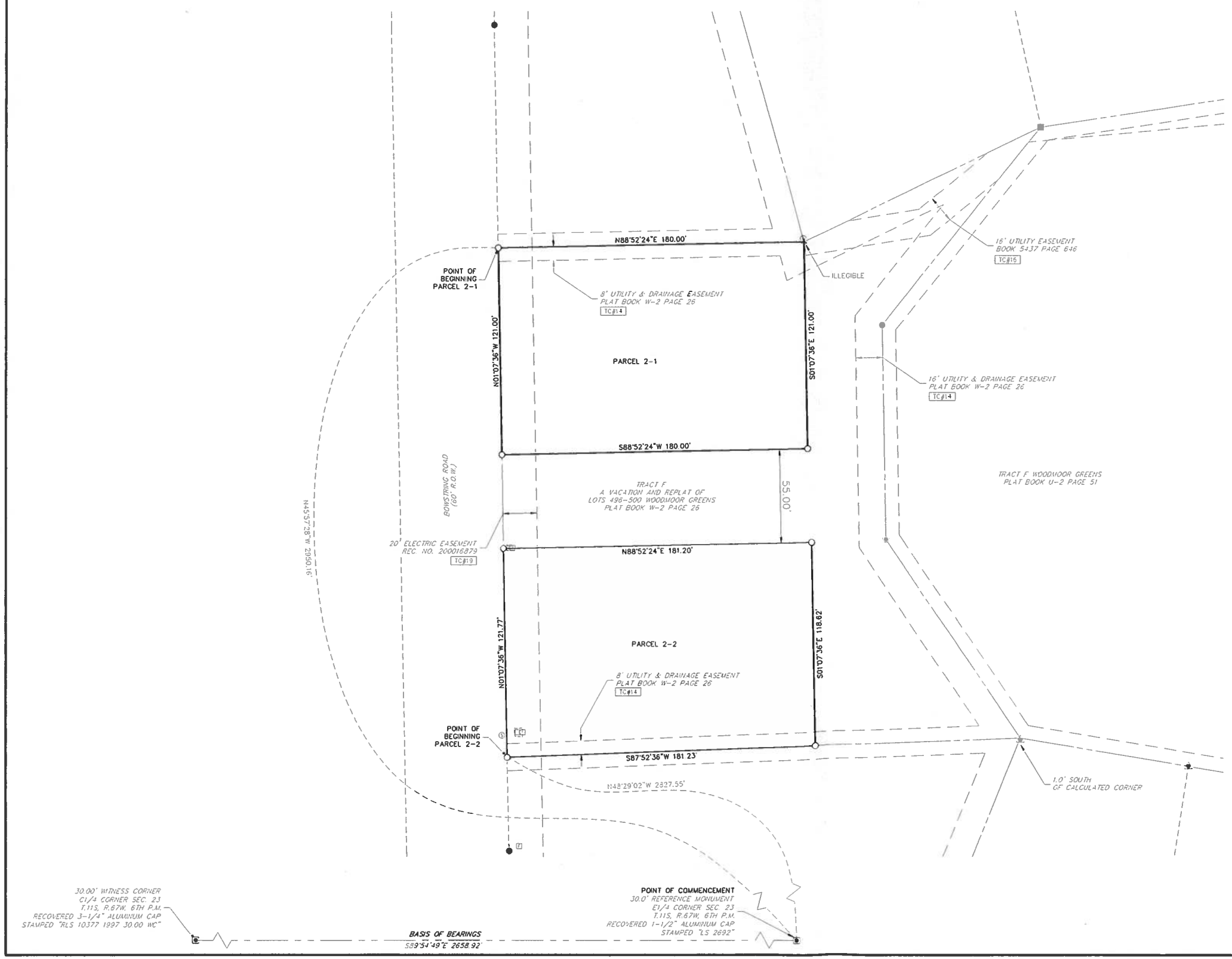
ALTA/NSPS LAND TITLE SURVEY

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



LEGEND

- RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25955" UNLESS NOTED
- RECOVERED 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
- RECOVERED #4 REBAR
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED "32820"
- RECOVERED #5 REBAR
- RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 13495"
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
- ELECTRIC FACILITY
- FIBER OPTIC PEDASTAL
- WATER MARKER
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- SIGN
- BIRDHOUSE
- (R) RADIAL BEARING

PROFESSIONAL LAND SURVEYOR 38252 5-19-20 COLORADO

30 15 0 30
ORIGINAL SCALE: 1" = 30'

NO.	REVISION	BY	DATE
4			
3			
2	REVISED TITLE	JAA	4/30/2020
1	REVISED TITLE	JAA	4/14/2020

DWN. BY JAA	CHK. BY DV
SCALE 1"=30'	DATE 2/28/2020
JOB NO. 25186.01	SHT. 3 OF 3

ALTA/NSPS LAND TITLE SURVEY
TRACT F, TRACT H & TRACT B WOODMOOR
SECS 23 AND 24 T.11S, R.67W

J·R ENGINEERING
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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

LEGAL DESCRIPTION:

NINE (9) PARCELS OF LAND LOCATED IN SECTIONS 13, 23, AND 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ALL IN THE COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF TRACT F, WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51 AND A PORTION OF TRACT F, A VACATION AND REPLAT OF LOTS 498-500 WOODMOOR GREENS, RECORDED IN PLAT BOOK W-2 AT PAGE 26, ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE EAST HALF OF SECTION 23 AND THE WEST HALF OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING THAT THE MOST NORTHEASTERLY CORNER OF TRACT F, WOODMOOR GREENS, RECORDED IN PLAT BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER,

THENCE ON THE BOUNDARY LINE OF SAID TRACT F, THE FOLLOWING SIX (6) COURSES:

1. S07°26'50"E A DISTANCE OF 250.18 FEET;
2. S82°56'42"W A DISTANCE OF 1079.82 FEET;
3. S07°01'29"E A DISTANCE OF 184.97 FEET,
4. S20°42'44"E A DISTANCE OF 178.01 FEET,
5. S28°16'28"E A DISTANCE OF 349.77 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAY;
6. ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S17°42'27"E, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 04°49'29" AND AN ARC LENGTH OF 30.32 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID BOUNDARY LINE, N28°16'28"W A DISTANCE OF 177.70 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT EASEMENT RECORDED UNDER RECEPTION NO. 202153260;

THENCE ON SAID SOUTHERLY EASEMENT LINE, S61°43'32"W A DISTANCE OF 151.99 FEET, TO A POINT ON THE BOUNDARY LINE OF SAID TRACT F;

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

1. N34°17'20"W A DISTANCE OF 429.38 FEET;
2. N51°39'48"W A DISTANCE OF 234.56 FEET;
3. N30°30'33"W A DISTANCE OF 541.43 FEET, TO THE SOUTHEASTERLY CORNER OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS, RECORDED IN PLAT BOOK W-2 AT PAGE 26;

THENCE ON THE SOUTHERLY LINE OF SAID TRACT F, S87°52'36"W A DISTANCE OF 120.57 FEET,

THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. N01°07'35"W A DISTANCE OF 118.62 FEET,
2. 88°52'24"W A DISTANCE OF 181.20 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BOWSTRING ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N01°07'36"W A DISTANCE OF 55.00 FEET,

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

N88°52'24"E A DISTANCE OF 180.00 FEET,

N01°07'36"W A DISTANCE OF 121.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS;

THENCE ON SAID NORTHERLY LINE, N64°13'19"E A DISTANCE OF 153.94 FEET, TO A POINT ON THE NORTHERLY LINE OF TRACT F, WOODMOOR GREENS;

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

1. N81°26'23"E A DISTANCE OF 254.94 FEET;
2. S88°16'02"E A DISTANCE OF 243.31 FEET;
3. S75°05'38"E A DISTANCE OF 231.44 FEET;
4. N89°53'08"E A DISTANCE OF 1144.83 FEET;
5. N60°52'57"E A DISTANCE OF 162.40 FEET, TO THE POINT OF BEGINNING.

GENERAL NOTES:

1. PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR 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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
2. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR
3. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
4. ALL 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 PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
6. 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 "PLS 10377 1997 30.00 WS" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692",SAID LINE BEARING S59°54'49"E AS REFERENCED TO COLOPADO STATE PLANE CENTRAL ZONE.
7. THE LAST FIELD INSPECTION OF THIS SITE WAS ON MAY 15, 2020.
8. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE ORDER NO. SC55081294, PREPARED BY LAND TITLE GUARANTEE COMPANY.

LEGAL DESCRIPTION (CONTINUED):

PARCEL 2:

A PARCEL OF LAND BEING ALL OF TRACT D, WOODMOOR PLACER, RECORDED IN PLAT BOOK U-2 AT PAGE 66 AND A PORTION OF LOTS 409 AND 410, WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51, ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING THAT THE MOST SOUTHWESTERLY CORNER OF LOT 467, WOODMOOR GREENS, RECORDED IN PLAT BOOK U-2 AT PAGE 51, SAID POINT LYING ON THE BOUNDARY LINE OF TRACT D, WOODMOOR PLACER, RECORDED IN PLAT BOOK U-2 AT PAGE 66 ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE BOUNDARY LINE OF SAID TRACT D, THE FOLLOWING SIX (6) COURSES:

1. N59°14'53"E A DISTANCE OF 176.89 FEET;
2. N65°33'04"E A DISTANCE OF 479.36 FEET,
3. N01°12'23"W A DISTANCE OF 189.98 FEET,
4. N70°59'50"E A DISTANCE OF 374.94 FEET,
5. S04°12'07"W A DISTANCE OF 1221.82 FEET,
6. S04°16'22"E A DISTANCE OF 360.45 FEET, TO THE NORTHWESTERLY CORNER OF LOT 410, WOODMOOR GREENS, RECORDED IN PLAT BOOK U-2 AT PAGE 51;

THENCE S07°27'39"E A DISTANCE OF 131.92 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 410,

THENCE S07°21'28"W A DISTANCE OF 194.94 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 409, WOODMOOR GREENS, SAID POINT LYING ON THE BOUNDARY LINE OF TRACT D, WOODMOOR PLACER,

THENCE ON THE BOUNDARY LINE OF SAID TRACT D, THE FOLLOWING FIFTEEN (15) COURSES

1. S42°30'19"E A DISTANCE OF 204.86 FEET;
2. S70°48'52"E A DISTANCE OF 291.65 FEET;
3. S22°26'19"W A DISTANCE OF 263.17 FEET;
4. S44°12'29"W A DISTANCE OF 109.83 FEET;
5. N45°25'49"W A DISTANCE OF 50.00 FEET,
6. S44°34'11"W A DISTANCE OF 50.00 FEET;
7. S45°25'49"E A DISTANCE OF 50.00 FEET;
8. S44°34'11"W A DISTANCE OF 77.86 FEET;
9. S00°11'57"W A DISTANCE OF 154.68 FEET;
10. S15°20'03"W A DISTANCE OF 93.94 FEET;
11. N45°04'53"W A DISTANCE OF 710.55 FEET;
12. N13°31'41"E A DISTANCE OF 439.81 FEET;
13. N32°54'08"W A DISTANCE OF 214.68 FEET;
14. S69°46'35"W A DISTANCE OF 515.03 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF CLOVERFIELD ROAD;
15. ON SAID EASTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N53°55'28"E, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 31°13'06" AND AN ARC LENGTH OF 190.71 FEET, TO A POINT OF TO THE POINT OF BEGINNING

PARCEL 3:

ALL OF TRACT H, LYING NORTH OF HARNESS ROAD, WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER

PARCEL 4:

ALL OF TRACT A, WOODMOOR GREENS RECORDED UNDER PLAT BOOK U-2 AT PAGE 51, TOGETHER WITH ALL OF TRACT A, A VACATION AND REPLAT OF LOTS 392-396, 344 & 345, WOODMOOR GREENS, RECORDED IN PLAT BOOK W-2 AT PAGE 27, ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

PARCEL 5

ALL OF TRACT K, WOODMOOR GREENS, RECORDED IN PLAT BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

PARCEL 6

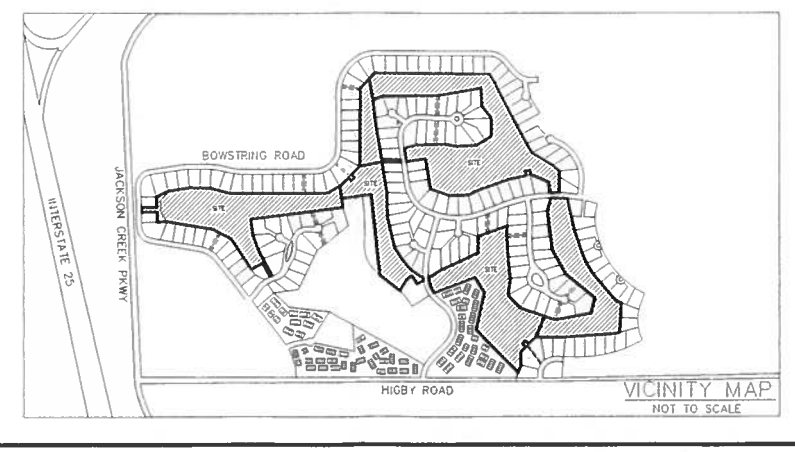
ALL OF TRACT B, WOODMOOR GREENS, RECORDED IN PLAT BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

PARCEL 7

ALL OF TRACT C, WOODMOOR PLACER, RECORDED IN PLAT BOOK U-2 AT PAGE 66 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

PARCEL 8

ALL OF TRACT J, WOODMOOR GREENS, RECORDED IN PLAT BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION (CONTINUED):

PARCEL 9:

A PARCEL OF LAND BEING A PORTION OF TRACT B, WOODMOOR PLACER, RECORDED IN PLAT BOOK U-2 AT PAGE 66 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 466, WOODMOOR GREENS, RECORDED IN PLAT BOOK U-2 AT PAGE 51, SAID POINT BEING A POINT OF NON-TANGENT CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N85°06'36"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 04°48'09" AND AN ARC LENGTH OF 34.37 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES

1. S74°53'09"W A DISTANCE OF 8.95 FEET, TO A POINT OF CURVE,
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 19°25'04" AND AN ARC LENGTH OF 77.95 FEET, TO A POINT OF NON-TANGENT;
3. N34°31'56"W A DISTANCE OF 115.00 FEET, TO A POINT OF NON-TANGENT CURVE,
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S34°31'56"E, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 26°50'54" AND AN ARC LENGTH OF 161.66 FEET, TO A POINT OF TANGENT;
5. S28°37'11"W A DISTANCE OF 67.40 FEET, TO A POINT ON THE EASTERLY OF THAT PROPERTY DESCRIBED IN THE TRUSTEES DEED RECORDED UNDER RECEPTION NO. 211111394, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S39°07'14"W, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 01°22'45" AND AN ARC LENGTH OF 13.72 FEET, TO A POINT OF TANGENT.
2. N52°15'31"W A DISTANCE OF 279.39 FEET,

THENCE DEPARTING SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES

1. N05°52'43"W A DISTANCE OF 936.00 FEET;
2. S84°03'34"W A DISTANCE OF 224.55 FEET, TO THE NORTHERLY LINE OF SAID PROPERTY DESCRIBED IN THE TRUSTEES DEED RECORDED UNDER RECEPTION NO. 211111394;

THENCE ON SAID NORTHERLY LINE, S84°15'58"W A DISTANCE OF 126.43 FEET, TO A POINT ON THE BOUNDARY LINE OF TRACT B, WOODMOOR PLACER, RECORDED IN PLAT BOOK U-2 AT PAGE 66;

THENCE ON SAID BOUNDARY LINE, THE FOLLOWING THIRTEEN (13) COURSES

1. N07°26'50"W A DISTANCE OF 145.51 FEET,
2. N46°46'19"E A DISTANCE OF 136.07 FEET;
3. S43°13'41"E A DISTANCE OF 50.00 FEET,
4. N46°46'19"E A DISTANCE OF 50.00 FEET,
5. N43°13'41"W A DISTANCE OF 50.00 FEET,
6. N46°46'19"E A DISTANCE OF 136.94 FEET;
7. N78°19'12"E A DISTANCE OF 261.57 FEET;
8. S08°54'52"E A DISTANCE OF 360.00 FEET;
9. S00°23'24"E A DISTANCE OF 265.00 FEET;
10. S12°33'49"E A DISTANCE OF 370.00 FEET;
11. S32°32'03"E A DISTANCE OF 173.99 FEET;
12. S41°23'18"E A DISTANCE OF 156.18 FEET;
13. S57°23'02"E A DISTANCE OF 176.49 FEET, TO THE POINT OF BEGINNING

SURVEYOR'S STATEMENT:

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEY LICENSED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT A SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION IN MAY OF THE YEAR 2020, AND THAT THIS MAP OR PLAT ACCURATELY REPRESENTS SAID SURVEY.

DATE OF MAP OR PLAT:

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

38252
5-21-20

NOTICE:

PER C.R.S. 13-80-105, 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 _____ O'CLOCK __M IN BOOK _____ 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	BY	DATE
4			
3			
2			
1			

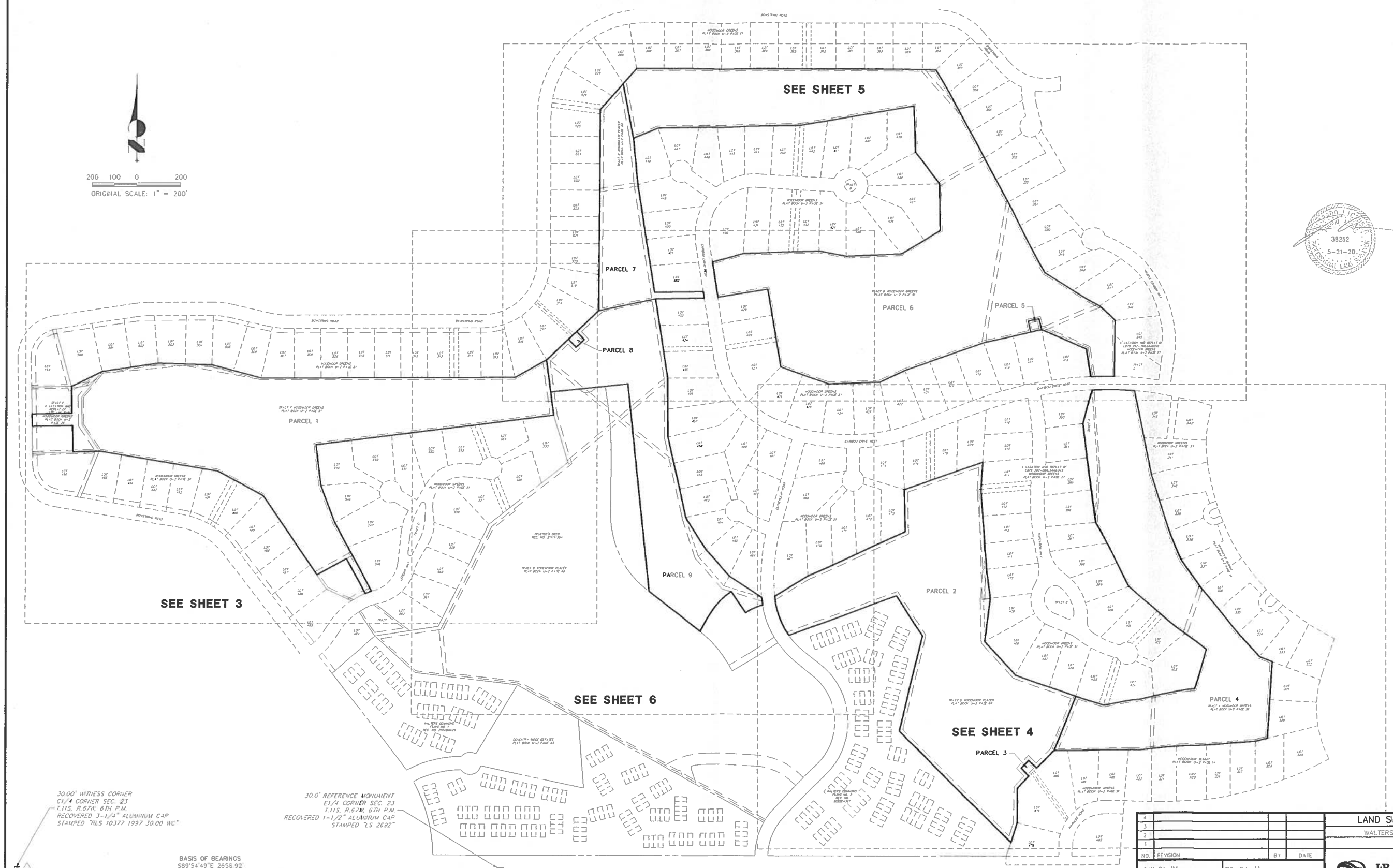
DWN BY IM	CHK BY JA
SCALE N/A	DATE 05/20/2020
JOB NO. 25186.00	SHT. 1 OF 6

LAND SURVET PLAT
WALTERS OPEN SPACE

J-R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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



NO.	REVISION	BY	DATE
4			
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1			

DWN. BY IM	CHK. BY JA
SCALE 1"=200'	DATE 05/20/2020
JOB NO. 25186.00	SHT. 2 OF 6

LAND SURVEY PLAT
WALTERS OPEN SPACE

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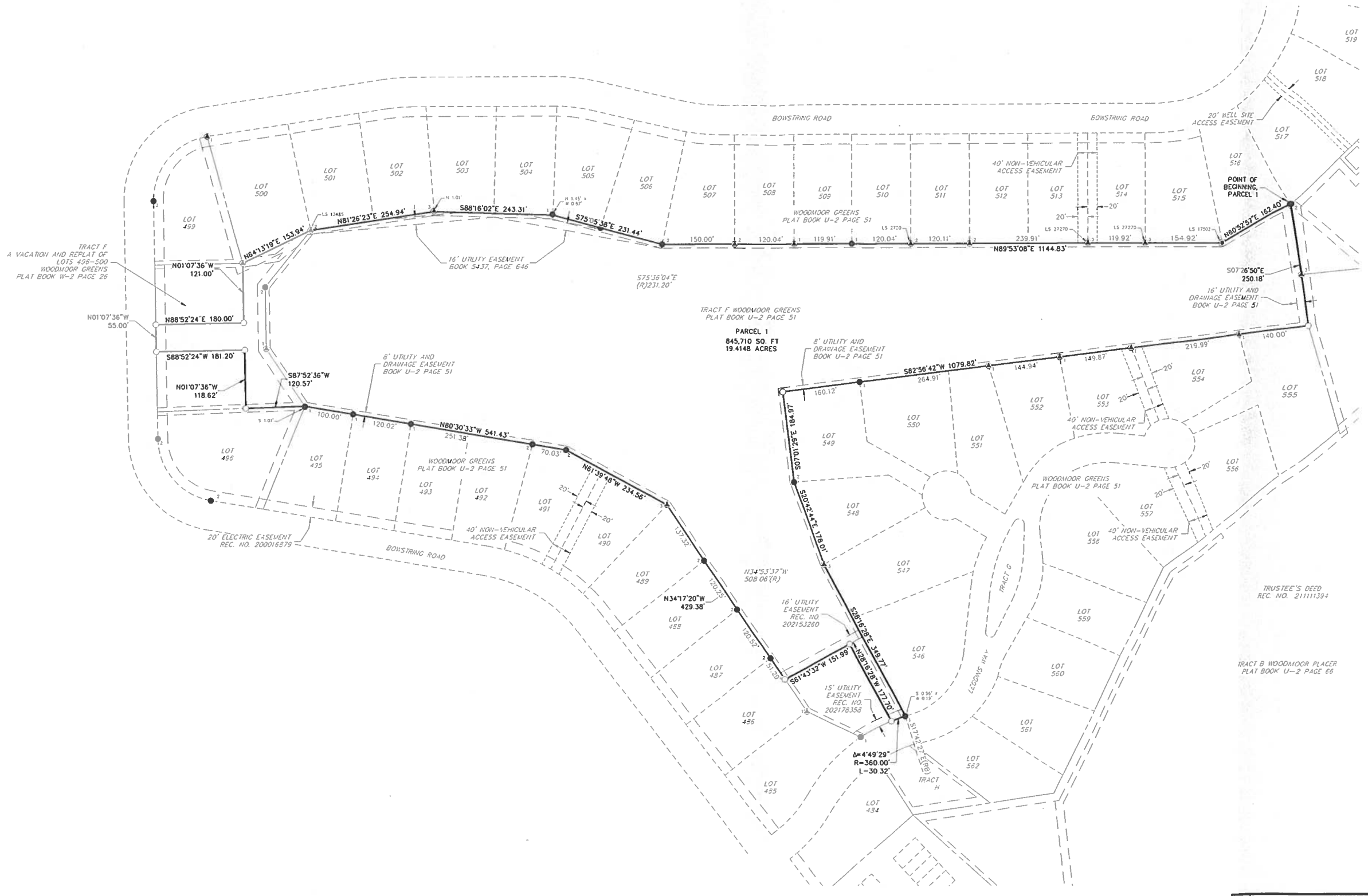
LAND SURVEY PLAT

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



LEGEND

- RECOVERED #5 REBAR
- RECOVERED #4 REBAR
- RECOVERED #6 REBAR
- RECOVERED REBAR IN 1" PIPE
- RECOVERED 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" RED PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" ORANGE PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/2" ALUMINUM CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- N S E W NORTH, SOUTH, EAST, WEST LOCATION OF PIN FROM CALCULATED BOUNDARY
- (RB) RADIAL BEARING
- (R) PER RECORD DOCUMENTS
- (M) AS MEASURED/CALCULATED
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"

NO.	REVISION	BY	DATE
4			
3			
2			
1			

LAND SURVEY PLAT
WALTERS OPEN SPACE

DWN. BY IM	CHK. BY JA
SCALE 1"=100'	DATE 5/20/2020
JOB NO. 25186.00	SHT. 3 OF 6

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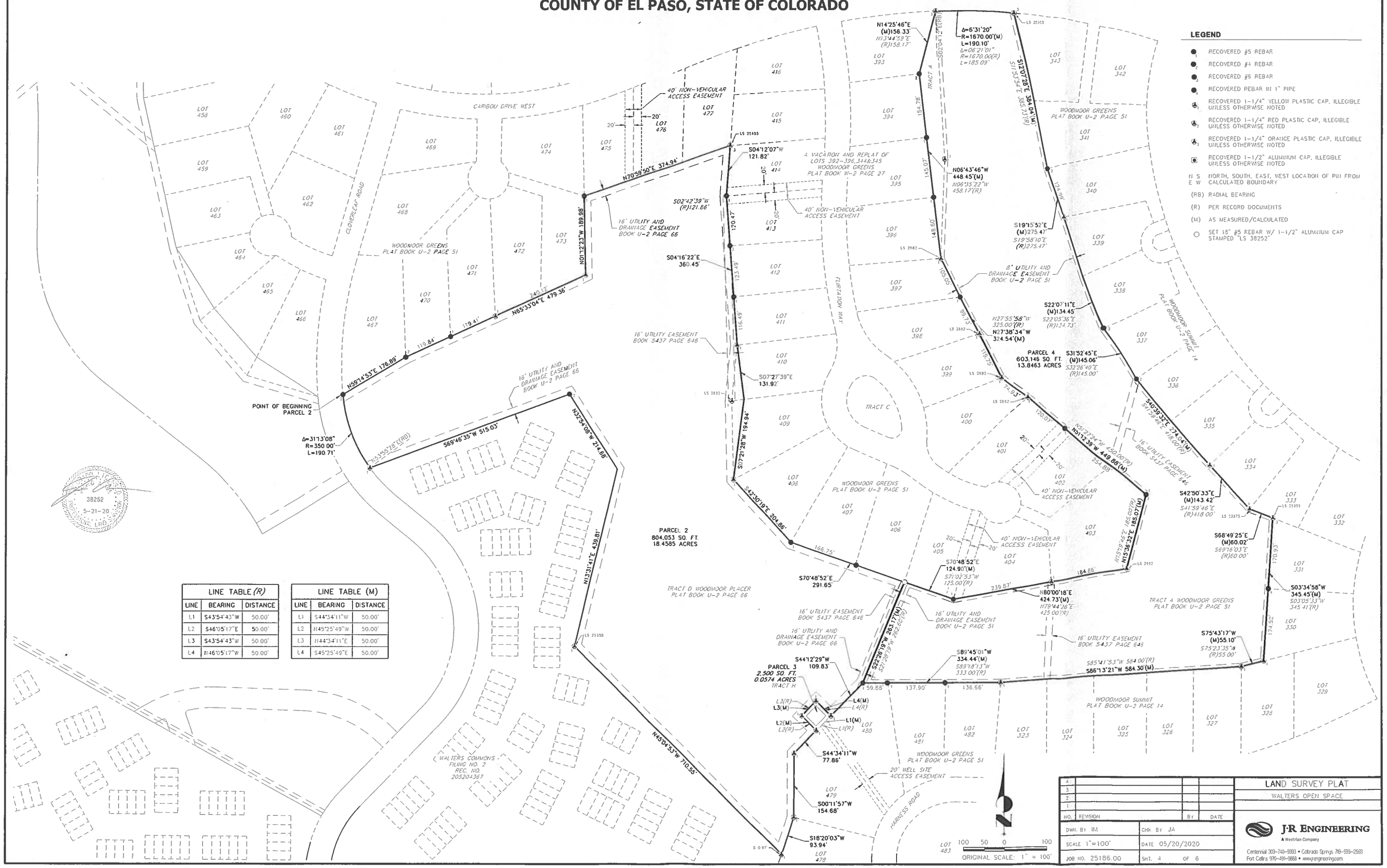
LAND SURVEY PLAT

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



LINE TABLE (R)		
LINE	BEARING	DISTANCE
L1	S43°54'43"W	50.00'
L2	S46°05'17"E	50.00'
L3	S43°54'43"W	50.00'
L4	N46°05'17"W	50.00'

LINE TABLE (M)		
LINE	BEARING	DISTANCE
L1	S44°34'11"W	50.00'
L2	N45°25'49"W	50.00'
L3	N44°34'11"E	50.00'
L4	S45°25'49"E	50.00'

NO.	REVISION	BY	DATE
4			
3			
2			
1			

DWN. BY IM	CHK. BY JA
SCALE 1"=100'	DATE 05/20/2020
JOB NO. 25186.00	SHT. 4 OF 6

LAND SURVEY PLAT
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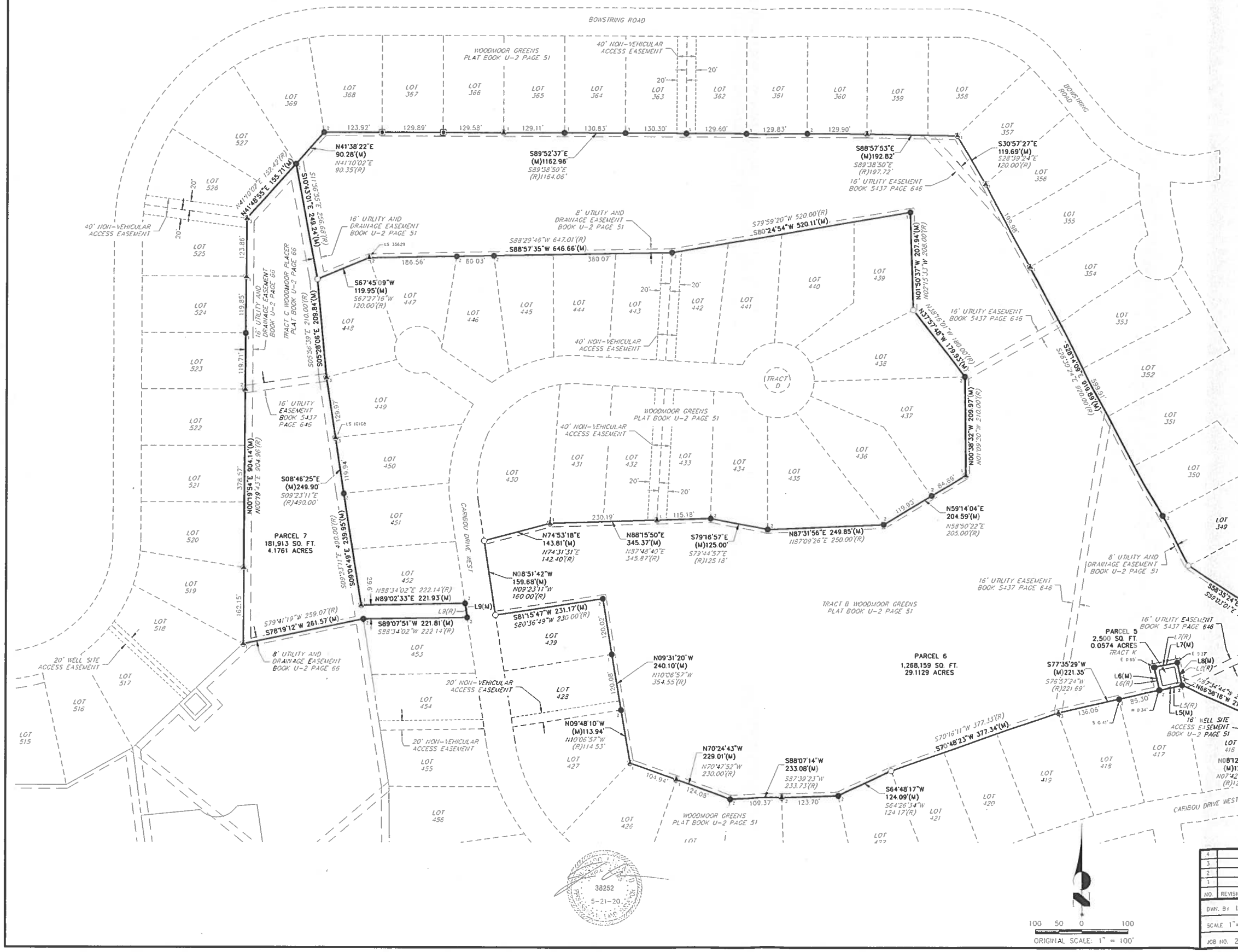
LAND SURVEY PLAT

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



LEGEND

- RECOVERED #5 REBAR
- RECOVERED #4 REBAR
- RECOVERED #6 REBAR
- RECOVERED REBAR IN 1" PIPE
- RECOVERED 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" RED PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" ORANGE PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/2" ALUMINUM CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- N S E W NORTH, SOUTH, EAST, WEST LOCATION OF PIN FROM CALCULATED BOUNDARY
- (RB) RADIAL BEARING
- (R) PER RECORD DOCUMENTS
- (M) AS MEASURED/CALCULATED
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"

LINE TABLE (R)

LINE	BEARING	DISTANCE
L5	S76°57'24"W	50.00'
L6	N13°02'36"W	50.00'
L7	N76°57'24"E	50.00'
L8	S13°02'36"E	50.00'
L9	S09°23'11"E	30.29'

LINE TABLE (M)

LINE	BEARING	DISTANCE
L5	S77°35'29"W	50.00'
L6	N12°24'31"W	50.00'
L7	N77°35'29"E	50.00'
L8	S12°24'31"E	50.00'
L9	S08°51'42"E	30.23'

NO.	REVISION	BY	DATE
4			
3			
2			
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DWN. BY IM	CHK. BY JA
SCALE 1"=100'	DATE 05/20/2020
JOB NO. 25186.00	SHT. 5 OF 6

LAND SURVEY PLAT
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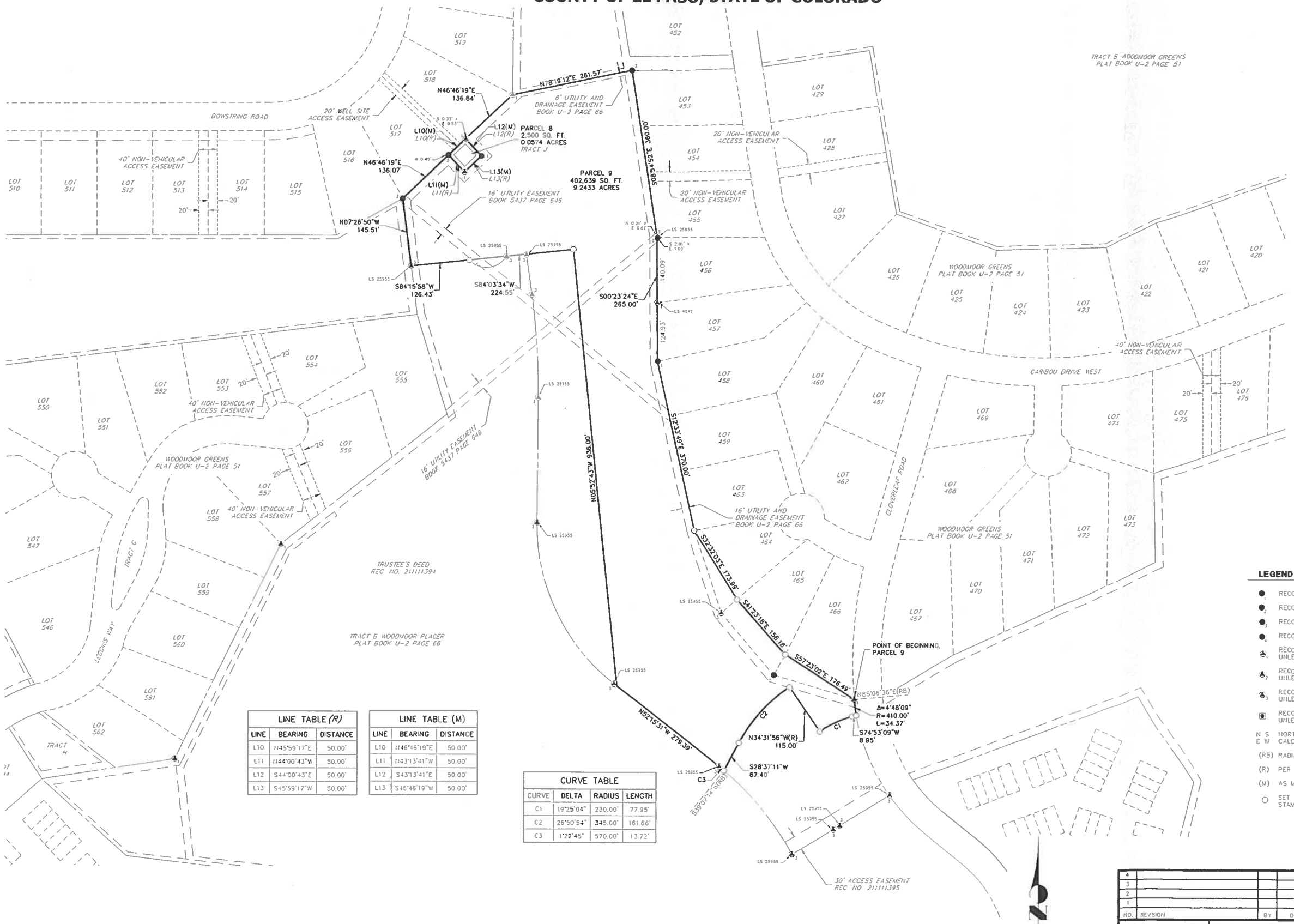
LAND SURVEY PLAT

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



LINE TABLE (R)		
LINE	BEARING	DISTANCE
L10	N45°59'17"E	50.00'
L11	N44°00'43"W	50.00'
L12	S44°00'43"E	50.00'
L13	S45°59'17"W	50.00'

LINE TABLE (M)		
LINE	BEARING	DISTANCE
L10	N46°46'19"E	50.00'
L11	N43°13'41"W	50.00'
L12	S43°13'41"E	50.00'
L13	S45°46'19"W	50.00'

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'

LEGEND

- RECOVERED #5 REBAR
- RECOVERED #4 REBAR
- RECOVERED #6 REBAR
- RECOVERED REBAR IN 1" PIPE
- RECOVERED 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" RED PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" ORANGE PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/2" ALUMINUM CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- N S E W NORTH, SOUTH, EAST, WEST LOCATION OF PIN FROM CALCULATED BOUNDARY
- (RB) RADIAL BEARING
- (R) PER RECORD DOCUMENTS
- (M) AS MEASURED/CALCULATED
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"

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

NO.	REVISION	BY	DATE
4			
3			
2			
1			

DWN. BY IM | CHK. BY JA
SCALE 1"=100' | DATE 05/20/2020
JOB NO. 25186.00 | SHT. 6 OF 6

LAND SURVEY PLAT
WALTERS OPEN SPACE

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