

**EXHIBIT**

**POND EASEMENT**

**PROPERTY DESCRIPTION**

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 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 30.00 FOOT 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 1,420.57 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 DEPARTING SAID EASTERLY LINE, THE FOLLOWING NINE (9) COURSES:

1. N05°52'43"W A DISTANCE OF 736.76 FEET;
2. N84°07'17"E A DISTANCE OF 63.40 FEET;
3. S05°52'43"E A DISTANCE OF 187.35 FEET;
4. S33°09'26"E A DISTANCE OF 128.44 FEET;
5. S12°34'03"E A DISTANCE OF 129.21 FEET;
6. S26°43'18"E A DISTANCE OF 192.07 FEET;

7. S43°56'49"E A DISTANCE OF 228.96 FEET, TO A POINT OF NON-TANGENT CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S38°50'54"E, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 22°31'56" AND AN ARC LENGTH OF 135.67 FEET, TO A POINT OF TANGENT;
9. S28°37'11"W A DISTANCE OF 67.40 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY LINE OF SAID TRUSTEE'S DEED RECORDED UNDER RECEPTION NO. 211111394;

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, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 138,550 SQUARE FEET OR 3.1807 ACRES.

**PROPERTY DESCRIPTION STATEMENT**

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

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



# EXHIBIT

SHEET 4

NW 1/4 SEC. 24  
T.11S, R.67W, 6TH PM



N05°52'43"W 736.86'

S12°34'03"E  
129.21'

S26°43'18"E 192.07'

LOT  
464

LOT  
465

LOT  
466

WOODMOOR GREENS  
PLAT BOOK U-2 PAGE 51

S43°56'49"E 228.96'

POINT OF  
BEGINNING

TRACT B WOODMOOR PLACER  
PLAT BOOK U-2 PAGE 66

S38°50'54"E(R)

Δ=22°31'56"  
R=345.00'  
L=135.67'

16' UTILITY AND  
DRAINAGE EASEMENT  
BOOK U-2 PAGE 51

TRUSTEE'S DEED  
REC. NO. 21111394

Δ=1°22'45"  
R=570.00'  
L=13.72'

S28°37'11"W  
67.40'

S39°07'14"W(R)

N27°54'57"E  
1420.57'

30.00' WITNESS CORNER  
C1/4 CORNER SEC. 23  
T.11S, R.67W, 6TH P.M.

RECOVERED 3-1/4" ALUMINUM CAP  
STAMPED "RLS 10377 1997 30.00 WC"

BASIS OF BEARINGS  
S89°54'49"E 2658.92'

POINT OF COMMENCEMENT  
30.0' REFERENCE MONUMENT  
E1/4 CORNER SEC. 23  
T.11S, R.67W, 6TH P.M.  
RECOVERED 1-1/2" ALUMINUM CAP  
STAMPED "LS 2692"

100 50 0 100

ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

POND EASEMENT  
CLOVERLEAF  
PROJECT NO.: 25186.00  
DATE: 05/14/2020

SHEET: 3 OF 4

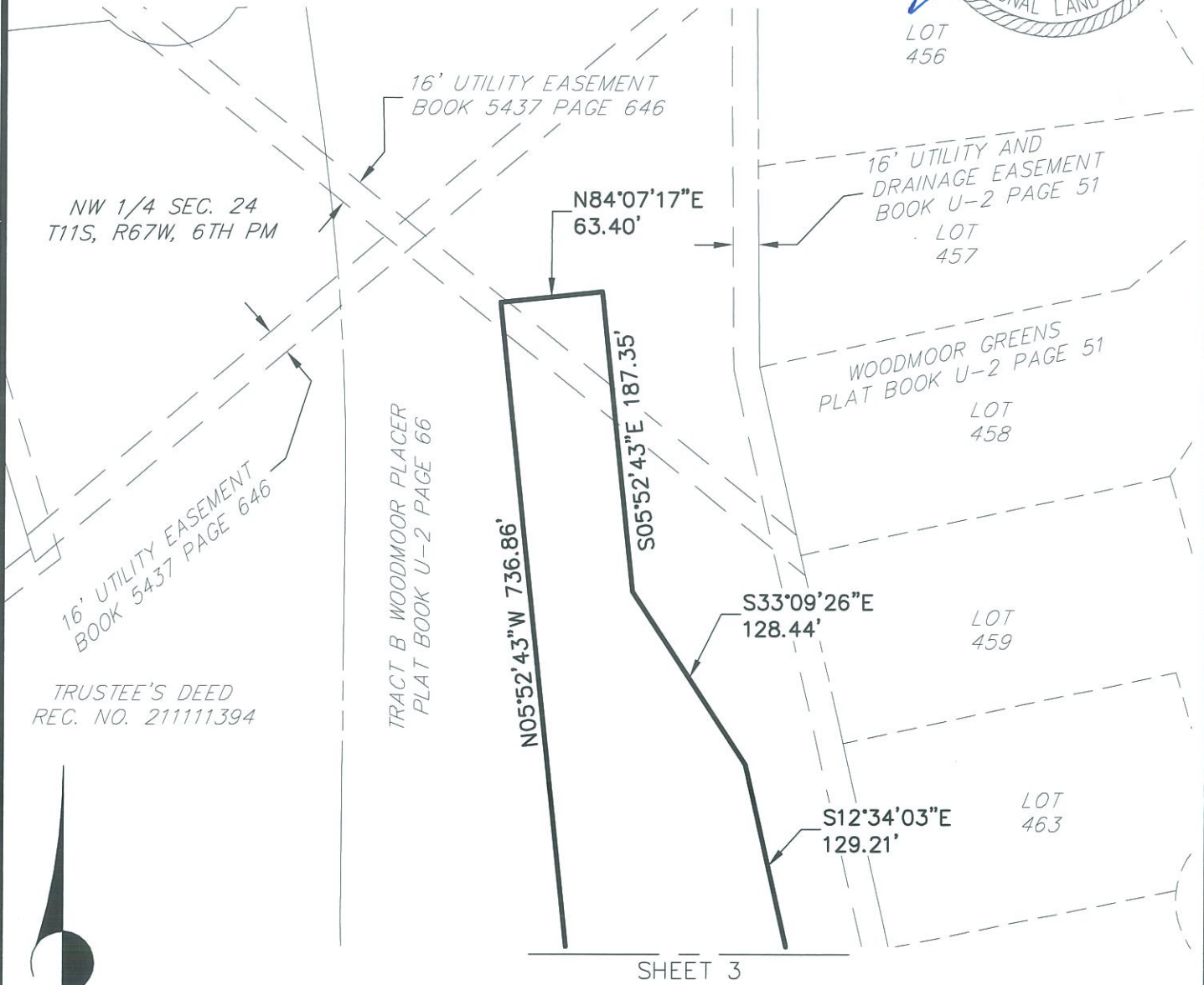


**J&R ENGINEERING**

A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

# EXHIBIT



TRUSTEE'S DEED  
REC. NO. 211111394



ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

POND EASEMENT  
CLOVERLEAF  
PROJECT NO.: 25186.00  
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