



Colorado Springs Utilities
It's how we're all connected

DIRECT PAY REQUEST

See QBD Document 10874

T=Y

E=Y

Payment will not be processed without supporting documentation attached to registration form, member

RECEIVED

By Peggy Palmgren/Accounts Payable at 8:53 am, Aug 01, 2022

Form Instructions

Direct Pay Request Guidelines

Please click "Submit Form" when form is complete with attached LEGIBLE documentation/support.

Requested Payment Date <i>(A minimum of three day is needed to process)</i>	08/04/2022	Inv #0822\$415000
Make payment to:	Turkey Canon Quarry Inc.	
Remit vendor # or Employee ID # for employee reimbursements (if known):	25236-9001	
Vendor's remit address: Please include the street, city, state and zip code	20 Boulder Crescent St., Suite 100 Colorado Springs, CO 80903	
Amount of payment:	\$ 4,150.00	
Reason for payment: <i>(This information will print on the check)</i>	Permanent Easement and Temporary Construction Easement	
Contact & Phone No for check pickup:	Linda Cucinelli/x8258	
Email address if copy of check is needed		
Real Estate Transaction?	Yes <input type="radio"/> No <input checked="" type="radio"/> (enter real estate contact name/phone # below)	
Do you have an attachment you want sent with the check? <i>(Include attachment with this form)</i>	Yes <input type="radio"/> No <input checked="" type="radio"/>	
Requestor's name/phone number	Linda Cucinelli/x8258	
Have you verified there is no active contract and PCard payment is not an option?	Yes <input checked="" type="checkbox"/> (if NO, please verify before submitting to AP)	
Approver Digital Signature Your supervisor or manager's digital signature. Approver must be set up for signature authority in RMS. Manager needs to call URS x 84357 to set up authorization.	Linda Cucinelli Digitally signed by Linda Cucinelli Date: 2022.07.28 14:59:44 -06'00'	
	\$50,000 PP 20	
Debit *G/L Account Number: A minimum 19-digit number or a 30-digit number if Account number 107000 is used	100-230425-107000-0090 293179-23476 23762 Example: 000-000000-000000-0000 (NO question marks allowed) • Also, include the Activity and Account Category number when Account number 107000 is used. Example: 000-000000-107000-0000 000000-00000	
Work Order Number: Provide only if expense must be recorded on open work order in RMS	3852264 3907819	

8/3 per Melissa, pls use cost type 0020

8/1 Emailed Melissa asking what cost type to use.

* G/L = General Ledger

F01-10874 (03/2014)

Revised 3/1/2019

8/1 per attached email, please use wo 3907819

8/1 Emailed Linda Cucinelli re: issue with activity/acct category.




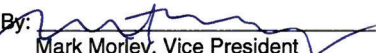
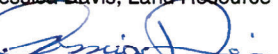

MEMORANDUM OF AGREEMENT  		Parcel • Location: East of Black Forrest Road, Northwest of Vollmer Road • Parcel # or TSN: 52000-00-264 Project: Loch Fyne Lane – Gas Line Replacement
This Agreement ("Agreement") made effective the date of the last signature hereto, is between the property owner(s), TURKEY CANON QUARRY INC. , a Colorado corporation ("Grantor") and the CITY OF COLORADO SPRINGS , Colorado, a home rule city and Colorado municipal corporation, on behalf of its enterprise Colorado Springs Utilities ("City"). This conveyance is in compliance with <i>The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021</i> , (the "Real Estate Manual"), and Colorado state law and regulations. Grantor and City hereby agree as follows:		
Property Interest:		
Permanent Easement(s): (described and depicted in attached Exhibits B-1 & C-1) Permanent Easement Area: 6,105 SF X \$0.75/SF @ 50% =	\$	2,290.00
Temporary Easement(s): (described and depicted in attached Exhibit B-2 & C-2) Temporary Easement Area: 24,799 SF X \$0.75/SF @ 10% =	\$	1,860.00
Improvements: NONE	\$	
Damages / Other: NONE	\$	
Gross Total Compensation		\$ 4,150.00
Less Credit		\$ N/A
Net Total Compensation		\$ 4,150.00
Easement Documents (attached hereto and hereby made a part of this Agreement):		
<input checked="" type="checkbox"/> Permanent Easement(s) (1)		
<input checked="" type="checkbox"/> Temporary Easement(s) (1)		
A. Grantor and City agree that: <ol style="list-style-type: none"> This Agreement is binding upon Grantor and Grantor's heirs, devisees, executors, administrators, legal representatives, successors, assigns, and designees upon execution by Grantor. This Agreement may require approval by the Colorado Springs City Council pursuant to the requirements set forth in the Real Estate Manual or City Code. Once executed and approved (if required), this Agreement will then be binding upon the City and its legal representatives, successors, assigns, and designees. There are no promises, terms, conditions, or obligations with respect to the transaction contemplated herein, other than those listed in this Agreement. Nothing in this Agreement is intended to create in the public or any individual member of the public a third party beneficiary relationship, or to authorize any person not a party to this Agreement to maintain suit for personal injuries or property damage pursuant to the terms, conditions or provisions of this Agreement. City specifically does not waive or intend to waive any protection, immunity or other provision of the Colorado Governmental Immunity Act, § § 24-10-101 to 120, C.R.S., as now written or amended in the future. Payment of the compensation to Grantor shall take place at Closing. Closing may take place at the offices of a title company ("Title Company") or such other place as City may designate. Closing shall occur after City has received the executed Easement Documents, and after City is satisfied with Grantor's title to the Property Interest. The City will be entitled to take possession of the Property Interest upon the earlier of City depositing the compensation into escrow with the Title Company or City tendering the compensation directly to Grantor, but in no event prior to approval of this Agreement by Colorado Springs City Council if such approval is required. This Agreement is expressly made subject to the limitations of § 7-60 of the Charter of the City of Colorado Springs and of Article X, § 20 of the Colorado Constitution, which limitations are incorporated herein by reference. 		
B. Grantor: <ol style="list-style-type: none"> Will execute and deliver to City the Easement Documents and such other documents as may reasonably be required by the Title Company. Will not sell the Parcel or grant any easements or other encumbrances on the Parcel that are inconsistent with the Property Interest conveyed hereunder to any third party until after the Permanent Easement is recorded and the Temporary Easement is executed. Will notify City at least thirty (30) days prior to selling the Parcel or granting any easement or other encumbrance on the Parcel as long as the Temporary Easement is in effect. Agrees to deliver clear title to the Property Interest to the City, and to defend and hold City harmless from any claims against the title to the Property Interest, and will take all required actions to secure releases, satisfactions or subordinations of any outstanding liens, leases, mortgages, judgments or other encumbrances which may affect the Property Interest. Any costs related to such releases or subordinations required to be paid shall be paid by Grantor at or before Closing whether from the proceeds of the transaction hereby contemplated or from any other source. Acknowledges the receipt and sufficiency of good and valuable consideration as shown on this Agreement which is full and just compensation for all of the land, easements, improvements and damages of any kind, occurring out of or related to City's acquisition of the Property Interest (as defined above). Will remove any and all personal property from the Property Interest within thirty (30) days after the date this Agreement is executed, and shall not place additional personal property in the Permanent or Temporary Easement Areas. 		
C. City: <ol style="list-style-type: none"> Will be entitled to specific performance of this Agreement upon tender of the compensation. Will restore any Temporary Easement Area to a condition substantially similar to what existed prior to use by City after the Project is complete. Will pay all recording fees and any fees charged by the Title Company. Reserves the right to record this Agreement and any of the Easement Documents 		
Order Warrant for: \$ 4,150.00	Payable to: Turkey Canon Quarry Inc.	
Darlene Kennedy, Real Estate Services Manager	Turkey Canon Quarry Inc.	
 Date: 7/20/22	By:  Mark Morley, Vice President	Date: 5-31-22
Jessica Davis, Land Resource Manager	Approved as to Form/Office of the City Attorney:	
 Date: 7/16/22		

EXHIBIT A-1

A parcel of land lying within Section 32, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, as recorded in the Real Property Records of El Paso County, Colorado Reception No. 218057748, being more particularly described as follows:

Commencing at the southwest corner of said section 32; thence N89°23'57"E along the south line of section 32, 30.00 feet to the point on the easterly line of Black Forest Road, according to the resolution adopted by the Board of Commissioners of El Paso County recorded in Road Book A at page 78, which point is the **Point of Beginning**; thence N00°02'19"W along said easterly line, 125.50 feet to a point on the south line of that tract of land described in book 3859 at page 151; thence along the boundary of said tract for the following four (4) courses; (1) thence N89°23'57"E, 25.20 feet; (2) thence N42°32'21"E, 664.79 feet; (3) thence N01°44'16"W, 403.43 feet; (4) thence N87°25'38"W, 463.51 feet to a point on said easterly line of Black Forest Road; thence N00°02'19"E along said easterly line, 124.08 feet; thence N89°27'58"E, 2607.50 feet; thence N00°00'40"W along the north-south centerline of section 32, 152.93 feet to the southwest corner of Holiday Hills No.1, according to the plat recorded in the plat book E2 at page 12; thence N89°31'30"E along the south line of said Holiday Hills No.1, 1260.38 feet; thence S00°33'58"E along the westerly line of Glider Port Road, as dedicated in said Holiday Hills No.1, 741.29 feet; thence S37°18'25"W along the northwesterly line of Vollmer Road, 721.56 feet; thence S89°23'57"W along the south line of section 32, 3437.29 feet to the **Point of Beginning**, County of El Paso, State of Colorado.

EXHIBIT B-1

A portion of a parcel of land lying within Section 32, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, as recorded in the Real Property Records of El Paso County, Colorado Reception No. 218057748, being more particularly described as follows:

Basis of Bearings: A portion of the easterly boundary line of Silver Ponds Subdivision Filing No.1, Reception No. 96082980, as according in the Real Property Records of El Paso County, Colorado, beginning at the southeast property corner of said subdivision, being monumented by a rebar with a white plastic cap stamped "Watts 9853", flush with the ground, and ending at the southwest corner of Holiday Hills No.1, Reception Number 277874 ,being monumented by a 3 inch aluminum disc stamped, "Watts PE-LS9853 Center S1/16 S32 1985", 0.3 feet below ground, assumed to bear $N00^{\circ}10'35''W$, a distance of 152.65 feet.

Beginning at a corner of the subject parcel as described in Special Warranty Deed 218057748, also being the southeast corner of said Silver Ponds Subdivision Filing No.1;

Thence $N00^{\circ}10'35''W$ along the property line of said subject parcel a distance of 152.65 feet;

Thence $N89^{\circ}24'13''E$ along the northly property line of said subject parcel distance of 40.00 feet;

Thence $S00^{\circ}10'35''E$ departing said northly property line, a distance of 152.65 feet;

Thence $S89^{\circ}24'13''W$, a distance of 40.00 feet to the **Point of Beginning**.

Containing 6,105 Sq. Ft., or 0.140 acres, of land more or less

The above statement is neither a warranty or guarantee, either expressed or implied.

LEGAL DESCRIPTION STATEMENT:

Legal description statement:

I, Rafael Bombacini, a Professional Land Surveyor in the State of Colorado, do hereby state that the above legal description and attached exhibit were prepared under my responsible charge and on the basis of my knowledge, information and belief are correct.



Rafael Bombacini, Professional Land Surveyor
Colorado P.L.S. No. 38794
For and on behalf of Colorado Springs Utilities

LOT 24
SILVER PONDS
SUBDIVISION FILING NO.1
REC NO: 96082980

HOLIDAY HILLS NO.1
REC NO. 277874

BAHAMA DRIVE
(60' R.O.W.)

30' INGRESS
EGRESS EASEMENT

AZORE ROAD
(60' R.O.W.)

LOT 12
SILVER PONDS
SUBDIVISION FILING NO.1
REC NO: 96082980

PERMANENT UTILITY EASEMENT
AREA: 6,105 Sq. Ft. - 0.140 Acres

UNPLATTED
TURKEY CANON QUARRY INC.
REC NO. 218057748

BASIS OF BEARING
N0°10'35"W 152.65'

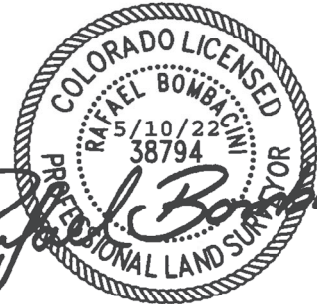
S0°10'35"E
152.65'

(60' R.O.W.)

S89°24'13"W
40.00'

(P.O.B.)

- 1 NO.4 REBAR
WHITE PLASTIC CAP
WATTS 9853
FLUSH WITH GROUND
- 2 3/8" ALUMINUM
DISK WATTS
PE-LS9853 CENTER
S_{1/8} S32 1985
0.3" BELOW GROUND
- 3 NO.4 REBAR
YELLOW PLASTIC CAP
MVE PLS 17665
FLUSH WITH GROUND



Rafael Bombacini

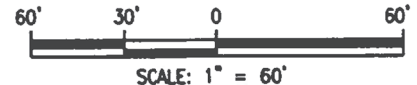


EXHIBIT C-1

Colorado Springs Utilities
It's how we're all connected

Advanced Geomatics
1521 Hancock Expy.
Colorado Springs, CO
80947

NOTE:
THIS SKETCH DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PAGE 1 OF 1

Drawn by: C. WENDT	Date: MAY 9, 2022
Checked by: R. BOMBACINI	Date: MAY 9, 2022

EXHIBIT A-2

A parcel of land lying within Section 32, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, as recorded in the Real Property Records of El Paso County, Colorado Reception No. 218057748, being more particularly described as follows:

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EXHIBIT B-2

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Commencing at a corner of the subject parcel as described in Special Warranty Deed 218057748, also being the southeast corner of said Silver Ponds Subdivision Filing No.1;

Thence $N89^{\circ}24'13''E$, a distance of 40.00 feet to the **Point of Beginning**;

Thence $N89^{\circ}24'13''E$, a distance of 620.00 feet;

Thence $N00^{\circ}10'35''W$, a distance of 40.00 feet;

Thence $S89^{\circ}24'13''W$, a distance of 620.00 feet;

Thence $S00^{\circ}10'35''E$, a distance of 40.00 feet to the **Point of Beginning**.


Containing 24,799 Sq. Ft., or 0.569 acres of land more or less.

The above statement is neither a warranty or guarantee, either expressed or implied.

LEGAL DESCRIPTION STATEMENT:

Legal description statement:

I, Rafael Bombacini, a Professional Land Surveyor in the State of Colorado, do hereby state that the above legal description and attached exhibit were prepared under my responsible charge and on the basis of my knowledge, information and belief are correct.



Rafael Bombacini

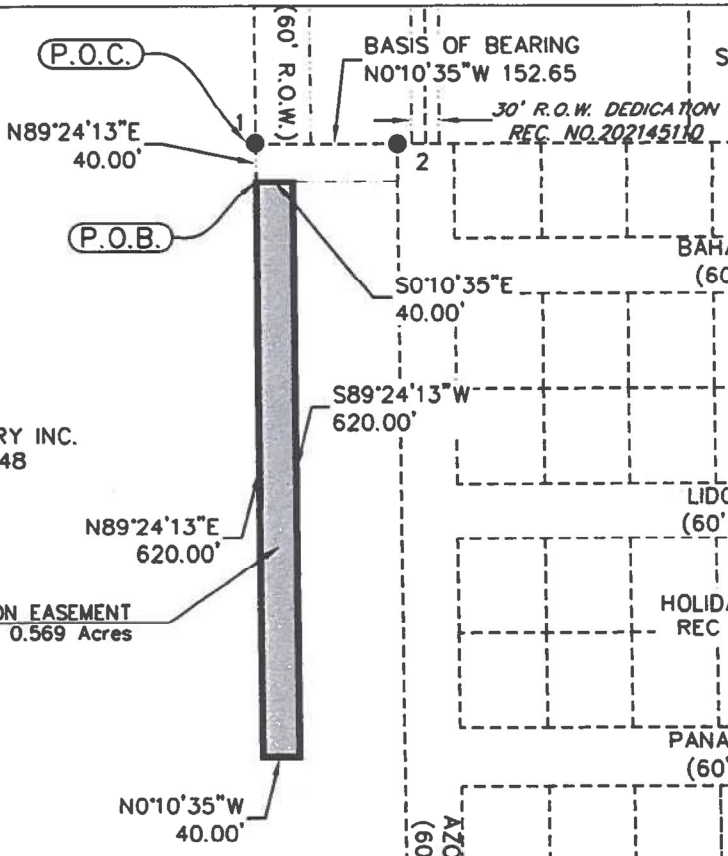
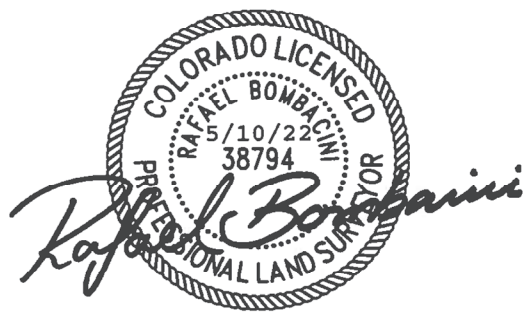
Rafael Bombacini, Professional Land Surveyor
Colorado P.L.S. No. 38794
For and on behalf of Colorado Springs Utilities

LEGEND
 1 NO.4 REBAR
 WHITE PLASTIC CAP
 WATTS 9853
 FLUSH WITH GROUND
 2 3IN ALUMINUM
 DISK WATTS
 PE-LS9853 CENTER
 S₁₆ S32 1985
 0.3" BELOW GROUND

SILVER PONDS
 SUBDIVISION FILING NO.1
 REC NO: 96082980

UNPLATTED
 TURKEY CANON QUARRY INC.
 REC NO. 218057748

TEMPORARY CONSTRUCTION EASEMENT
 AREA: 24,799 Sq. Ft. - 0.569 Acres



VOLLMER ROAD
 (R.O.W. VARIES)

AZORE ROAD
 (60' R.O.W.)

AZORE ROAD
 (60' R.O.W.)

BAHAMA DRIVE
 (60' R.O.W.)

LIDO DRIVE
 (60' R.O.W.)

HOLIDAY HILLS NO.1
 REC NO. 277874

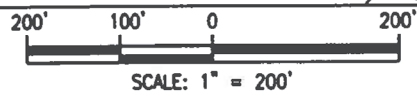
PANAMA DRIVE
 (60' R.O.W.)

RIVERIA DRIVE
 (60' R.O.W.)

TAHITI DRIVE
 (60' R.O.W.)

HIGHLAND PARK FILING NO.2
 REC. NO. 202145110

30' R.O.W. DEDICATION
 REC. NO. 202145110



Advanced Geomatics
 1521 Hancock Expy.
 Colorado Springs, CO
 80947

EXHIBIT C-2

NOTE:
 THIS SKETCH DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PAGE 1 OF 1

Drawn by: C. WENDT	Date: APRIL 21, 2022
Checked by: R. BOMBACINI	Date: APRIL 25, 2022

Peggy Palmgren

From: Melissa Lingo
Sent: Monday, August 01, 2022 10:02 AM
To: Linda Cucinelli
Cc: Peggy Palmgren; Scott Jensen
Subject: RE: Activity/Account Category Issue; FW: Direct Pay Request: Vendor: Turkey Canon Quarry Inc.

Work Order# 3907819
GL Account# 0100-230425-107000-????
Activity# 293179-2376?

-----Original Message-----

From: Linda Cucinelli <lcucinelli@csu.org>
Sent: Monday, August 1, 2022 9:41 AM
To: Melissa Lingo <mlingo@csu.org>
Cc: Peggy Palmgren <ppalmgren@csu.org>
Subject: FW: Activity/Account Category Issue; FW: Direct Pay Request: Vendor: Turkey Canon Quarry Inc.

Good morning Melissa,

Could you please provide the WO and GL string for the PEA and TCE on the Turkey Canon Quarry easements?

Thanks!

Linda

-----Original Message-----

From: Peggy Palmgren <ppalmgren@csu.org>
Sent: Monday, August 1, 2022 9:11 AM
To: Linda Cucinelli <lcucinelli@csu.org>
Subject: Activity/Account Category Issue; FW: Direct Pay Request: Vendor: Turkey Canon Quarry Inc.

Good morning Linda,

Happy August! I'm getting an error message that activity/account category (293179-23769) does not exist or is not valid with debit gl account (100-230425-107000-0090).

Would you please let me know if there is a different wo # and/or gl account that the attached direct pay should be charged to?

Thank you and hope you have a great week,

Peggy Palmgren | Accounting Tech
Colorado Springs Utilities | Financial Services O (719) 668-8512 | F (719) 668-8600 or (719) 668-8547

-----Original Message-----



From: Linda Cucinelli <lcucinelli@csu.org>
Sent: Monday, August 01, 2022 8:19 AM
To: G_C_Accounts_Payable <accountspayable@csu.org>
Subject: Direct Pay Request: Vendor: Turkey Canon Quarry Inc.

Good morning!

The attached direct pay request has been submitted to pay Turkey Canon Quarry Inc.. Please review and process for payment.

Thanks so much!

Linda

 <p>COLORADO SPRINGS OLYMPIC CITY USA</p>	 <p>Colorado Springs Utilities <i>It's how we're all connected</i></p>	Parcel <ul style="list-style-type: none"> • Location: East of Black Forrest Road, Northwest of Vollmer Road
		<ul style="list-style-type: none"> • Parcel # or TSN: 52000-00-562
Project: Loch Fyne Lane – Gas Line Replacement		

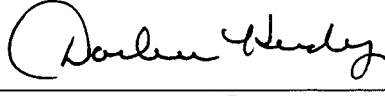
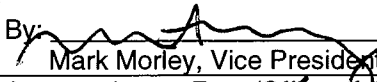
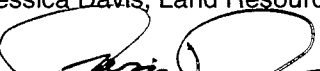
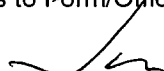
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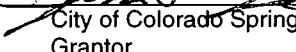
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Temporary Easement Area: 63,817 SF X \$0.75/SF @ 10% =	\$ 4,790.00
Improvements: NONE	\$
Damages / Other: NONE	\$
Gross Total Compensation	\$ 4,790.00
Less Credit	\$ N/A
Net Total Compensation	\$ 4,790.00

Easement Documents (attached hereto and hereby made a part of this Agreement):

<input type="checkbox"/>	Permanent Easement(s) (X Number)
<input checked="" type="checkbox"/>	Temporary Easement(s) (1)

- A. Grantor and City agree that:
- This Agreement is binding upon Grantor and Grantor's heirs, devisees, executors, administrators, legal representatives, successors, assigns, and designees upon execution by Grantor.
 - This Agreement may require approval by the Colorado Springs City Council pursuant to the requirements set forth in the Real Estate Manual or City Code. Once executed and approved (if required), this Agreement will then be binding upon the City and its legal representatives, successors, assigns, and designees.
 - There are no promises, terms, conditions, or obligations with respect to the transaction contemplated herein, other than those listed in this Agreement.
 - Nothing in this Agreement is intended to create in the public or any individual member of the public a third party beneficiary relationship, or to authorize any person not a party to this Agreement to maintain suit for personal injuries or property damage pursuant to the terms, conditions or provisions of this Agreement. City specifically does not waive or intend to waive any protection, immunity or other provision of the Colorado Governmental Immunity Act, § § 24-10-101 to 120, C.R.S., as now written or amended in the future.
 - Payment of the compensation to Grantor shall take place at Closing. Closing may take place at the offices of a title company ("Title Company") or such other place as City may designate. Closing shall occur after City has received the executed Easement Documents, and after City is satisfied with Grantor's title to the Property Interest.
 - The City will be entitled to take possession of the Property Interest upon the earlier of City depositing the compensation into escrow with the Title Company or City tendering the compensation directly to Grantor, but in no event prior to approval of this Agreement by Colorado Springs City Council if such approval is required.
 - This Agreement is expressly made subject to the limitations of § 7-60 of the Charter of the City of Colorado Springs and of Article X, § 20 of the Colorado Constitution, which limitations are incorporated herein by reference.
- B. Grantor:
- Will execute and deliver to City the Easement Documents and such other documents as may reasonably be required by the Title Company.
 - Will not sell the Parcel or grant any easements or other encumbrances on the Parcel that are inconsistent with the Property Interest conveyed hereunder to any third party until after the Temporary Easement is executed.
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 - Agrees to deliver clear title to the Property Interest to the City, and to defend and hold City harmless from any claims against the title to the Property Interest, and will take all required actions to secure releases, satisfactions or subordinations of any outstanding liens, leases, mortgages, judgments or other encumbrances which may affect the Property Interest. Any costs related to such releases or subordinations required to be paid shall be paid by Grantor at or before Closing whether from the proceeds of the transaction hereby contemplated or from any other source.
 - Acknowledges the receipt and sufficiency of good and valuable consideration as shown on this Agreement which is full and just compensation for all of the land, easements, improvements and damages of any kind, occurring out of or related to City's acquisition of the Property Interest (as defined above).
 - Will remove any and all personal property from the Property Interest within thirty (30) days after the date this Agreement is executed, and shall not place additional personal property in the Temporary Easement Area.
- C. City:
- Will be entitled to specific performance of this Agreement upon tender of the compensation.
 - Will restore any Temporary Easement Area to a condition substantially similar to what existed prior to use by City after the Project is complete.
 - Will pay all recording fees and any fees charged by the Title Company.
 - Reserves the right to record this Agreement and any of the Easement Documents

Order Warrant for: \$ 4,790.00	Payable to: Turkey Canon Quarry Inc.
Darlene Kennedy, Real Estate Services Manager	Turkey Canon Quarry Inc.
 Date: 12/6/22	By:  Date: 12-6-22
Jessica Davis, Land Resource Manager	Approved as to Form/Office of the City Attorney:
 Date: 12/6/22	

cc:  City of Colorado Springs (original)
Grantor

RES File # 20407

Exhibit A

A parcel of land lying within Section 32, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, as recorded in the Real Property Records of El Paso County, Colorado Reception No. 218057748, being more particularly described as follows:

Commencing at the southwest corner of said section 32; thence $N89^{\circ}23'57''E$ along the south line of section 32, 30.00 feet to the point on the easterly line of Black Forest Road, according to the resolution adopted by the Board of Commissioners of El Paso County recorded in Road Book A at page 78, which point is the **Point of Beginning**; thence $N00^{\circ}02'19''W$ along said easterly line, 125.50 feet to a point on the south line of that tract of land described in book 3859 at page 151; thence along the boundary of said tract for the following four (4) courses; (1) thence $N89^{\circ}23'57''E$, 25.20 feet; (2) thence $N42^{\circ}32'21''E$, 664.79 feet; (3) thence $N01^{\circ}44'16''W$, 403.43 feet; (4) thence $N87^{\circ}25'38''W$, 463.51 feet to a point on said easterly line of Black Forest Road; thence $N00^{\circ}02'19''E$ along said easterly line, 124.08 feet; thence $N89^{\circ}27'58''E$, 2607.50 feet; thence $N00^{\circ}00'40''W$ along the north-south centerline of section 32, 152.93 feet to the southwest corner of Holiday Hills No.1, according to the plat recorded in the plat book E2 at page 12; thence $N89^{\circ}31'30''E$ along the south line of said Holiday Hills No.1, 1260.38 feet; thence $S00^{\circ}33'58''E$ along the westerly line of Glider Port Road, as dedicated in said Holiday Hills No.1, 741.29 feet; thence $S37^{\circ}18'25''W$ along the northwesterly line of Vollmer Road, 721.56 feet; thence $S89^{\circ}23'57''W$ along the south line of section 32, 3437.29 feet to the **Point of Beginning**, County of El Paso, State of Colorado.

Exhibit B

A portion of a parcel of land lying within Section 32, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, as recorded in the Real Property Records of El Paso County, Colorado Reception No. 218057748, being more particularly described as follows:

Basis of Bearings: A portion of the easterly boundary line of Silver Ponds Subdivision Filing No.1, Reception No. 96082980, as according in the Real Property Records of El Paso County, Colorado, beginning at the southeast property corner of said subdivision, being monumented by a rebar with a white plastic cap stamped "Watts 9853", flush with the ground, and ending at the southwest corner of Holiday Hills No.1, Reception Number 277874 ,being monumented by a 3 inch aluminum disc stamped, "Watts PE-LS9853 Center S1/16 S32 1985", 0.3 feet below ground, assumed to bear $N00^{\circ}10'35''W$, a distance of 152.65 feet.

Temporary Construction Easement (TCE) 1

Commencing at a corner of the subject parcel as described in Special Warranty Deed 218057748, also being the southeast corner of said Silver Ponds Subdivision Filing No.1;

Thence $N89^{\circ}20'25''E$, a distance of 640.00 feet to the **Point of Beginning**;

Thence $N89^{\circ}20'25''E$, a distance of 375.00 feet;

Thence $N00^{\circ}14'23''W$, a distance of 40.00 feet;

Thence $S89^{\circ}20'25''W$, a distance of 375.00 feet;

Thence $S00^{\circ}14'23''E$, a distance of 40.00 feet to the **Point of Beginning**.

Containing 15,000 Sq. Ft., or 0.344 acres of land more or less.

TCE 2

Commencing at a corner of the subject parcel as described in Special Warranty Deed 218057748, also being the southeast corner of said Silver Ponds Subdivision Filing No.1;

Thence N14°24'59"E, a distance of 158.09 feet to a point on the northern property line of said parcel and the **Point of Beginning**;

Thence along said property line N89°20'25"E, a distance of 1220.45 feet to the northeastern property corner of said parcel;

Thence along the western property line of said parcel S00°11'05"E, a distance of 40.00 feet;

Thence S89°20'25"W, a distance of 1220.41 feet;

Thence N00°14'23"W, a distance of 40.00 feet to the northern property line of said parcel and the **Point of Beginning**.

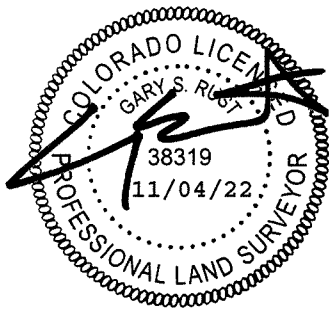
Containing 48,817 Sq. Ft., or 1.121 acres of land, more or less, for a combined total of 63,817 Sq. Ft., or 1.465 acres of land, more or less.

The above statement is neither a warranty or guarantee, either expressed or implied.

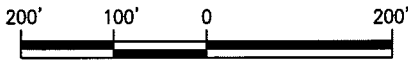
LEGAL DESCRIPTION STATEMENT:

Legal description statement:

I, Gary S. Rust, a Professional Land Surveyor in the State of Colorado, do hereby state that the above legal description and attached exhibit were prepared under my responsible charge and on the basis of my knowledge, information and belief are correct.



Gary S. Rust, Professional Land Surveyor
Colorado P.L.S. No. 38319
For and on behalf of Colorado Springs Utilities



SCALE: 1" = 200'

- LEGEND**
- 1 REBAR W/ WPC "WATTS 9853", FLUSH WITH GROUND
 - 2 3IN ALD "WATTS PE-LS 9853 CENTER S₁₈ S32 1985", 0.3' BELOW GROUND

BASIS OF BEARINGS
 N0°14'23"W 152.65'

SILVER PONDS
 SUBDIVISION FIL NO 1
 REC NO. 96082980

UNPLATTED
 TURKEY CANON
 QUARRY INC
 REC NO 218057748

(P.O.C.)

N14°24'59"E
 158.09' (TIE)

(P.O.B.
 TCE 2)

N0°14'23"W
 40.00'

BAHAMA DR
 (60' R.O.W.)

N89°20'25"E 660.00' (TIE)

LIDO DR
 (60' R.O.W.)

S0°14'23"E
 40.00'

(P.O.B.
 TCE 1)

N89°20'25"E
 375.00'

S89°20'25"W
 375.00'

S89°20'25"W 1,220.41'

N89°20'25"E 1,220.45'

PANAMA DR
 (60' R.O.W.)

HOLIDAY
 HILLS NO. 1
 REC NO. 277874

N0°14'23"W
 40.00'

S0°11'05"E
 40.00'

AZORE RD
 (60' R.O.W.)

RIVERIA DR
 (60' R.O.W.)

TAHITI DR
 (60' R.O.W.)

TAHITA DR
 (60' R.O.W.)

TRACT D
 EL PASO COUNTY
 REC NO 220213254

HIGHLAND PARK
 FILING NO. 2
 REC NO. 202145110

LOT 96
 CHRIS & JANE SONG
 9226 BEN TIRAN CT
 REC NO 207162991




 Colorado Springs Utilities
It's how we're all connected
 Advanced Geomatics
 1521 Hancock Expy.
 Colorado Springs, CO
 80947

EXHIBIT C

NOTE :
 THIS SKETCH DOES NOT REPRESENT A MONUMENTED LAND SURVEY. PAGE 1 OF 1

Drawn by: P. CLIFTON	Date: SEPTEMBER 12, 2022
Checked by: G. RUST	Date: SEPTEMBER 12, 2022

Exhibit A

A parcel of land lying within Section 32, Township 12 South, Range 65 West of the 6th P.M. El Paso County, Colorado, being more particularly described as Lot 97, Highland Park Filing No. 2, as recorded in the Real Property Records of El Paso County, Colorado, at Reception No. 202145110.

Exhibit B

A portion of a parcel of land lying within Section 32, Township 12 South, Range 65 West of the 6th P.M. El Paso County, Colorado, being more particularly described as Lot 97, Highland Park Filing No. 2, as recorded in the Real Property Records of El Paso County, Colorado, at Reception No. 202145110.

Basis of Bearings: The southwesterly property line of said lot. Said line is monumented at the northwesterly end by a rebar with an illegible yellow plastic cap, flush with ground, and at the southeasterly end by a rebar with yellow plastic cap stamped “WKC&ASSOC PLS4842”, flush ground, with an assumed bearing of N49°48’46”W, a distance of 391.37 feet;

Beginning at the southeasterly end of said line which is also the southern property corner of said lot;

Thence along said line N49°48’46”W, a distance of 391.37 feet to the western property line of said lot;

Thence along said property line N00°11’05”W, a distance of 33.38 feet;

Thence N89°20’25”E, a distance of 22.27 feet;

Thence S49°48’46”E, a distance of 396.14 feet to a point on the southeasterly property line of said lot;

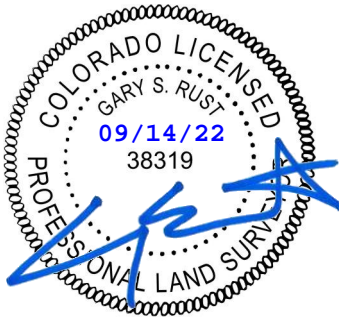
Thence along said property line S40°11’14”W, a distance of 40.00 feet to the southern property corner of said lot and the **Point of Beginning**.

Containing 16,122 Sq. Ft., or 0.370 acres, of land more or less.

The above statement is neither a warranty or guarantee, either expressed or implied.

Legal description statement:

I, Gary S. Rust, a Professional Land Surveyor in the State of Colorado, do hereby state that the above legal description and attached exhibit were prepared under my responsible charge and on the basis of my knowledge, information and belief are correct.



Gary S. Rust, Professional Land Surveyor
Colorado P.L.S. No. 38319
For and on behalf of Colorado Springs Utilities



LOT 96
CHRIS & JANE SONG
9226 BEN TIRRAW CT
REC NO 207162991

BEN TIRRAW CT
(60' R.O.W.)

LOT 98
ALBINO FLETES &
SANDRA REBOLLAR
9225 BEN TIRRAW CT
REC NO 216059794

HIGHLAND PARK
FILING NO. 2
REC NO. 202145110

HOLIDAY
HILLS NO. 1
REC NO. 277874

N89°20'25"E
22.27'

LOT 97
TYRONE & CICELIA
SMITH
9205 BEN TIRRAW CT
REC NO 216066695

N0°11'05"W
33.38'

TAHITA DR
(60' R.O.W.)

S49°48'46"E 396.14'
BASIS OF BEARINGS
N49°48'46"W 391.37'

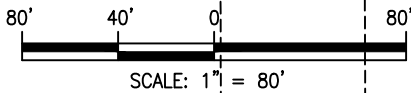
TRACT D
EL PASO COUNTY
REC NO 220213254

VOLLMER RD
(R.O.W. VARIES)

(P.O.B.)

S40°11'14"W
40.00'

LEGEND
1 REBAR W/ YPC
ILLEGIBLE, FLUSH WITH
GROUND
2 REBAR W/ YPC
"WDC&ASSOC PLS4842",
FLUSH WITH GROUND



Advanced Geomatics
1521 Hancock Expy.
Colorado Springs, CO
80947

EXHIBIT C

NOTE :
THIS SKETCH DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PAGE 1 OF 1

Drawn by: P. CLIFTON

Date: SEPTEMBER 9, 2022

Checked by: G. RUST

Date: SEPTEMBER 9, 2022

Exhibit A

A parcel of land lying within Section 32, Township 12 South, Range 65 West of the 6th P.M. El Paso County, Colorado, being more particularly described as Lot 102, Highland Park Filing No. 2, as recorded in the Real Property Records of El Paso County, Colorado, at Reception No. 202145110.

Exhibit B

A portion of a parcel of land lying within Section 32, Township 12 South, Range 65 West of the 6th P.M. El Paso County, Colorado, being more particularly described as Lot 102, Highland Park Filing No. 2, as recorded in the Real Property Records of El Paso County, Colorado, at Reception No. 202145110.

Basis of Bearings: The eastern property line of said lot. Said line is monumented at the northern end by a rebar with aluminum cap stamped "PLS 4842", flush with ground, and at the southern end by a rebar with yellow plastic cap with illegible stamping, flush ground, with an assumed bearing of $N00^{\circ}06'07''W$, a distance of 399.12 feet;

Beginning at the southern end of said line which is also the southeasterly property corner of said lot;

Thence $S40^{\circ}49'47''W$, a distance of 61.05 feet along the southeasterly property line of said lot;

Thence $N00^{\circ}06'07''W$, a distance of 406.27 feet to a point on the southerly line of a 50 foot wide Grant of Right of Way to the City of Colorado Springs as recorded at Book 1622 Page 76 in the Real Property Records of El Paso County, Colorado;

Thence along said line $S48^{\circ}19'52''E$, a distance of 53.63 feet to a point on the eastern property line of said lot;

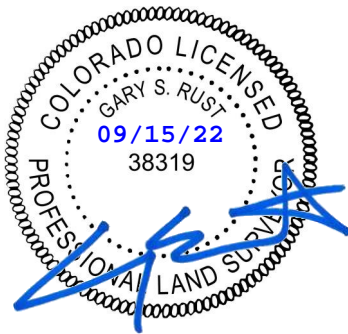
Thence along said line $S00^{\circ}06'07''E$, a distance of 324.41 feet to the **Point of Beginning**.

Containing 14,613 Sq. Ft., or 0.335 acres, of land more or less.

The above statement is neither a warranty or guarantee, either expressed or implied.

Legal description statement:

I, Gary S. Rust, a Professional Land Surveyor in the State of Colorado, do hereby state that the above legal description and attached exhibit were prepared under my responsible charge and on the basis of my knowledge, information and belief are correct.



Gary S. Rust, Professional Land Surveyor
Colorado P.L.S. No. 38319
For and on behalf of Colorado Springs Utilities

WILDRIDGE
SUBDIVISION II
REC NO. 587636

50FT GAS ESMT
B1622 P76



LOT 103
MICHAEL & STACY
GROVER
9361 LOCHWINNOCH LN
REC NO 213008744

HIGHLAND PARK
FILING NO. 2
REC NO. 202145110

LOT 102
ROBERTO & GRISELDA
MORENO
9325 LOCHWINNOCH LN
REC NO 219098006

S48°19'52"E
53.63'

N0°06'07"W 406.27'

S0°06'07"E 324.41'

BASIS OF BEARINGS
N0°06'07"W 399.12'

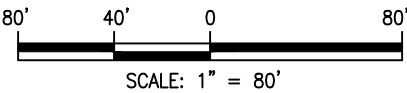
(P.O.B.)

S40°49'47"W
61.05'

LOCHWINNOCH LN
(60' R.O.W.)

VOLLMER RD
(R.O.W. VARIES)

- LEGEND**
- 1 REBAR W/ ALC "PLS 4842", FLUSH WITH GROUND
 - 2 REBAR W/ YPC ILLEGIBLE, FLUSH WITH GROUND



Advanced Geomatics
1521 Hancock Expy.
Colorado Springs, CO
80947

EXHIBIT C

NOTE :
THIS SKETCH DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PAGE 1 OF 1

Drawn by: P. CLIFTON

Date: SEPTEMBER 9, 2022

Checked by: G. RUST

Date: SEPTEMBER 9, 2022

Exhibit A

A parcel of land lying within Section 32, Township 12 South, Range 65 West of the 6th P.M. El Paso County, Colorado, being more particularly described as Tract D, Highland Park Filing No. 2, as recorded in the Real Property Records of El Paso County, Colorado, at Reception No. 202145110.

Exhibit B

A portion of a parcel of land lying within Section 32, Township 12 South, Range 65 West of the 6th P.M. El Paso County, Colorado, being more particularly described as Tract D, Highland Park Filing No. 2, as recorded in the Real Property Records of El Paso County, Colorado, at Reception No. 202145110.

Basis of Bearings: The northeasterly property line of said tract. Said line is monumented at the northwesterly end by a rebar with an illegible yellow plastic cap, flush with ground, and at the southeasterly end by a rebar with yellow plastic cap stamped “WKC&ASSOC PLS4842”, flush ground, with an assumed bearing of N49°48’46”W, a distance of 391.37 feet;

Beginning at the northwesterly end of said line which is also the southern end of the eastern property line;

Thence along said eastern property line N00°11’05”W, a distance of 33.38 feet;

Thence S89°20’25”W, a distance of 30.00 feet to the western property line of said tract;

Thence along said property line S00°11’05”E, a distance of 40.00 feet;

Thence N89°20’25”E, a distance of 37.71 feet to said northeasterly property line;

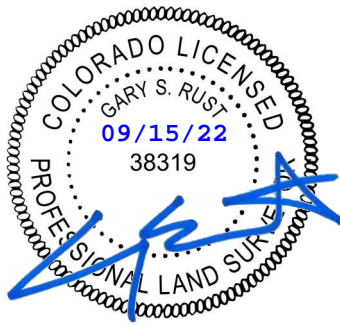
Thence along said line N49°48’46”W, a distance of 10.12 feet to the **Point of Beginning**.

Containing 1,225 Sq. Ft., or 0.028 acres, of land more or less.

The above statement is neither a warranty or guarantee, either expressed or implied.

Legal description statement:

I, Gary S. Rust, a Professional Land Surveyor in the State of Colorado, do hereby state that the above legal description and attached exhibit were prepared under my responsible charge and on the basis of my knowledge, information and belief are correct.



Gary S. Rust, Professional Land Surveyor
Colorado P.L.S. No. 38319
For and on behalf of Colorado Springs Utilities



LOT 96
CHRIS & JANE SONG
9226 BEN TIRRAW CT
REC NO 207162991

BEN TIRRAW CT
(60' R.O.W.)

LOT 98
ALBINO FLETES &
SANDRA REBOLLAR
9225 BEN TIRRAW CT
REC NO 216059794

HIGHLAND PARK
FILING NO. 2
REC NO. 202145110

HOLIDAY
HILLS NO. 1
REC NO. 277874

LOT 97
TYRONE & CICELIA
SMITH
9205 BEN TIRRAW CT
REC NO 216066695

S89°20'25"W
30.00'
S0°11'05"E
40.00'
N0°11'05"W
33.38'
N49°48'46"W
10.12'

N89°20'25"E
37.71'
TAHITA DR
(60' R.O.W.)

(P.O.B.)

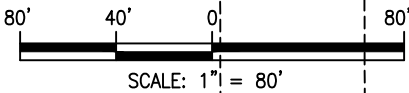
BASIS OF BEARINGS
N49°48'46"W 391.37'

VOLLMER RD
(R.O.W. VARIES)

TRACT D
EL PASO COUNTY
REC NO 220213254

LEGEND

- 1 REBAR W/ YPC
ILLEGIBLE, FLUSH WITH
GROUND
- 2 REBAR W/ YPC
"WDC&ASSOC PLS4842",
FLUSH WITH GROUND



Colorado Springs Utilities
It's how we're all connected

Advanced Geomatics
1521 Hancock Expy.
Colorado Springs, CO
80947

EXHIBIT C

NOTE :
THIS SKETCH DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PAGE 1 OF 1

Drawn by: P. CLIFTON

Date: SEPTEMBER 9, 2022

Checked by: G. RUST

Date: SEPTEMBER 9, 2022