



**PRIVATE DETENTION BASIN /
STORMWATER QUALITY BEST MANAGEMENT PRACTICE
MAINTENANCE AGREEMENT AND EASEMENT**

This PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT (Agreement) is made by and between EL PASO COUNTY by and through THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO (Board or County) and Rice Ranch LLC (Owner or Developer). The above may occasionally be referred to herein singularly as "Party" and collectively as "Parties."

Recitals

A. WHEREAS, Developer is the owner of certain real estate (the Property or Subdivision) in El Paso County, Colorado, which Property is legally described in Exhibit A attached hereto and incorporated herein by this reference; and

B. WHEREAS, Developer desires develop on the Property a land use to be known as Rice Ranch; and

C. WHEREAS, the development of this Property will substantially increase the volume of water runoff and will decrease the quality of the stormwater runoff from the Property, and, therefore, it is in the best interest of public health, safety and welfare for the County to condition approval of this land use on Developer's promise to construct adequate drainage, water runoff control facilities, and stormwater quality structural Best Management Practices ("BMPs") for the land use; and

D. WHEREAS, Chapter 8, Section 8.4.5 of the El Paso County Land Development Code, as periodically amended, promulgated pursuant to Section 30-28-133(1), Colorado Revised Statutes (C.R.S.), requires the County to condition approval of all subdivisions on a developer's promise to so construct adequate drainage, water runoff control facilities, and BMPs in subdivisions; and

E. WHEREAS, the Drainage Criteria Manual, Volume 2, as amended by Appendix I of the El Paso County Engineering Criteria Manual (ECM), as each may be periodically amended, promulgated pursuant to the County's Colorado Discharge Permit System General Permit (MS4 Permit) as required by Phase II of the National Pollutant Discharge Elimination System (NPDES), which MS4 Permit requires that the County take measures to protect the quality of stormwater from sediment and other contaminants, requires subdividers, developers, landowners, and owners of facilities located in the County's rights-of-way or easements to provide adequate permanent stormwater quality BMPs with new development or significant redevelopment; and

F. WHEREAS, Section 2.9 of the El Paso County Drainage Criteria Manual provides for a developer's promise to maintain a subdivision's drainage facilities in the event the County does not assume such responsibility; and

G. WHEREAS, developers in El Paso County have historically chosen water runoff detention basins as a means to provide adequate drainage and water runoff control in subdivisions, which basins, while effective, are less expensive for developers to construct than other methods of providing drainage and water runoff control; and

H. WHEREAS, Developer desires to construct for the land use two detention basin/stormwater quality BMP(s) (“detention basin/BMP(s)”) as the means for providing adequate drainage and stormwater runoff control and to meet requirements of the County’s MS4 Permit, and to operate, clean, maintain and repair such detention basin/BMP(s); and

I. WHEREAS, Developer desires to construct the detention basin/BMP(s) on property that is indicated, and as set forth on Exhibit B attached hereto; and

J. WHEREAS, Developer shall be charged with the duties of constructing, operating, maintaining and repairing the detention basin/BMP(s) on the Property described in Exhibit B; and

K. WHEREAS, it is the County’s experience that subdivision developers and property owners historically have not properly cleaned and otherwise not properly maintained and repaired these detention basins/BMPs, and that these detention basins/BMPs, when not so properly cleaned, maintained, and repaired, threaten the public health, safety and welfare; and

L. WHEREAS, the County, in order to protect the public health, safety and welfare, has historically expended valuable and limited public resources to so properly clean, maintain, and repair these detention basins/BMPs when developers and property owners have failed in their responsibilities, and therefore, the County desires the means to recover its costs incurred in the event the burden falls on the County to so clean, maintain and repair the detention basin/BMP(s) serving this subdivision/land use due to the Developer/Owner’s failure to meet its obligations to do the same; and

M. WHEREAS, the County conditions approval of this subdivision/land use on the Developer’s promise to so construct the detention basin/BMP(s), and conditions approval on the Owner’s promise to reimburse the County in the event the burden falls upon the County to so clean, maintain and/or repair the detention basin/BMP(s) serving this Subdivision; and

N. WHEREAS, the County could condition subdivision/land use approval on the Developer’s promise to construct a different and more expensive drainage, water runoff control system and BMPs than those proposed herein, which more expensive system would not create the possibility of the burden of cleaning, maintenance and repair expenses falling on the County; however, the County is willing to forego such right upon the performance of Developer/Owner’s promises contained herein; and

O. WHEREAS, the County, in order to secure performance of the promises contained herein, conditions approval of this subdivision/land use upon the Developer’s grant herein of a perpetual Easement over a portion of the Property for the purpose of allowing the County to periodically access, inspect, and, when so necessary, to clean, maintain and/or repair the detention basin/BMP(s); and

Agreement

NOW, THEREFORE, in consideration of the mutual Promises contained herein, the sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals: The Parties incorporate the Recitals above into this Agreement.

2. Covenants Running with the Land: Developer/Owner agrees that this entire Agreement and the performance thereof shall become a covenant running with the land, which land is legally described in Exhibit A attached hereto, and that this entire Agreement and the performance thereof shall be binding upon itself, its successors and assigns.

3. Construction: Developer shall construct on that portion of the Property described in Exhibit B attached hereto and incorporated herein by this reference, two detention basin/BMP(s). Developer shall not commence construction of the detention basin/BMP(s) until the El Paso County Planning and Community Development Department (PCD) has approved in writing the plans and specifications for the detention basin/BMP(s) and this Agreement has been signed by all Parties and returned to the PCD. Developer shall complete construction of the detention basin/BMP(s) in substantial compliance with the County-approved plans and specifications for the detention basin/BMP(s). Failure to meet these requirements shall be a material breach of this Agreement, and shall entitle the County to pursue any remedies available to it at law or in equity to enforce the same. Construction of the detention basin/BMP(s) shall be substantially completed within one (1) year (defined as 365 days), which one year period will commence to run on the date the approved plat of this Subdivision is recorded in the records of the El Paso County Clerk and Recorder. In cases where a subdivision is not required, the one year period will commence to run on the date the Erosion and Stormwater Quality Control Permit (ESQCP) is issued. Rough grading of the detention basin/BMP(s) must be completed and inspected by the El Paso County Planning and Community Development Department prior to commencing road construction.

In the event construction is not substantially completed within the one (1) year period, then the County may exercise its discretion to complete the project, and shall have the right to seek reimbursement from the Developer/Owner and its successors and assigns, for its actual costs and expenses incurred in the process of completing construction. The term actual costs and expenses shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tool and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the Provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

4. Maintenance: The Developer/Owner agrees for itself and its successors and assigns, that it will regularly and routinely inspect, clean and maintain the detention basin/BMP(s), and otherwise keep the same in good repair, all at its own cost and expense. No trees or shrubs that will impair the structural integrity of the detention basin/BMP(s) shall be planted or allowed to grow on the detention basin/BMP(s).

5. Creation of Easement: Developer/Owner hereby grants the County a non-exclusive perpetual easement upon and across that portion of the Property described in Exhibit B. The purpose of the easement is to allow the County to access, inspect, clean, repair and maintain the detention basin/BMP(s); however, the creation of the easement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

6. County's Rights and Obligations: Any time the County determines, in the sole exercise of its discretion, that the detention basin/BMP(s) is not properly cleaned, maintained and/or otherwise

kept in good repair, the County shall give reasonable notice to the Developer/Owner and its successors and assigns, that the detention basin/BMP(s) needs to be cleaned, maintained and/or otherwise repaired. The notice shall provide a reasonable time to correct the problem(s). Should the responsible parties fail to correct the specified problem(s), the County may enter upon the Property to so correct the specified problem(s). Notice shall be effective to the above by the County's deposit of the same into the regular United States mail, postage pre-paid. Notwithstanding the foregoing, this Agreement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

7. Reimbursement of County's Costs / Covenant Running With the Land: The Developer/Owner agrees and covenants, for itself, its successors and assigns, that it will reimburse the County for its costs and expenses incurred in the process of completing construction of, cleaning, maintaining, and/or repairing the detention basin/BMP(s) pursuant to the provisions of this Agreement.

The term "actual costs and expenses" shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tools and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney's fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

8. Contingencies of Land Use/Land Disturbance Approval: Developer/Owner's execution of this Agreement is a condition of land use/land disturbance approval.

The County shall have the right, in the sole exercise of its discretion, to approve or disapprove any documentation submitted to it under the conditions of this Paragraph, including but not limited to, any separate agreement or amendment, if applicable, identifying any specific maintenance responsibilities not addressed herein. The County's rejection of any documentation submitted hereunder shall mean that the appropriate condition of this Agreement has not been fulfilled.

9. Agreement Monitored by El Paso County Planning and Community Development Department and/or El Paso County Department of Public Works: Any and all actions and decisions to be made hereunder by the County shall be made by the Director of the El Paso County Planning and Community Development Department and/or the Director of the El Paso County Department of Public Works. Accordingly, any and all documents, submissions, plan approvals, inspections, etc. shall be submitted to and shall be made by the Director of the Planning and Community Development Department and/or the Director of the El Paso County Department of Public Works.

10. Indemnification and Hold Harmless: To the extent authorized by law, Developer/Owner agrees, for itself, its successors and assigns, that it will indemnify, defend, and hold the County harmless from any and all loss, costs, damage, injury, liability, claim, lien, demand, action and causes of action whatsoever, whether at law or in equity, arising from or related to its intentional or negligent acts, errors or omissions or that of its agents, officers, servants, employees, invitees and licensees in the construction, operation, inspection, cleaning (including analyzing and disposing of any solid or hazardous wastes as defined by State and/or Federal environmental laws and regulations), maintenance, and repair of the detention basin/BMP(s), and such obligation arising under this Paragraph shall be joint and several. Nothing in this Paragraph shall be deemed to waive or otherwise limit the defense available

to the County pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, et seq. C.R.S., or as otherwise provided by law.

11. Severability: In the event any Court of competent jurisdiction declares any part of this Agreement to be unenforceable, such declaration shall not affect the enforceability of the remaining parts of this Agreement.

12. Third Parties: This Agreement does not and shall not be deemed to confer upon or grant to any third party any right to claim damages or to bring any lawsuit, action or other proceeding against either the County, the Developer/Owner, or their respective successors and assigns, because of any breach hereof or because of any terms, covenants, agreements or conditions contained herein.

13. Solid Waste or Hazardous Materials: Should any refuse from the detention basin/BMP(s) be suspected or identified as solid waste or petroleum products, hazardous substances or hazardous materials (collectively referred to herein as "hazardous materials"), the Developer/Owner shall take all necessary and proper steps to characterize the solid waste or hazardous materials and properly dispose of it in accordance with applicable State and/or Federal environmental laws and regulations, including, but not limited to, the following: Solid Wastes Disposal Sites and Facilities Acts, §§ 30-20-100.5 – 30-20-119, C.R.S., Colorado Regulations Pertaining to Solid Waste Disposal Sites and Facilities, 6 C.C.R. 1007-2, et seq., Solid Waste Disposal Act, 42 U.S.C. §§ 6901-6992k, and Federal Solid Waste Regulations 40 CFR Ch. I. The County shall not be responsible or liable for identifying, characterizing, cleaning up, or disposing of such solid waste or hazardous materials. Notwithstanding the previous sentence, should any refuse cleaned up and disposed of by the County be determined to be solid waste or hazardous materials, the Developer/Owner, but not the County, shall be responsible and liable as the owner, generator, and/or transporter of said solid waste or hazardous materials.

14. Applicable Law and Venue: The laws, rules, and regulations of the State of Colorado and El Paso County shall be applicable in the enforcement, interpretation, and execution of this Agreement, except that Federal law may be applicable regarding solid waste or hazardous materials. Venue shall be in the El Paso County District Court.

IN WITNESS WHEREOF, the Parties affix their signatures below.

Executed this 17 day of December, 2018, by: Jandra Cooley
Rice Ranch LLC

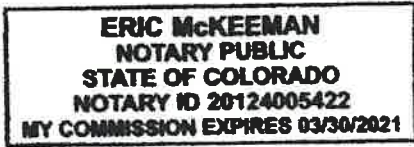
By Jandra Cooley
Jandra Cooley, Manager

The foregoing instrument was acknowledged before me this 17 day of December, 2018, by Jandra Cooley, Manager, Rice Ranch LLC

Witness my hand and official seal.

My commission expires: 3-30-2021

State: Colorado
County: Arapahoe



E. McKeeman

Notary Public

Executed this 17 day of December, 2018, by: Jandra Cooley

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: *Craig Dossey*
Craig Dossey, Executive Director
Planning and Community Development Department
Authorized signatory pursuant to LDC

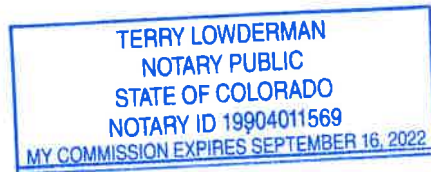
The foregoing instrument was acknowledged before me this 27 day of August 2018, by Craig Dossey, Executive Director of El Paso County Planning and Community Development Department.

Witness my hand and official seal.

My commission expires: 9-16-2022

Terry Lowderman

Notary Public



Approved as to Content and Form:

Xeris L. Seagr
Assistant County Attorney

Exhibit A

PARCEL A:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER;

THENCE SOUTHERLY ON THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 400 FEET;

THENCE ANGLE RIGHT 90 DEGREES WESTERLY 586.60 FEET;

THENCE ANGLE RIGHT 90 DEGREES NORTHERLY 397.6 FEET, MORE OR LESS, TO INTERSECT THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER;

THENCE ANGLE RIGHT EASTERLY ON SAID NORTH LINE TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY WARRANTY DEED RECORDED SEPTEMBER 22, 2008 UNDER RECEPTION NO. 208104064.

PARCEL B:

THE PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY COLORADO, LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 90 DEGREES EAST ALONG SAID NORTHERLY LINE, 115.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 14 DEGREES 20 MINUTES EAST, 555.00 FEET;

THENCE SOUTH 04 DEGREES 12 MINUTES 36 SECONDS EAST, 520.00 FEET;

THENCE SOUTH 38 DEGREES 52 MINUTES 18 SECONDS EAST, 1025.00 FEET;

THENCE SOUTH 54 DEGREES 49 MINUTES 45 SECONDS EAST, 280.00 FEET;

THENCE NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST, 212.82 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 25,

EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED NOVEMBER 23, 1962 IN BOOK 1935 AT PAGE 505.

Exhibit B

A PERMANENT EASEMENT LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 25; THENCE N00°45'26"W ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 131.53 FEET TO THE POINT OF BEGINNING;

- 1) THENCE S89°45'49"W A DISTANCE OF 337.94 FEET;
- 2) THENCE S00°14'11"E A DISTANCE OF 24.94 FEET;
- 3) THENCE S89°45'49"W A DISTANCE OF 77.98 FEET;
- 4) THENCE S44°45'49"W A DISTANCE OF 24.23 FEET;
- 5) THENCE N45°14'11"W A DISTANCE OF 30.00 FEET;
- 6) THENCE N16°51'25"E A DISTANCE OF 32.18 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- 7) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 82.00 FEET, A DELTA ANGLE OF 28°39'54", AN ARC LENGTH OF 41.02 FEET, WHOSE LONG CHORD BEARS N47°27'32"W A DISTANCE OF 40.60 FEET;
- 8) THENCE N33°07'35"W A DISTANCE OF 319.04 FEET TO A POINT OF CURVE TO THE LEFT;
- 9) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 78.00 FEET, A DELTA ANGLE OF 59°53'20", AN ARC LENGTH OF 81.53 FEET, WHOSE LONG CHORD BEARS N63°04'15"W A DISTANCE OF 77.87 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;
- 10) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 82.00 FEET, A DELTA ANGLE OF 64°50'23", AN ARC LENGTH OF 92.80 FEET, WHOSE LONG CHORD BEARS N60°35'44"W A DISTANCE OF 87.92 FEET;
- 11) THENCE N28°10'32"W A DISTANCE OF 109.66 FEET TO A POINT OF CURVE TO THE RIGHT;
- 12) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 82.00 FEET, A DELTA ANGLE OF 12°11'28", AN ARC LENGTH OF 17.45 FEET, WHOSE LONG CHORD BEARS N22°04'48"W A DISTANCE OF 17.41 FEET;
- 13) THENCE S74°00'56"W A DISTANCE OF 5.53 FEET TO A POINT OF CURVE TO THE RIGHT;
- 14) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 110°19'15", AN ARC LENGTH OF 38.51 FEET, WHOSE LONG CHORD BEARS N50°49'26"W A DISTANCE OF 32.83 FEET;
- 15) THENCE N04°20'11"E A DISTANCE OF 5.55 FEET TO A POINT OF CURVE TO THE RIGHT;
- 16) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 38°44'25", AN ARC LENGTH OF 67.61 FEET, WHOSE LONG CHORD BEARS N23°42'24"E A DISTANCE OF 66.33 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
- 17) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 52.00 FEET, A DELTA ANGLE OF 43°08'38", AN ARC LENGTH OF 39.16 FEET, WHOSE LONG CHORD BEARS N21°30'18"E A DISTANCE OF 38.24 FEET;
- 18) THENCE N00°04'01"W A DISTANCE OF 15.13 FEET;
- 19) THENCE S86°18'52"E A DISTANCE OF 18.35 FEET;
- 20) THENCE S41°30'18"E A DISTANCE OF 35.47 FEET;

- 21) THENCE N48°29'42"E A DISTANCE OF 172.37 FEET TO A POINT OF CURVE TO THE LEFT;
- 22) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 158.00 FEET, A DELTA ANGLE OF 84°47'45", AN ARC LENGTH OF 233.83 FEET, WHOSE LONG CHORD BEARS N06°05'49"E A DISTANCE OF 213.07 FEET;
- 23) THENCE N36°18'03"W A DISTANCE OF 185.74 FEET;
- 24) THENCE N53°41'57"E A DISTANCE OF 5.44 FEET;
- 25) THENCE S76°34'52"E A DISTANCE OF 13.31 FEET;
- 26) THENCE N79°41'54"E A DISTANCE OF 17.75 FEET;
- 27) THENCE S36°18'03"E A DISTANCE OF 167.81 FEET TO A POINT OF CURVE TO THE RIGHT;
- 28) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 188.00 FEET, A DELTA ANGLE OF 84°47'45", AN ARC LENGTH OF 278.23 FEET, WHOSE LONG CHORD BEARS S06°05'49"W A DISTANCE OF 253.53 FEET;
- 29) THENCE S48°29'42"W A DISTANCE OF 122.51 FEET;
- 30) THENCE S30°09'21"W A DISTANCE OF 134.49 FEET;
- 31) THENCE S22°57'55"E A DISTANCE OF 105.47 FEET TO A POINT OF CURVE TO THE LEFT;
- 32) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 52.00 FEET, A DELTA ANGLE OF 69°58'05", AN ARC LENGTH OF 63.50 FEET, WHOSE LONG CHORD BEARS S57°56'58"E A DISTANCE OF 59.63 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
- 33) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 108.00 FEET, A DELTA ANGLE OF 59°48'25", AN ARC LENGTH OF 112.73 FEET, WHOSE LONG CHORD BEARS S63°01'48"E A DISTANCE OF 107.68 FEET;
- 34) THENCE S33°07'35"E A DISTANCE OF 323.46 FEET;
- 35) THENCE N89°45'49"E A DISTANCE OF 109.08 FEET;
- 36) THENCE S00°14'11"E A DISTANCE OF 21.18 FEET;
- 37) THENCE N89°45'49"E A DISTANCE OF 97.14 FEET;
- 38) THENCE S83°48'18"E A DISTANCE OF 123.85 FEET;
- 39) THENCE N89°45'49"E A DISTANCE OF 117.60 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
- 40) THENCE S00°45'26"E ON SAID EAST LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 63,612 SQUARE FEET OR 1.460 ACRES, MORE OR LESS.

BASIS OF BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY COLORADO, SAID LINE IS ASSUMED TO BEAR N00°45'26"W FROM THE EAST QUARTER CORNER OF SAID SECTION 25 (MONUMENTED WITH A 3 ¼ ALUMINUM CAP PLS 29034) TO A WITNESS CORNER FOR THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 25 (MONUMENTED WITH A 3 ¼ ALUMINUM CAP PLS 9853)

THE FORGOING DESCRIPTION HAS BEEN PREPARED BY OR UNDER MY DIRECT SUPERVISION.

James F. Lenz PLS 34583
For and on behalf of
Ridgeline Land Surveying LLC.

TOGETHER WITH:

AN ACCESS EASEMENT LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE S89°33'52"W ON THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 115.12 FEET TO THE POINT OF BEGINNING;

- 1) THENCE S89°33'52"W CONTINUING ON SAID NORTH LINE, A DISTANCE OF 151.89 FEET;
- 2) THENCE S72°13'52"W A DISTANCE OF 230.84 FEET;
- 3) THENCE S79°41'54"W A DISTANCE OF 225.79 FEET;
- 4) THENCE S36°18'03"E A DISTANCE OF 33.38 FEET;
- 5) THENCE N79°41'54"E A DISTANCE OF 213.12 FEET;
- 6) THENCE N72°13'52"E A DISTANCE OF 228.23 FEET;
- 7) THENCE N89°33'52"E A DISTANCE OF 205.12 FEET TO A NON-TANGENT CURVE TO THE RIGHT, POINT ALSO BEING ON THE NORTHWESTERLY LINE OF PARCEL 222 OF CDOT PROJECT NO. STU R200-110;
- 8) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 725.00 FEET, A DELTA ANGLE OF 05°08'56", AN ARC LENGTH OF 65.15 FEET, WHOSE LONG CHORD BEARS N63°00'32"W A DISTANCE OF 65.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 18,793 SQUARE FEET OR 0.431 ACRES, MORE OR LESS.

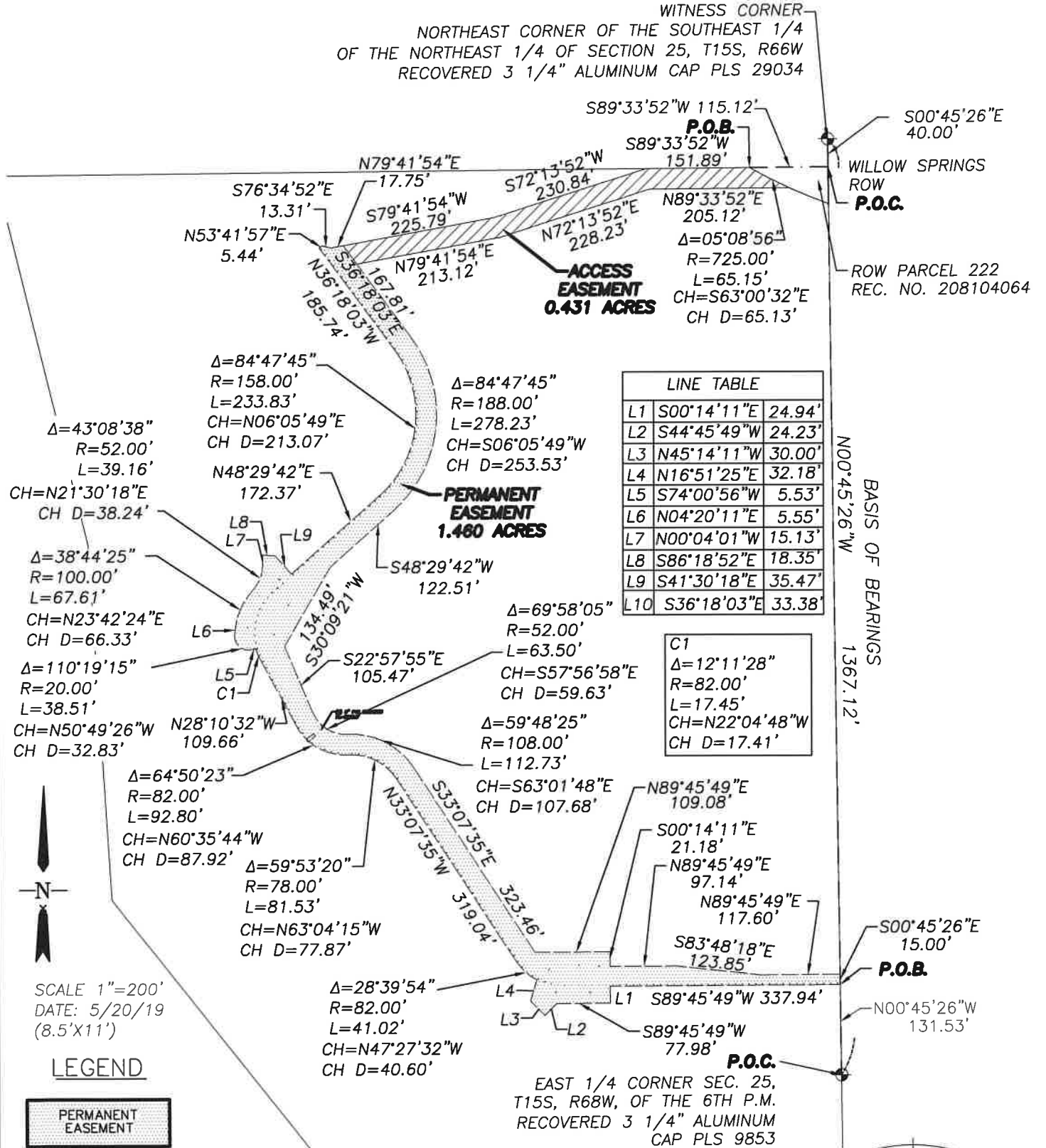
BASIS OF BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY COLORADO, SAID LINE IS ASSUMED TO BEAR N00°45'26"W FROM THE EAST QUARTER CORNER OF SAID SECTION 25 (MONUMENTED WITH A 3 ¼ ALUMINUM CAP PLS 29034) TO A WITNESS CORNER FOR THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 25 (MONUMENTED WITH A 3 ¼ ALUMINUM CAP PLS 9853)

THE FORGOING DESCRIPTION HAS BEEN PREPARED BY OR UNDER MY DIRECT SUPERVISION.

James F. Lenz PLS 34583
For and on behalf of
Ridgeline Land Surveying LLC.

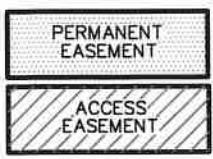
LEGAL DESCRIPTION EXHIBIT "B"

A PERMANENT EASEMENT LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

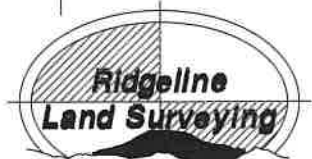


SCALE 1"=200'
DATE: 5/20/19
(8.5'x11')

LEGEND



THIS SURVEY MAP DOES NOT REPRESENT A MONUMENTED SURVEY AND IS ONLY INTENDED TO ILLUSTRATE THE ATTACHED LEGAL DESCRIPTION.



31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917