

**EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP)
EL PASO COUNTY
APPLICATION AND PERMIT**

PERMIT NUMBER _____

APPLICANT INFORMATION

Applicant Contact Information	
Owner	Widefield Water and Sanitation District
Name (person of responsibility)	Rob Bannister, P.E.
Company/Agency	Widefield Water and Sanitation District
Position of Applicant	District Engineer
Address (physical address, not PO Box)	8495 Fontaine Blvd.
City	Colorado Springs
State	Colorado
Zip Code	80925
Mailing address, if different from above	
Telephone	719-390-7111
FAX number	719-390-1409
Email Address	rob@wwsdonline.com
Cellular Phone number	719-955-6118

CONTRACTOR INFORMATION

Contractor	
Name (person of responsibility)	
Company	
Address (physical address, not PO Box)	
City	
State	
Zip Code	
Mailing address, if different from above	
Telephone	
FAX number	
Email Address	
Cellular Phone number	
Erosion Control Supervisor (ECS)*	
ECS Phone number*	
ECS Cellular Phone number*	

*Required for all applicants. May be provided at later date pending securing a contract when applicable.

PROJECT INFORMATION

Project Specifications	
Project Name	VA PPNC Water Delivery System
Legal Description	See attached legal descriptions.
Address (or nearest major cross streets)	Project begins approximately 4500' east of the intersection of Fontaine Blvd and Stingray Ln and extends north to the proposed VA PPNC at 10545 Drennan Rd.
Acreage (total and disturbed)	Total: 32.5 acres Disturbed: acres
Schedule	Start of Construction: January 2018 Completion of Construction: June 2018 Final Stabilization: June 2019
Project Purpose	Provide drinking and irrigation water to the proposed VA Pikes Peak National Cemetery
Description of Project	Project includes approximately 20,000 LF of pipe, a buried booster pump station, and a buried water tank.
Tax Schedule Numbers	5513301001, 5500000403, 5500000324, 5500000383, 384 and 385

FOR OFFICE USE ONLY

The following signature from the ECM Administrator signifies the approval of this ESQCP. All work shall be performed in accordance with the permit, the El Paso County Engineering Criteria Manual (ECM) Standards, City of Colorado Springs Drainage Criteria Manual, Volume 2 (DCM2) as adopted by El Paso County Addendum, approved plans, and any attached conditions. The approved plans are an enforceable part of the ESQCP. Construction activity, except for the installation of initial construction BMPs is not permitted until issuance of a Construction permit and Notice to Proceed.

Signature of ECM Administrator: _____ Date _____

1.1 REQUIRED SUBMISSIONS

In addition to this completed and signed application, the following items must be submitted to obtain an ESQCP:

- Permit fees
- Stormwater Management Plan (SWMP) meeting the requirements of DCM2 and ECM either as part of the plan set or as a separate document;
- Cost estimates of construction and maintenance of construction and permanent stormwater control measures (Cost estimates shall be provided on a unit cost basis for all stormwater BMPs);
- Financial surety in an amount agreeable to the ECM Administrator based on the cost estimates of the stormwater quality protection measures provided. The financial surety shall be provided in the form of a Letter of Credit, Surety with a Bonding Company, or other forms acceptable to El Paso County;
- Operation and Maintenance Plan for any proposed permanent BMPs; and
- Signed Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, if any permanent Best Management Practices are to be located on site.

1.2 RESPONSIBILITY FOR DAMAGE

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner, for injury to or death of any person, including but not limited to a permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder, or for damage to property resulting from any activities undertaken by a permit holder or under the direction of a permit holder. The permit holder shall be responsible for any liability imposed by law and for injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder, or damage to property arising out of work or other activity permitted and done by the permit holder under a permit, or arising out of the failure on the permit holder's part to perform the obligations under any permit in respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work, or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

To the extent allowed by law, the permit holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder and the public, or damage to property resulting from the performance of work or other activity under the permit, or arising out of the failure on the permit holder's part to perform his obligations under any permit in respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work, or other activity or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The permit holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees.

1.3 APPLICATION CERTIFICATION

I, as the Applicant or the representative of the Applicant, hereby certify that this application is correct and complete as per the requirements presented in this application and the El Paso County Engineering Criteria Manual and Drainage Criteria Manual, Volume 2 and El Paso County Addendum.

I, as the Applicant or the representative of the Applicant, have read and will comply with all of the requirements of the specified Stormwater Management Plan and any other documents specifying stormwater best management practices to be used on the site including permit conditions that may be required by the ECM Administrator. I understand that the Best Management Practices are to be maintained on the site and revised as necessary to protect stormwater quality as the project progresses. I further understand that a Construction Permit must be obtained and all necessary stormwater quality control BMPs are to be installed in accordance with the SWMP and the El Paso County Engineering Criteria Manual and Drainage Criteria Manual, Volume 2 and El Paso County Addendum before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. I further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Section 1.2 Responsibility for Damage.

Robert K. Bennett

Signature of Applicant or Representative

Date: 12/22/2017

Print Name of Applicant or Representative

Permit Fee \$ _____

Surcharge \$ _____

Financial Surety \$ _____

Type of Surety _____

Total \$ _____

EXHIBIT A

October 20, 2017
 REVISED: November 30, 2017

A portion of that parcel of land recorded at Reception No. 215091608 in the records of El Paso County, State of Colorado, located within the Section 12 and the Northeast Quarter of Section 13, Township 15 South, Range 65 West of the 6th Principal Meridian, being more particularly described as follows:

Parcel 1: Permanent Easement

BEGINNING at the East Center corner of said Section 12; thence along the West line of said parcel N00°06'53"W (Bearings are based on Colorado State Plane Coordinate System, Central Zone, North American Datum 1983. The bearing of the South line of the Southeast Quarter of the Northwest Quarter, marked at the West end by a 3" Axle and at the East end by a 3/4" Aluminum Cap "LS 16109 2004", bears N88°24'38"E, having a measured distance of 1,325.73 feet), a distance of 30.00 feet to a point hereinafter known as **POINT "A"**; thence leaving said West line along the following four (4) courses:

1. N89°17'27"E, a distance of 44.97 feet
2. S00°10'45"E, a distance of 2,693.25 feet
3. N89°28'30"E, a distance of 1,307.51 feet
4. S00°21'23"E, a distance of 2,661.94 feet, more or less,

to a point on the South line of said parcel, said point also being a point on the East-West centerline of said Section 13; thence along said South line, S89°25'36"W, a distance of 30.00 feet to the most Southwest corner of said parcel, also being the Center Quarter corner of said Section 13; thence leaving said South line and along the West line of said parcel, also being the North-South centerline of said Section 13, N00°21'23"W, a distance of 2,636.96 feet, more or less, to the North Quarter corner of said Section 13; thence leaving said West line and along the North line of the Northwest Quarter of said Section 13, S89°28'30"W, a distance of 1,322.60 feet, more or less, to the East 1/16 corner of said Section 12 and said Section 13; thence leaving said North line and along the East line of the West half of said Section 12, N00°10'45"W, a distance of 2,643.13 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel contains 232,060 S.F. or 5.327 acres, more or less.

Parcel 2: Temporary Easement

BEGINNING at the aforementioned **POINT "A"**; thence along the West line of said parcel, N00°06'53"W, a distance of 35.00 feet; thence leaving said West line along the following four (4) courses:

1. N89°17'27"E, a distance of 69.93 feet
2. S00°10'45"E, a distance of 2,713.29 feet
3. N89°28'30"E, a distance of 1,317.38 feet
4. S00°21'23"E, a distance of 2,701.91 feet, more or less,

to a point on the South line of said parcel, said point also being a point on the East-West centerline of said Section 13; thence along said South line, S89°25'36"W, a distance of 35.00 feet; thence leaving said South line along the following four (4) courses:

1. N00°21'23"W, a distance of 2,666.94 feet
2. S89°28'30"W, a distance of 1,307.50 feet
3. N00°10'45"W, a distance of 2,643.28 feet
4. S89°17'27"W, a distance of 44.97 feet

to the **POINT OF BEGINNING**.

Said parcel contains 214,537 S.F. or 4.925 acres, more or less.

Stewart L. Mapes, Jr.
 Colorado Professional Land Surveyor No. 38245
 For and on behalf of Clark Land Surveying, Inc.





20 Boulder Crescent, STE 110
Colorado Springs, CO 80903
Mail to: PO Box 1360
Colorado Springs, CO 80901
719.955.5485

**PERMANENT EASEMENT AGREEMENT
FUTURE LORSON BOULEVARD
WATERMAIN EASEMENT**

A PARCEL OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO. THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 16109", FROM WHICH THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 23044", BEARS N00°22'02" W, A DISTANCE OF 2,627.10 FEET.

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4), SECTION 13;
THENCE N89°26'06"E, A DISTANCE OF 32.00 FEET;
THENCE S00°57'56"E, A DISTANCE OF 267.05 FEET TO A POINT OF CURVE;
THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 51°09'19", (THE CHORD OF WHICH BEARS S26°32'35"E, 460.23 FEET) AN ARC DISTANCE OF 475.88 FEET TO A POINT OF TANGENT;
THENCE S52°07'15"E, ALONG SAID TANGENT, 254.48 FEET TO THE NORTHWESTERLY LINE OF THAT CERTAIN 100 FOOT WIDE EASEMENT DESCRIBED IN BOOK 2665 AT PAGE 715 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S38°16'47"W, ALONG THE NORTHWESTERLY LINE THEREOF, 64.00 FEET;
THENCE N52°07'15"W, A DISTANCE OF 254.04 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 597.00 FEET, A CENTRAL ANGLE OF 51°09'19", (THE CHORD OF WHICH BEARS N26°32'35"W, 515.49 FEET) AN ARC DISTANCE OF 533.02 FEET TO A POINT OF TANGENT;
THENCE N00°57'56"W, ALONG SAID TANGENT, 267.50 FEET;
THENCE N89°26'06"E, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 65,662 S.F. (1.507 ACRES MORE OR LESS).

PREPARED BY:

Vernon P Taylor

10/27/17

VERNON P. TAYLOR, COLORADO P.L.S. NO. 25966
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903

DATE





20 Boulder Crescent, STE 110
 Colorado Springs, CO 80903
 Mail to: PO Box 1360
 Colorado Springs, CO 80901
 719.955.5485

**FUTURE LORSON BOULEVARD
 TEMPORARY CONSTRUCTION EASEMENT**

A PARCEL OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO. THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 16109", FROM WHICH THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 23044", BEARS N00°22'02" W, A DISTANCE OF 2,627.10 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4), SECTION 13; THENCE N89°26'06"E, A DISTANCE OF 32.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION;

THENCE CONTINUE N89°26'06"E, A DISTANCE OF 20.00 FEET;
 THENCE S00°57'56"E, A DISTANCE OF 266.91 FEET TO A POINT OF CURVE;
 THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 513.00 FEET, A CENTRAL ANGLE OF 49°26'13", (THE CHORD OF WHICH BEARS S25°41'02"E, 429.03 FEET) AN ARC DISTANCE OF 442.64 FEET;
 THENCE N38°16'47"E, NON-TANGENT TO THE PREVIOUS COURSE, 169.77 FEET;
 THENCE S52°07'15"E, A DISTANCE OF 270.01 FEET TO THE NORTHWESTERLY LINE OF THAT CERTAIN 100 FOOT WIDE EASEMENT DESCRIBED IN BOOK 2665 AT PAGE 715 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
 THENCE S38°16'47"W, ALONG THE NORTHWESTERLY LINE THEREOF, 50.00 FEET;
 THENCE N52°07'15"W, A DISTANCE OF 220.01 FEET;
 THENCE S38°16'47"W, A DISTANCE OF 140.00 FEET;
 THENCE N52°07'15"W, A DISTANCE OF 34.48 FEET TO A POINT OF CURVE;
 THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 51°09'19", (THE CHORD OF WHICH BEARS N26°32'35"W, 460.23 FEET) AN ARC DISTANCE OF 475.88 FEET TO A POINT OF TANGENT;
 THENCE N00°57'56"W, ALONG SAID TANGENT, 267.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 34,869 S.F. (0.800 ACRES MORE OR LESS).

PREPARED BY:

Vernon P. Taylor

10/27/17

VERNON P. TAYLOR, COLORADO P.L.S. NO. 25966
 FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
 20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903

DATE





20 Boulder Crescent, STE 110
Colorado Springs, CO 80903
Mail to: PO Box 1360
Colorado Springs, CO 80901
719.955.5485

**LORSON PROPERTY
TEMPORARY CONSTRUCTION EASEMENT**

A PARCEL OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO. THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 16109", FROM WHICH THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 23044", BEARS N00°22'02" W, A DISTANCE OF 2,627.10 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4), THENCE N12°34'05"W, A DISTANCE OF 1000.63 FEET TO THE NORTHEAST CORNER OF TRACT J, "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N58°30'04"W, ALONG THE NORTHERLY LINE OF TRACT J, 40.28 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE N58°30'04"W, ALONG THE NORTHERLY LINE OF TRACT J, 50.35 FEET;
THENCE N38°16'47"E, A DISTANCE OF 985.57 FEET;
THENCE S52°07'15"E, A DISTANCE OF 50.00 FEET;
THENCE S38°16'47"W, A DISTANCE OF 979.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 49,139 S.F. (1.128 ACRES MORE OR LESS).

PREPARED BY:


VERNON P. TAYLOR, COLORADO P.L.S. NO. 25966 DATE 10/27/17
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903





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**PERMANENT EASEMENT AGREEMENT
LORSON PROPERTY
WATERMAIN EASEMENT**

A PARCEL OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO. THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 16109", FROM WHICH THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 23044", BEARS N00°22'02" W, A DISTANCE OF 2,627.10 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4), THENCE N12°34'05"W, A DISTANCE OF 1000.63 FEET TO THE NORTHEAST CORNER OF TRACT J, "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N58°30'04"W, ALONG THE NORTHERLY LINE OF TRACT J, 10.07 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE N58°30'04"W, ALONG THE NORTHERLY LINE OF TRACT J, 30.21 FEET;
THENCE N38°16'47"E, A DISTANCE OF 979.97 FEET;
THENCE S52°07'15"E, A DISTANCE OF 30.00 FEET;
THENCE S38°16'47"W, A DISTANCE OF 976.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 29,349 S.F. (0.674 ACRES MORE OR LESS).

PREPARED BY:

Vernon P. Taylor 10/27/17
VERNON P. TAYLOR, COLORADO P.L.S. NO. 25966 DATE
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903





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Mail to: PO Box 1360
Colorado Springs, CO 80901
719.955.5485

**PERMANENT EASEMENT AGREEMENT
PROPOSED PUMP HOUSE**

A PARCEL OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO. THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 16109", FROM WHICH THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 23044", BEARS N00°22'02" W, A DISTANCE OF 2,627.10 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4), SECTION 13; THENCE S21°04'11"E, A DISTANCE OF 749.41 FEET TO THE TRUE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION;

THENCE N38°16'47"E, A DISTANCE OF 140.00 FEET;

THENCE S52°07'15"E, A DISTANCE OF 220.01 FEET TO THE NORTHWESTERLY LINE OF THAT CERTAIN 100 FOOT WIDE EASEMENT DESCRIBED IN BOOK 2665 AT PAGE 715 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S38°16'47"W, ALONG THE NORTHWESTERLY LINE THEREOF, 140.00 FEET;

THENCE N52°07'15"W, A DISTANCE OF 220.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 30,800 S.F. (0.707 ACRES MORE OR LESS).

PREPARED BY:

Vernon P Taylor

10/27/17

VERNON P. TAYLOR, COLORADO P.L.S. NO. 25966
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903

DATE





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Colorado Springs, CO 80901
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**TEMPORARY CONSTRUCTION EASEMENT
TRACT J "PIONEER LANDING AT LORSON RANCH FILING NO. 2"**

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF TRACT J "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO. THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 16109", FROM WHICH THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SE1/4) BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 23044", BEARS N00°22'02" W, A DISTANCE OF 2,627.10 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SE1/4), THENCE N31°26'49"W, A DISTANCE OF 827.20 FEET TO THE SOUTHEAST CORNER OF SAID TRACT J;
THENCE N70°12'23"W, ALONG THE SOUTHERLY LINE THEROF, 42.18 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING N70°12'23"W, ALONG THE SOUTHERLY LINE OF TRACT J, 52.72 FEET;

THENCE N38°16'47"E, A DISTANCE OF 364.54 FEET TO THE NORTH LINE OF TRACT J;
THENCE S58°30'04"E, ALONG THE NORTHERLY LINE OF TRACT J, 50.35 FEET;
THENCE S38°16'47"W, A DISTANCE OF 353.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 17,958 S.F. (0.412 ACRES MORE OR LESS).

PREPARED BY:

Vernon P Taylor 10/27/17
VERNON P. TAYLOR, COLORADO P.L.S. NO. 25966 DATE
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903





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**PERMANENT EASEMENT AGREEMENT
TRACT J "PIONEER LANDING AT LORSON RANCH FILING NO. 2"
WATER EASEMENT**

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF TRACT J "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO. THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 16109", FROM WHICH THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SE1/4) BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 23044", BEARS N00°22'02" W, A DISTANCE OF 2,627.10 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SE1/4), THENCE N31°26'49"W, A DISTANCE OF 827.20 FEET TO THE SOUTHEAST CORNER OF SAID TRACT J; THENCE N70°12'23"W, ALONG THE SOUTHERLY LINE THEROF, 10.54 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING N70°12'23"W, ALONG THE SOUTHERLY LINE OF TRACT J, 31.63 FEET; THENCE N38°16'47"E, A DISTANCE OF 353.77 FEET TO THE NORTH LINE OF TRACT J; THENCE S58°30'04"E, ALONG THE NORTHERLY LINE OF TRACT J, 30.21 FEET; THENCE S38°16'47"W, A DISTANCE OF 347.31 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 10,516 S.F. (0.241 ACRES MORE OR LESS).

PREPARED BY:

Vernon P Taylor 10/27/17
VERNON P. TAYLOR, COLORADO P.L.S. NO. 25966 DATE
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
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EXHIBIT A

October 20, 2017
 REVISED: November 30, 2017

A portion of that parcel of land recoded at Reception No. 215091608 in the records of El Paso County, State of Colorado, located within the Section 12 and the Northeast Quarter of Section 13, Township 15 South, Range 65 West of the 6th Principal Meridian, being more particularly described as follows:

Parcel 1: Permanent Easement

BEGINNING at the East Center corner of said Section 12; thence along the West line of said parcel N00°06'53"W (Bearings are based on Colorado State Plane Coordinate System, Central Zone, North American Datum 1983. The bearing of the South line of the Southeast Quarter of the Northwest Quarter, marked at the West end by a 3" Axle and at the East end by a 3/4" Aluminum Cap "LS 16109 2004", bears N88°24'38"E, having a measured distance of 1,325.73 feet), a distance of 30.00 feet to a point hereinafter known as **POINT "A"**; thence leaving said West line along the following four (4) courses:

1. N89°17'27"E, a distance of 44.97 feet
2. S00°10'45"E, a distance of 2,693.25 feet
3. N89°28'30"E, a distance of 1,307.51 feet
4. S00°21'23"E, a distance of 2,661.94 feet, more or less,

to a point on the South line of said parcel, said point also being a point on the East-West centerline of said Section 13; thence along said South line, S89°25'36"W, a distance of 30.00 feet to the most Southwest corner of said parcel, also being the Center Quarter corner of said Section 13; thence leaving said South line and along the West line of said parcel, also being the North-South centerline of said Section 13, N00°21'23"W, a distance of 2,636.96 feet, more or less, to the North Quarter corner of said Section 13; thence leaving said West line and along the North line of the Northwest Quarter of said Section 13, S89°28'30"W, a distance of 1,322.60 feet, more or less, to the East 1/16 corner of said Section 12 and said Section 13; thence leaving said North line and along the East line of the West half of said Section 12, N00°10'45"W, a distance of 2,643.13 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel contains 232,060 S.F. or 5.327 acres, more or less.

Parcel 2: Temporary Easement

BEGINNING at the aforementioned **POINT "A"**; thence along the West line of said parcel, N00°06'53"W, a distance of 35.00 feet; thence leaving said West line along the following four (4) courses:

1. N89°17'27"E, a distance of 69.93 feet
2. S00°10'45"E, a distance of 2,713.29 feet
3. N89°28'30"E, a distance of 1,317.38 feet
4. S00°21'23"E, a distance of 2,701.91 feet, more or less,

to a point on the South line of said parcel, said point also being a point on the East-West centerline of said Section 13; thence along said South line, S89°25'36"W, a distance of 35.00 feet; thence leaving said South line along the following four (4) courses:

1. N00°21'23"W, a distance of 2,666.94 feet
2. S89°28'30"W, a distance of 1,307.50 feet
3. N00°10'45"W, a distance of 2,643.28 feet
4. S89°17'27"W, a distance of 44.97 feet

to the **POINT OF BEGINNING**.

Said parcel contains 214,537 S.F. or 4.925 acres, more or less.

Stewart L. Mapes, Jr.
 Colorado Professional Land Surveyor No. 38245
 For and on behalf of Clark Land Surveying, Inc.

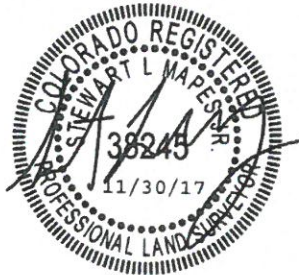


EXHIBIT A

October 20, 2017

A portion of that parcel of land being owned or formerly owned by CS 2005 Investments LLC, El Paso County, Colorado, 2017 Assessors Schedule No. 5500000324, located in the Northwest Quarter of Section 12, Township 15 South, Range 65 West of the 6th Principal Meridian, being more particularly described as follows:

Parcel 1: 30' Permanent Easement

BEGINNING at the East Center corner of the Northwest Quarter of said Section 12; thence along the East-West Centerline of said Section 12 and along the South boundary of said parcel S89°17'26"W (Bearings are based on Colorado State Plane Coordinate System, Central Zone, North American Datum 1983. The bearing of the South line of the Southeast Quarter of the Northwest Quarter, marked at the West end by a 3" Axle and at the East end by a 3¼" Aluminum Cap "LS 16109 2004", bears N88°24'38"E, having a measured distance of 1,325.73 feet) a distance of 1,012.83 feet more or less to the Southwest corner of said parcel, said point also being the Southeast corner of a parcel of land described at Reception No. 214000553, recorded in said County; thence leaving said south line, along the East boundary line of said parcel, N00°07'01"W, a distance of 1,739.49 feet, more or less, to the Southerly right-of-way line of Bradley Road; thence leaving said East line, along said Southerly right-of-way line, N76°10'58"E, a distance of 30.88 feet; thence leaving said Southerly right-of-way line, along the following two (2) courses:

1. S00°07'01"E, a distance of 1,716.49 feet
2. N89°17'26"E, a distance of 982.83 feet

to a point on the Westerly boundary line of a parcel of land described at Reception No. 215091608, recorded in said County, said point also being herein after known as **Point "A"**; thence along said boundary line, S00°06'53"E, a distance of 30.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 81,775 S.F. or 1.877 acres, more or less.

Parcel 2: 35' Temporary Easement

BEGINNING at the aforementioned **Point "A"**; thence S89°17'26"W, a distance of 982.83 feet; thence N00°07'01"W, a distance of 1,716.49 feet, more or less, to the Southerly right-of-way line of Bradley Road; thence along said Southerly right-of-way line, N76°10'58"E, a distance of 36.02 feet; thence leaving said Southerly right-of-way line, along the following two (2) courses:

1. S00°07'01"E, a distance of 1,689.66 feet
2. S89°17'27"W, a distance of 947.83 feet

to a point on the Westerly boundary line of said parcel of land described at Reception No. 215091608, recorded in said County; thence along said Westerly boundary line S00°06'53"E, a distance of 35.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 93,934 S.F. or 2.144 acres, more or less.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.



EXHIBIT A

October 20, 2017
 REVISED: November 01, 2017

A portion of that parcel of land owned by or formerly owned by CS 2005 Investments LLC, El Paso County, Colorado, 2017 Assessor's Schedule No. 5500000385, located in the Southwest Quarter of Section 1 and the Southeast Quarter of Section 2, Section 11 & Section 12, Township 15 South, Range 65 West of the 6th Principal Meridian, being more particularly described as follows:

Parcel 1: 30' Permanent Easement

COMMECING at the Southeast corner of said Section 2; thence along the East line of said Section 2, N00°23'37"W (Bearings are based on Colorado State Plane Coordinate System, Central Zone, North American Datum 1983. The bearing of the South line of the Southeast Quarter of the Northwest Quarter, marked at the West end by a 3" Axle and at the East end by a 3¼" Aluminum Cap "LS 16109 2004", bears N88°24'38"E, having a measured distance of 1,325.73 feet), a distance of 1,316.03 feet, more or less, to a point on the South line of a parcel of land described at Reception No. 214004738, recorded in the records of said County, also being the **POINT OF BEGINNING**; thence leaving said East line and along said South line, N89°38'41"E, a distance of 89.91 feet; thence leaving said South line, along the following eight (8) courses:

1. S00°23'54"E, a distance of 30.00 feet;
2. S00°23'54"E, a distance of 589.86 feet
3. S15°08'04"W, a distance of 332.73 feet
4. S12°23'28"W, a distance of 302.48 feet
5. S06°46'55"E, a distance of 282.03 feet
6. S14°10'19"E, a distance of 519.16 feet
7. N76°11'00"E, a distance of 268.93 feet
8. S13°49'00"E, a distance of 30.00 feet

to a point on the Northerly right-of-way line of Bradley Road; thence along said Northerly right-of-way line, S76°11'00"W, a distance of 303.53, feet to a point on the East line of an easement described at Reception No. 21400554; thence leaving said Northerly right-of-way line, along said East line, the following eight (8) courses:

1. N02°58'44"W, a distance of 24.65 feet
2. N14°10'19"W, a distance of 526.70 feet
3. N06°46'55"W, a distance of 289.03 feet
4. N12°23'28"E, a distance of 308.27 feet
5. N15°08'04"E, a distance of 329.36 feet
6. N00°23'54"W, a distance of 585.79 feet, to a point hereinafter known as **POINT "A"**;
7. S89°38'41"W, a distance of 309.93 feet
8. N00°21'49"W, a distance of 30.00 feet

more or less, to a point on said South line; thence along said South line, N89°38'41"E, a distance of 250.00 feet, to the **POINT OF BEGINNING**.

Said parcel contains 80,024 S.F. or 1.837 acres, more or less.

Parcel 2: Temporary Easement

BEGINNING at the aforementioned **POINT "A"**; thence N89°38'41"E, a distance of 30.00 feet; thence N00°23'54"W, a distance of 30.00 feet, to a point on said South line; thence along said South line, N89°38'41"E, a distance of 35.00 feet; thence leaving said South line, along the following seven (7) courses:

1. S00°23'54"E, a distance of 624.65 feet
2. S15°08'04"W, a distance of 336.67 feet
3. S12°23'28"W, a distance of 295.74 feet
4. S06°46'55"E, a distance of 273.85 feet
5. S14°10'19"E, a distance of 482.11 feet
6. N76°11'00"E, a distance of 269.15 feet
7. S13°49'00"E, a distance of 65.00 feet

to a point on the Northerly right-of-way line of Bradley Road; thence along said Northerly right-of-way line, S76°11'00"W, a distance of 35.00 feet; thence leaving said Northerly right-of-way line, along the following nine (9) courses:

1. N13°49'00"W, a distance of 30.00 feet
2. S76°11'00"W, a distance of 268.93 feet
3. N14°10'19"W, a distance of 519.16 feet
4. N06°46'55"W, a distance of 282.03 feet
5. N12°23'28"E, a distance of 302.48 feet
6. N15°08'04"E, a distance of 332.73 feet
7. N00°23'54"W, a distance of 554.86 feet
8. S89°38'41"W, a distance of 374.95 feet
9. N00°21'49"W, a distance of 65.00 feet

to a point on said South line; thence along said South line, N89°38'41"E, a distance of 35.00 feet; thence leaving said South line, along the following two (2) courses:

1. S00°21'49"E, a distance of 30.00 feet
2. N89°38'41"E, a distance of 309.93 feet

to the **POINT OF BEGINNING**.

Said parcel contains 96,464 S.F. or 2.215 acres, more or less.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

