

WASTEWATER DISPOSAL REPORT

for

WATERBURY PUD FALCON, CO

Original Report: September 8, 2021

Update to Original: March 3, 2022

Updated by RESPEC: July 2026

Prepared By:



Colorado Springs, CO

5540 Tech Center Dr., Suite 100

Colorado Springs, CO 80919

Phone: 719.227.0072

www.respec.com

WASTEWATER DISPOSAL REPORT

for

WATERBURY FILING #1
FALCON, CO

Original Report: September 8, 2021
Update to Original Report: March 3, 2022
RESPEC Update: July 2026

Prepared for:

Woodmen Hills Metropolitan District
8046 Eastonville Rd
Peyton, CO 80831

Prepared by:

RESPEC, LLC
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919

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1.0 INTRODUCTION AND EXECUTIVE SUMMARY

The purpose of this report is to address the anticipated wastewater loads from this proposed land use in Falcon, CO. This project is currently seeking approval through El Paso County, and this report is a requirement for approval. **All prior reports related to this land use are voided by this report.**

EXECUTIVE SUMMARY: The Woodmen Hills Metropolitan District has adequate wastewater collection system and treatment capacity to provide wastewater service to this land use.

2.0 PROJECTED LAND USES

2.1 Projected Land Uses

Land within the subject area have been planned as commercial development. Please refer to the Land Use Exhibit in **Appendix B**.

2.2 Wastewater Loads for the Subject Property

Table 2-1 provides a summary of expected water demands and wastewater loads. Abbreviations in the table below include SFEs (single family equivalents), AF/YR (acre-feet per year), and GPD (gallons per day).

Waterbury PUD, Falcon, CO				
Estimates of Water Demands and Wastewater Loads				
	Water			Wastewater
Land Use	# of Units	Single-Family Equivalent (SFE)	AF/YR	(@ 172 GPD/SFE)
			Note 1	Note 2
Residential	198	198.0	69.89	34,056
Commercial	0	0.0	0.00	0
Totals	198	198.0	69.89	34,056
Note 1: Based on an established value for the area of 0.353 AF/SFE/YR				
Note 2: Based on an established value for the area of 172 gallons per day per SFE				

Table 2-1

3.0 WASTEWATER REPORT

3.1 Unit Use Wastewater Loads

As calculated in *Table 2-1*, the expected wastewater load is 34,056 gallons per day (GPD).

3.2 Treatment Facilities

The WHMD constructed a new regional wastewater treatment facility which was placed online in the spring of 2019. This facility serves the Falcon regional area. Falcon Highlands Metropolitan District, Paint Brush Hills Metropolitan District, and portions of Meridian Service Metropolitan District are also served by this facility. The new plant is an advanced wastewater treatment facility with a hydraulic capacity of 1.3 MGD. WHMD is both in compliance with its discharge permit and has substantial adequate capacity for the additional flows.

Current average daily hydraulic loading to the treatment plant is roughly 71%, and max month hydraulic loading is roughly 77%. The addition of the subject property marks roughly **2.6%** of the plant's permitted capacity.

3.3 Collection and Pumping Facilities

WHMD operates approximately 55 miles of wastewater collection system and owns and operates three (3) lift stations. This land use will be required to install gravity sewer facilities for service in accordance with WHMD standards and approvals. Said gravity sewer facilities will connect to existing collection systems owned and operated by WHMD.

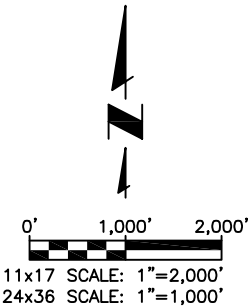
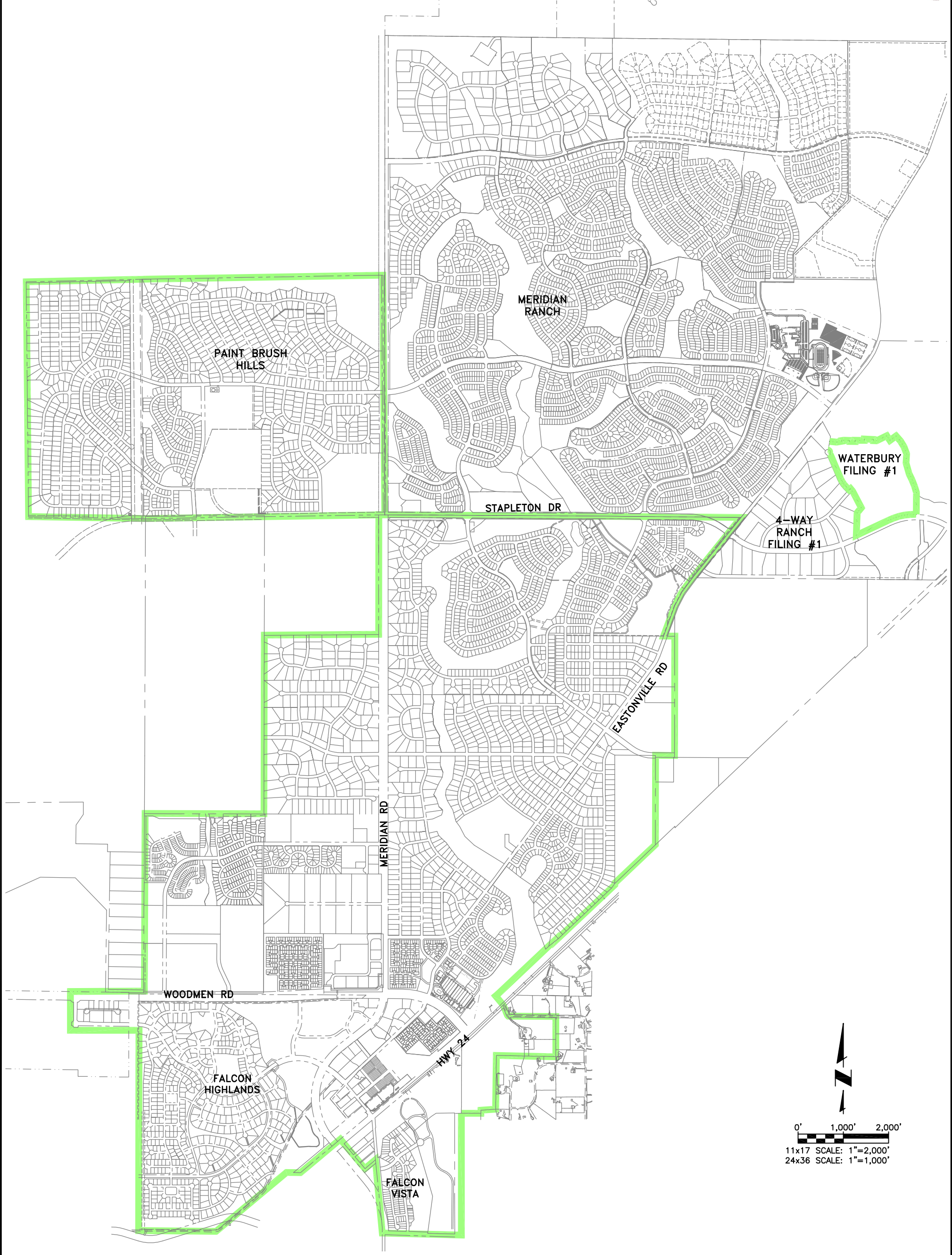
4.0 CONCLUSION

The Woodmen Hills Metropolitan District has adequate wastewater system and treatment capacity to provide wastewater service to this subdivision.

Appendix A

WOODMEN HILLS

METROPOLITAN DISTRICT



SHEET 1 OF 1

Proj.#: 112.113
Date: 06/10/20
Design: JPM
Drawn: RMM
Check: JPM

REVISIONS				
NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

WOODMEN HILLS METROPOLITAN DISTRICT

DISTRICT MAPPING

SEWER SERVICE AREA



Colorado Springs, CO

5540 Tech Center Dr., Suite 100

Colorado Springs, CO 80919

Phone: 719.227.0072

www.respec.com

Appendix B

WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT ACM ALF VIII JV SUB II, LLC BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 28, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E A DISTANCE OF 5,285.07 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 15 AS PLATTED IN 4 WAY RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 200712416, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF STAPLETON DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 212064636; THENCE N01°31'24"E, ON THE EASTERLY BOUNDARY OF SAID LOT 15 AND THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.63 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STAPLETON ROAD SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID 4 WAY RANCH FILING NO. 1, THE FOLLOWING TWELVE (12) COURSES;

- N01°31'24"E, A DISTANCE OF 230.23 FEET;
- N01°58'45"E, A DISTANCE OF 267.96 FEET;
- N38°56'07"E, A DISTANCE OF 145.18 FEET;
- N28°06'29"W, A DISTANCE OF 415.84 FEET;
- N40°37'02"W, A DISTANCE OF 70.00 FEET TO A POINT ON CURVE;
- ON THE ARC OF CURVE TO THE LEFT WHOSE CENTER BEARS S40°37'02"E, HAVING A DELTA OF 02°07'07", A RADIUS OF 1,135.00 FEET, A DISTANCE OF 41.97 FEET TO A POINT ON CURVE;
- N44°30'10"W, A DISTANCE OF 104.01 FEET TO A POINT OF CURVE;
- ON THE ARC OF CURVE TO THE RIGHT, HAVING A DELTA OF 21°00'17", A RADIUS OF 565.00 FEET, A DISTANCE OF 207.13 FEET TO A POINT OF TANGENT;
- N23°29'53"W, A DISTANCE OF 586.57 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°24'35", A RADIUS OF 40.00 FEET AND A DISTANCE OF 28.91 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 98°17'54", A RADIUS OF 60.00 FEET, A DISTANCE OF 102.94 FEET TO A POINT ON CURVE;
- N09°36'47"E, A DISTANCE OF 181.35 FEET;

THENCE S84°51'41"E, A DISTANCE OF 156.95 FEET, THENCE N81°05'30"E, A DISTANCE OF 114.50 FEET; THENCE N08°54'30"W, A DISTANCE OF 13.30 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 00°22'06", A RADIUS OF 475.00 FEET, A DISTANCE OF 3.05 FEET TO A POINT ON CURVE; THENCE N80°43'23"E, A DISTANCE OF 50.00 FEET; THENCE S89°55'30"E, A DISTANCE OF 118.92 FEET, THENCE S09°08'33"E, A DISTANCE OF 24.43 FEET; THENCE N89°59'53"E, A DISTANCE OF 125.65 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N89°59'53"E, HAVING A DELTA OF 01°10'07", A RADIUS OF 225.00 FEET, A DISTANCE OF 4.59 FEET TO A POINT OF TANGENT; THENCE N01°10'00"E, A DISTANCE OF 22.47 FEET, THENCE S88°50'00"E, A DISTANCE OF 50.00 FEET; THENCE N89°55'04"E, A DISTANCE OF 152.16 FEET; THENCE N00°04'56"W, A DISTANCE OF 30.14 FEET; THENCE S88°15'00"E, A DISTANCE OF 201.01 FEET; THENCE S01°45'00"W, A DISTANCE OF 27.39 FEET; THENCE S88°39'57"E, A DISTANCE OF 70.97 FEET; THENCE N68°36'47"E, A DISTANCE OF 62.85 FEET; THENCE N89°22'02"E, A DISTANCE OF 62.85 FEET; THENCE N62°05'94"E, A DISTANCE OF 62.85 FEET; THENCE N50°57'59"E, A DISTANCE OF 65.20 FEET; THENCE S32°58'22"E, A DISTANCE OF 124.73 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N32°58'22"W, HAVING A DELTA OF 08°00'18", A RADIUS OF 1,225.00 FEET, A DISTANCE OF 171.15 FEET TO A POINT ON CURVE; THENCE S41°02'14"E, A DISTANCE OF 144.45 FEET; THENCE S34°05'25"E, A DISTANCE OF 72.65 FEET; THENCE S30°56'30"E, A DISTANCE OF 81.87 FEET; THENCE S21°08'32"E, A DISTANCE OF 89.56 FEET; THENCE S19°08'47"E, A DISTANCE OF 73.79 FEET; THENCE S03°18'02"W, A DISTANCE OF 205.74 FEET; THENCE S17°29'03"E, A DISTANCE OF 124.83 FEET; THENCE S16°09'50"E, A DISTANCE OF 50.00 FEET; THENCE S16°07'17"E, A DISTANCE OF 73.88 FEET; THENCE S27°50'37"E, A DISTANCE OF 65.16 FEET; THENCE S25°07'25"E, A DISTANCE OF 66.02 FEET; THENCE S22°21'31"E, A DISTANCE OF 66.20 FEET; THENCE S19°54'11"E, A DISTANCE OF 51.22 FEET; THENCE S16°26'35"E, A DISTANCE OF 114.20 FEET; THENCE S21°00'38"E, A DISTANCE OF 85.08 FEET TO A POINT ON THE BOUNDARY LINE OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 214007733, RECORDS OF EL PASO COUNTY, COLORADO; THENCE S00°00'00"E, ON SAID BOUNDARY LINE, A DISTANCE OF 472.54 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 212064636; THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°23'33"W, HAVING A DELTA OF 26°14'01", A RADIUS OF 1,405.00 FEET, A DISTANCE OF 643.30 FEET TO A POINT OF TANGENT;
- S64°09'32"W, A DISTANCE OF 777.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,694,934 SQUARE FEET OR 81,867 ACRES.

OWNER'S CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF WATERBURY FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO, THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNERS
BY: _____
OWNER ACM ALF VIII JV SUB II, LLC

STATE OF COLORADO)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ AS _____.

MY COMMISSION EXPIRES _____.

WITNESS MY HAND AND OFFICIAL SEAL _____.

NOTARY PUBLIC
SIGNATURES OF OFFICERS SIGNING FOR A CORPORATION SHALL BE ACKNOWLEDGED AS FOLLOWS:
_____, AS _____, ACM ALF VIII JV SUB II, LLC

ACCEPTANCE CERTIFICATE FOR TRACTS (ACCEPTING ENTITY IN EXISTENCE):

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J AND K ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE WATERBURY METROPOLITAN DISTRICT NO. 1.

BY: _____

PRESIDENT
STATE OF COLORADO)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ A.D., BY _____ AS _____.

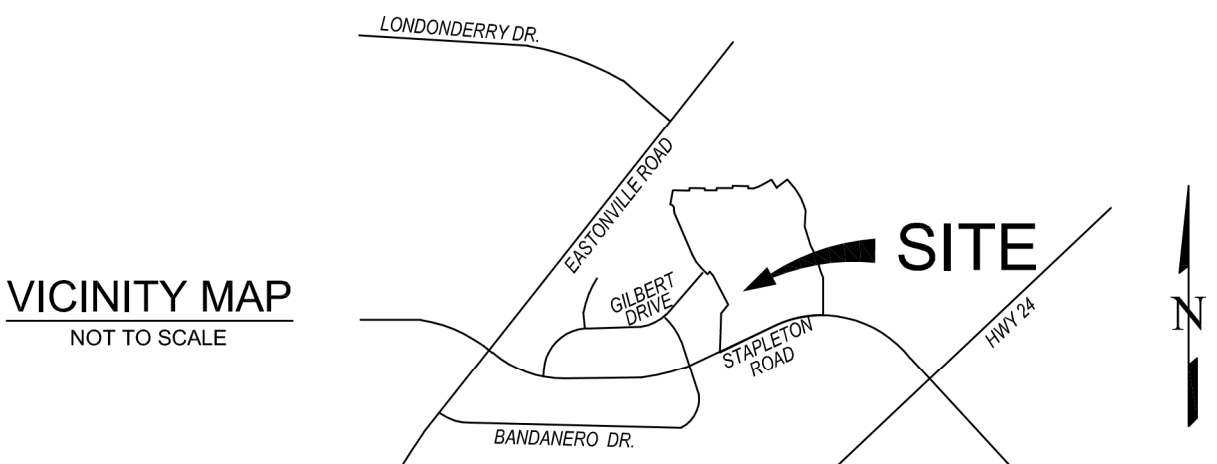
WITNESS MY HAND AND OFFICIAL SEAL: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



GENERAL NOTES:

- THE DATE OF PREPARATION IS DECEMBER 29, 2022.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE BASIS OF BEARINGS IS THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E A DISTANCE OF 5,285.07 FEET.
- UNLESS OTHERWISE INDICATED, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:

ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON BOTH SIDES WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT UTILITY EASEMENT FOR MOUNTAIN VIEW ELECTRIC ASSOCIATION
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT;
- FIRE PROTECTION BY FALCON FIRE PROTECTION DISTRICT.
- TRACT OWNERSHIP MAINTENANCE:
ALL TRACTS A-K ARE TO BE OWNED AND MAINTAINED BY THE WATERBURY METROPOLITAN DISTRICT NO. 1. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STREETSCAPE PLANTINGS, DETENTION PONDS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, PEDESTRIAN TRAILS, AND MAIL BOX CLUSTERS.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- TOTAL NUMBER OF LOTS PLATTED WITH THIS SUBDIVISION: 198
TOTAL NUMBER OF TRACTS PLATTED WITH THIS SUBDIVISION: 11.
- ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE WATERBURY METROPOLITAN DISTRICT NO. 1 BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 205142010, 205191721, 210038875 AND 212092504.
- CENTRAL WATER SERVICES TO BE SUPPLIED BY WATERBURY METROPOLITAN DISTRICT NO. 1. ALL FUTURE OWNERS OF LOTS WITHIN THIS FILING SHALL BE ADVISED OF, AND COMPLY WITH, THE CONDITIONS, RULES, REGULATIONS, AND SPECIFICATIONS SET BY THE DISTRICT.
- WASTE WATER COLLECTION SERVICES TO BE PROVIDED BY WATERBURY METROPOLITAN DISTRICT NO. 1 IN AGREEMENT WITH WOODMEN HILLS METROPOLITAN DISTRICT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATE POSTAL SERVICE REGULATIONS.
- PURSUANT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT RECEPTION NO. _____, NO LOTS SHALL BE SOLD, CONVEYED, OR TRANSFERRED TO A PARTY OTHER THAN ONE THAT PURCHASES THE ENTIRE SUBDIVISION, OR TO TWO PARTIES WHICH INTEND TO DEVELOP THE ENTIRE SUBDIVISION BY A COORDINATED EFFORT, WHETHER BY DEED OR BY CONTRACT, NOR SHALL CONSTRUCTION PERMITS FOR THE SUBDIVISION OR BUILDING PERMITS BE ISSUED, UNLESS AND UNTIL COLLATERAL FOR GRADING AND EROSION CONTROL IN A FORM ACCEPTABLE TO EL PASO COUNTY IS POSTED WITH THE COUNTY. UPON POSTING OF SUCH COLLATERAL FOR GRADING AND EROSION CONTROL, CONSTRUCTION PERMITS AND NOTICES TO PROCEED THEREUNDER MAY BE ISSUED, BUT NO LOTS SHALL BE SOLD, CONVEYED, OR TRANSFERRED TO A PARTY OTHER THAN ONE THAT PURCHASES THE ENTIRE SUBDIVISION, WHETHER BY DEED OR BY CONTRACT, NOR SHALL ANY BUILDING PERMITS BE ISSUED, UNLESS AND UNTIL THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS FOR THE SUBDIVISION HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS AND PRELIMINARY ACCEPTANCE OF SAID IMPROVEMENTS HAS BEEN RECEIVED FROM EL PASO COUNTY, IF APPLICABLE, OR UNTIL COLLATERAL FOR SUCH CONSTRUCTION HAS BEEN RECEIVED BY EL PASO COUNTY. IF COLLATERAL IS POSTED MORE THAN NINETY (90) DAYS FOLLOWING PLAT RECORDING, AN UPDATED FINANCIAL ASSURANCE ESTIMATE MAY BE REQUIRED BY EL PASO COUNTY.
- NO STREET PARKING ALONG FRONTAGE OF LOTS 1, 2, 11, 20, 21 AND 187.
- DRIVEWAYS FOR LOTS 1, 2, 21, 181, 186, AND 187 SHALL BE LOCATED AT THE FARTHEST POINT FROM THE ROUNDABOUT AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS EL PASO COUNTY FILE NO. SF 237.
- NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0552G, EFFECTIVE DATE DECEMBER 7, 2018.
- NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0552G, EFFECTIVE DATE DECEMBER 7, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.

THE PARCEL HAS EXPOSURE TO ZONE A FLOODPLAIN. DRAFT MODEL BACKED FLOODPLAIN EXTENTS FOR THIS AREA HAVE BEEN DEVELOPED AS PART OF PHASE 1 FOR THE ONGOING EL PASO COUNTY, CO. RISK MAP PROJECT. THE DATA HAS BEEN REVIEWED AND APPROVED THROUGH FEMA'S QA/QC PROCESS (MAY 11, 2022) AND IS CURRENTLY IN THE MP (CASE NO. 19-08-0037S). BASE FLOOD ELEVATIONS SHOWN ON THE PLAT HAVE BEEN DEVELOPED FROM THE AFOREMENTIONED FEMA APPROVED STUDY, ALONG WITH SITE SURVEY, USING A "NO-RISE CERTIFICATION" OUTLINED IN THE FEMA TECHNICAL BULLETIN, MANAGING FLOODPLAIN DEVELOPMENT IN ZONE A AREAS. A FEMA SUPPLIED DUPLICATE EFFECTIVE MODEL WAS TAKEN AND REVISED TO A CORRECTED EFFECTIVE MODEL AND SUBSEQUENTLY A PROPOSED/POST PROJECT CONDITIONS MODEL WAS CREATED TO ESTABLISH THE BASE FLOOD ELEVATIONS SHOWN ON THE PLAT. BOTH THE FEMA APPROVED RISK MAP EXTENTS AND THE FEMA APPROVED CURRENT EFFECTIVE EXTENTS ARE SHOWN.

- THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, WATERBURY METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

TRACT TABLE:

TRACT NO.	AREA	USE/ALLOWED STRUCTURES	OWNER/MAINTENANCE
A	1,009 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, UTILITIES, FENCES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTER	WATERBURY METROPOLITAN DISTRICT NO. 1
B	3,464 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, DETENTION POND, UTILITIES, FENCES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS, POND	WATERBURY METROPOLITAN DISTRICT NO. 1
C	0,102 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS	WATERBURY METROPOLITAN DISTRICT NO. 1
D	4,510 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, UTILITIES, FENCES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS	WATERBURY METROPOLITAN DISTRICT NO. 1
E	2,571 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, FENCES, PARKS AND RECREATIONAL FACILITIES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS	WATERBURY METROPOLITAN DISTRICT NO. 1
F	0,073 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, FENCES, PARKS AND RECREATIONAL FACILITIES, AND PEDESTRIAN TRAILS	WATERBURY METROPOLITAN DISTRICT NO. 1
G	0,287 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, AND FENCES	WATERBURY METROPOLITAN DISTRICT NO. 1
H	0,175 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, FENCES, PARKS AND RECREATIONAL FACILITIES, AND PEDESTRIAN TRAILS	WATERBURY METROPOLITAN DISTRICT NO. 1
I	0,787 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS	WATERBURY METROPOLITAN DISTRICT NO. 1
J	0,050 AC	LANDSCAPE EASEMENTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, AND FENCES	WATERBURY METROPOLITAN DISTRICT NO. 1
K	0,062 AC	LANDSCAPE EASEMENTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, AND FENCES	WATERBURY METROPOLITAN DISTRICT NO. 1

SUMMARY:

198 LOTS	36,987 ACRES	59,785%
11 TRACTS	13,120 ACRES	21,207%
PUBLIC RIGHT-OF-WAY	11,759 ACRES	19,007%
TOTAL	61,867 ACRES	100,000%

GROSS DENSITY 3.2 D.U. PER ACRE

GENERAL NOTES: (CONTINUED)

- THIS PROPERTY IS SUBJECT TO A PRIVATE STORMWATER FACILITY MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, WATERBURY METROPOLITAN DISTRICT NO. 1 RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- THIS PROPERTY IS SUBJECT TO A PRIVATE STORM DRAIN SYSTEM MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, WATERBURY METROPOLITAN DISTRICT NO. 1 RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- IS PROPERTY IS SUBJECT TO A PUBLIC RIGHT-OF-WAY LICENSE MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, WATERBURY METROPOLITAN DISTRICT NO. 1 RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
- PURSUANT TO RESOLUTION NO. 25-363, APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 4 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NUMBER 225106845, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF WATERBURY FILING NO. 1, ARE INCLUDED WITH IN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 4 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- THERE SHALL BE NO DIRECT LOT ACCESS TO STAPLETON ROAD.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON ORDER NUMBER SC55089017.2-2, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 6, 2023 AT 5:00 P.M.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SOUNDS, SMELLS AND/OR ACTIVITIES ASSOCIATED WITH ACTIVE AGRICULTURAL PRACTICES. PURSUANT TO ARTICLE 3.5, TITLE 35, C.R.S., IT IS THE DECLARED POLICY OF THE STATE OF COLORADO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF ITS AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER AGRICULTURAL PRODUCTS. COLORADO IS A "RIGHT-TO-FARM" STATE PURSUANT TO C.R.S. 35-3.5-101. ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS, AND SMELLS OF AGRICULTURAL OPERATIONS AS A NORMAL AND NECESSARY IMPACT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY AGRICULTURAL SECTOR. STATE LAW PROVIDES THAT RANCHING, FARMING, OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGLIGENT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODORS, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEGAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS.
- GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS MAY HAVE SHALLOW GROUNDWATER CONDITIONS: 12, 13, 32-35, 43-48, 75, 88-90, 93-95, 107-112, AND 115-118. PER THE SOIL, GEOLOGY AND GEOLOGIC HAZARD ADDENDUM PREPARED BY ENTECH ENGINEERING, DATED FEBRUARY 2, 2022, THE DEVELOPER IS REQUIRED TO DISCLOSE THIS INFORMATION TO POTENTIAL LOT PURCHASERS. PRIOR TO CONSTRUCTION THESE LOTS SHALL BE FURTHER TESTED TO DETERMINE THE EXTENT OF THE GEOHAZARD CONDITIONS, AND THE CONSTRAINTS THAT SHALL BE REQUIRED IN CONSTRUCTION.
RESIDENTS OF LOTS 12, 13, 32-35, 43-48, 75, 88-90, 93-95, 107-112, AND 115-118, IF FURTHER, LONG-RANGE GROUNDWATER TESTING DETERMINES THAT THIS CONSTRAINT IS NOT NECESSARY, THE DEVELOPER MAY CHOOSE TO APPLY FOR AN AMENDED DEVELOPMENT PLAN AT THAT TIME.
WATERBURY METROPOLITAN DISTRICT NO. 1, SHALL MAINTAIN ENGINEERED DRAINAGE SYSTEMS, IF UNDERDRAIN SYSTEMS ARE REQUIRED FOR STRUCTURES LOCATED IN HIGH GROUNDWATER AREAS. THEY SHALL DISCHARGE INTO A GROUNDWATER RECHARGE FACILITY, NOT A STORM DRAIN SYSTEM. SLUMP PUMPS ARE PROHIBITED FROM DISCHARGING ONTO A PUBLIC ROAD PER ECM 3.3.6.
- ENVIRONMENTAL NOTE: DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT; THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING TO DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL OPERATIONS.
- THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF PENCONIC PLACE, MASONBORO WAY, MEGANSETT WAY AND SUNKEN MEADOW ROAD ARE INTENDED FOR TURNAROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH A TIME THAT PENCONIC PLACE, MASONBORO WAY, MEGANSETT WAY AND SUNKEN MEADOW ROAD ARE EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND REPLACE WITH A STANDARD STREET SECTION, THE EASEMENT VACATION, CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER EXTENDING SAID STREETS.
- NO LOTS SHALL HAVE ANY IMPERVIOUS IMPROVEMENTS CONSTRUCTED WITHIN THE REAR SETBACK (I.E. PATIOS, HARDCAPE, RECREATIONAL FACILITIES, ECT.) FOR LOTS 40-42, 156 & TRACT C.
- WATER SUFFICIENCY NOTE: THIS PLAT IS GOVERNED BY THE STANDARDS OF THE PUDSP, FILE NUMBER PUDSP 21-005.
- PERIMETER DRAINS AND SLUMP PUMPS SHALL NOT DISCHARGE ONTO PUBLIC RIGHT-OF-WAY. MAINTENANCE FOR PERIMETER DRAINS AND SLUMP PUMPS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____ BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

DRAFT

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE _____
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

PLANNING AND COMMUNITY DEVELOPMENT:

THIS PLAT FOR WATERBURY FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE ____ DAY OF _____, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS ____ DAY OF _____, 20____ A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEES:

SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

OWNERS:
NAME ACM ALF VII JV SUB II LLC
ADDRESS 8350 EAST CRESCENT PARKWAY,
SUITE 200
GREENWOOD VILLAGE, CO 80111

PLAT PREPARED BY: JON TESSIN
NAME EDWARD-JAMES SURVEYING INC.
ADDRESS 926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
(719) 576-1216

PCD FILE NO. SF23-07

REVISIONS	NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206
4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247



WATERBURY FILING NO. 1
FINAL PLAT

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO	1 OF 7

WATERBURY FILING NO. 1

FINAL PLAT

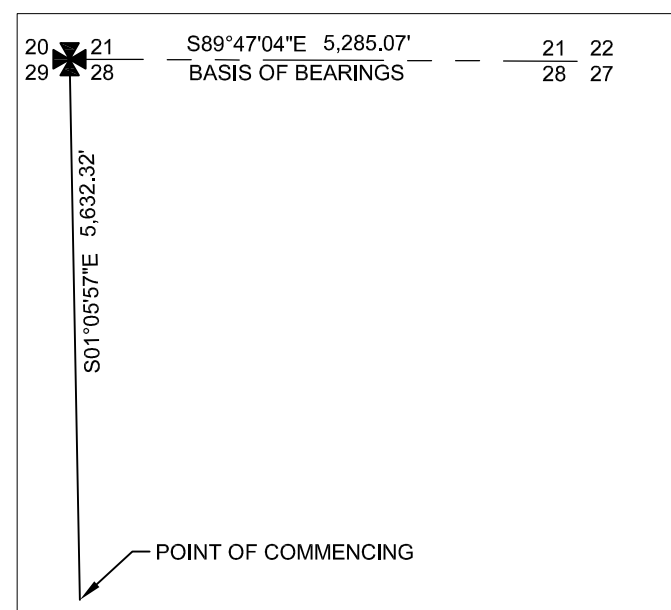
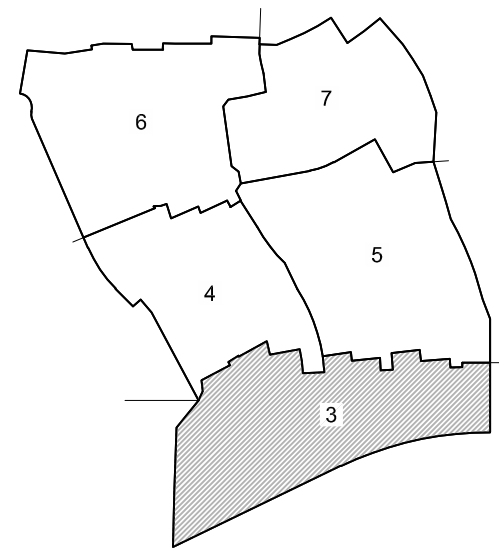
A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



POINT OF COMMENCING

BASIS OF BEARINGS DETAIL

APPROXIMATE LIMITS OF FLOODPLAIN

APPROXIMATE LIMITS OF FLOODPLAIN

APPROXIMATE LIMITS OF FLOODPLAIN

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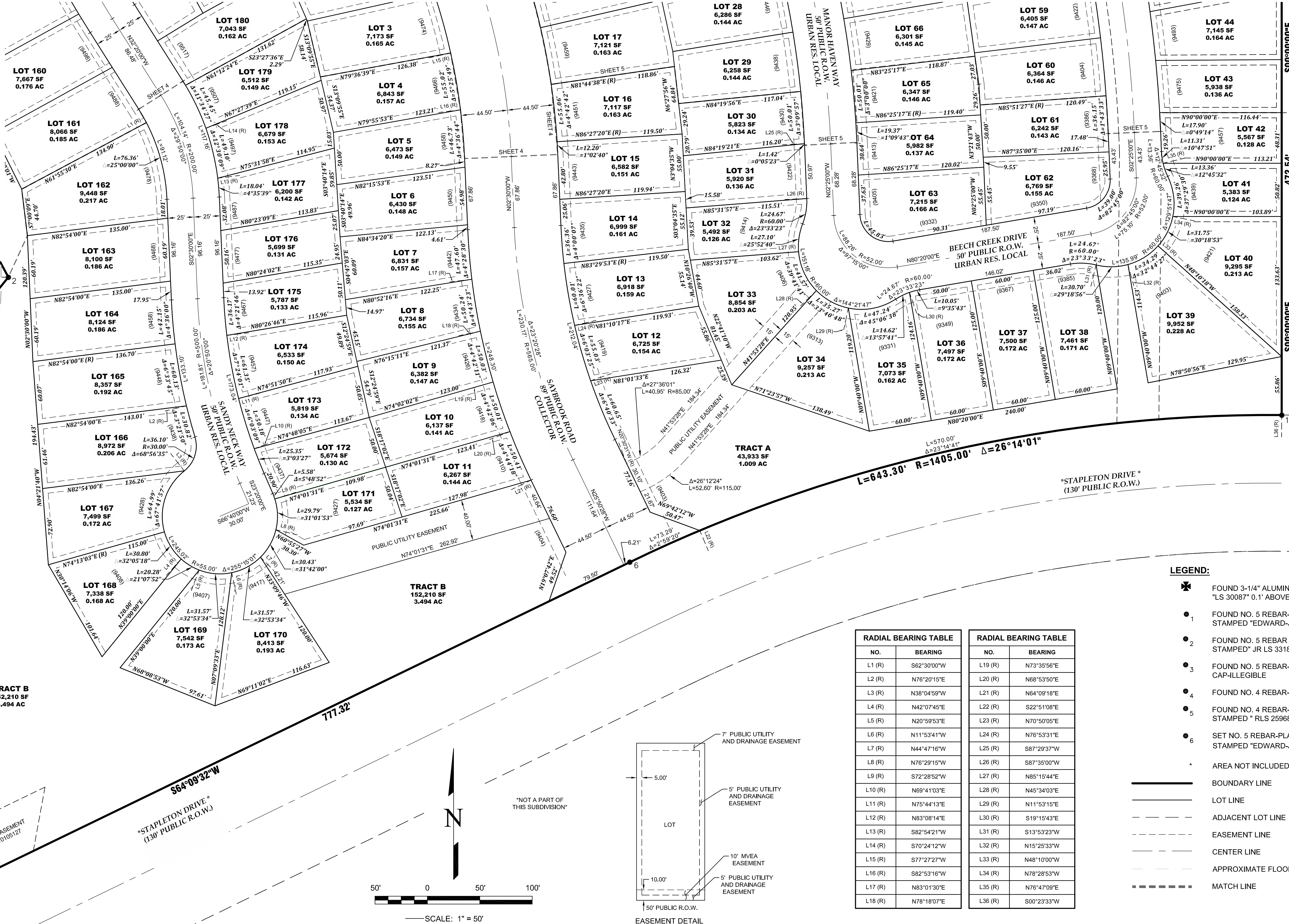
APPROXIMATE LIMITS OF FLOODPLAIN

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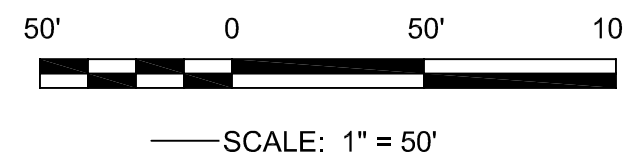
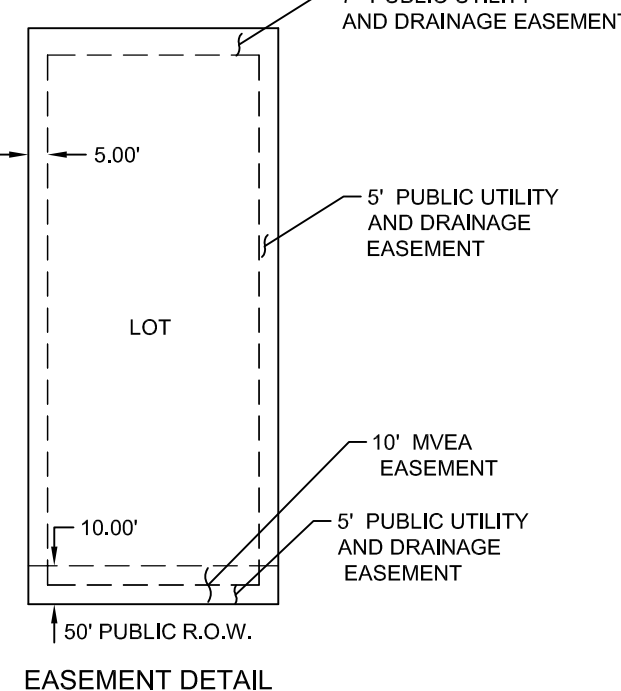


LEGEND:

- FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 30087" 0.1' ABOVE GRADE
- FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
- FOUND NO. 5 REBAR-1.5" ALUMINUM CAP STAMPED "JR LS 33181"
- FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
- FOUND NO. 4 REBAR-NO CAP
- FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
- SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
- AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- APPROXIMATE FLOOD PLAIN LIMITS
- MATCH LINE

RADIAL BEARING TABLE	
NO.	BEARING
L1 (R)	S62°30'00"W
L2 (R)	N76°20'15"E
L3 (R)	N38°04'59"W
L4 (R)	N42°07'45"E
L5 (R)	N20°59'53"E
L6 (R)	N11°53'41"W
L7 (R)	N44°47'16"W
L8 (R)	N76°29'15"W
L9 (R)	S72°28'52"W
L10 (R)	N69°41'03"E
L11 (R)	N75°44'13"E
L12 (R)	N83°08'14"E
L13 (R)	S82°54'21"W
L14 (R)	S70°24'12"W
L15 (R)	S77°27'27"W
L16 (R)	S82°53'16"W
L17 (R)	N83°01'30"E
L18 (R)	N78°18'07"E

RADIAL BEARING TABLE	
NO.	BEARING
L19 (R)	N73°35'56"E
L20 (R)	N68°53'50"E
L21 (R)	N64°09'18"E
L22 (R)	S22°51'08"E
L23 (R)	N70°50'05"E
L24 (R)	N76°53'31"E
L25 (R)	S87°29'37"W
L26 (R)	S87°35'00"W
L27 (R)	N85°15'44"E
L28 (R)	N45°34'03"E
L29 (R)	N11°53'15"E
L30 (R)	S19°15'43"E
L31 (R)	S13°53'23"W
L32 (R)	N15°25'33"W
L33 (R)	N48°10'00"W
L34 (R)	N78°28'53"W
L35 (R)	N76°47'09"E
L36 (R)	S00°23'33"W



REVISIONS	
NO.	DESCRIPTION

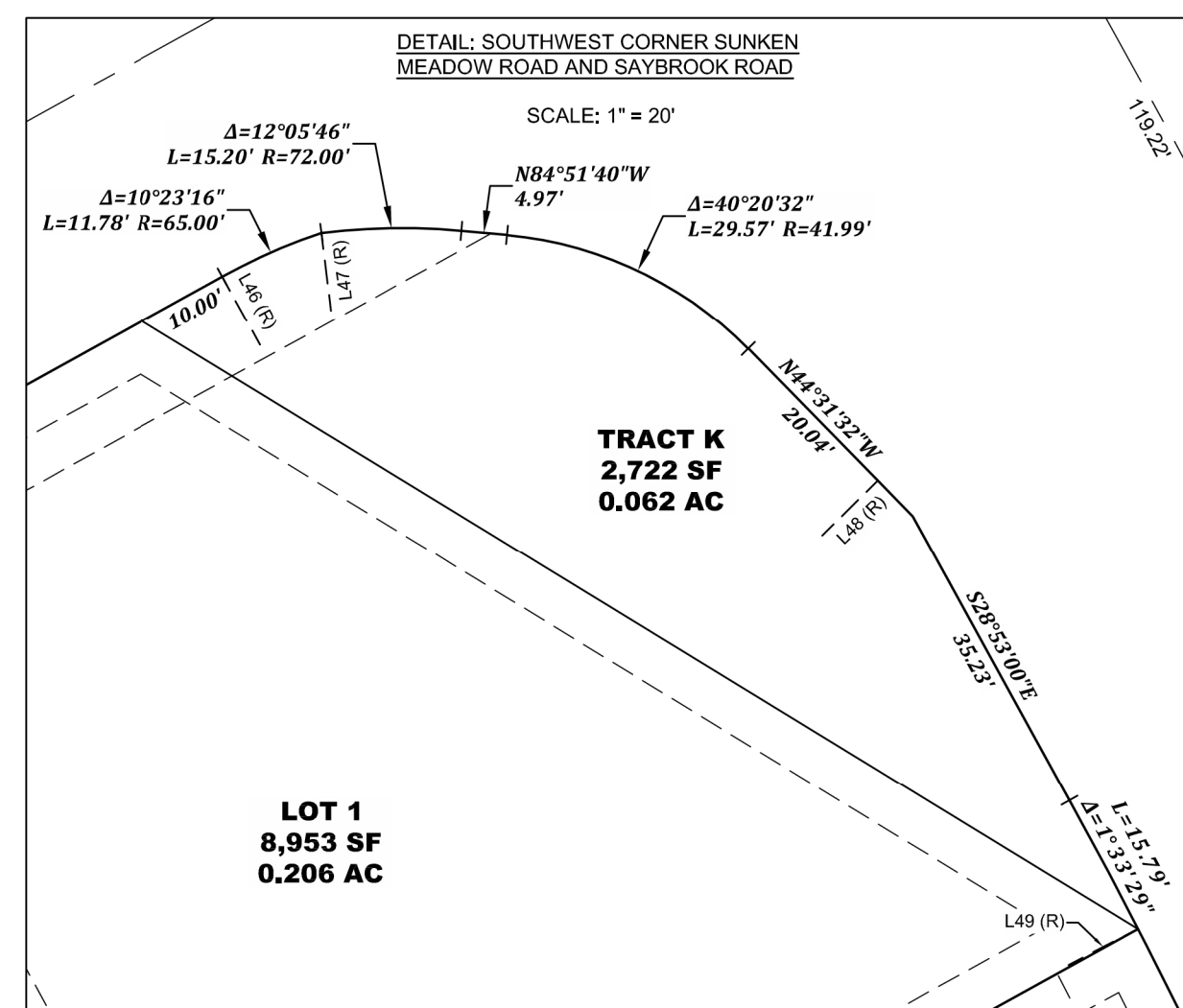
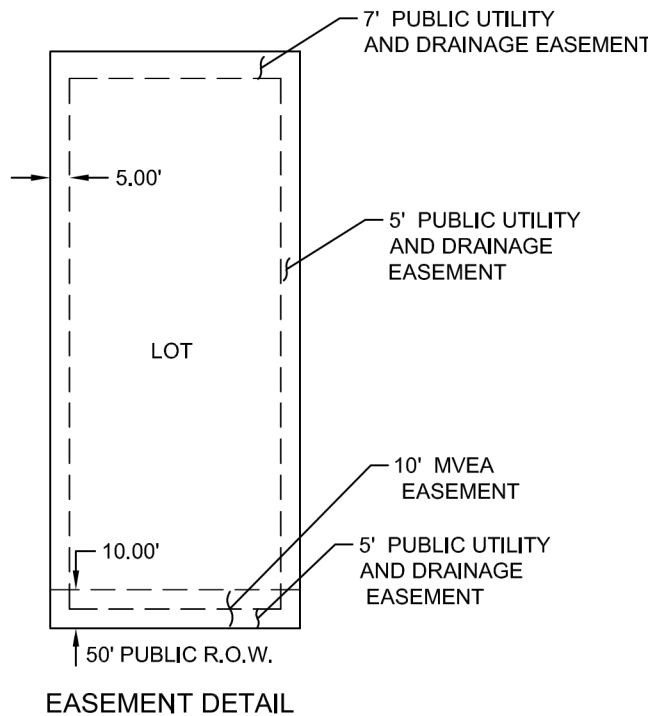
EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
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Office: (719) 576-1216
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4732 Eagle Ridge Circle
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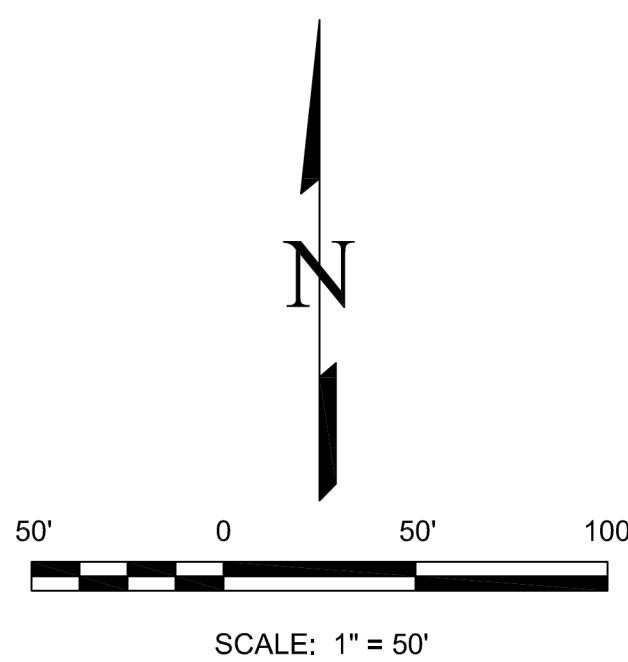
**WATERBURY FILING NO. 1
FINAL PLAT**
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO.	3 OF 7

FINAL PLAT



RADIAL BEARING TABLE	
NO.	BEARING
L37 (R)	N69°26'50"E
L38 (R)	S40°37'02"E
L39 (R)	N58°49'56"E
L40 (R)	S58°49'45"W
L41 (R)	N64°22'28"E
L42 (R)	N33°06'31"W
L43 (R)	N40°26'41"W
L44 (R)	S81°57'40"W
L45 (R)	S71°34'06"W
L46 (R)	S28°53'00"E
L47 (R)	S06°57'26"E
L48 (R)	S45°28'28"W
L49 (R)	S62°40'29"W



- | | |
|---|---|
| LEGEND: | |
|  | FOUND 3-1/4" ALUMINUM CAP STAMPED
"LS 30087" 0.1" ABOVE GRADE |
| ● ₁ | FOUND NO. 5 REBAR-PLASTIC CAP
STAMPED "EDWARD-JAMES PLS 17502" |
| ● ₂ | FOUND NO. 5 REBAR 1.5"- ALUMINUM CAP
STAMPED "JR LS 33181" |
| ● ₃ | FOUND NO. 5 REBAR 1.5"- ALUMINUM
CAP-ILLEGIBLE |
| ● ₄ | FOUND NO. 4 REBAR-NO CAP |
| ● ₅ | FOUND NO. 4 REBAR-PLASTIC CAP
STAMPED "D RLS 25968" |
| ● ₆ | SET NO. 5 REBAR-PLASTIC CAP
STAMPED "EDWARD-JAMES PLS 33196" |
| * | AREA NOT INCLUDED IN THIS SURVEY |
|  | BOUNDARY LINE |
|  | LOT LINE |
|  | ADJACENT LOT LINE |
|  | EASEMENT LINE |
|  | CENTER LINE |
|  | APPROXIMATE FLOOD PLAIN LIMITS |
|  | MATCH LINE |

[illegible]

**EDWARD-JAMES
SURVEYING, INC.**

926 Elkton Drive	4732 Eagleridge Circle
Colorado Springs, CO 80907	Pueblo, CO 81008
Office: (719) 576-1216	Office: (719) 545-6240
Fax: (719) 576-1206	Fax: (719) 545-6247



WATERBURY FILING NO. 1
FINAL PLAT

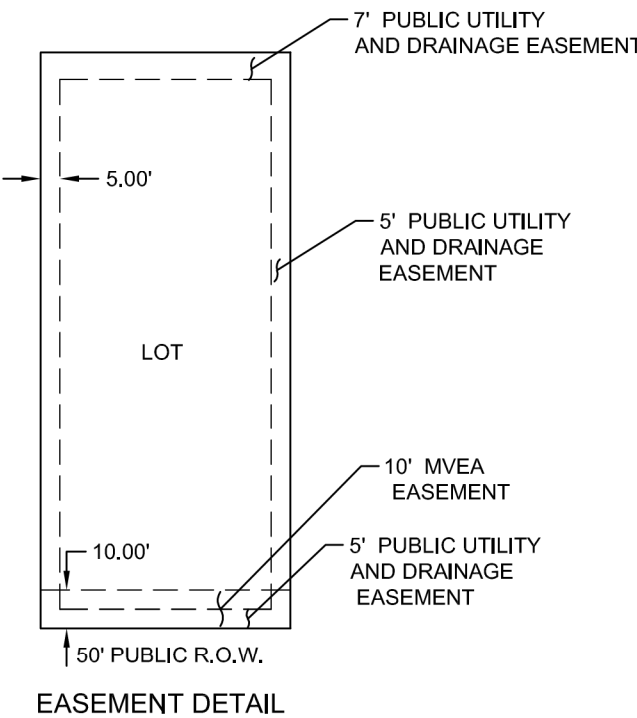
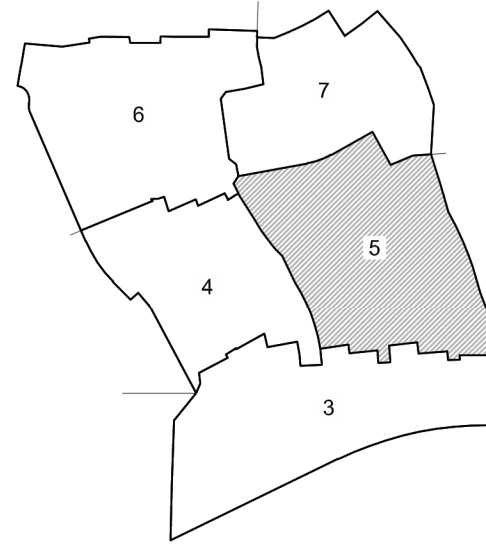
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO	4 OF 7

WATERBURY FILING NO. 1

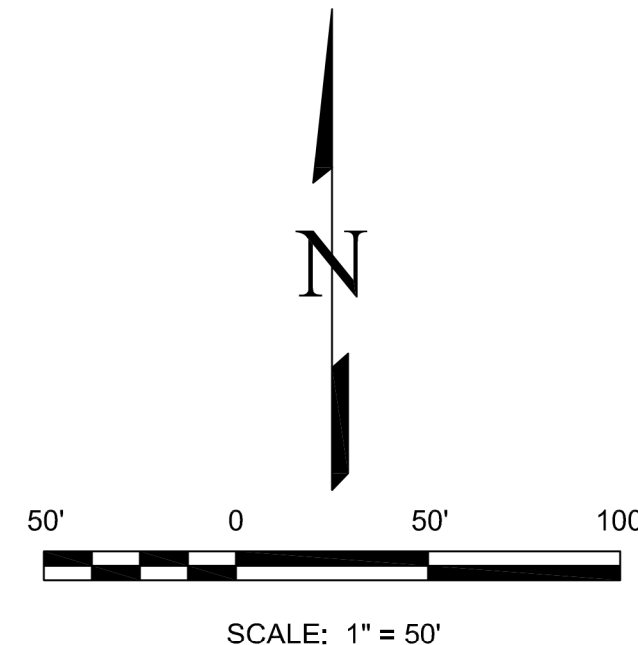
FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LEGEND:

- ✱ FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 30087" 0.1' ABOVE GRADE
- 1 FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
- 2 FOUND NO. 5 REBAR-1.5" ALUMINUM CAP STAMPED "JR LS 33181"
- 3 FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
- 4 FOUND NO. 4 REBAR-NO CAP
- 5 FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
- 6 SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
- AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- APPROXIMATE FLOOD PLAIN LIMITS
- MATCH LINE



RADIAL BEARING TABLE	
NO.	BEARING
L50 (R)	N72°22'30"E
L51 (R)	N99°40'48"E
L52 (R)	N15°52'36"E
L53 (R)	S70°07'50"E
L54 (R)	N35°36'52"W
L55 (R)	S35°07'19"E
L56 (R)	S62°25'35"W
L57 (R)	S66°13'44"W
L58 (R)	S69°50'41"W
L59 (R)	S73°28'49"W
L60 (R)	S77°05'46"W
L61 (R)	S80°42'43"W
L62 (R)	S84°19'40"W
L63 (R)	S86°45'46"W
L64 (R)	S84°28'10"W
L65 (R)	S82°19'17"W
L66 (R)	S79°41'47"W
L67 (R)	S68°11'18"W
L68 (R)	S27°54'11"E
L69 (R)	N21°23'38"W
L70 (R)	N10°30'44"W

REVISIONS	
NO.	DESCRIPTION

EDWARD-JAMES SURVEYING, INC.
926 Elton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
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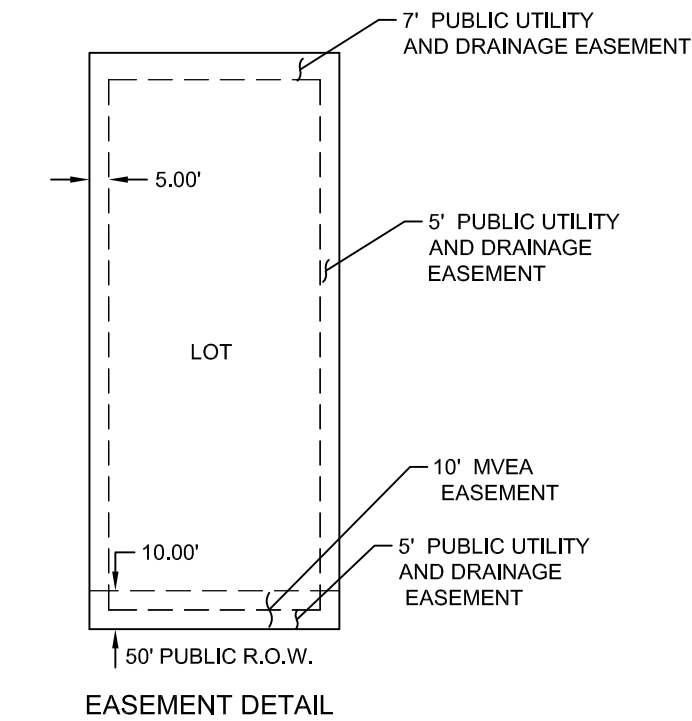
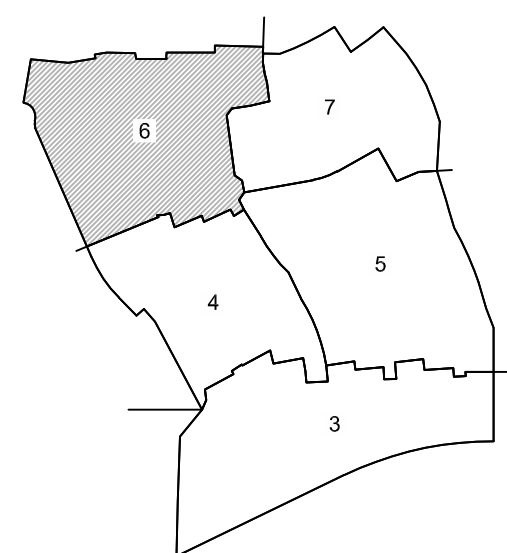
**WATERBURY FILING NO. 1
FINAL PLAT**
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO	5 OF 7

WATERBURY FILING NO. 1

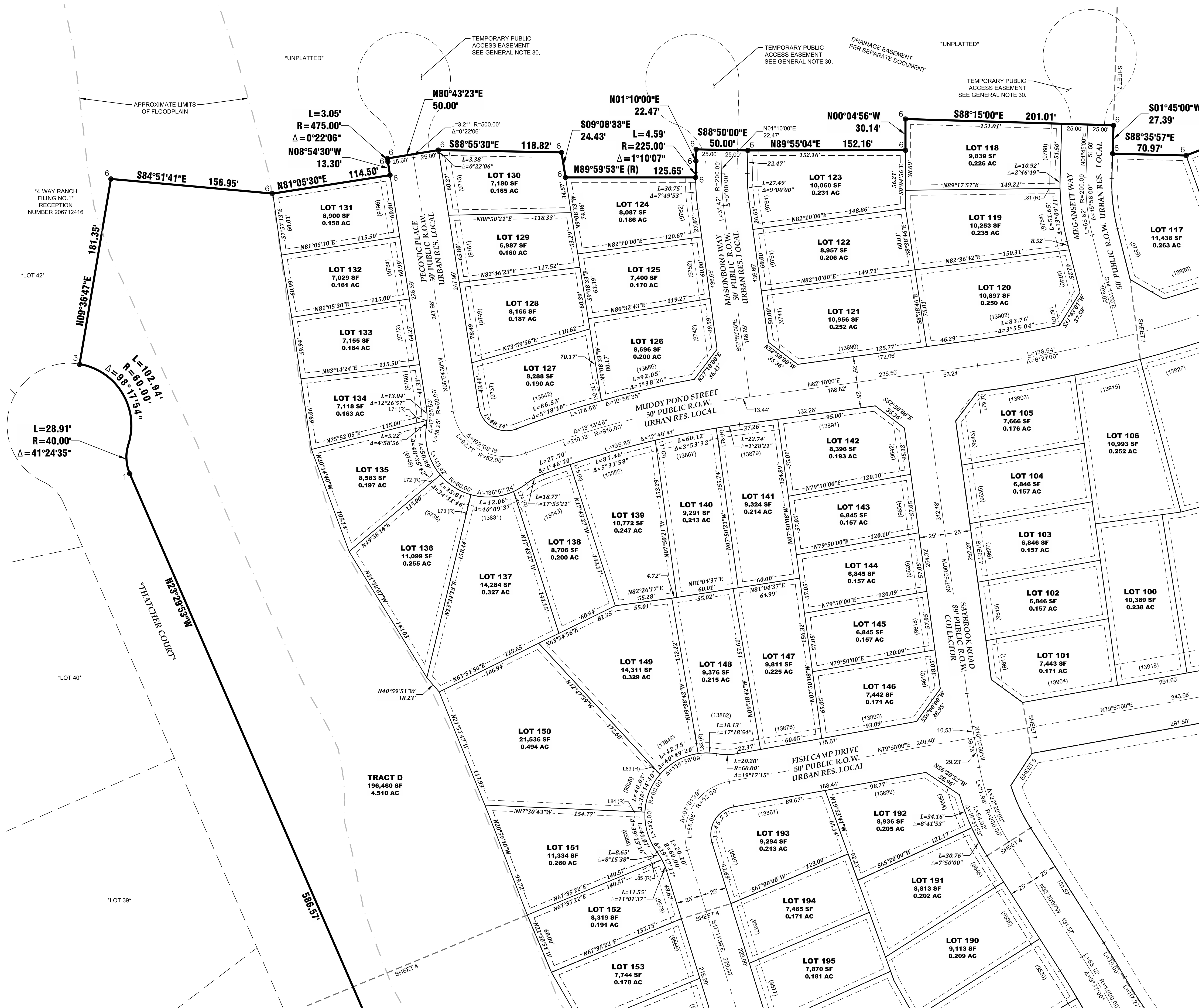
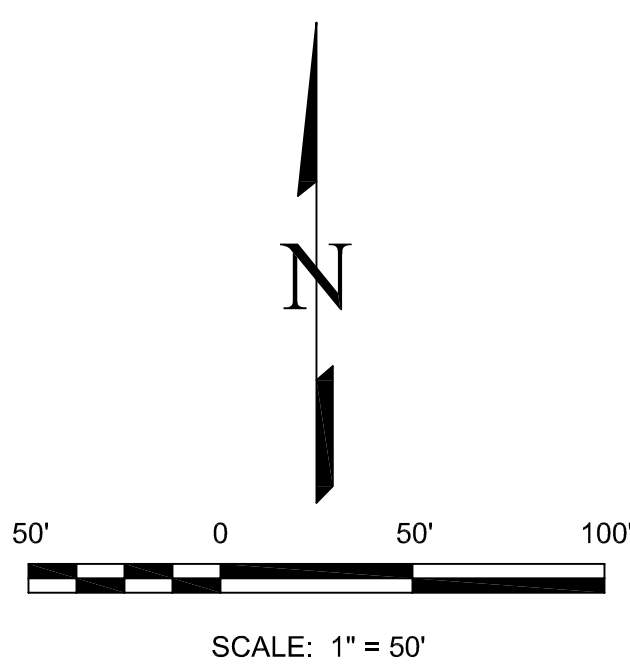
FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LEGEND:

- FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 30087" 0.1' ABOVE GRADE
- FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
- FOUND NO. 5 REBAR 1.5" ALUMINUM CAP STAMPED "JR LS 33181"
- FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
- FOUND NO. 4 REBAR-NO CAP
- FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
- SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
- AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- APPROXIMATE FLOOD PLAIN LIMITS
- MATCH LINE



NO.	BEARING
L71 (R)	S76°31'55"E
L72 (R)	N49°55'41"E
L73 (R)	N15°43'55"E
L74 (R)	N24°25'42"W
L75 (R)	S18°51'30"E
L76 (R)	S15°45'39"E
L77 (R)	S13°11'52"E
L78 (R)	S09°18'21"E
L79 (R)	N07°41'17"W
L80 (R)	N11°45'04"W
L81 (R)	N88°58'11"E
L82 (R)	S08°11'39"E
L83 (R)	S49°00'59"E
L84 (R)	S87°15'38"E
L85 (R)	N61°46'44"E

WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

**EDWARD-JAMES
SURVEYING, INC.**



926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 545-6247

REVISIONS

NO.

DESCRIPTION

DATE

DRAWN BY JWT

CHECKED BY ERF

H-SCALE 1" = 50'

JOB NO. 2117-00

DATE CREATED 12/29/22

DATE ISSUED DRAFT

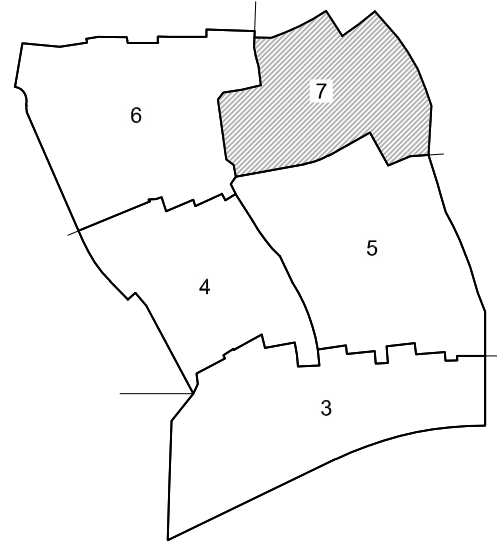
SHEET NO 6 OF 7

PCD FILE NO. SF23-07

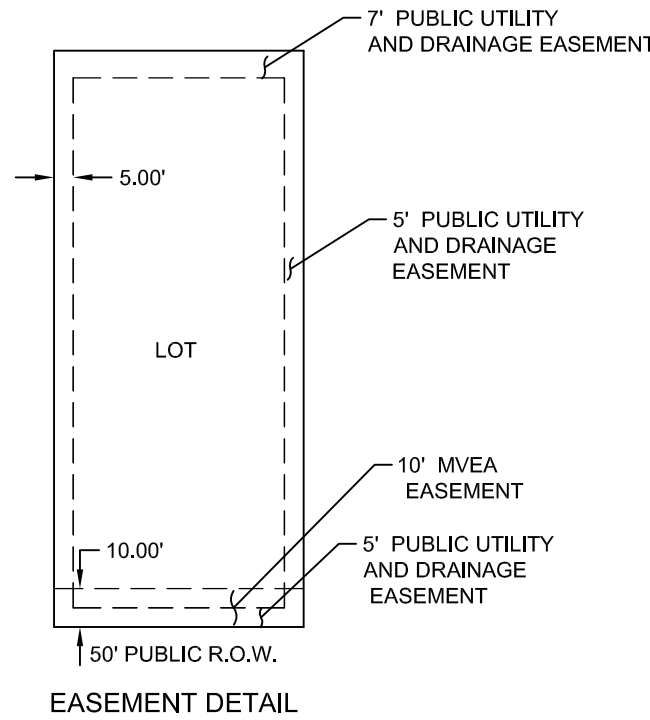
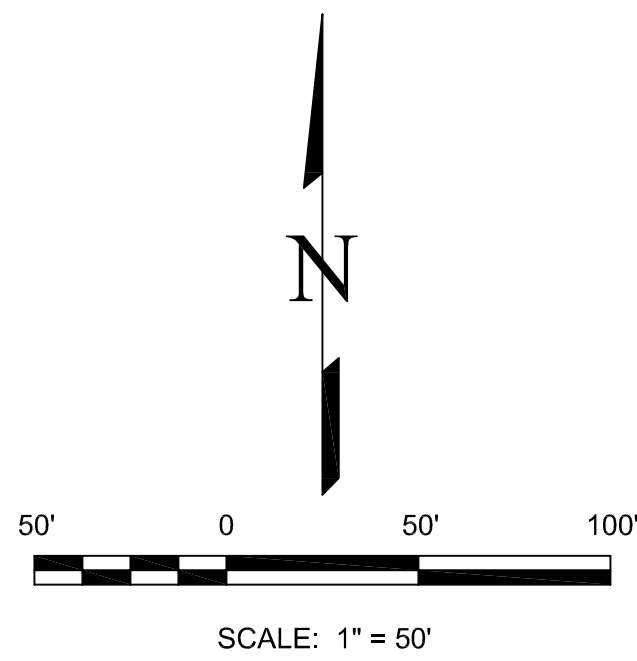
WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



RADIAL BEARING TABLE	
NO.	BEARING
L86 (R)	N11°57'38"W
L87 (R)	N17°48'14"W
L88 (R)	N26°38'54"W
L89 (R)	N36°25'13"W
L90 (R)	S56°48'57"W
L91 (R)	S62°07'07"W
L92 (R)	S68°54'46"W
L93 (R)	S83°59'03"W
L94 (R)	N52°16'18"W
L95 (R)	N00°05'06"E
L96 (R)	S26°08'22"E
L97 (R)	N15°03'17"W



LEGEND:

- FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 30087" 0.1' ABOVE GRADE
- FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
- FOUND NO. 5 REBAR-1.5" ALUMINUM CAP STAMPED "JR LS 33181"
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- AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- APPROXIMATE FLOOD PLAIN LIMITS
- MATCH LINE

REVISIONS	
NO.	DESCRIPTION

EDWARD-JAMES SURVEYING, INC.
926 Elton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 545-6247
4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 576-1216
Fax: (719) 545-6247



**WATERBURY FILING NO. 1
FINAL PLAT**
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO	7 OF 7

Appendix C

EXTRATERRITORIAL WASTEWATER SERVICE AGREEMENT

This Extraterritorial Wastewater Service Agreement (the “**Agreement**”) is entered into this 25th day of June, 2026, by and between Woodmen Hills Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”) and ACM ALF VIII JV Sub II LLC, a Delaware limited liability company (the “**Property Owner**”). The District and Property Owner are referred to herein individually as a “**Party**” and collectively as the “**Parties**.”

RECITALS

WHEREAS, Woodmen Hills Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, the District was organized for the purpose of providing water, wastewater and parks and recreational services in accordance with the Service Plan of Woodmen Hills Metropolitan District, approved by the County of El Paso, Colorado on June 29, 1995 (the “**Service Plan**”); and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) shall have the management, control and supervision of all the business and affairs of the District; and

WHEREAS, § 32-1-1001(1)(k), C.R.S. provides that the District has the power to furnish services and facilities without the boundaries of the District; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the Board is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and laws of the State of Colorado for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, the District has adopted the Amended and Restated Rules and Regulations, dated August 24, 2023 (the “**Rules and Regulations**”) which provides the rules and regulations concerning the District’s water and wastewater systems; and

WHEREAS, the District owns and operates wastewater treatment facilities (the “**Public Wastewater System**,” as further defined in the Rules and Regulations) which provides wastewater treatment services; and

WHEREAS, Property Owner owns certain real property located within the boundaries of the Waterbury Metropolitan District No. 1 (“**Waterbury**”), as further identified in **Exhibit A** (the “**Property**”); and

WHEREAS, Property Owner desires wastewater treatment services from the District; and

WHEREAS, the District desires to provide extraterritorial wastewater services to Property Owner as more fully set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and stipulations set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

AGREEMENT

1. GENERAL STATEMENT. The real property eligible for wastewater treatment service under the terms of this Agreement is limited to the Property. The Property is located entirely outside of the existing boundaries of the District. Improvements on the Property which may be connected to the Public Wastewater System lines shall be limited to those necessary to enable Property Owner to connect to the Public Wastewater System.

2. CONNECTION TO THE PUBLIC WASTEWATER SYSTEM. The District hereby grants to Property Owner the right to connect to the Public Wastewater System on the following terms and conditions.

- a. The Property Owner agrees that the Property shall be subject to the terms and conditions of the District's Rules and Regulations, as may be amended from time to time.
- b. The Property Owner agrees that it will obtain wastewater services exclusively from the District on a perpetual basis. The Property Owner agrees that it will not seek annexation, connection or inclusion into a municipality or special district other than Woodmen Hills Metropolitan District without first obtaining the written consent, in form satisfactory to the District, of such municipality or special district to the exclusive provision of wastewater service by the District as set forth herein.
- c. The Property Owner (or Waterbury, pursuant to a separate agreement with Property Owner) shall be responsible for the financing, design, permitting, construction and installation of all improvements necessary to connect to the District's wastewater systems and facilities, which are determined by the District, in its sole discretion, to be necessary to serve the Property (the "**Improvements**"), as further defined in the Rules and Regulations.
- d. Prior to the construction or installation of all or any portion of the Improvements, the Property Owner shall submit detailed engineering plans and specifications for the Improvements for approval by the District. The District shall conduct periodic inspections during the course of the construction and installation of the Improvements to assure compliance with the approved plans and specifications. When construction or installation of the Improvements is complete, the Property Owner shall notify the District. No taps may be issued until the District has inspected the Improvements and provided the Property Owner with a notice of approval of the same.

- e. Property Owner shall convey to the District all easements or rights of way necessary for, as determined by the District, the installation, repair, replacement, reconstruction and inspection of all Improvements required to serve the Property, in a form reasonably acceptable to the District.

3. WASTEWATER FEES AND CHARGES. The Property shall be subject to all applicable District fees, rates, tolls and charges as provided for in the Rules and Regulations, dated November 20, 2025, as amended by the Seventh Amendment to the Resolution Regarding District Charges and Fees (2026 Fee Schedule), as may be amended from time to time, which may include, but are not limited to, system development fees, tap fees, and wastewater service fees. The District may impose surcharges, suspend the provision of wastewater services to the Property, or take any other action allowed by the District's Rules and Regulations against the Property Owner, the Property and/or residents within the Property for non-payment of such service fees. All charges assessed by the District, until paid, shall constitute a perpetual lien against the Property.

4. WAIVER AND INDEMNIFICATION. Property Owner shall defend, indemnify and hold harmless the District and each of its directors, officers, contractors, employees, agents and consultants (collectively, the "**District Indemnitees**"), from and against any and all claims, demands, losses, liabilities, actions, lawsuits, damages, and expenses (the "**Claims**"), including reasonable legal expenses and attorneys' fees actually incurred, by the District Indemnitees arising directly or indirectly, in whole or in part, out of the errors or omissions, negligence, willful misconduct, or any criminal or tortious act or omission of the Property Owner or any of its contractors, officers, agents or employees, in connection with the construction, installation, maintenance, repair, replacement, or use of the Improvements. Notwithstanding anything else in this Agreement or otherwise to the contrary, Property Owner is not obligated to indemnify the District Indemnitees for the negligence of the District or the negligence of any other District Indemnitee.

5. RECORDING. This Agreement shall be recorded with the El Paso County Clerk and Recorder.

6. INUREMENT. The Parties intend that the terms and condition of this Agreement shall run with the Property and shall be binding upon the Property Owner and its successors and assigns in and to all or any part of the Property and any future owner(s) of the Property.

6. NOTICES. Any notice or communication required under this Agreement must be in writing, and may be given personally, sent via nationally recognized overnight carrier service, or by registered or certified mail, return receipt requested, or email. If given by registered or certified mail, the same will be deemed to have been given and received on the first to occur of: (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent; or (ii) three days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered or sent via nationally recognized overnight carrier service, a notice will be deemed to have been given and received on the first to occur of: (i) one business day after being deposited with a nationally recognized overnight air courier service; or (ii) delivery to the party to whom it is addressed. Any

party hereto may at any time, by giving written notice to the other party hereto as provided in this Section 8 of this Agreement, designate additional persons to whom notices or communications will be given, and designate any other address in substitution of the address to which such notice or communication will be given. Such notices or communications will be given to the parties at their addresses set forth below:

The District:	Woodmen Hills Metropolitan District 8046 Eastonville Rd Falcon, CO 80831 Attention: Carter Bullion Phone: (719) 495-2500 Email: carter.bullion@whmd.org
With a Copy to:	WBA, PC 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Attention: Blair M. Dickhoner, Esq. Phone: (303) 858-1800 E-mail: bdickhoner@wbapc.com
Property Owner:	ACM ALF VIII JV Sub II LLC c/o Westside Investment Partners, Inc. 8350 E. Crescent Parkway, Suite 200 Greenwood Village, CO 80111 Attn: Matt Hengel Phone: (303) 210-4929 Email: mhengel@westsideinv.com
With a Copy to:	McGeady Becher Cortese Williams P.C. 450 E. 17 th Ave, Ste 400 Denver, CO 80203 Attention: Paula Williams Phone: 303-592-4380 Email: pwilliams@specialdistrictlaw.com

7. GOVERNMENTAL IMMUNITY. Nothing in this Agreement shall be construed to be a waiver, in whole or in part, of any right, privilege, or protection afforded the District or any of its directors, officers, employees, servants, agents, or authorized volunteers under any governmental immunity that may be available under law, in particular, governmental immunity afforded or available to the District pursuant to the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*, C.R.S., as amended from time to time.

8. GOVERNING LAW. This Agreement shall be governed by, construed, and interpreted in accordance with the laws of the State of Colorado and shall be binding upon and insure to the benefit of the Parties and their successors and assigns. The place of venue shall be El Paso County, Colorado.

9. SEVERABILITY. If any provision of this Agreement or the application thereof to any person, party, or circumstances shall to any extent be invalid, the remainder of this Agreement or the application of such provision to persons, parties, or circumstances other than those as to which it is held invalid shall not be affected thereby, and each provision of the Agreement shall be valid and enforced to the fullest extent permitted by law.

10. AMENDMENT. This Agreement may be amended, altered, or modified only written instrument, validly executed by the Parties.

11. ASSIGNMENT. Neither Party shall assign this Agreement or parts thereof, or its respective duties, without the express written consent of the other Party.

12. NO THIRD-PARTY BENEFICIARIES. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties and their successors and assigns and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the Parties that any person receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

13. WAIVER. Any failure to enforce or waiver of any breach of any of the provision of this Agreement shall not constitute a waiver of any continued or additional breach of the same or any other provisions of this Agreement.

14. COUNTERPARTS. This Agreement may be executed in multiple counterparts that, taken together, shall constitute the whole agreement. Facsimile or electronic copies of signatures shall be valid as originals, and, upon receipt, shall be deemed originals and binding upon the signatories hereto, and shall have the full force and effect of the original for all purposes, including the rules of evidence applicable to court proceedings.

[The rest of this page intentionally left blank.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above set forth.

THE DISTRICT:
WOODMEN HILLS METROPOLITAN
DISTRICT, a quasi-municipal corporation
 and political subdivision of the State of
 Colorado


 Troy D Stinson (Jul 17, 2026 12:14:08 MDT)
 Officer of the District

ATTEST:


 Wayne Krzemien (Jul 18, 2026 08:23:18 MDT)

*District's Signature Page to Extraterritorial Wastewater Service Agreement,
 dated June 25, 2026*

PROPERTY OWNER:

Andrew R. Klein
Printed Name
[Signature]
Signature

Printed Name

Signature

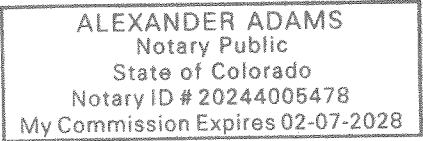
STATE OF COLORADO)
COUNTY OF Arapahoe) ss.

The foregoing instrument was acknowledged before me this 16th day of 2026
2026, by Andrew R. Klein.

Witness my hand and official seal.

My commission expires: 02/07/2028

[Signature]
Notary Public



*Property Owner's Signature Page to Extraterritorial Wastewater Service Agreement,
dated June 25, 2026*

EXHIBIT A
(Property)



EDWARD-JAMES SURVEYING, INC.

January 28, 2021
 Job No. 2117-00
 Page 1 of 4

EXHIBIT A**LEGAL DESCRIPTION: WATERBURY OVERALL**

A TRACT OF LAND BEING A PORTION OF SECTION 28, A PORTION THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, AND A PORTION THE EAST HALF SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SAID SECTION 28, BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E, A DISTANCE OF 5,285.07 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE ON THE WEST LINE OF SAID SECTION 28, S00°31'09"E, A DISTANCE OF 1,319.39 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28; THENCE ON SAID SOUTHERLY LINE, S89°47'08"E, A DISTANCE OF 800.82 TO A POINT ON THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NUMBER 217092201, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ON THE SAID SOUTHERLY LINE, S89°47'08"E, A DISTANCE OF 4,480.60 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 28; THENCE S00°21'42"E ON THE EASTERLY SECTION LINE OF SAID SECTION 28, A DISTANCE OF 1,319.24 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTH HALF OF SAID SECTION 28; THENCE N89°47'16"W ON SAID SOUTHERLY LINE, A DISTANCE OF 2,638.91 FEET TO THE CENTER OF SAID SECTION 28; THENCE S00°28'21"E ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1,952.82 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF A SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 208025323 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE ON SAID NORTHERLY BOUNDARY THE FOLLOWING TWENTY-ONE (21) COURSES:

1. ON AN ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 640.00 FEET, A DELTA ANGLE OF 05°50'23", AN ARC LENGTH OF 65.23 FEET, AND WHOSE LONG CHORD BEARS S41°24'54"W, A DISTANCE OF 65.20 FEET TO A POINT OF TANGENCY;
2. S38°29'42"W, A DISTANCE OF 283.74 FEET;
3. N50°51'09"W, A DISTANCE OF 50.33 FEET;
4. N90°00'00"W, A DISTANCE OF 64.36 FEET;
5. S81°21'20"W, A DISTANCE OF 79.00 FEET;
6. S69°17'32"W, A DISTANCE OF 67.16 FEET;
7. S62°43'20"W, A DISTANCE OF 59.22 FEET;
8. S80°50'46"W, A DISTANCE OF 53.31 FEET;
9. N72°21'55"W, A DISTANCE OF 39.19 FEET;
10. N65°00'13"W, A DISTANCE OF 28.10 FEET;
11. N80°32'47"W, A DISTANCE OF 61.96 FEET;
12. N88°09'15"W, A DISTANCE OF 52.66 FEET;
13. S82°46'11"W, A DISTANCE OF 108.65 FEET;
14. N61°19'38"W, A DISTANCE OF 141.06 FEET;



EDWARD-JAMES SURVEYING, INC.

January 28, 2021
 Job No. 2117-00
 Page 2 of 4

15. N80°48'35"W, A DISTANCE OF 101.84 FEET;
16. N64°09'57"W, A DISTANCE OF 94.87 FEET;
17. N47°17'41"W, A DISTANCE OF 86.33 FEET;
18. N33°21'54"W, A DISTANCE OF 38.41 FEET;
19. S00°00'00"E, A DISTANCE OF 472.54 FEET, TO A POINT ON CURVE;
20. ON AN ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 1405.00 FEET, A DELTA ANGLE OF 26°14'01", AN ARC LENGTH OF 643.30 FEET, AND WHOSE LONG CHORD BEARS S77°16'32"W, A DISTANCE OF 637.69 FEET TO A POINT OF TANGENCY;
21. S64°09'32"W, A DISTANCE OF 777.32 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF "4 WAY RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 206712416 IN THE RECORDS OF SAID EL PASO COUNTY;

THENCE ON SAID EASTERLY BOUNDARY OF "4 WAY RANCH FILING NO. 1", THE FOLLOWING THIRTEEN (13) COURSES:

1. N01°31'24"E, A DISTANCE OF 230.23 FEET;
2. N01°58'45"E, A DISTANCE OF 267.96 FEET;
3. N38°56'07"E, A DISTANCE OF 145.18 FEET;
4. N28°06'29"W, A DISTANCE OF 415.84 FEET;
5. N40°37'02"W, A DISTANCE OF 70.00 FEET, TO A POINT ON CURVE;
6. ON THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 1,135.00 FEET, A DELTA ANGLE OF 02°07'07", AN ARC LENGTH OF 41.97 FEET, AND WHOSE LONG CHORD BEARS S48°19'25"W, A DISTANCE OF 41.96 FEET, TO A POINT ON CURVE;
7. N44°30'10"W, A DISTANCE OF 104.01 FEET TO A POINT OF CURVE;
8. ON AN ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET, A DELTA ANGLE OF 21°00'17", AN ARC LENGTH OF 207.13 FEET, AND WHOSE LONG CHORD BEARS N34°00'02"W, A DISTANCE OF 205.97 FEET TO A POINT OF TANGENCY;
9. N23°29'53"W, A DISTANCE OF 586.57 FEET TO A POINT OF CURVE;
10. ON AN ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 41°24'35", AN ARC LENGTH OF 28.91 FEET, AND WHOSE LONG CHORD BEARS N02°47'36"W, A DISTANCE OF 28.28 FEET TO A POINT OF REVERSE CURVE;
11. ON AN ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 98°17'54", AN ARC LENGTH OF 102.94 FEET, AND WHOSE LONG CHORD BEARS N31°14'16"W, A DISTANCE OF 90.77 FEET TO A POINT ON CURVE;
12. N09°36'47"E, A DISTANCE OF 290.54 FEET;
13. N28°23'01"W, A DISTANCE OF 380.74 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF EASTONVILLE ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

1. N38°15'31"E, A DISTANCE OF 1,103.29 FEET;
2. N37°34'53"E, A DISTANCE OF 508.84 FEET TO A POINT OF CURVE;
3. ON AN ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 1,630.00 FEET, A DELTA ANGLE OF 10°56'42", AN ARC LENGTH OF 311.37 FEET, AND WHOSE LONG CHORD BEARS N32°06'32"E, A DISTANCE OF 310.90 FEET TO THE POINT OF ON THE BOUNDARY OF THE DOCUMENT RECORDED UNDER RECEPTION 217092201;



EDWARD-JAMES SURVEYING, INC.

January 28, 2021
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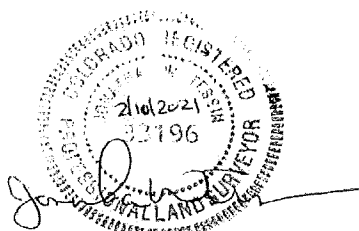
THENCE ON THE EASTERLY BOUNDARY LINE OF SAID DEED RECORDED UNDER
 RECEPTION NUMBER 217092201, THE FOLLOWING TWO (2) COURSES:

1. N59°05'37"E, A DISTANCE OF 206.76 FEET;
2. N42°17'36"E, A DISTANCE OF 204.36 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 13,994,575 SQUARE FEET OR 321.271 ACRES,
 MORE OR LESS.

LEGAL DESCRIPTION STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
 STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS
 PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE,
 INFORMATION, AND BELIEF IS CORRECT.



JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
 COLORADO PLS NO. 33196
 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

EXHIBIT A

