

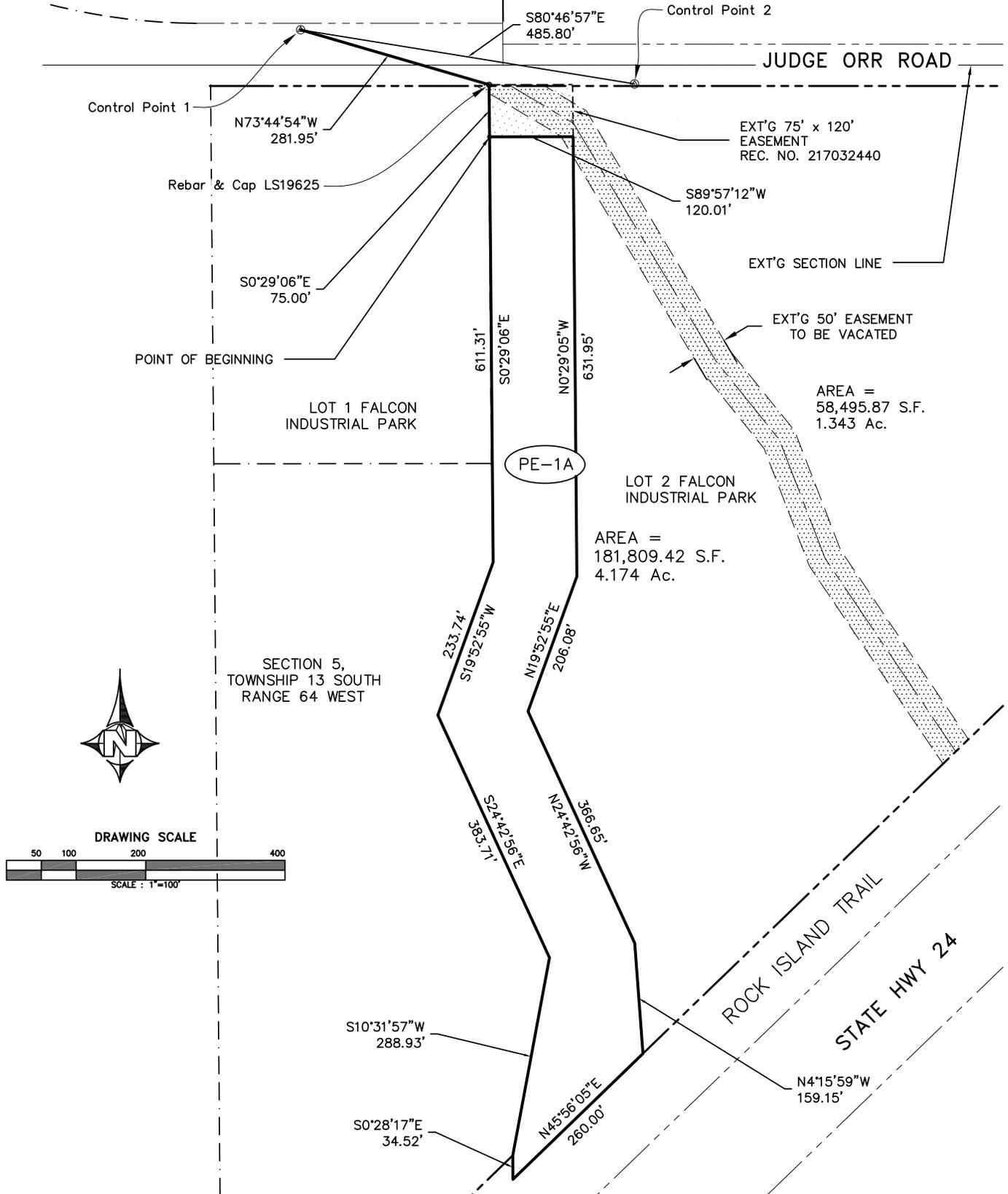
# EXHIBIT B

EL PASO COUNTY

## PERMANENT EASEMENT PE-1A

SITUATE IN

THE NORTHWEST QUARTER OF SECTION 5,  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M.  
EL PASO COUNTY, COLORADO



SCALE: 1"=200'

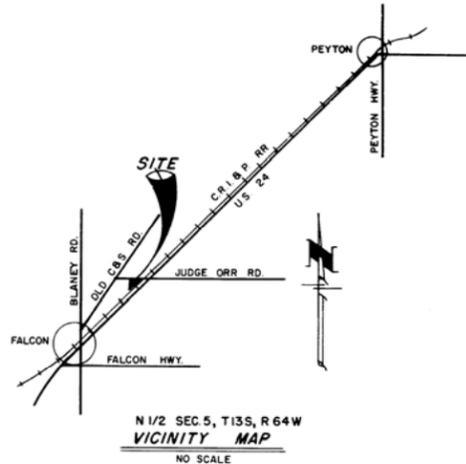
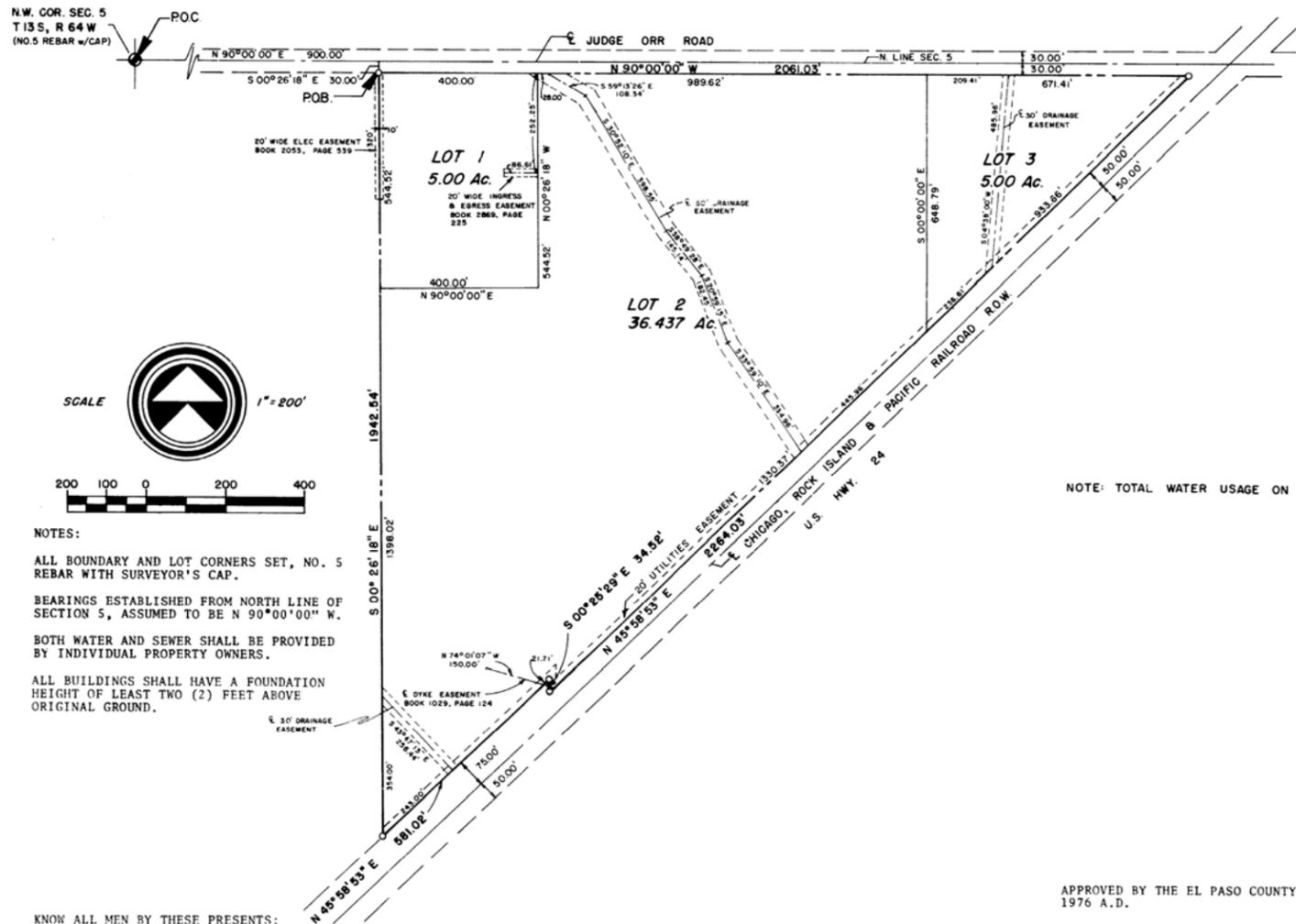
DATE: 11/28/17

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By: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS  
DIVISION OF TRANSPORTATION

# FALCON INDUSTRIAL PARK

## EL PASO COUNTY, COLORADO



NOTE: TOTAL WATER USAGE ON THIS PLAT WILL NOT EXCEED 12,000 GALLONS PER DAY.

**NOTES:**  
 ALL BOUNDARY AND LOT CORNERS SET, NO. 5 REBAR WITH SURVEYOR'S CAP.  
 BEARINGS ESTABLISHED FROM NORTH LINE OF SECTION 5, ASSUMED TO BE N 90°00'00" W.  
 BOTH WATER AND SEWER SHALL BE PROVIDED BY INDIVIDUAL PROPERTY OWNERS.  
 ALL BUILDINGS SHALL HAVE A FOUNDATION HEIGHT OF AT LEAST TWO (2) FEET ABOVE ORIGINAL GROUND.

**KNOW ALL MEN BY THESE PRESENTS:**  
 THAT JAMES BERRY CRADDOCK, D/B/A CRADDOCK DEVELOPMENT COMPANY, AND ANTON NELSON BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**TO WIT:**  
 A PORTION OF THE NORTH HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE N 90°00'00" E ALONG THE NORTH LINE OF SAID SECTION 5 AND THE CENTER LINE OF JUDGE ORR ROAD, 900.00 FEET; THENCE S 00°26'18" E, 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID JUDGE ORR ROAD AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE S 00°26'18" E, 1942.54 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, (THE FOLLOWING THREE (3) COURSES ARE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE): (1) THENCE N 45°58'53" E, 581.02 FEET; (2) THENCE S 00°25'29" E ALONG THE NORTH-SOUTH CENTERLINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 34.52 FEET; (3) THENCE N 45°58'53" E, 2264.03 FEET TO INTERSECT SAID SOUTH RIGHT OF WAY LINE OF JUDGE ORR ROAD, THENCE N 90°00'00" W ALONG SAID SOUTH RIGHT OF WAY LINE, 30.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF SECTION 5, 2061.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.437 ACRES, MORE OR LESS.

APPROVED BY THE EL PASO COUNTY CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS THIS 15<sup>th</sup> DAY OF APRIL, 1979 A.D.

*Shawn Faulkner*  
CHAIRMAN OF BOARD

**EASEMENTS:**  
 ALL PUBLIC UTILITY EASEMENTS SHALL NOT BE LESS THAN 10 FEET IN WIDTH ON BOTH SIDES OF ALL SIDE LOT LINES AND 10 FEET IN WIDTH ON BOTH SIDES OF ALL REAR LOT LINES, UNLESS SHOWN OTHERWISE. IN THE EVENT WHERE A PUBLIC UTILITY AGENCY DEEMS IT NECESSARY TO INCREASE THE WIDTH OF AN EASEMENT, IT WILL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO DEDICATE THE SAME.

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN PREPARED IN ACCORDANCE WITH TITLE 38 OF THE COLORADO REVISED STATUTES 1973, AS AMENDED, AND THAT SAID PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

*James S. Smith*  
REGISTERED LAND SURVEYOR

STATE OF COLORADO: SS  
COUNTY OF EL PASO: SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3:35 O'CLOCK, P.M., THIS DAY OF APRIL, 1979 A.D., AND IS DULY RECORDED IN PLAT BOOK 2-3 AT PAGE 72.

HARRIET BEALS, RECORDER BY: *Deborah Rosemond* DEPUTY

RECEPTION NO: 316891 FEE: \$10.00 PARK FEE: \$500.00

**DEDICATION:**  
 THE ABOVE OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, A BLOCK, AND EASEMENTS AS SHOWN ON THE PLAT, WHICH PLAT SETS FORTH THE BOUNDARY AND DIMENSIONS THEREOF. SAID TRACT SO PLATTED SHALL BE KNOWN AS "FALCON INDUSTRIAL PARK", EL PASO COUNTY, COLORADO.

**IN WITNESS WHEREOF:**  
 THE AFOREMENTIONED HAS EXECUTED THEIR PRESENTS THIS 28<sup>th</sup> DAY OF March, 1979 A.D.

*James Berry Craddock* D/B/A CRADDOCK DEVELOPMENT COMPANY  
*Anton Nelson*

STATE OF COLORADO: SS  
 COUNTY OF EL PASO: SS

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF March, 1979 A.D.

WITNESS MY HAND AND SEAL: *James B. Smith* MY COMMISSION EXPIRES: January 1, 1981  
 NOTARY PUBLIC

