

Land Survey Plat

12/10/2020

220900262

The East Half of the Southeast quarter of Section 25, Township 11 South, Range 66 West of the 6th P.M., the Northwest quarter and a portion of the Southwest quarter of Section 30, Township 11 South, Range 65 West of the 6th P.M., all in the County of El Paso, State of Colorado.

Legal Description:

Parcel A:

A tract of land lying and being a portion of the Northwest Quarter of Section 30, Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of Section 30, thence S.00°09'57"E., a distance of 30.00 feet to the POINT OF BEGINNING of a parcel of land described herein, thence N.89°29'30"E., coincident with the North line of the Northwest quarter of said Section 30, a distance of 752.71 feet, thence S.00°05'11"E., a distance of 57.47 feet, thence S.24°04'59"W., a distance of 471.66 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N.56°08'40"E., a radial distance of 60.00 feet, thence Southeasteasily along the arc, through a central angle of 29°38'24", a distance of 31.04 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N.56°08'40"E., a radial distance of 100.00 feet, thence Southeasteasily along the arc, through a central angle of 29°53'24", a distance of 52.17 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N.36°44'00"E., a radial distance of 380.00 feet, thence Southeasteasily along the arc, through a central angle of 10°28'44", a distance of 69.50 feet, thence N.40°38'45"E., a distance of 377.95 feet, thence S.00°00'02"W., a distance of 1,172.66 feet, thence S.22°31'41"W., a distance of 345.23 feet, thence N.81°38'42"W., a distance of 480.57 feet, thence S.38°29'16"W., a distance of 504.03 feet, thence N.00°09'57"W., coincident with the West line of the Northwest Quarter of said Section 30, a distance of 2,101.51 feet to the POINT OF BEGINNING.

Containing 1,529,622.08 square feet or 35,115.9 acres, more or less.

Parcel B:

A portion of Northwest Quarter of Section 30 in the Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 30, thence S.00°38'14"W., coincident with North line of the NW 1/4 of said Section 30, a distance of 30.01 feet to the POINT OF BEGINNING of a parcel of land described herein, thence S.48°52'19"W., a distance of 2,144.66 feet, thence N.46°32'51"2"W., a distance of 233.00 feet, thence N.89°41'08"W., a distance of 153.06 feet, thence N.00°00'02"E., a distance of 937.63 feet, thence N.89°42'32"E., a distance of 31.71 feet, thence N.00°29'58"W., a distance of 293.54 feet, thence N.89°30'02"E., coincident with the North line of the NW 1/4 of said Section 30, a distance of 1,891.78 feet to the POINT OF BEGINNING.

Containing 1,328,305.30 square feet or 35,083.1 acres, more or less.

Subject to an Access Easement as recorded under Reception No. 213037341, 214005072 and Right of Way Easement.

Parcel C:

A portion of Northwest Quarter of Section 30 in the Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 30, thence S.00°38'14"W., coincident with the East line of the NW 1/4 of said Section 30, a distance of 30.01 feet to the POINT OF BEGINNING of a parcel of land described herein, thence S.00°38'14"W., coincident with the East line of the NW 1/4, a distance of 1,344.73 feet, thence S.77°17'12"W., a distance of 1,208.00 feet, thence N.46°25'12"W., a distance of 579.83 feet, thence N.48°52'19"E., a distance of 2,144.86 feet to the POINT OF BEGINNING.

Containing 1,326,983.76 square feet or 35,054.7 acres, more or less.

Subject to an Access Easement as recorded under Reception No. 213037341, 214005072

Parcel D:

A portion of Northwest Quarter and the Southwest Quarter of Section 30 in the Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows: Beginning at a point being the C/4 of said Section 30, said point being the POINT OF BEGINNING of a parcel of land herein, thence S.89°31'38"W., a distance of 99.30 feet, thence S.00°38'28"W., a distance of 302.86 feet, thence N.88°57'40"W., a distance of 1,560.36 feet, thence N.52°17'43"E., a distance of 1,267.42 feet, thence N.15°41'33"W., a distance of 179.92 feet, thence N.46°23'12"W., a distance of 220.95 feet, thence N.77°17'12"E., a distance of 1,208.00 feet, thence S.00°38'14"W., coincident with the East line of the NW 1/4 of said Section 30, a distance of 1,080.05 feet to the POINT OF BEGINNING.

Containing 1,331,368.80 square feet or 35,135.4 acres, more or less.

Subject to an Access Easement as recorded under Reception No. 213037341, 214005072

Parcel E:

A portion of Northwest Quarter and the Southwest Quarter of Section 30 in the Township 11 South, Range 65 West of the 6th P.M., and a portion of the Southwest Quarter of Section 25, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows: Beginning at a point being the West Quarter Corner of said Section 30, said point being the POINT OF BEGINNING of a parcel of land described herein, thence N.00°09'57"W., a distance of 5322.21 feet, thence N.38°29'16"E., a distance of 504.03 feet, thence S.81°39'42"E., a distance of 480.57 feet, thence N.22°31'42"E., a distance of 345.23 feet, thence N.00°00'02"E., a distance of 233.03 feet, thence S.89°41'08"E., a distance of 153.04 feet, thence S.46°25'12"E., a distance of 235.00 feet, thence continue Southeasteasily along said line, a distance of 579.53 feet, thence continue Southeasteasily along said line, a distance of 220.95 feet, thence S.15°41'33"E., a distance of 179.92 feet, thence S.52°17'43"W., a distance of 1,267.42 feet, thence continue Southeasteasily along said line, a distance of 427.53 feet, thence S.00°34'09"E., a distance of 643.90 feet, thence continue Southeasteasily along said line, a distance of 301.86 feet, thence S.89°34'29"W., a distance of 105.00 feet, thence continue Westerly along said line, a distance of 1,097.60 feet, thence N.00°11'08"W., a distance of 30.00 feet, thence N.89°34'29"E., a distance of 1,132.39 feet, thence N.00°24'05"W., a distance of 920.55 feet, thence N.52°17'43"E., a distance of 73.00 feet, thence N.50°30'12"W., a distance of 699.37 feet to the POINT OF BEGINNING.

Containing 2,024,192.77 square feet or 46,469.1 acres, more or less.

Subject to an Access Easement as recorded under Reception No. 213037341, 214005072

Legal Description:

Parcel F:

A portion of Southeast Quarter of Section 25 in the Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

Beginning at a point being the East-Corner 1/16 of said Section 25, said point being the POINT OF BEGINNING of a parcel of land described herein, thence N.89°34'26"E., coincident with the North line of the SE 1/4 of said Section 25, a distance of 662.17 feet, thence S.00°11'08"E., a distance of 1,414.80 feet, thence continue Southerly along said line, a distance of 50.00 feet, thence continue Southerly along said line, a distance of 792.27 feet, thence S.83°19'21"W., a distance of 669.50 feet, thence N.00°11'08"W., coincident with the West line of the E 1/2 SE 1/4 of said Section 25, a distance of 2,353.15 feet to the POINT OF BEGINNING.

Containing 1,336,359.69 square feet or 35,049.4 acres, more or less.

Subject to an Access Easement as recorded under Reception No. 213037341, 214005072

Parcel G:

A portion of Southeast Quarter of Section 30 in the Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

Commencing at the Corner Quarter Corner of said Section 30, thence S.89°31'38"W., coincident with the South line of the NW 1/4 of said Section 30, a distance of 399.36 feet, thence S.00°38'28"W., a distance of 302.88 feet to the POINT OF BEGINNING of a parcel of land described herein, thence S.00°38'28"W., a distance of 1,023.36 feet, thence S.89°33'12"W., a distance of 436.49 feet, thence N.00°00'58"W., a distance of 418.16 feet, thence N.59°31'02"W., a distance of 381.73 feet, thence S.25°09'10"W., a distance of 260.99 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N.64°50'53"W., a radial distance of 970.00 feet, thence Southeasteasily along the arc, through a central angle of 09°57'59", a distance of 168.73 feet, thence S.00°38'20"W., a distance of 73.74 feet, thence S.89°33'51"W., a distance of 920.49 feet, thence N.00°34'09"W., a distance of 643.90 feet, thence N.52°17'43"E., a distance of 427.53 feet, thence S.88°57'40"E., a distance of 1,560.36 feet to the POINT OF BEGINNING.

Containing 1,337,424.54 square feet or 35,394.4 acres, more or less.

Subject to an Access Easement as recorded under Reception No. 213037341, 214005072

Parcel H:

A portion of Northwest Quarter and the Southwest Quarter of Section 30 in the Township 11 South, Range 65 West of the 6th P.M., and a portion of the SE 1/4 of Section 25 in Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

Beginning at a point being the West Quarter Corner of said Section 30, said point being the POINT OF BEGINNING of a parcel of land described herein, thence S.50°30'12"E., a distance of 609.37 feet, thence S.52°17'43"W., a distance of 73.00 feet, thence S.00°24'05"E., a distance of 920.55 feet, thence S.89°34'29"W., a distance of 1,133.36 feet, thence N.00°11'08"W., a distance of 1,414.80 feet, thence N.89°34'29"E., a distance of 670.17 feet to the POINT OF BEGINNING.

Containing 1,354,346.43 square feet or 35,223.7 acres, more or less.

Subject to an Access Easement as recorded under Reception No. 213037341, 214005072

Parcel I:

A portion of Southeast Quarter of Section 30 in the Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

Commencing at the Southwest Corner of said Section 30, thence N.89°35'47"E., coincident with the South line of the SW 1/4, a distance of 432.24 feet to the POINT OF BEGINNING of a parcel of land described herein, thence N.00°24'09"W., a distance of 1,183.53 feet, thence N.89°34'29"E., a distance of 105.00 feet, thence N.00°24'09"W., a distance of 301.86 feet, thence N.89°35'51"E., a distance of 43.48 feet, thence S.00°38'20"W., a distance of 1,601.21 feet, thence N.89°33'12"E., a distance of 43.48 feet, thence S.00°38'26"W., a distance of 1,332.48 feet, thence S.89°35'47"W., coincident with the South line of the SW 1/4 of said Section 30, a distance of 1,041.93 feet to the POINT OF BEGINNING.

Containing 1,329,121.24 square feet or 35,104.0 acres, more or less.

Subject to an Access Easement as recorded under Reception No. 213037341, 214005072

Parcel J:

A portion of Southeast Quarter of Section 25, Township 11 South, Range 66 West of the 6th P.M., and the Southwest Quarter of Section 30 in the Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

Beginning at a point the Southwest corner of said Section 30, said point being the POINT OF BEGINNING of parcel of land described herein, thence S.89°34'30"W., coincident with the South line of the SE 1/4 of said Section 25, a distance of 1,332.00 feet, thence N.00°11'08"W., a distance of 235.00 feet, thence N.81°19'21"E., a distance of 669.50 feet, thence N.00°11'08"W., a distance of 792.27 feet, thence N.89°34'29"E., a distance of 1,097.60 feet, thence S.00°34'09"E., a distance of 1,183.53 feet, thence S.89°35'47"W., coincident with the South line of the SW 1/4 of said Section 30, a distance of 432.24 feet to the POINT OF BEGINNING.

Containing 1,328,693.83 square feet or 35,094.0 acres, more or less.

Subject to an Access Easement as recorded under Reception No. 213037341, 214005072

Title Commitment:

This Land Survey Plat does not constitute a title search by Alessi and Associates, Inc. to determine ownership of easements of record. For all information regarding easements, Right-of-Way and Title of Record, Alessi and Associates, Inc. referred to Fidelity National Title Insurance Company File No. 586F-F0684146-370-1E1, dated September 02, 2020.

Schedule A, Exhibit A, Legal Description:

Parcel A: The Northwest 1/4, the West 1/2 of the Southwest 1/4 and the West 2/3 ACRES (924.00 Feet) of Section 25, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, and the Southwest Quarter of Section 30, Township 11 South, Range 65 West of the 6th P.M., Excepting therefrom that portion conveyed to El Paso County by Special Warranty Deed recorded November 23, 2010 at Reception No. 219119150 and Excepting therefrom that portion conveyed to Cherokee Metropolitan District, a Colorado special district and political subdivision by Special Warranty Deed recorded March 11, 2016 at Reception No. 21624622, County of El Paso, State of Colorado.

Parcel B: The East 1/2 of the Southeast 1/4 of Section 25 in Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado.

Schedule B: Section 2: Easements:

Items 1 through 24, 26 Not Addressed
25. A Payment Easement agreement by Cherokee Metropolitan District underground facilities as recorded under Reception No. 213037341, March 21, 2013.
26. A Payment Easement agreement by Cherokee Metropolitan District, a Colorado special district and political subdivision by Special Warranty Deed recorded January 21, 2014.
28. A Grant of Right of Way Easement to Mountain View Electric Association, Inc. as recorded under Reception No. 215137579, dated December 22, 2015.

Access Easements:

50 foot Access Easement:

A portion of the SE 1/4 of Section 25, T11S, R66W of the 6th P.M. and a portion of the West half of Section 30, T11S, R65W of the P.M., County of El Paso, State of Colorado described as follows: Inclusive of an Egress Ingress Access Easement 50 feet in width of an existing gravel driveway, as recorded under Reception No. 213037341, 214005072, 215137579 and inclusive access easement being 25 feet each side of the following centerline description: Commencing at a point being the East Quarter Corner of said Section 25, thence S.89°34'26"W., coincident with the North line of the SE 1/4 of said Section 25, a distance of 670.17 feet, thence S.00°11'08"E., a distance of 1,414.80 feet, thence continue Southerly along said line, a distance of 25.00 feet to the POINT OF BEGINNING; thence N.89°34'29"E., a distance of 1,177.48 feet, thence N.00°24'05"W., a distance of 933.15 feet, thence N.52°17'43"E., a distance of 1,163.38 feet to the POINT OF ENDING, also being a point on the Southwest line of a 50 foot driveway easement, as recorded under Reception No. 213037341, 214005072.

Access Easement Across Parcel B:

A portion of the NW 1/4 of Section 30, T11S, R65 W of the 6th P.M. County of El Paso, State of Colorado described as follows: An ingress egress access easement across Parcel B for the benefit of Parcel E. Commencing at the North Quarter corner of said Section 30, thence S.00°38'14"W., coincident with the East line of the NW 1/4 in said Section 30, a distance of 30.01 feet, thence S.89°30'02"W., a distance of 1,891.78 feet, thence S.00°29'58"E., a distance of 293.54 feet, to the POINT OF BEGINNING of a parcel of land described herein, thence S.00°01'39"W., a distance of 938.18 feet, thence N.89°41'08"W., a distance of 51.71 feet to the POINT OF BEGINNING.

Containing 48,393.06 square feet or 1.1087 acres, more or less.

Also inclusive of the following 60 foot Access Easement across Parcel B, lying 30 feet each side of the following centerline: Commencing at the North Quarter corner of said Section 30, thence S.00°38'14"W., coincident with the East line of the NW 1/4 in said Section 30, a distance of 30.01 feet, thence S.89°30'02"W., a distance of 1,349.64 feet to the POINT OF BEGINNING; thence South, a distance of 1,166.89 feet, thence S.48°52'19"W., a distance of 353.15 feet to the POINT OF ENDING.

Certification:

This certification is to the following: Greenland Basin Pipeline, LLC, A Colorado Limited Company; Unified Title Company, LLC; and Servant Title Guaranty Company. Standards observed and used on this project conform to the generally accepted, reasonable standards for this class of work usually applied by other surveyors in El Paso County, Colorado at the time of this certification.

Surveyor's Statement:

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his supervision and accurately shows the described tract of land, and subdivision thereof, his knowledge and belief.

Certified this 2nd Day of November, 2020 by:

Joseph Alessi, P.L.S.
Colorado Registered No.30130


Deposit Statement:

Deposited this 10th day of December, 2020 A.D. in the County Surveyor's Land Survey Reception No. 220900262 in the Office of the El Paso County

Clerk and Recorder,

Deposited Clerk

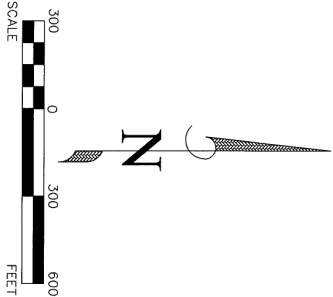
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ALESSI
ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
Tel: 719/540-8832
Fax 719/540-2781

A portion of Section 25, T11S, R66W and portion of Section 30, T11S, R65 W
6th Principle Meridian, County of El Paso, State of Colorado

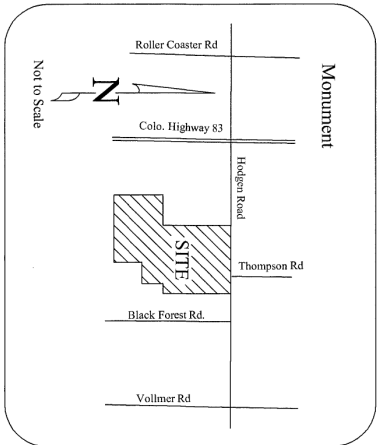
Job No. 201584 Land Survey Plat Date November 02, 2020



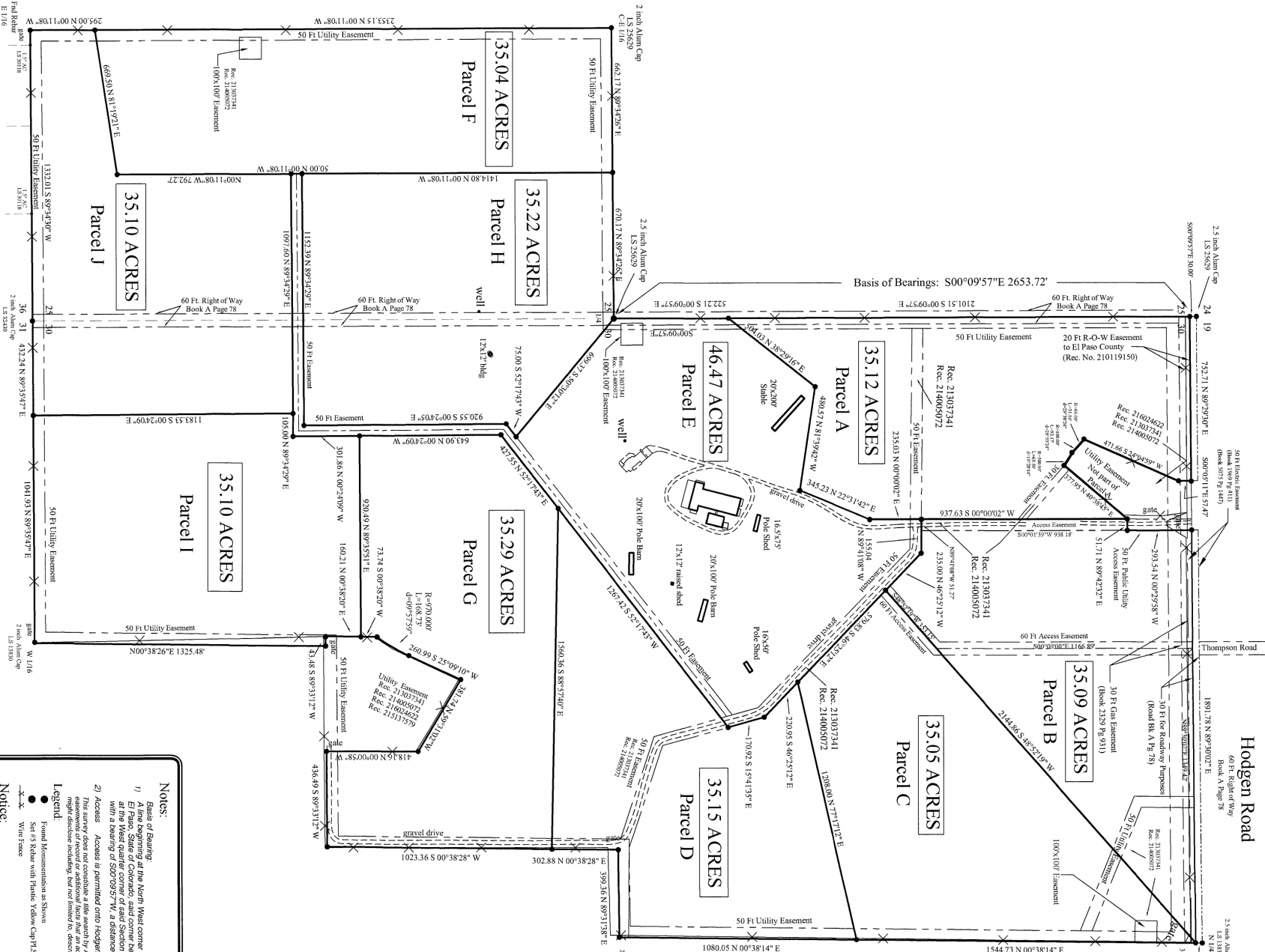
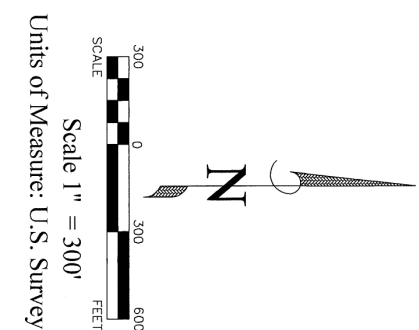
Land Survey Plat

220900262
12/10/2020

The East Half of the Southeast quarter of Section 25, Township 11 South, Range 66 West of the 6th P.M., the Northwest quarter and a portion of the Southwest quarter of Section 30, Township 11 South, Range 65 West of the 6th P.M., all in the County of El Paso, State of Colorado.



VICINITY MAP



- NOTES:**
- 1) A line beginning at the North West corner of Section 30, Township 11 South, Range 65 West in the 6th P.M., County of El Paso, State of Colorado, said corner being monumented by a 2.5 inch aluminum cap, LS 25629 and terminating at the West quarter corner of said Section 30, said point being monumented by a 2.5 inch aluminum cap, LS 25629, with a bearing of S89°09'57.14" N, a distance of 6863.72 feet.
 - 2) Access: Access is permitted onto Hodgen Road.
- This survey does not constitute a title guarantee or warranty of title. The surveyor warrants only that the survey was made in accordance with the standards and practices of the profession and that the survey was made in accordance with the requirements of the Colorado Revised Statutes, 1973, as amended have been met to the best of his knowledge and belief.

Legend:

- Found Monumentation as Shown
- Set of Rebar with Plastic Yellow Cap 1/2" x 3/4" x 3/8"
- Wire Fence

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 certification shown hereon.

Title Commitment:

This Land Survey Plat does not constitute a title search by Alessi and Associates, Inc. to determine ownership of easements or record. For all information regarding easements, Right-of-Way and Title of Record, Alessi and Associates, Inc. referred to Fidelity National Title Insurance Company File No. 589-F0884146-5701-EE, dated September 02, 2020.

Schedule A, Exhibit A, Legal Description:

Parcel A: The Northwest 1/4, the West 1/2 of the Southwest 1/4 and the West 28 ACRES (624.00 Feet) of the Southeast 1/4 of Section 25, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado.

Parcel B: The East 1/2 of the Southeast 1/4 of Section 25 in Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado.

Schedule B, Section 2, Exceptions:

25. A Permanent Easement agreement by Cherokee Metropolitan District underground facilities as recorded under Reception No. 213037341, March 21, 2013.

27. A Grant of Right of Way Easement to Mountain View Electric Association, Inc. as recorded under Reception No. 214005072, dated January 21, 2014.

28. A Grant of Right of Way Easement to Mountain View Electric Association, Inc. as recorded under Reception No. 215137573, dated December 22, 2015.

Access Easements:

50 foot Access Easement:

A portion of the SE 1/4 of Section 25, T11S, R66W of the 6th P.M. and a portion of the West half of Section 30, T11S, R65W of the 6th P.M., County of El Paso, State of Colorado described as follows:

Inclusive of an Egress Ingress Access Easement 50 feet in width of an existing gravel driveway, as recorded under Reception No. 213037341, 214005072, 215137573 and inclusive access easement being 25 feet each side of the following centerline description: Commencing at a point being the East Quarter Corner of said Section 25; thence S 89°34'26" W, coincident with the North line of the SE 1/4 of said Section 25, a distance of 670.17 feet; thence S 00°11'08" E, a distance of 1,414.80 feet; thence continue Southwesterly along said line, a distance of 25.00 feet to the POINT OF BEGINNING; thence N 89°34'29" E, a distance of 1,177.48 feet; thence N 00°24'05" W, a distance of 333.15 feet; thence N 52°17'43" E, a distance of 1,583.38 feet to the POINT OF ENDING; also being a point on the Southwest line of a 50 foot driveway easement, as recorded under Reception No. 213037341, 214005072.

Access Easement Across Parcel B:

A portion of the NW 1/4 of Section 30, T11S, R65 W of the 6th P.M., County of El Paso, State of Colorado described as follows:

An Ingress egress access easement across Parcel B for the benefit of Parcel E: Commencing at the North Quarter corner of said Section 30; thence S 00°38'14" W, coincident with the East line of the NW 1/4 in said Section 30, a distance of 30.01 feet; thence S 89°30'02" W, a distance of 1,881.78 feet; thence S 00°28'56" E, a distance of 283.54 feet; to the POINT OF BEGINNING of a parcel of land described hereon; thence S 00°07'39" W, a distance of 938.18 feet; thence N 89°41'08" W, a distance of 512.7 feet; thence N 00°00'02" E, a distance of 937.63 feet; thence N 89°42'32" E, a distance of 51.71 feet to the POINT OF BEGINNING.

Containing 48,293.08 square feet or 1.1087 acres, more or less.

Also inclusive of the following 60 foot Access Easement across Parcel B, lying 30 feet each side of the following centerline: Commencing at the North Quarter corner of said Section 30; thence S 00°38'14" W, coincident with the East line of the NW 1/4 in said Section 30, a distance of 30.01 feet; thence S 89°30'02" W, a distance of 1,346.64 feet to the POINT OF BEGINNING; thence South, a distance of 1,166.89 feet; thence S 48°52'19" W, a distance of 353.15 feet to the POINT OF ENDING.

Certification:

This certification is to the following: Greenland Basin Pipeline, LLC, A Colorado Limited Company; Unified Title Company, LLC, and Stewart Title Guaranty Company.

Standards observed and used on this project conform to the generally accepted reasonable standards for this class of work usually applied by other surveyors in El Paso County, Colorado at the time of this certification.

Surveyor's Statement:

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his supervision and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended have been met to the best of his knowledge and belief.


Certified this 2nd Day of November, 2020 by:

Paul Alessi
Joseph Alessi, FLS
Colorado Registered No. 50130

Deposit Statement:

Deposited this 11th day of December, 2020 A.D. in the County Surveyor's Land Survey Reception No. 12-09-00262 in the Office of the El Paso County

Clerk and Recorder:
Barbara L. Clark
Deputy Clerk



ALESSI and ASSOCIATES, Inc.
SURVEYORS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
Tele: 719/540-8832
Fax: 719/540-2781

A portion of Section 25, T11S, R66W and portion of Section 30, T11S, R65 W
6th Principle Meridian, County of El Paso, State of Colorado

Job No. 201584 Land Survey Plat Date November 02, 2020