

**EXHIBIT B**  
**TEMPORARY ACCESS EASEMENT**

April 4, 2022

A portion of the parcel of land as described in Special Warranty Deed, recorded November 21, 2011 under Reception No. 211114840 in the Official Public Records of El Paso County, Colorado, being a portion of Sections 26 and 27, Township 16 South, Range 65 West of the 6th P.M., being more particularly described as follows:

A strip of land, 40 feet in width, lying 20 feet on each side of the following described centerline:

COMMENCING at the South 1/16 Center Corner of said Section 27, monumented with a no. 6 rebar with a 2-1/2" aluminum cap, stamped "PLS 38160", flush with grade; thence along the east-west centerline of the SW 1/4 of Section 27, S88°57'14"W (Bearings are relative to the South line of the NW1/4 of the SW1/4 of said Section 27, being monumented at the South 1/16 Center Corner of said Section 27, monumented with a no. 6 rebar with a 2-1/2" aluminum cap, stamped "PLS 38160", flush with grade, and at the South 1/16 corner of Section 27 and Section 28, with a 2-1/2" aluminum cap, stamped "PLS 38160", flush with grade, and measured to bear S88°57'14"W, a distance of 2627.94 feet), a distance of 1970.07 feet, to the **POINT OF BEGINNING**; thence leaving said east-west centerline, along the following sixty-six (66) courses:

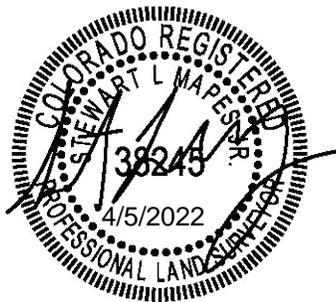
1. N27°16'31"E, a distance of 121.90 feet;
2. along a curve to the right, with an arc length of 100.66 feet, a radius of 350.00 feet, a delta angle of 16°28'43",
3. N43°45'14"E, a distance of 176.17 feet;
4. along a non-tangent curve to the left, with an arc length of 5.64 feet, a radius of 60.00 feet, a delta angle of 05°23'21",
5. N38°21'44"E, a distance of 249.45 feet;
6. along a non-tangent curve to the right, with an arc length of 3.68 feet, a radius of 60.00 feet, a delta angle of 03°30'41",
7. N41°52'31"E, a distance of 690.67 feet;
8. along a curve to the left, with an arc length of 13.44 feet, a radius of 60.00 feet, a delta angle of 12°50'12",
9. N29°02'16"E, a distance of 70.91 feet;
10. along a non-tangent curve to the left, with an arc length of 23.09 feet, a radius of 60.00 feet, a delta angle of 22°03'07",
11. N06°58'59"E, a distance of 35.74 feet;
12. along a non-tangent curve to the right, with an arc length of 20.40 feet, a radius of 60.00 feet, a delta angle of 19°28'48", a radial of S80°46'29"E;
13. N28°42'18"E, a distance of 91.92 feet;
14. along a curve to the left, with an arc length of 99.00 feet, a radius of 350.00 feet, a delta angle of 16°12'23",
15. N12°29'55"E, a distance of 30.31 feet;
16. along a curve to the right, with an arc length of 105.02 feet, a radius of 350.00 feet, a delta angle of 17°11'28",
17. N29°41'24"E, a distance of 132.50 feet;

18. along a non-tangent curve to the right, with an arc length of 8.71 feet, a radius of 60.00 feet, a delta angle of 08°18'49",
19. N38°00'20"E, a distance of 240.67 feet;
20. along a non-tangent curve to the left, with an arc length of 23.66 feet, a radius of 60.00 feet, a delta angle of 22°35'21",
21. N15°24'49"E, a distance of 114.53 feet;
22. along a non-tangent curve to the left, with an arc length of 7.52 feet, a radius of 60.00 feet, a delta angle of 07°11'09",
23. N08°13'34"E, a distance of 43.49 feet;
24. along a non-tangent curve to the right, with an arc length of 121.88 feet, a radius of 80.00 feet, a delta angle of 87°17'19",
25. S84°28'59"E, a distance of 97.16 feet;
26. along a non-tangent curve to the left, with an arc length of 89.74 feet, a radius of 110.00 feet, a delta angle of 46°44'43",
27. N48°46'08"E, a distance of 123.51 feet;
28. along a curve to the right, with an arc length of 61.38 feet, a radius of 100.00 feet, a delta angle of 35°10'07",
29. N83°56'16"E, a distance of 43.30 feet;
30. along a curve to the right, with an arc length of 357.08 feet, a radius of 550.00 feet, a delta angle of 37°11'54",
31. S58°51'50"E, a distance of 55.13 feet;
32. S57°51'25"E, a distance of 378.03 feet;
33. along a curve to the left, with an arc length of 200.64 feet, a radius of 350.00 feet, a delta angle of 32°50'45",
34. N89°17'49"E, a distance of 236.08 feet;
35. along a curve to the left, with an arc length of 435.63 feet, a radius of 350.00 feet, a delta angle of 71°18'50",
36. N17°58'59"E, a distance of 98.76 feet;
37. along a curve to the left, with an arc length of 26.43 feet, a radius of 350.00 feet, a delta angle of 04°19'36",
38. N13°39'23"E, a distance of 404.60 feet;
39. along a curve to the right, with an arc length of 130.22 feet, a radius of 100.00 feet, a delta angle of 74°36'35",
40. N88°15'58"E, a distance of 15.22 feet;
41. along a curve to the right, with an arc length of 77.18 feet, a radius of 350.00 feet, a delta angle of 12°38'02",
42. S79°06'00"E, a distance of 250.05 feet;
43. along a curve to the left, with an arc length of 237.61 feet, a radius of 250.00 feet, a delta angle of 54°27'18",
44. N46°26'41"E, a distance of 224.73 feet;
45. along a curve to the right, with an arc length of 229.34 feet, a radius of 350.00 feet, a delta angle of 37°32'37",
46. N83°59'19"E, a distance of 107.62 feet;
47. N82°24'47"E, a distance of 264.59 feet;
48. along a curve to the left, with an arc length of 122.22 feet, a radius of 750.00 feet, a delta angle of 09°20'12",
49. N73°04'35"E, a distance of 56.17 feet;
50. along a non-tangent curve to the left, with an arc length of 41.14 feet, a radius of 500.00 feet, a delta angle of 04°42'51", a radial of N17°28'56"W;

51. N67°48'13"E, a distance of 206.68 feet;
52. along a curve to the right, with an arc length of 179.24 feet, a radius of 200.00 feet, a delta angle of 51°20'58",
53. S60°50'49"E, a distance of 49.72 feet;
54. along a curve to the right, with an arc length of 99.96 feet, a radius of 350.00 feet, a delta angle of 16°21'50",
55. S44°28'59"E, a distance of 159.87 feet;
56. S42°59'44"E, a distance of 82.40 feet;
57. along a curve to the right, with an arc length of 173.16 feet, a radius of 500.00 feet, a delta angle of 19°50'33",
58. S23°09'11"E, a distance of 195.27 feet;
59. along a curve to the left, with an arc length of 192.80 feet, a radius of 1,000.00 feet, a delta angle of 11°02'48",
60. S34°11'59"E, a distance of 179.46 feet;
61. along a curve to the left, with an arc length of 354.18 feet, a radius of 1,250.00 feet, a delta angle of 16°14'04",
62. S50°26'04"E, a distance of 120.02 feet;
63. S53°33'21"E, a distance of 108.91 feet;
64. along a non-tangent curve to the left, with an arc length of 327.18 feet, a radius of 500.00 feet, a delta angle of 37°29'31", a radial of N36°42'05"E;
65. N89°12'35"E, a distance of 87.59 feet;
66. S88°54'56"E, a distance of 394.60 feet, to a point on the north-south centerline of said Section 26, bearing N00°37'39"W a distance of 218.76 feet, from the Center Corner of Section 26 monumented with a no. 6 rebar with no cap, 0.2 feet below grade, and the **POINT OF TERMINUS**.

Sidelines of said strip extend or shorten as necessary to intersect the lines that the **POINT OF BEGINNING** and **POINT OF TERMINUS** are part of.

Containing 392,222 Sq. Ft. or 9.004 acres, more or less.



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

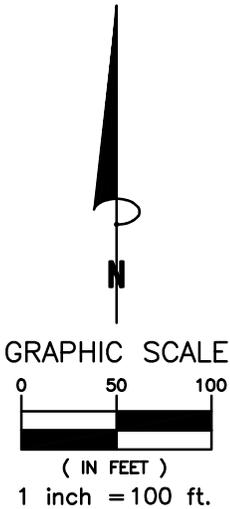


# EXHIBIT B

## TEMPORARY ACCESS EASEMENT

N 1/2 OF THE SW 1/4  
SEC. 27  
T.16S., R.65W.,  
SIXTH P.M.

PORTION OF PARCEL A  
(RECEPTION NO. 211114840)  
OWNER: WOODMOOR WATER & SANITATION  
DISTRICT NO. 1



SOUTH 1/16 CORNER OF  
SECTIONS 27 & 28  
NO. 6 REBAR WITH A  
2-1/2" ALUMINUM CAP  
"PLS 38160" FLUSH WITH GRADE



MATCHLINE SHEET 6

40' TEMPORARY  
ACCESS EASEMENT  
392,222 SQ. FT. ±  
(9.004 ACRES ±)

POC  
SOUTH 1/16 CENTER CORNER  
OF SECTION 27  
NO. 6 REBAR WITH A  
2-1/2" ALUMINUM CAP  
"PLS 38160" FLUSH WITH GRADE

1970.07' (TIE)  
S88°57'14"W 2627.94'  
(BASIS OF BEARINGS)

**BIRDSALL ROAD**  
(PUBLIC R.O.W. VARIES)

NOTE:  
This EXHIBIT does not  
represent a monumented  
land survey, and is only  
intended to depict the  
attached LEGAL DESCRIPTION.

S 1/2 OF THE SW 1/4  
SEC. 27  
T.16S., R.65W.,  
SIXTH P.M.

Project No:  
**190517**

Drawn: SRC  
Check: SLM

Date: 4/4/2022  
Sheet 5 of 16

**-Clark-** **-**

Land Surveying, Inc.  
177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533  
www.clarkls.com

# EXHIBIT B

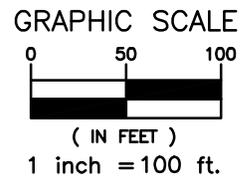
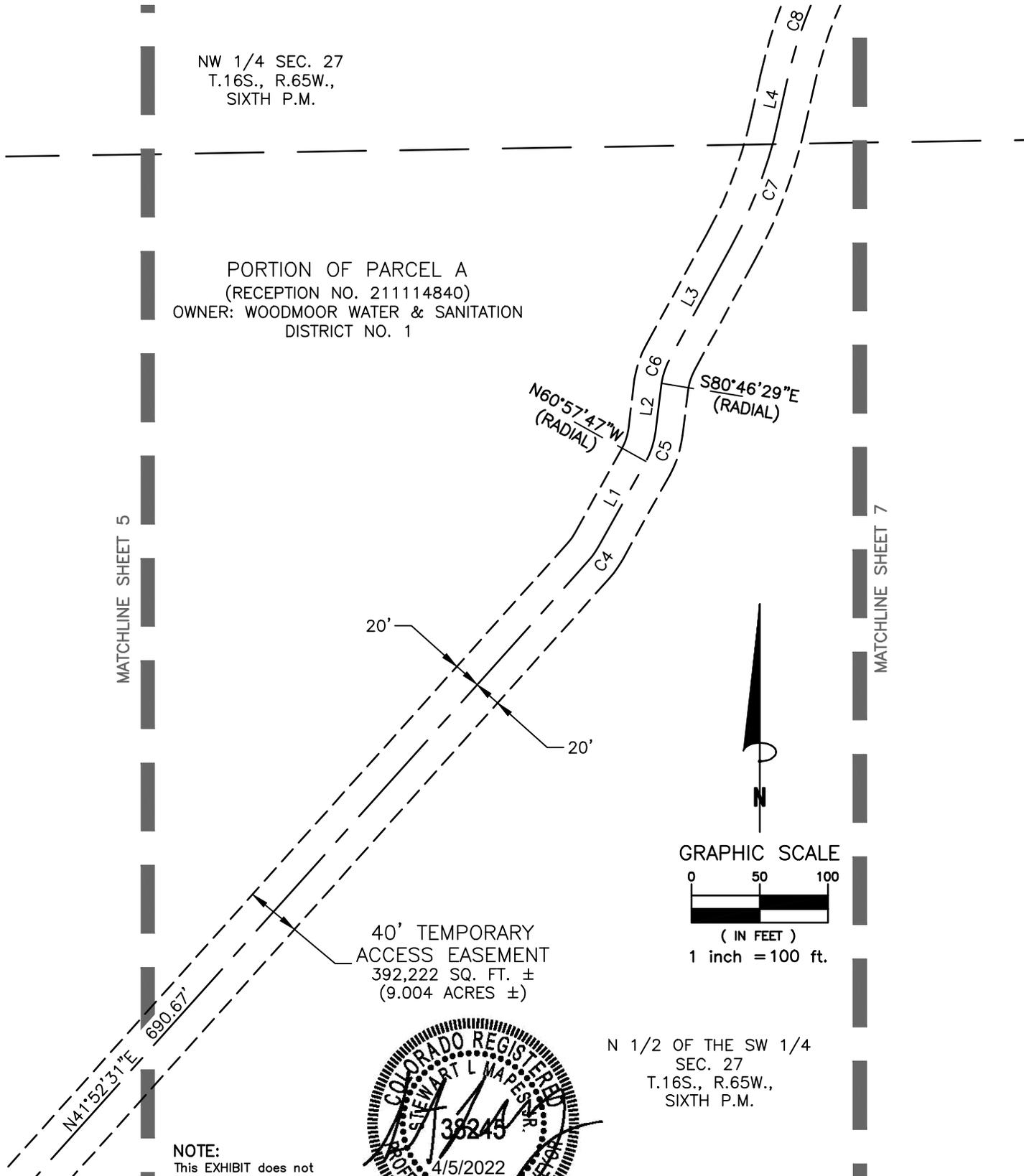
## TEMPORARY ACCESS EASEMENT

NW 1/4 SEC. 27  
T.16S., R.65W.,  
SIXTH P.M.

PORTION OF PARCEL A  
(RECEPTION NO. 211114840)  
OWNER: WOODMOOR WATER & SANITATION  
DISTRICT NO. 1

MATCHLINE SHEET 5

MATCHLINE SHEET 7



**NOTE:**  
This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

N 1/2 OF THE SW 1/4  
SEC. 27  
T.16S., R.65W.,  
SIXTH P.M.

Project No:  
**190517**

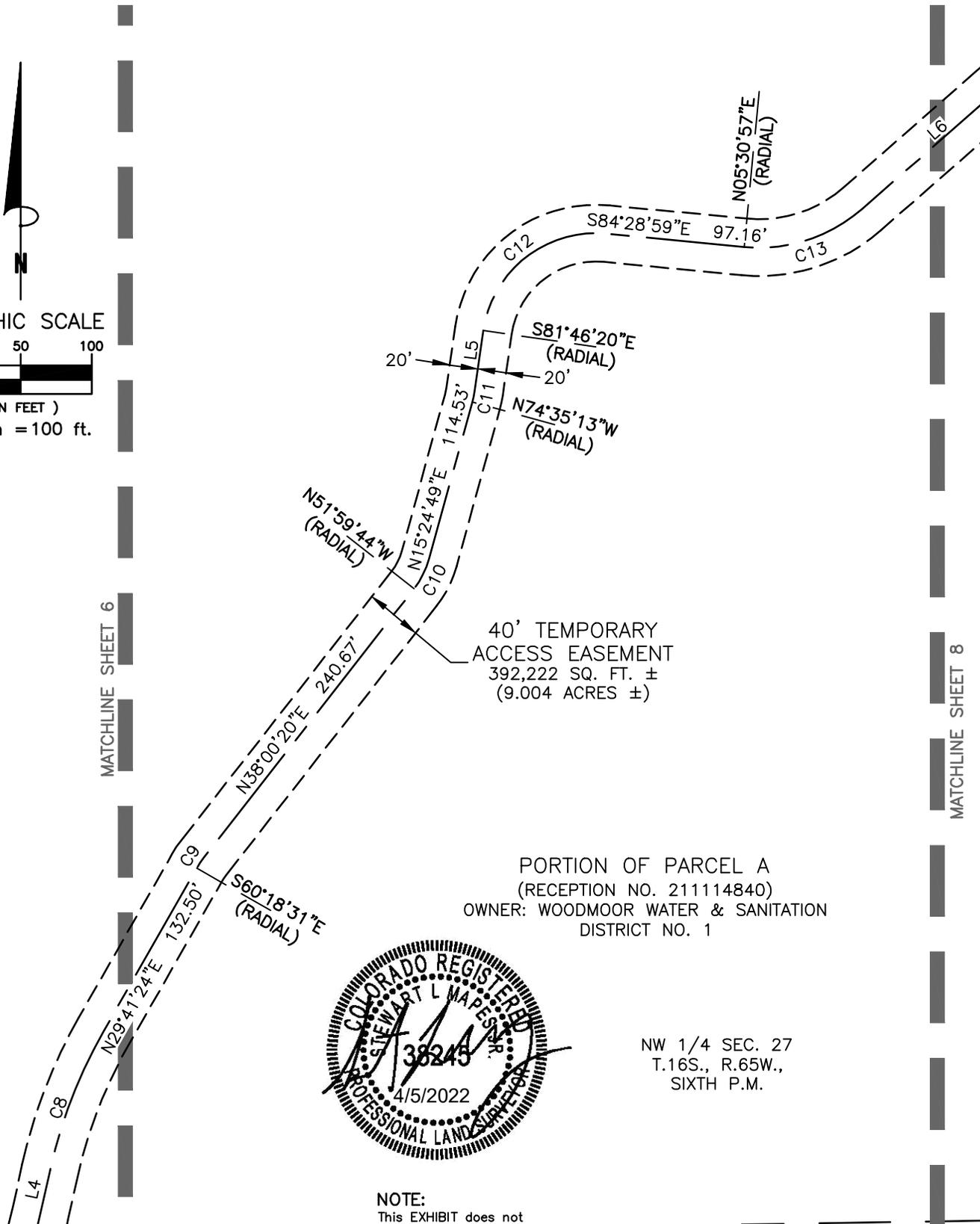
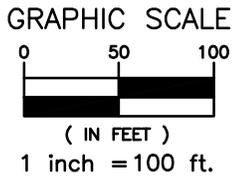
Drawn: SRC  
Check: SLM

Date: 4/4/2022  
Sheet 6 of 16

**-Clark-**   
Land Surveying, Inc.  
177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533  
www.clarkls.com

# EXHIBIT B

## TEMPORARY ACCESS EASEMENT



MATCHLINE SHEET 6

MATCHLINE SHEET 8

PORTION OF PARCEL A  
(RECEPTION NO. 211114840)  
OWNER: WOODMOOR WATER & SANITATION  
DISTRICT NO. 1



NW 1/4 SEC. 27  
T.16S., R.65W.,  
SIXTH P.M.

**NOTE:**  
This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.



177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533  
www.clarkls.com

Project No: <b>190517</b>	Drawn: SRC	Date: 4/4/2022
	Check: SLM	Sheet 7 of 16

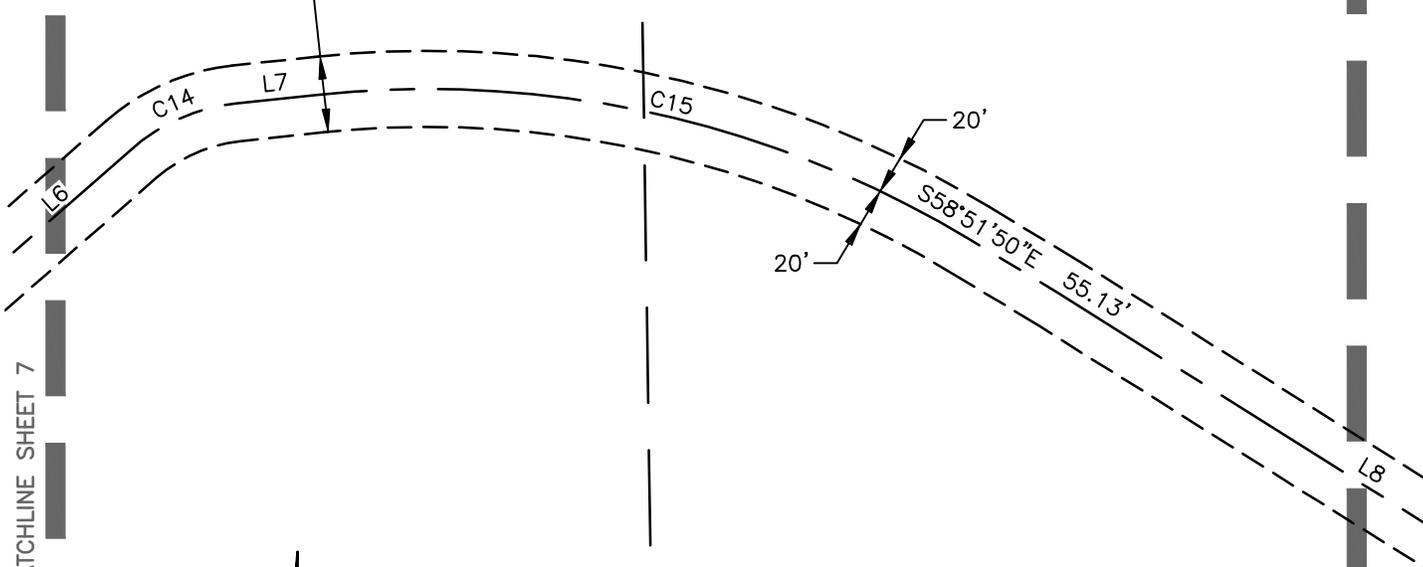
# EXHIBIT B

## TEMPORARY ACCESS EASEMENT

NW 1/4 SEC. 27  
T.16S., R.65W.,  
SIXTH P.M.

NE 1/4 SEC. 27  
T.16S., R.65W.,  
SIXTH P.M.

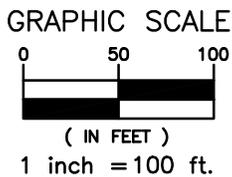
40' TEMPORARY  
ACCESS EASEMENT  
392,222 SQ. FT. ±  
(9.004 ACRES ±)



MATCHLINE SHEET 7

MATCHLINE SHEET 9

PORTION OF PARCEL A  
(RECEPTION NO. 211114840)  
OWNER: WOODMOOR WATER & SANITATION  
DISTRICT NO. 1



**NOTE:**

This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

Project No:  
**190517**

Drawn: SRC  
Check: SLM

Date: 4/4/2022  
Sheet 8 of 16

**-Clark-** **-**

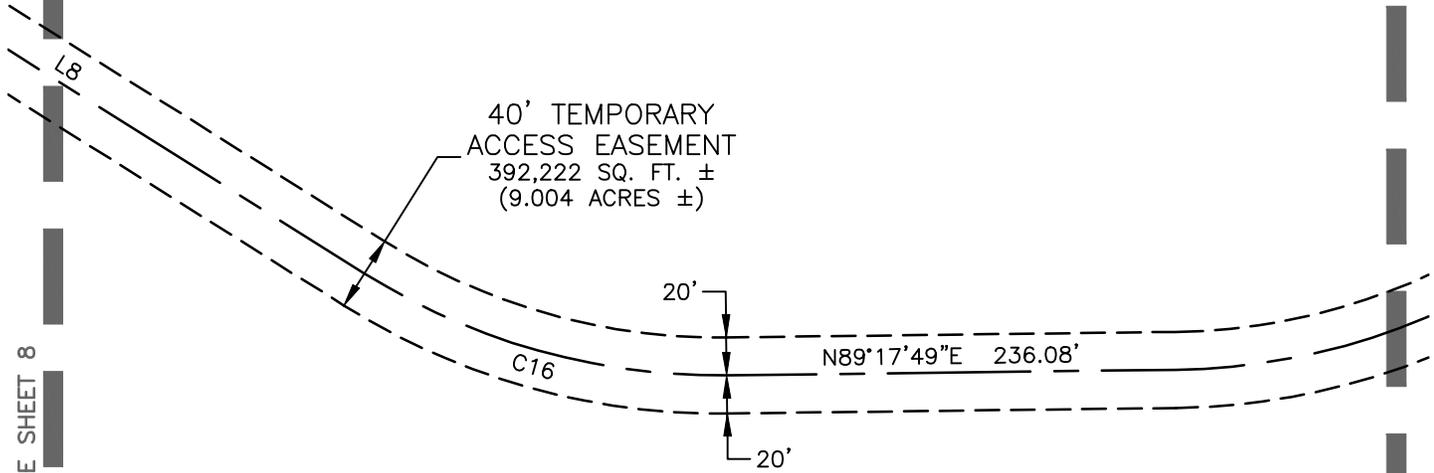
Land Surveying, Inc.

177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533  
www.clarkls.com

# EXHIBIT B

## TEMPORARY ACCESS EASEMENT

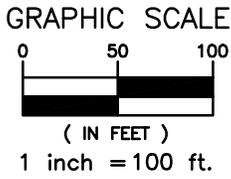
NE 1/4 SEC. 27  
T.16S., R.65W.,  
SIXTH P.M.



40' TEMPORARY  
ACCESS EASEMENT  
392,222 SQ. FT. ±  
(9.004 ACRES ±)

MATCHLINE SHEET 8

MATCHLINE SHEET 10



PORTION OF PARCEL A  
(RECEPTION NO. 211114840)  
OWNER: WOODMOOR WATER & SANITATION  
DISTRICT NO. 1



APN: 5600000131  
OWNER: HANNA RANCHES

**NOTE:**  
This EXHIBIT does not  
represent a monumented  
land survey, and is only  
intended to depict the  
attached LEGAL DESCRIPTION.

W 1/2 OF THE SE 1/4  
SEC. 27  
T.16S., R.65W.,  
SIXTH P.M.

Project No: <b>190517</b>	Drawn: SRC Check: SLM	Date: 4/4/2022 Sheet 9 of 16
------------------------------	--------------------------	---------------------------------

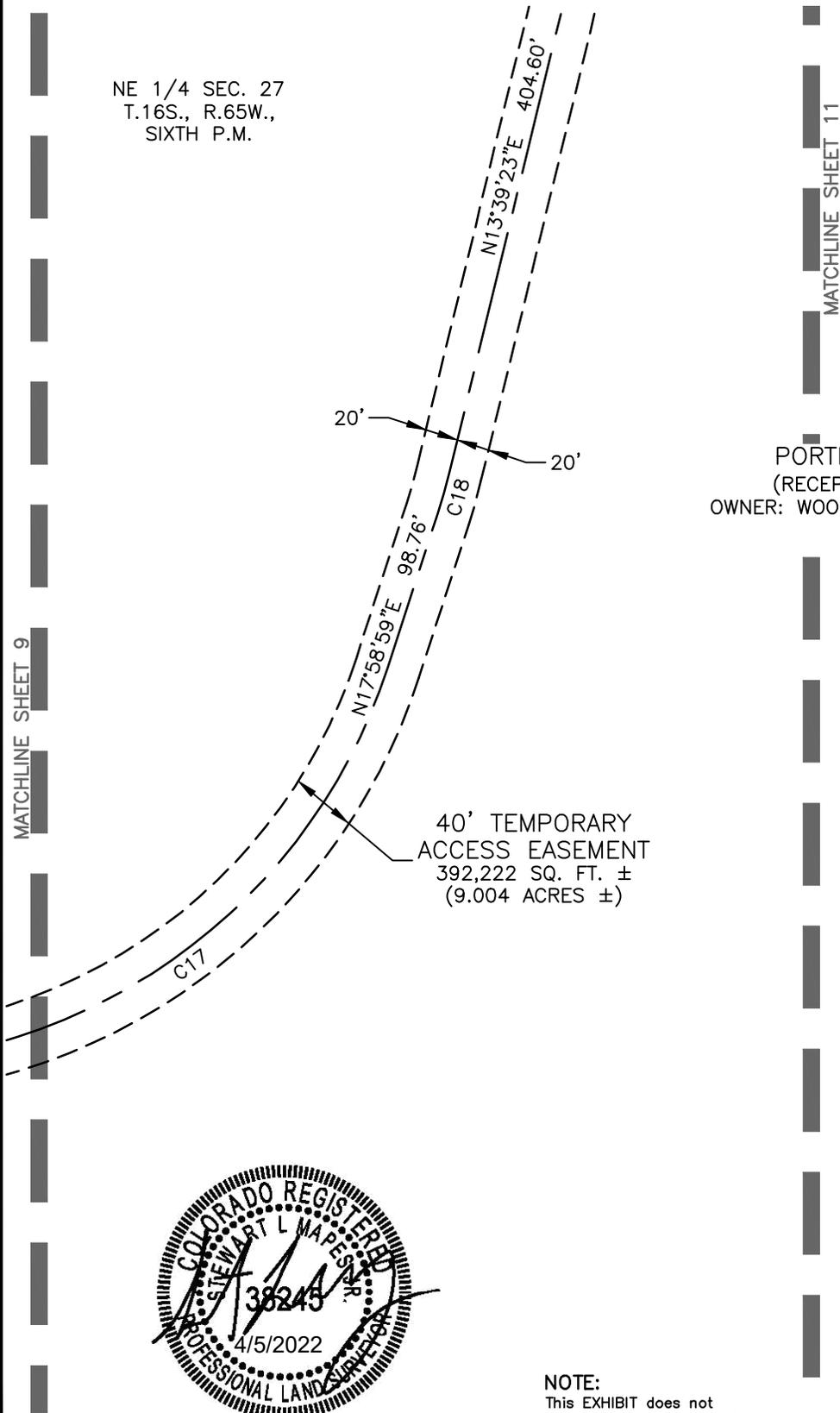
**Clark**  
Land Surveying, Inc.

177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533  
www.clarkls.com

# EXHIBIT B

## TEMPORARY ACCESS EASEMENT

NE 1/4 SEC. 27  
T.16S., R.65W.,  
SIXTH P.M.



MATCHLINE SHEET 11

PORTION OF PARCEL A  
(RECEPTION NO. 211114840)  
OWNER: WOODMOOR WATER & SANITATION  
DISTRICT NO. 1

MATCHLINE SHEET 9

40' TEMPORARY  
ACCESS EASEMENT  
392,222 SQ. FT. ±  
(9.004 ACRES ±)



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



**NOTE:**  
This EXHIBIT does not  
represent a monumented  
land survey, and is only  
intended to depict the  
attached LEGAL DESCRIPTION.



177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533  
www.clarkls.com

Project No:  
**190517**

Drawn: SRC  
Check: SLM

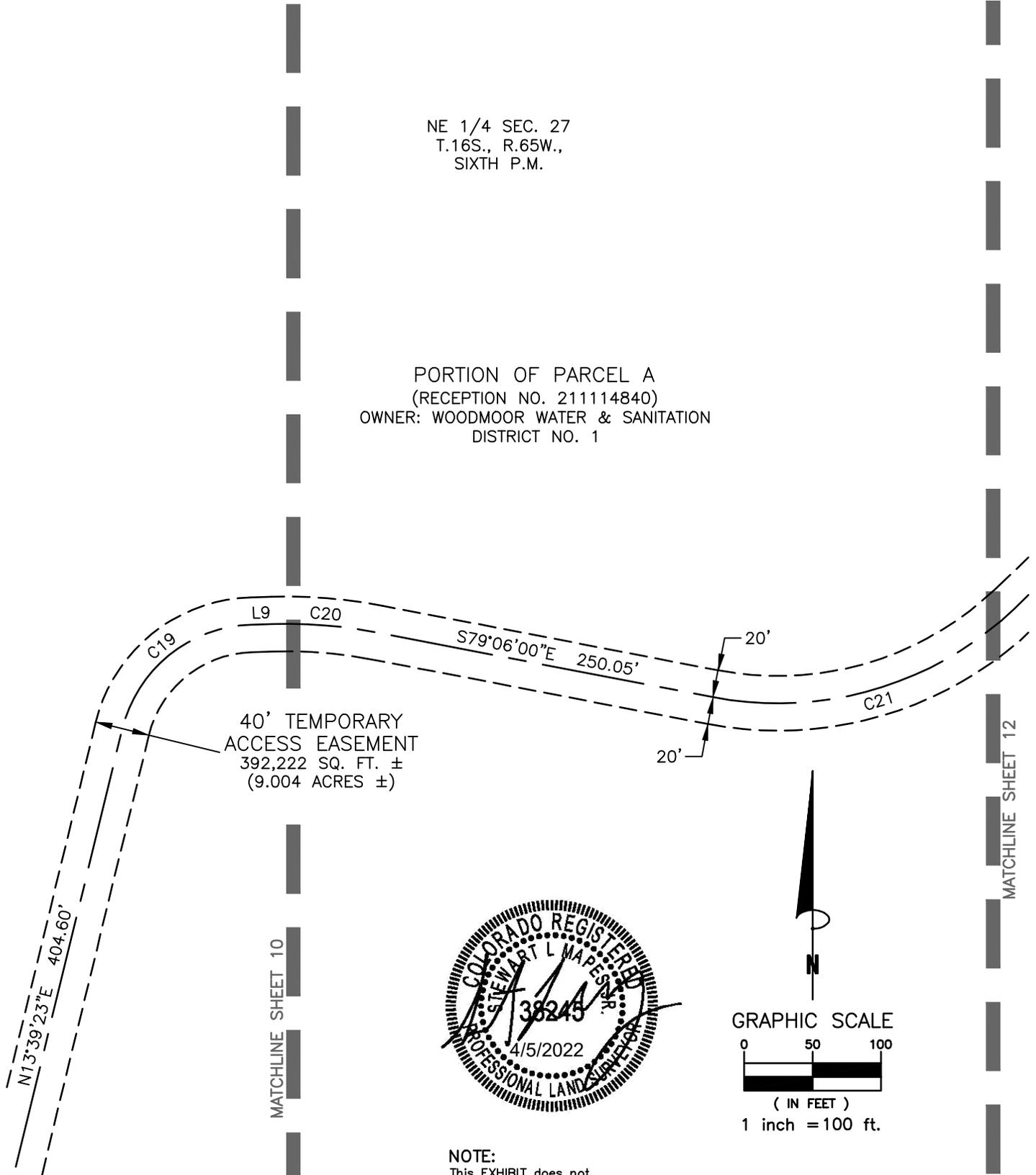
Date: 4/4/2022  
Sheet 10 of 16

# EXHIBIT B

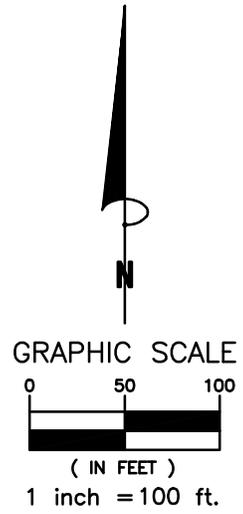
## TEMPORARY ACCESS EASEMENT

NE 1/4 SEC. 27  
T.16S., R.65W.,  
SIXTH P.M.

PORTION OF PARCEL A  
(RECEPTION NO. 211114840)  
OWNER: WOODMOOR WATER & SANITATION  
DISTRICT NO. 1



40' TEMPORARY  
ACCESS EASEMENT  
392,222 SQ. FT. ±  
(9.004 ACRES ±)



**NOTE:**  
This EXHIBIT does not  
represent a monumented  
land survey, and is only  
intended to depict the  
attached LEGAL DESCRIPTION.

Project No: <b>190517</b>	Drawn: SRC Check: SLM	Date: 4/4/2022 Sheet 11 of 16
------------------------------	--------------------------	----------------------------------

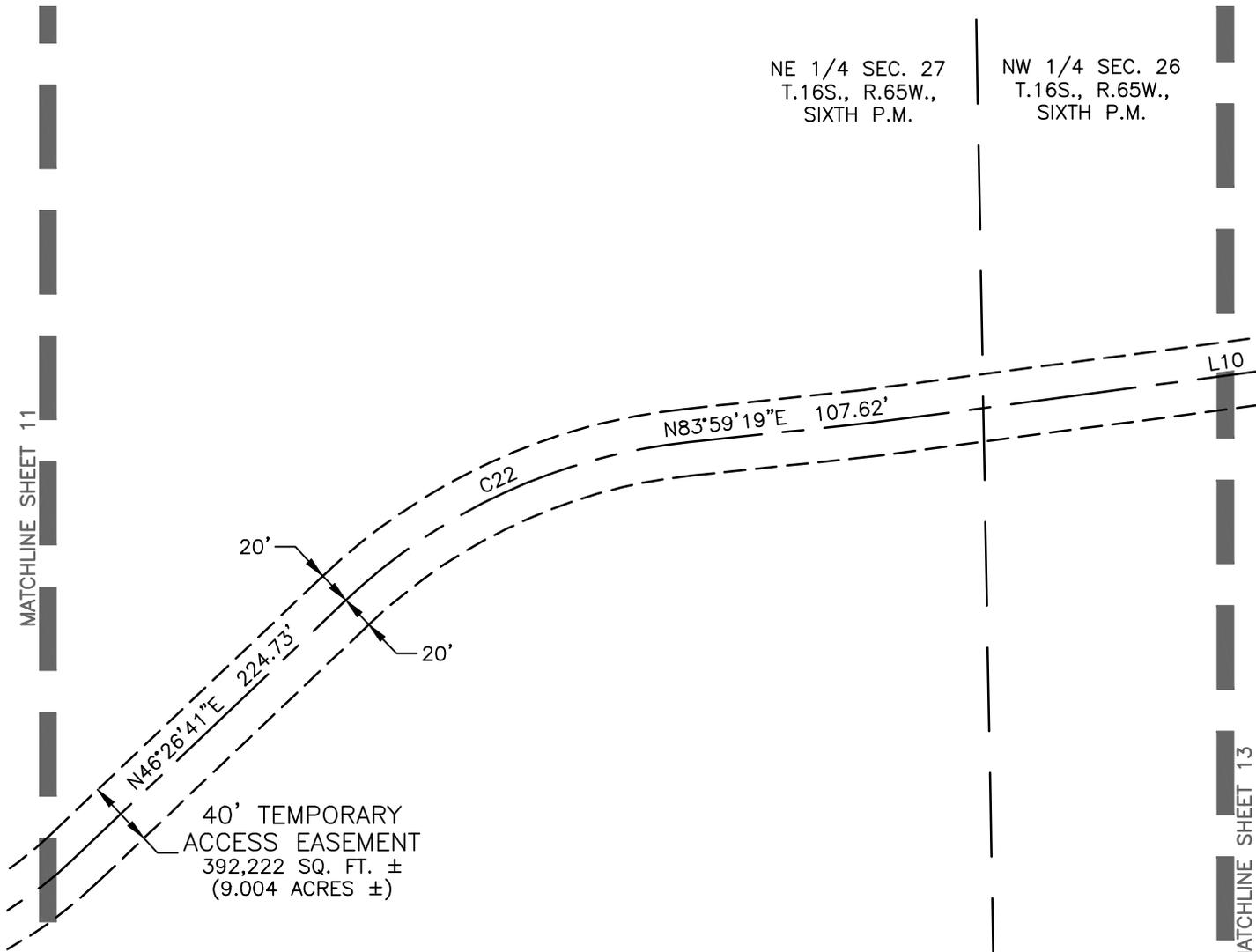
177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533  
www.clarkls.com

# EXHIBIT B

## TEMPORARY ACCESS EASEMENT

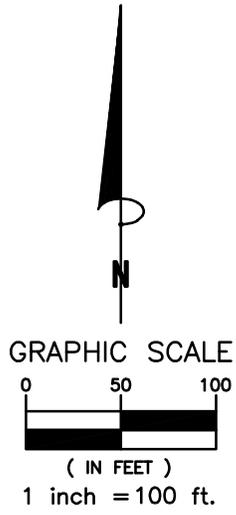
NE 1/4 SEC. 27  
T.16S., R.65W.,  
SIXTH P.M.

NW 1/4 SEC. 26  
T.16S., R.65W.,  
SIXTH P.M.



40' TEMPORARY  
ACCESS EASEMENT  
392,222 SQ. FT. ±  
(9.004 ACRES ±)

PORTION OF PARCEL A  
(RECEPTION NO. 211114840)  
OWNER: WOODMOOR WATER & SANITATION  
DISTRICT NO. 1



**NOTE:**  
This EXHIBIT does not  
represent a monumented  
land survey, and is only  
intended to depict the  
attached LEGAL DESCRIPTION.

**-Clark-** **-**

Land Surveying, Inc.

177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533

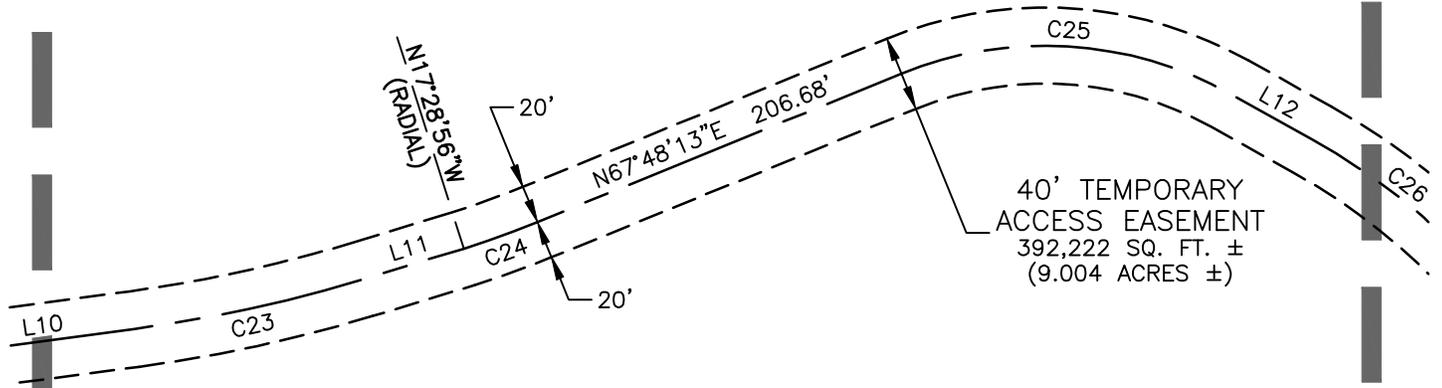
www.clarkls.com

Project No: <b>190517</b>	Drawn: SRC Check: SLM	Date: 4/4/2022 Sheet 12 of 16
------------------------------	--------------------------	----------------------------------

# EXHIBIT B

## TEMPORARY ACCESS EASEMENT

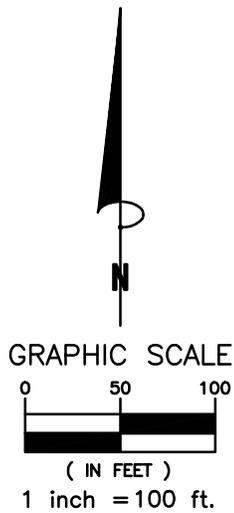
PORTION OF PARCEL A  
 (RECEPTION NO. 211114840)  
 OWNER: WOODMOOR WATER & SANITATION  
 DISTRICT NO. 1



40' TEMPORARY  
 ACCESS EASEMENT  
 392,222 SQ. FT. ±  
 (9.004 ACRES ±)

MATCHLINE SHEET 12

MATCHLINE SHEET 14



NW 1/4 SEC. 26  
 T.16S., R.65W.,  
 SIXTH P.M.



**NOTE:**  
 This EXHIBIT does not  
 represent a monumented  
 land survey, and is only  
 intended to depict the  
 attached LEGAL DESCRIPTION.

Project No:  
**190517**

Drawn: SRC  
 Check: SLM

Date: 4/4/2022  
 Sheet 13 of 16

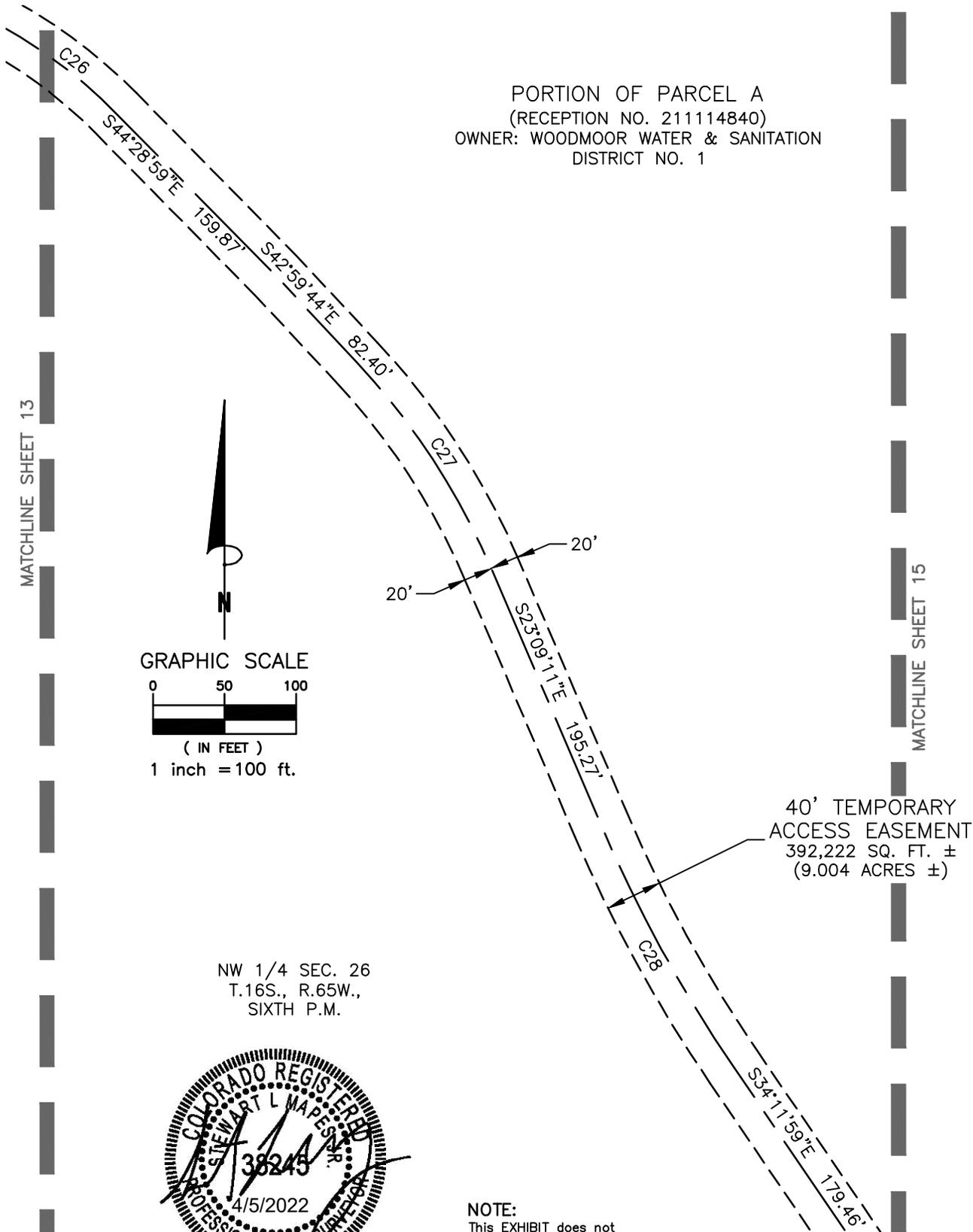
**-Clark-** **-**

Land Surveying, Inc.  
 177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533  
[www.clarkls.com](http://www.clarkls.com)

# EXHIBIT B

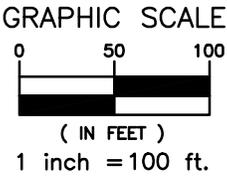
## TEMPORARY ACCESS EASEMENT

PORTION OF PARCEL A  
 (RECEPTION NO. 211114840)  
 OWNER: WOODMOOR WATER & SANITATION  
 DISTRICT NO. 1



MATCHLINE SHEET 13

MATCHLINE SHEET 15



NW 1/4 SEC. 26  
 T.16S., R.65W.,  
 SIXTH P.M.



**NOTE:**  
 This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

40' TEMPORARY ACCESS EASEMENT  
 392,222 SQ. FT. ±  
 (9.004 ACRES ±)

Project No: <b>190517</b>	Drawn: SRC	Date: 4/4/2022
	Check: SLM	Sheet 14 of 16

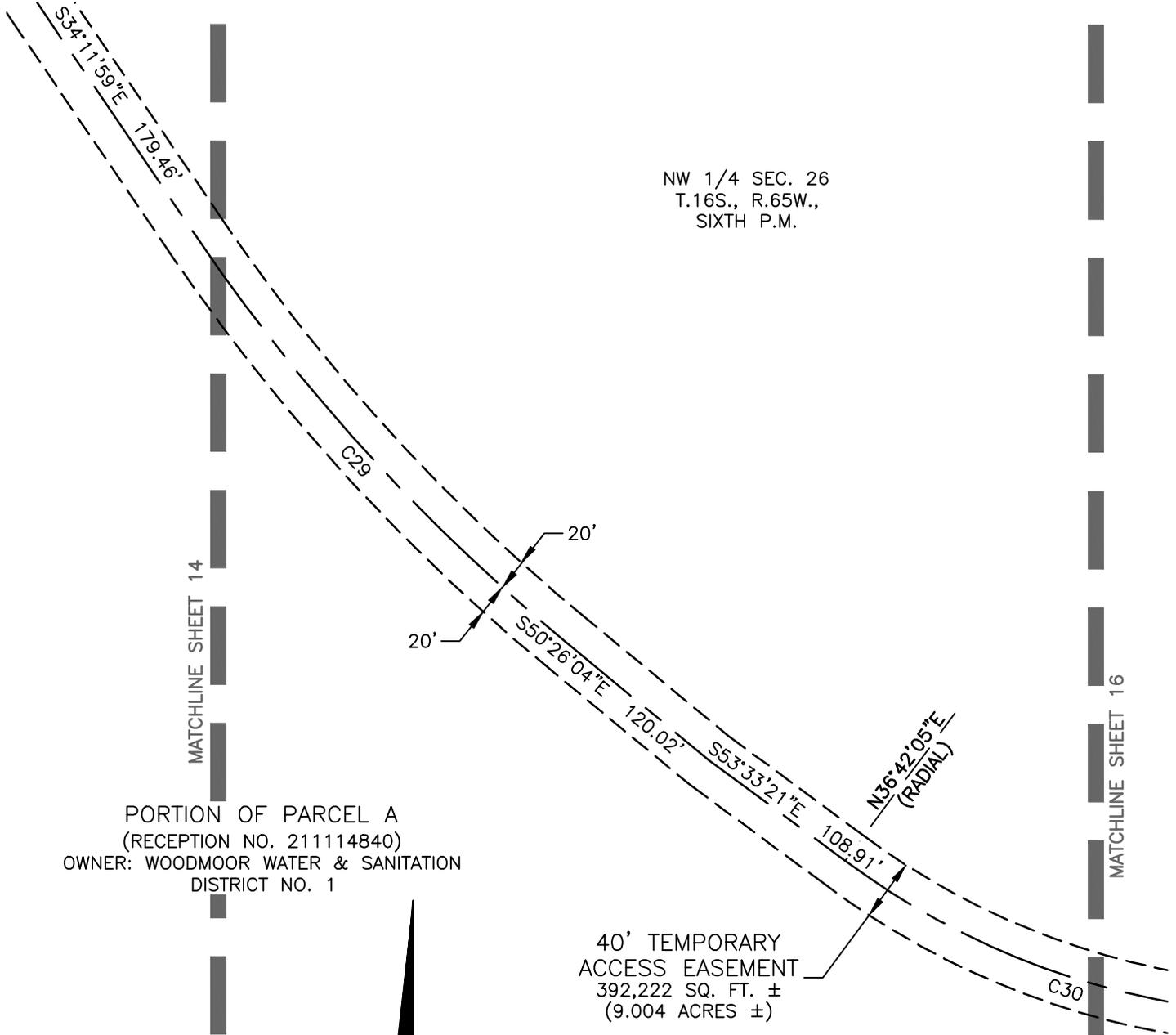
**-Clark-**

Land Surveying, Inc.  
 177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533  
 www.clarkls.com

# EXHIBIT B

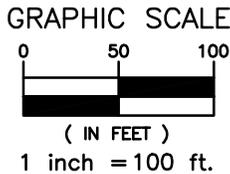
## TEMPORARY ACCESS EASEMENT

NW 1/4 SEC. 26  
T.16S., R.65W.,  
SIXTH P.M.



PORTION OF PARCEL A  
(RECEPTION NO. 211114840)  
OWNER: WOODMOOR WATER & SANITATION  
DISTRICT NO. 1

40' TEMPORARY  
ACCESS EASEMENT  
392,222 SQ. FT. ±  
(9.004 ACRES ±)



**NOTE:**  
This EXHIBIT does not  
represent a monumented  
land survey, and is only  
intended to depict the  
attached LEGAL DESCRIPTION.



<b>Project No:</b> 190517	Drawn: SRC	Date: 4/4/2022
	Check: SLM	Sheet 15 of 16

-Clark-

Land Surveying, Inc

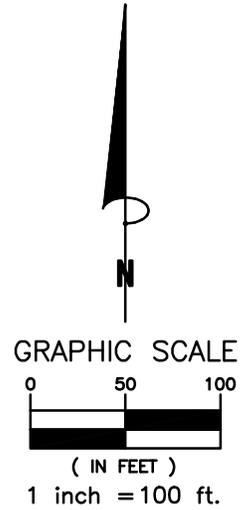
177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533

www.clarkls.com

# EXHIBIT B

## TEMPORARY ACCESS EASEMENT

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	350.00'	100.66'	16°28'43"	S62°43'29"E
C2	60.00'	5.64'	5°23'21"	N46°14'49"W
C3	60.00'	3.68'	3°30'41"	S51°38'12"E
C4	60.00'	13.44'	12°50'12"	N48°07'28"W
C5	60.00'	23.09'	22°03'07"	N60°57'47"W
C6	60.00'	20.40'	19°28'48"	S80°46'29"E
C7	350.00'	99.00'	16°12'23"	N61°17'42"W
C8	350.00'	105.02'	17°11'28"	S77°30'05"E
C9	60.00'	8.71'	8°18'49"	S60°18'31"E
C10	60.00'	23.66'	22°35'21"	N51°59'44"W
C11	60.00'	7.52'	7°11'09"	N74°35'13"W
C12	80.00'	121.88'	87°17'19"	S81°46'20"E
C13	110.00'	89.74'	46°44'43"	N05°30'57"E
C14	100.00'	61.38'	35°10'07"	S41°13'52"E
C15	550.00'	357.08'	37°11'54"	S06°03'44"E
C16	350.00'	200.64'	32°50'45"	N32°08'35"E
C17	350.00'	435.63'	71°18'50"	N00°42'11"W
C18	350.00'	26.43'	4°19'36"	N72°01'01"W
C19	100.00'	130.22'	74°36'35"	S76°20'37"E
C20	350.00'	77.18'	12°38'02"	S01°44'02"E
C21	250.00'	237.61'	54°27'18"	N10°54'00"E
C22	350.00'	229.34'	37°32'37"	S43°33'19"E
C23	750.00'	122.22'	9°20'12"	N07°35'13"W
C24	500.00'	41.14'	4°42'51"	N17°28'56"W
C25	200.00'	179.24'	51°20'58"	S22°11'47"E
C26	350.00'	99.96'	16°21'50"	S29°09'11"W
C27	500.00'	173.16'	19°50'33"	S47°00'16"W
C28	1000.00'	192.80'	11°02'48"	N66°50'49"E
C29	1250.00'	354.18'	16°14'04"	N55°48'01"E
C30	500.00'	327.18'	37°29'31"	N36°42'05"E

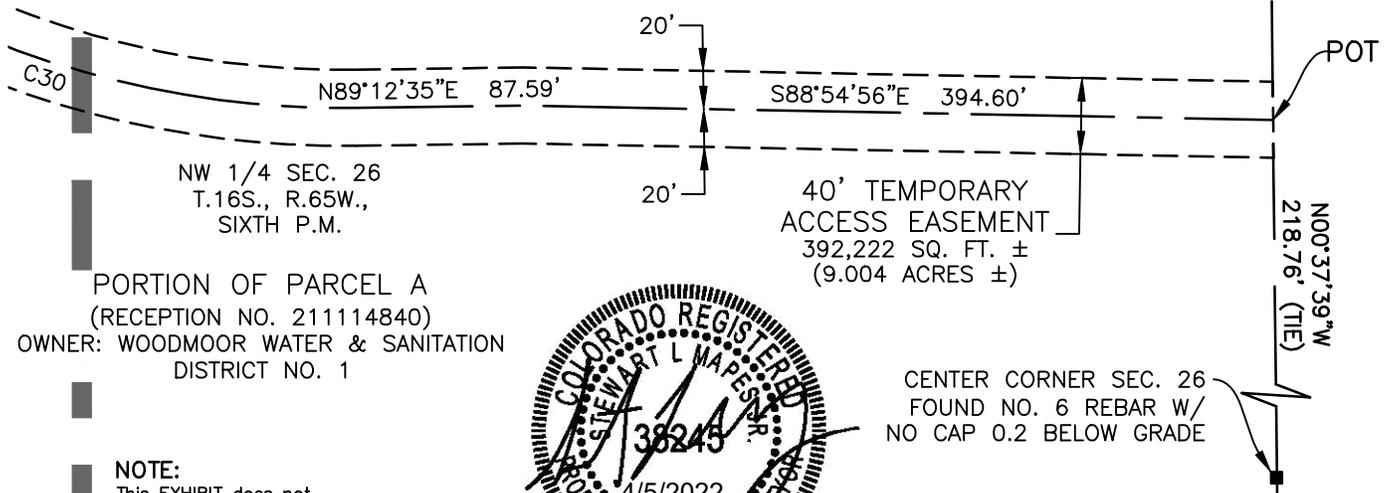


MATCHLINE SHEET 15

N00°37'39"W 2639.25' (M)  
N00°05'38"W 2640.27' (R)

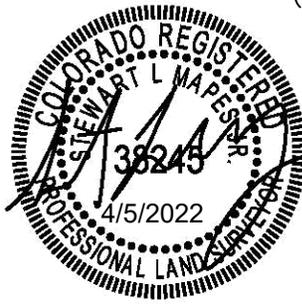
LINE	BEARING	DISTANCE
L1	N29°02'16"E	70.91'
L2	N06°58'59"E	35.74'
L3	N28°42'18"E	91.92'
L4	N12°29'55"E	30.31'
L5	N08°13'34"E	43.49'
L6	N48°46'08"E	123.51'

LINE	BEARING	DISTANCE
L7	N83°56'16"E	43.30'
L8	S57°51'25"E	378.03'
L9	N88°15'58"E	15.22'
L10	N82°24'47"E	264.59'
L11	N73°04'35"E	56.17'
L12	S60°50'49"E	49.72'



PORTION OF PARCEL A  
(RECEPTION NO. 211114840)  
OWNER: WOODMOOR WATER & SANITATION  
DISTRICT NO. 1

**NOTE:**  
This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.



CENTER CORNER SEC. 26  
FOUND NO. 6 REBAR W/  
NO CAP 0.2 BELOW GRADE

**-Clark-**   
Land Surveying, Inc.  
177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533  
www.clarksls.com

Project No: <b>190517</b>	Drawn: SRC Check: SLM	Date: 4/4/2022 Sheet 16 of 16
------------------------------	--------------------------	----------------------------------