

Exhibit B

**APPLICATION FOR A PERMIT TO CONDUCT A  
DESIGNATED ACTIVITY OF STATE INTEREST  
OR TO ENGAGE IN DEVELOPMENT IN A  
DESIGNATED AREA OF STATE INTEREST**

To: Permit Authority, El Paso County  
Re: El Paso County Approval of the Proposed Northern Delivery System  
From:

Applicant:

Triview Metropolitan District  
16055 Old Forest Point, Suite 302  
Post Office Box 849  
Monument, CO 80132  
Contact: Jim McGrady, District Manager  
Phone: 719-488-6868  
Email: jmcgrady@triviewmetro.com

Forest Lakes Metropolitan District  
c/o District Manager  
2 North Cascade Suite 1280  
Colorado Springs, CO 80903  
Contact: Ann Nichols, District Manager  
Phone: 719-327-5810  
Email: anicholsduffy@aol.com

Consulting Engineer:

JDS Hydro Consultants, a Division of RESPEC  
5540 Tech Center Drive, Suite 100  
Colorado Springs, CO 80919  
Contact: Gwen Dall, P.E.  
Phone: 719-402-0014  
Email: gwendolyn.dall@respec.com

Date Submitted: February 24, 2023

Date Received and Accepted as Complete: \_\_\_\_\_

1. Matter of State Interest.

The applicant requests that a permit be issued for each of the items checked below:

A permit to conduct one or more of the following matters of state interest:

- ✓ a. **Efficient utilization of municipal and industrial water projects**
- ✓ b. **Site selection and construction of major new domestic water and sewage treatment systems and/or major extension of existing domestic water and sewage treatment systems**
- c. Site selection and construction of major facilities of a public utility
- d. Development in areas containing or having a significant impact upon floodplain natural hazard areas
- e. Site selection and expansion of airports
- f. Site selection of arterial highways and interchanges and collector highways
- g. Site selection of rapid or mass transit facilities

2. Proposed Activity or Development.

The Northern Delivery System (NDS) is proposed to bring renewable water to Northern El Paso County municipal customers. The existing Southern Delivery System infrastructure will be utilized to convey, treat, and deliver surface water to the north end of the Colorado Springs Utilities (Springs Utilities) service area at a location known as the Springs Utilities Highway 83 Storage Tank. The proposed NDS project will convey water from the existing Springs Utilities Highway 83 Storage Tank through a proposed pump station and proposed 16" diameter transmission main at which point it will be delivered to Triview Metropolitan District's existing 1.1 MG C-Plant Tank located in the Sanctuary Pointe Development. From this delivery point, the water will be delivered to Forest Lakes Metropolitan District and other future partner's via Triview Metropolitan District's distribution system. Internal distribution system improvements will be required and include approximately 2,850 ft of 12" diameter pipeline and in the future, a proposed 1.5 MG storage tank that will be located adjacent to the District's existing B-Plant tank. Details of the proposed distribution system improvements, including the future tank are not included in this 1041 submittal since the tank will be located on land within the Town of Monument boundaries. The proposed booster pump station and approximately 4.4 miles of the 16" diameter pipeline are located within the jurisdictional boundaries of El Paso County (EPC).

The proposed booster pump station will be constructed on land owned by the City of Colorado Springs and is located east of the intersection of Old Northgate Road and Highway 83 and lies within unincorporated El Paso County. The water conveyed by the project is potable water that is treated by Colorado Springs Utilities prior to arriving at the existing Highway 83 Storage Tank. No water treatment is proposed as part of this application but there will a chlorine boosting system installed at the booster pump station to ensure that a 0.20 mg/L chlorine residual can be maintained through the 16" diameter pipeline before the water arrives at the existing C-Plant Tank.

The proposed pipeline route begins at the booster pump station and proceeds west across private property and then continues west within the Old Northgate Road right of way, north within the Roller Coaster Road right of way, west within the Baptist Road right of way and private property until it reaches land within the Town of Monument jurisdiction. Fire hydrants will be provided along the pipeline.

The project is proposed for construction by Triview Metropolitan District and Forest Lakes Metropolitan District, but the infrastructure will be sized to serve additional water suppliers in Northern El Paso County that may choose to partner with the project in the future. The design flowrate for the booster pump station and 16" transmission pipeline is 4 MGD.

3. Location of Development:

The parcel of land on which the booster pump station will be constructed is located east of the intersection of Old Northgate Road and Highway 83. The pipeline route begins at the booster pump station and proceeds west across private property and then continues west within the Old Northgate Road right of way, north within the Roller Coaster Road right of way, west within the Baptist Road right of way and private property until it reaches land within the Town of Monument jurisdiction.

4. Legal Descriptions for Portions of the Property located on private land:

LEGAL DESCRIPTIONS INCLUDED AT THE END OF EXHIBIT B

- a) **City of Colorado Springs:** Lease Area for Booster Station and Revocable License Area for Pipeline Easement on property referenced by Schedule 6203000002
- b) **JBS Family Enterprises:** Booster Station Access Road on Private Property portion of land currently referenced by Schedule 6200000724
- c) **Dean A Stoecker Trust:** Pipeline Easements on Private Property referenced by Schedule 6203000001

- d) **Josh and Teresa Erickson:** Pipeline Easement on Private Property referenced by Schedule 6100000517
- e) **Triview Metropolitan District:** Booster Station Access Road – Triview to purchase portion of 6203000001 from Dean A Stoecker Trust

5. Owners and Interests

Below are the names of those persons holding recorded legal, equitable, contractual and option interests and any other person known to the applicant having any interest in the property described in paragraph 4, above, as well as the nature and extent of those interests for each person, provided that such recorded interests shall be limited to those which are recorded in the El Paso County Clerk and Recorder's Office, the land office of the Bureau of Land Management for this State, the Office of the State Board of Land Commissioners of the Department of Natural Resources, or the Secretary of State's Office of this State:

Property Owners:

- a) City of Colorado Springs  
PO BOX 1575 Mail Code 455  
Colorado Springs CO, 80901-1575  
Parcel #: 6203000002
- b) JBS Family Enterprises LLLP  
2138 Flying Horse Club Dr  
Colorado Springs CO, 80921  
Parcel #: 6200000724
- c) Dean A Stoecker Trust  
14065 Hwy 83  
Colorado Springs CO, 80921  
Parcel #: 6203000001
- d) Joshua and Teresa Erickson  
5590 Vessey Rd  
Colorado Springs CO, 80908-3288  
Parcel #: 6100000517
- e) Triview Metropolitan District  
16055 Old Forest Point, Suite 302  
Post Office Box 849  
Monument, CO 80132

Easement/Lease/Revocable License Owner:

Triview Metropolitan District  
16055 Old Forest Point, Suite 302  
Post Office Box 849  
Monument, CO 80132

Acres included in the project:

- Approximately 0.74 acres, Portion of parcel number: 6203000002
- Approximately 0.56 acres, Portion of parcel number: 6200000724
- Approximately 2.18 acres, Portion of parcel number: 6203000001
- Approximately 1.58 acres, Portion of parcel number: 6100000517
- Approximately 6.99 acres, To be purchased by Triview, currently portion of parcel number: 6203000001

## 6. Submission Requirements

Submission requirements described in the Guidelines and Regulations for Areas and Activities of State Interest of El Paso County in Chapters 2 , 3 and 4 are attached to this application. Those attachments are identified, by letter or number, and described by title below:

Exhibit B	Application for a Permit to Conduct a Designated Activity of State Interest or to Engage in Development in a Designated Area of State Interest
Appendix A	Vicinity Map and Extents of El Paso County Jurisdictional Review
Appendix B	Severed Mineral Rights Certification
Appendix C	Résumés (1) Gwen Dall (2) Sarah Itz
Appendix D	ROW and Easement Information (1) ROW and Easement Map (2) Draft Easement and Revocable License Agreements (3) Adjacent Property Owners Map
Appendix E	Preliminary Construction Plans (1) Pipeline (2) Booster Pump Station
Appendix F	Map of Alternatives Considered
Appendix G	Land Use Maps (1) Land Zoning Map (2) School and Fire District Map (3) Water Districts within Northern El Paso County Map (4) Land Zoning in Potential Service Areas
Appendix H	Triview Metropolitan District's 2022 Annual Budget Report
Appendix I	Letter from the Office of Archaeology and Historic Preservation
Appendix J	Geotechnical Reports
Appendix K	Preliminary Cost Estimate for NDS Project
Appendix L	Critical Habitat Map
Appendix M	Wetlands Map
Appendix N	Cultural Resources Survey Map
Appendix O	100-year Floodplain Map
Appendix P	Biological Assessment
Appendix Q	NRCS Soil Conservation Report
Appendix R	Update on Status of Intergovernmental Agreement with Colorado Springs Utilities
Appendix S	Agreement with El Paso County Public Works for Roller Coaster Road Restoration
Appendix T	RFP for CM/GC and Kiewit Experience and Resumes
Appendix U	Resolution of Triview Metropolitan District Concerning Route Selection
Appendix V	Final Drainage Report for Northern Delivery System Booster Pump Station
Appendix W	Traffic (1) Method of Traffic Handling (2) Construction Detour Map
Appendix X	Basis of Design Report for Chlorine Boosting System
Appendix Y	Pueblo County 1041 Approvals/Updates (1) 1041 Approval from Pueblo County, Permit No. 2022-002 (2) Letter of Request for Stonewall Springs Reservoir Complex
Appendix Z	Laydown Area Map

## 7. Additional Information Required:

All information required by the El Paso County Planning and Community Development Department have been submitted with this application.

## 8. Duration of Permit.

The Applicant requests a permit for an indefinite term.

## 9. Application Fee

Fee will be provided upon notice from El Paso County

APPLICANT:

Triview Metropolitan District

A handwritten signature in blue ink that reads "James C. McGrady". The signature is written in a cursive style and is positioned above a horizontal line.

Jim McGrady, District Manager

Forest Lakes Metropolitan District

A handwritten signature in black ink that reads "Ann Nichols". The signature is written in a cursive style and is positioned above a horizontal line.

Ann Nichols, District Manager



## EXHIBIT B

SHEET 1 OF 3

### LEGAL DESCRIPTION

#### REVOCABLE LICENSE AREA 2

A REVOCABLE LICENSE AREA LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY COLORADO.

#### BASIS OF BEARINGS:

ALL BEARINGS DESCRIBED HEREON ARE BASED UPON THE WEST LINE OF A PARCEL OF LAND AS RECORDED UNDER RECEPTION NO. 93000806 OF THE RECORDS OF EL PASO COUNTY, COLORADO; BEING MONUMENTED AT THE SOUTH AND NORTH ENDS BY FOUND REBAR AND PLASTIC SURVEYORS CAP, PLS 24964, RECORDED AS BEARING N00°49'36"W, WITH A DISTANCE OF 750.00 FEET.

**COMMENCING** AT THE SOUTHWEST CORNER OF A PARCEL OF LAND AS RECORDED UNDER RECEPTION NO. 93000806 OF THE RECORDS OF EL PASO COUNTY, COLORADO;  
THENCE N00°49'36"W ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 327.24 FEET;  
THENCE S89°38'32"E, A DISTANCE OF 288.06 FEET TO THE **POINT OF BEGINNING**;

THENCE N45°21'28"E, A DISTANCE OF 61.90 FEET;  
THENCE N00°21'28"E, A DISTANCE OF 107.36 FEET;  
THENCE N20°44'53"E, A DISTANCE OF 81.62 FEET;  
THENCE N00°21'28"E, A DISTANCE OF 40.20 FEET;  
THENCE N20°07'39"W, A DISTANCE OF 35.14 FEET;  
THENCE N33°14'37"W, A DISTANCE OF 23.36 FEET;  
THENCE N44°38'32"W, A DISTANCE OF 37.73 FEET;  
THENCE N67°08'32"W, A DISTANCE OF 44.73 FEET;  
THENCE N22°08'32"W, A DISTANCE OF 21.67 FEET;  
THENCE N00°16'42"E, A DISTANCE OF 44.18 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND;  
THENCE N89°10'19"E ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET;  
THENCE S00°16'42"W, A DISTANCE OF 40.60 FEET;  
THENCE S22°08'32"E, A DISTANCE OF 9.43 FEET;  
THENCE S67°08'32"E, A DISTANCE OF 40.42 FEET;  
THENCE S44°38'32"E, A DISTANCE OF 43.71 FEET;  
THENCE S33°14'37"E, A DISTANCE OF 27.65 FEET;  
THENCE S20°07'39"E, A DISTANCE OF 41.05 FEET;  
THENCE S00°21'28"W, A DISTANCE OF 47.41 FEET;



## **EXHIBIT B**

**SHEET 2 OF 3**

### **LEGAL DESCRIPTION**

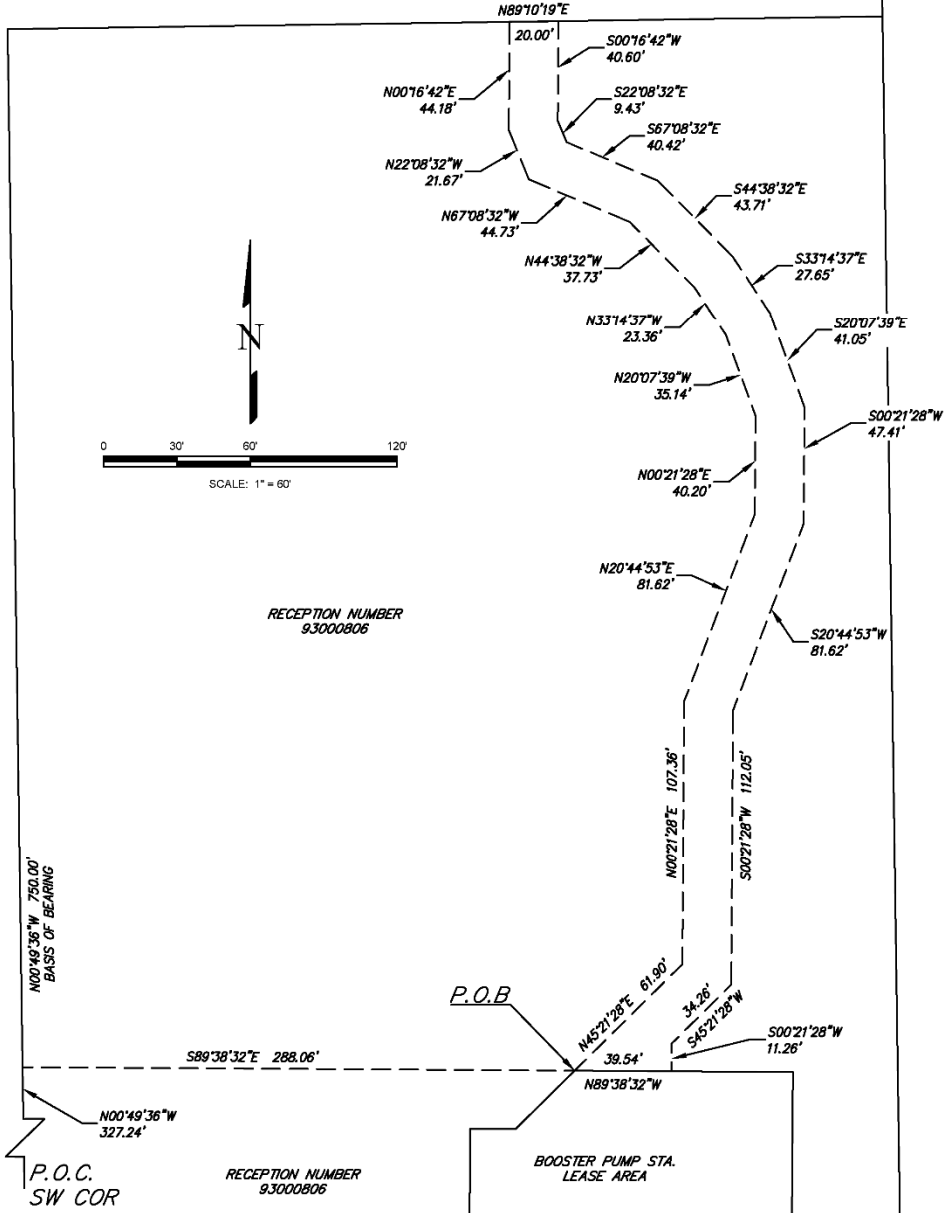
THENCE S20°44'53"W, A DISTANCE OF 81.62 FEET;  
THENCE S00°21'28"W, A DISTANCE OF 112.05 FEET;  
THENCE S45°21'28"W, A DISTANCE OF 34.26 FEET;  
THENCE S00°21'28"W, A DISTANCE OF 11.26 FEET;  
THENCE N89°38'32"W, A DISTANCE OF 39.54 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 9,983.49 SQUARE FEET (0.23 ACRES) MORE OR LESS.

MICHAEL J. MUIRHEID, PLS  
COLORADO NO. 37909  
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING

*EXHIBIT B*  
REVOCABLE LICENSE AREA 2

RECEPTION NUMBER  
220119693



CENTENNIAL  
LAND SURVEYING 6165 LEHMAN DR.  
COLORADO SPRINGS CO. 80918  
(719) 492-6540

PROJECT: REVOCABLE LICENSE  
AREA 2

DATE: 11/08/20	BY: RFM	CHKD: RS
JOB NO. 211025	SHEET NO. 3 OF 3	





## EXHIBIT A

SHEET 1 OF 2

### LEGAL DESCRIPTION

#### REVOCABLE LICENSE AREA 1

A REVOCABLE LICENSE AREA LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY COLORADO.

#### BASIS OF BEARINGS:

ALL BEARINGS DESCRIBED HEREON ARE BASED UPON THE WEST LINE OF A PARCEL OF LAND AS RECORDED UNDER RECEPTION NO. 93000806 OF THE RECORDS OF EL PASO COUNTY, COLORADO; BEING MONUMENTED AT THE SOUTH AND NORTH ENDS BY FOUND REBAR AND PLASTIC SURVEYORS CAP, PLS 24964, RECORDED AS BEARING N00°49'36"W, WITH A DISTANCE OF 750.00 FEET.

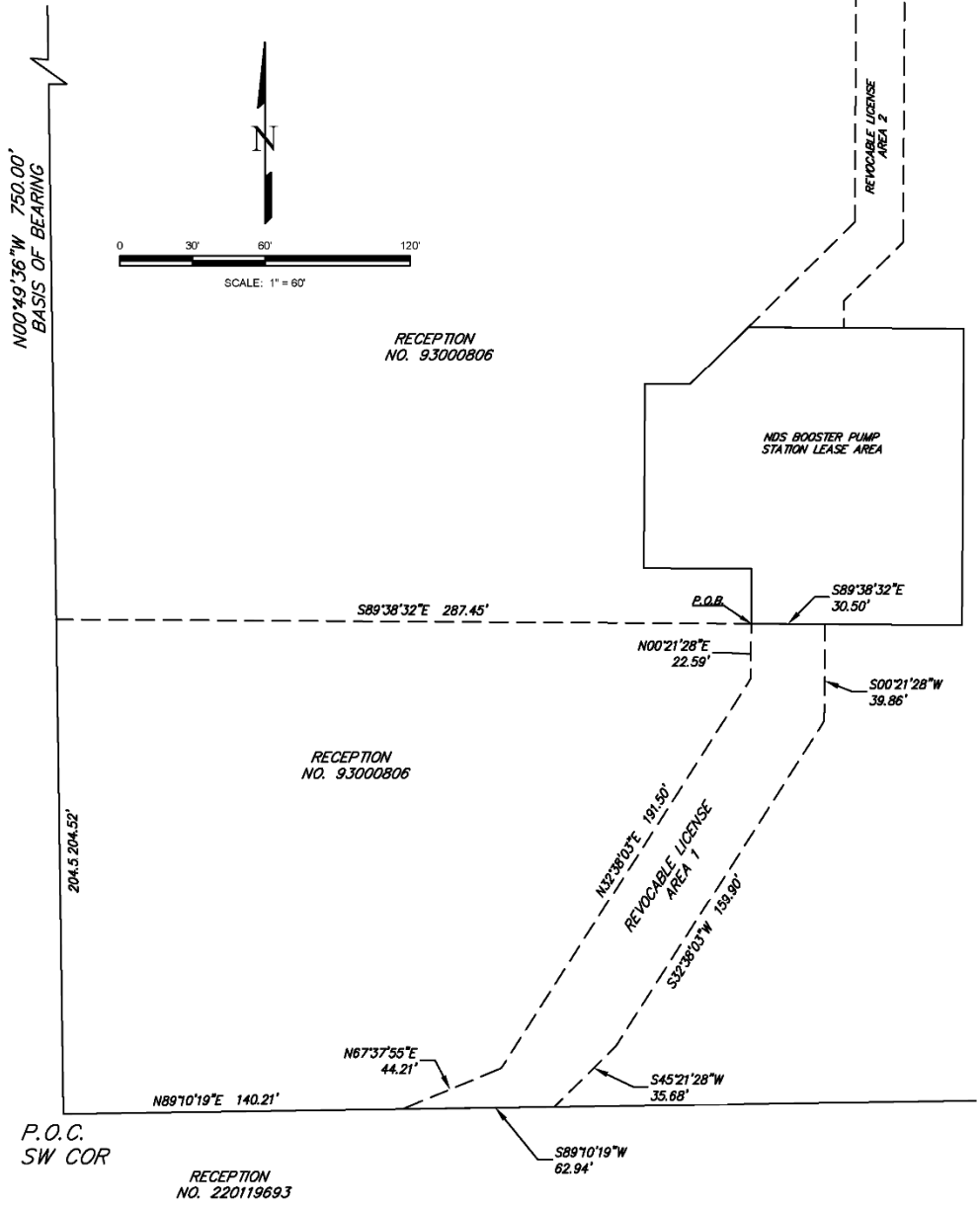
**COMMENCING** AT THE SOUTHWEST CORNER OF A PARCEL OF LAND AS RECORDED UNDER RECEPTION NO. 93000806 OF THE RECORDS OF EL PASO COUNTY, COLORADO;  
THENCE N00°49'36"W ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 204.52 FEET;  
THENCE S89°38'32"E, A DISTANCE OF 287.45 FEET TO THE **POINT OF BEGINNING**;


THENCE CONTINUE S89°38'32"E, A DISTANCE OF 30.50 FEET;  
THENCE S00°21'28"W, A DISTANCE OF 39.86 FEET;  
THENCE S32°38'03"W, A DISTANCE OF 159.90 FEET;  
THENCE S45°21'28"W, A DISTANCE OF 35.68 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL OF LAND;  
THENCE S89°10'19"W ALONG SAID SOUTH LINE, A DISTANCE OF 62.94 FEET;  
THENCE N67°37'55"E, A DISTANCE OF 44.21 FEET;  
THENCE N32°38'03"E, A DISTANCE OF 191.50 FEET;  
THENCE N00°21'28"E, A DISTANCE OF 22.59 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 8,092.75 SQUARE FEET (0.18 ACRES) MORE OR LESS.

MICHAEL J. MUIRHEID, PLS  
COLORADO NO. 37909  
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING

EXHIBIT A  
REVOCABLE LICENSE AREA 1



 <p>CENTENNIAL LAND SURVEYING</p> <p>6165 LEHMAN DR. COLORADO SPRINGS CO. 80918 (719) 492-6540</p>	PROJECT: REVOCABLE LICENSE AREA 1		
	DATE: 11/08/20	BY: RFM	CHKD: RS
	JOB NO. 211025	SHEET NO. 2 OF 2	



## EXHIBIT A

SHEET 1 OF 2

### LEGAL DESCRIPTION

#### **NDS BOOSTER PUMP STATION LEASE AREA**

A REVOCALBE LICENSE AREA LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY COLORADO.

#### **BASIS OF BEARINGS:**

ALL BEARINGS DESCRIBED HEREON ARE BASED UPON THE WEST LINE OF A PARCEL OF LAND AS RECORDED UNDER RECEPTION NO. 93000806 OF THE RECORDS OF EL PASO COUNTY, COLORADO; BEING MONUMENTED AT THE SOUTH AND NORTH ENDS BY FOUND REBAR AND PLASTIC SURVEYORS CAP, PLS 24964, RECORDED AS BEARING N00°49'36"W, WITH A DISTANCE OF 750.00 FEET.

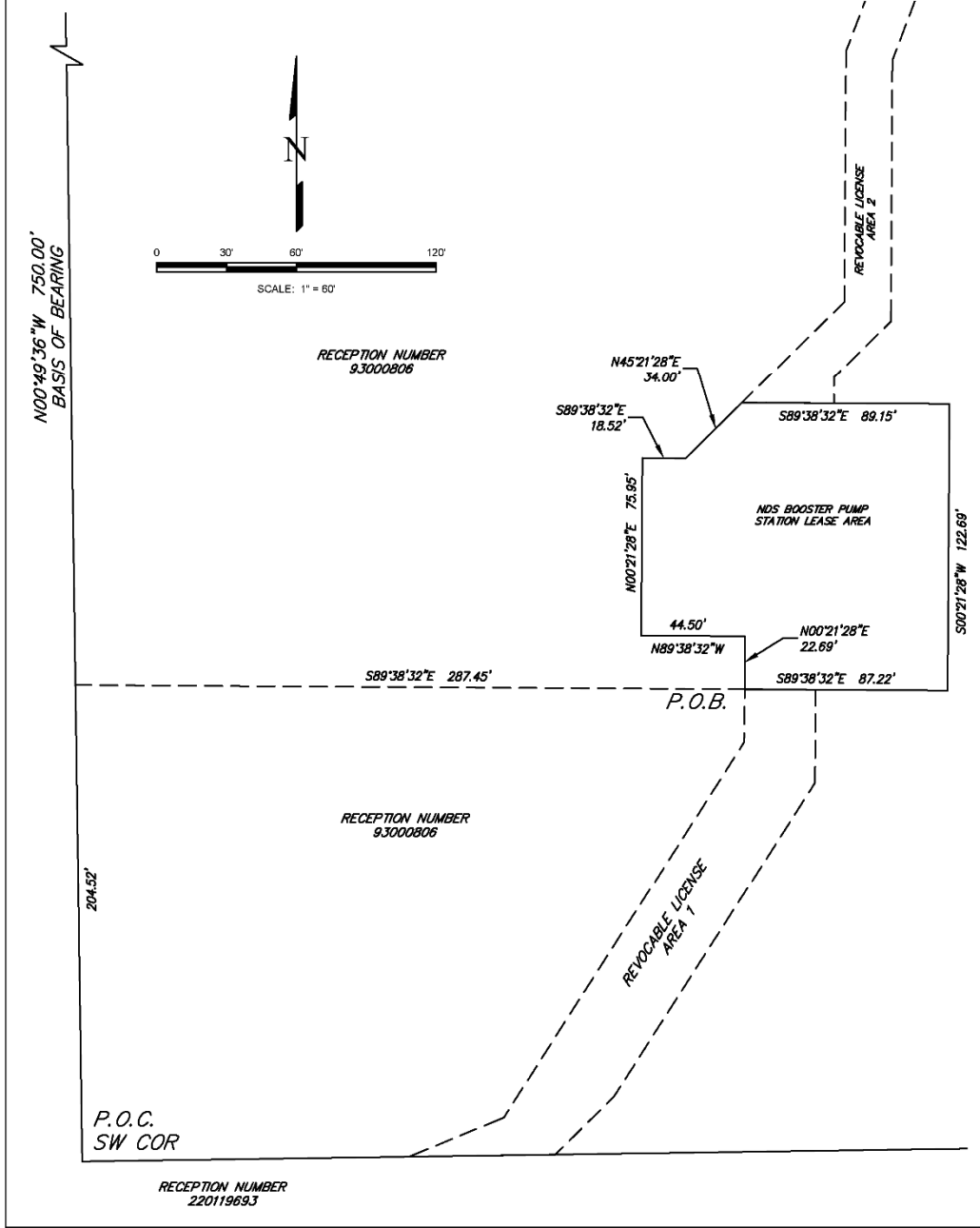
**COMMENCING** AT THE SOUTHWEST CORNER OF A PARCEL OF LAND AS RECORDED UNDER RECEPTION NO. 93000806 OF THE RECORDS OF EL PASO COUNTY, COLORADO;  
THENCE N00°49'36"W ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 204.52 FEET;  
THENCE S89°38'32"E, A DISTANCE OF 287.45 FEET TO THE **POINT OF BEGINNING**;


THENCE N00°21'28"E, A DISTANCE OF 22.69 FEET;  
THENCE N89°38'32"W, A DISTANCE OF 44.50 FEET;  
THENCE N00°21'28"E, A DISTANCE OF 75.95 FEET;  
THENCE S89°38'32"E, A DISTANCE OF 18.52 FEET;  
THENCE N45°21'28"E, A DISTANCE OF 34.00 FEET;  
THENCE N89°38'32"W, A DISTANCE OF 89.15 FEET;  
THENCE S00°21'28"W, A DISTANCE OF 122.69 FEET;  
THENCE N89°38'32W, A DISTANCE OF 87.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 14,415.77 SQUARE FEET (0.33 ACRES) MORE OR LESS.

MICHAEL J. MUIRHEID, PLS  
COLORADO NO. 37909  
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING

**EXHIBIT A**  
NDS BOOSTER PUMP STATION LEASE AREA



 <b>CENTENNIAL</b> LAND SURVEYING 6165 LEHMAN DR. COLORADO SPRINGS CO. 80918 (719) 492-6540	PROJECT: NDS BOOSTER PUMP STATION LEASE AREA		
	DATE: 11/08/20	BY: RFM	CHKD: RS
	JOB NO. 211025	SHEET NO. 2 OF 2	



## EXHIBIT B

SHEET 1 OF 4

### LEGAL DESCRIPTION

#### ACCESS EASEMENT

AN ACCESS EASEMENT LOCATED IN PORTIONS OF THE SOUTH HALF OF SECTION 3 AND SECTION 4, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY COLORADO.

#### BASIS OF BEARINGS:

ALL BEARINGS DESCRIBED HEREON ARE BASED UPON THE SOUTH LINE OF AN ACCESS AS SHOWN UNDER RECEPTION NO. 206900199 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID LINE LOCATED AT THE WEST END AT THE HIGHWAY 83 RIGHT OF WAY TIE IN; BEING MONUMENTED AT THE WEST END BY A FOUND  $\frac{3}{4}$ " PIPE AND AT THE EAST END BY A FOUND NO. 4 REBAR WITH PLASTIC CAP, PLS 24964, RECORDED AS BEARING S78°38'42"W, WITH A DISTANCE OF 357.31 FEET.

**COMMENCING** AT THE SOUTH CORNER OF AN ACCESS TRACT ON THE EAST RIGHT OF WAY OF HIGHWAY 83 AS SHOWN UNDER RECEPTION NO. 206900199 OF SAID RECORDS;  
THENCE N16°40'05"E ALONG THE WEST LINE OF SAID ACCESS TRACT ALSO BEING THE EAST RIGHT OF WAY OF HIGHWAY 83, A DISTANCE OF 14.01 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE N16°40'05"E ALONG SAID LINE, A DISTANCE OF 67.68 FEET;  
THENCE N75°38'40"E, A DISTANCE OF 78.34 FEET;  
THENCE S12°40'24"E, A DISTANCE OF 39.62 FEET;  
THENCE N77°19'36"E, A DISTANCE OF 76.48 FEET;  
THENCE N62°15'37"E, A DISTANCE OF 123.71 FEET TO A POINT OF NON-TANGENT CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 209.07 FEET, A CENTRAL ANGLE OF 23°42'10", WHOSE CHORD BEARS N79°44'02"E, 85.88 FEET FOR A LENGTH OF 86.49 FEET TO A POINT OF NON-TANGENT REVERSE CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 426.34 FEET, A CENTRAL ANGLE OF 18°26'35", WHOSE CHORD BEARS N69°29'09"E, 136.65 FEET FOR A LENGTH OF 137.24 FEET TO A POINT ON NON-TANGENT REVERSE CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 247.06 FEET, A CENTRAL ANGLE OF 13°58'09", WHOSE CHORD BEARS N60°32'14"E, 60.09 FEET FOR A LENGTH OF 60.23 FEET;  
THENCE N74°13'06"E, A DISTANCE OF 133.82 FEET;  
THENCE N79°48'16"E, A DISTANCE OF 59.93 FEET TO A POINT OF NON-TANGENT CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS 391.12 FEET, A CENTRAL ANGLE OF 15°51'41", WHOSE CHORD BEARS N87°23'07"E, 107.93 FEET, FOR A LENGTH OF 108.27 FEET;  
THENCE N23°18'23"E, A DISTANCE OF 30.98 FEET TO A POINT ON A CURVE AND BEING ON THE NORTHERLY EDGE OF SAID ACCESS TRACT;  
THENCE ALONG SAID NORTHERLY EDGE AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 261.92 FEET, A CENTRAL ANGLE OF 12°13'13", WHOSE CHORD BEARS S72°22'18"E, 55.76 FEET, FOR A LENGTH OF 55.86 FEET;  
THENCE LEAVING SAID NORTHERLY EDGE AND ARC S23°00'51"W, A DISTANCE OF 46.77 FEET TO A POINT OF NON-TANGENT CURVE;



## EXHIBIT B

SHEET 2 OF 4

### LEGAL DESCRIPTION

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 206.74 FEET, A CENTRAL ANGLE OF  $24^{\circ}34'06''$ , WHOSE CHORD BEARS  $N79^{\circ}50'22''W$ , 87.97 FEET FOR A LENGTH OF 88.65 FEET;  
THENCE  $S83^{\circ}38'55''W$ , A DISTANCE OF 89.12 FEET;  
THENCE  $S74^{\circ}30'30''W$ , A DISTANCE OF 167.24 FEET TO A POINT OF NON-TANGENT CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 193.07 FEET, A CENTRAL ANGLE OF  $16^{\circ}04'36''$ , WHOSE CHORD BEARS  $S61^{\circ}01'16''W$ , 54.00 FEET FOR A LENGTH OF 54.17 FEET TO A POINT OF NON-TANGENT REVERSE CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 319.15 FEET, A CENTRAL ANGLE OF  $26^{\circ}38'50''$ , WHOSE CHORD BEARS  $S66^{\circ}36'44''W$ , 147.10 FEET FOR A LENGTH OF 148.43 FEET TO A POINT OF NON-TANGENT REVERSE CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.50 FEET, A CENTRAL ANGLE OF  $26^{\circ}49'57''$ , WHOSE CHORD BEARS  $S78^{\circ}01'08''W$ , 104.64 FEET FOR A LENGTH OF 105.61 FEET;  
THENCE  $S61^{\circ}14'11''W$ , A DISTANCE OF 75.82 FEET;  
THENCE  $S76^{\circ}08'08''W$ , A DISTANCE OF 214.43 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 24,778.58 SQUARE FEET (0.56 ACRES) MORE OR LESS.

MICHAEL J. MUIRHEID, PLS  
COLORADO NO. 37909  
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING

*EXHIBIT B*  
ACCESS EASEMENT



SCALE 1" = 100'

WARRANTY DEED  
REC. NO. 220119693

STATE HWY 83

MATCH LINE

L1 L2  
S78°38'42"W 357.31'  
(BASIS OF BEARING)

ACCESS TRACT  
REC. NO. 206900199

LAND SURVEY PLAT  
REC. NO. 208900059


 <p>CENTENNIAL LAND SURVEYING</p> <p>6165 LEHMAN DR. COLORADO SPRINGS CO. 80918 (719) 492-6540</p>	PROJECT: ACCESS EASEMENT		
	DATE: 09/20/22	BY: RFM	CHKD: MJM
	JOB NO. 211025	SHEET NO. 3 OF 4	

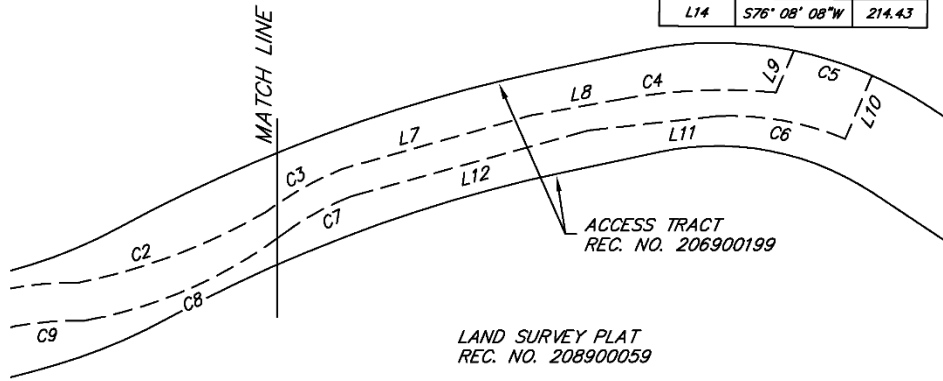
EXHIBIT B  
ACCESS EASEMENT



SCALE 1" = 100'

Line #	Direction	Length
L1	N16° 40' 05"E	14.01
L2	N16° 40' 05"E	67.68
L3	N75° 38' 40"E	78.34
L4	S12° 40' 24"E	39.62
L5	N77° 19' 36"E	76.48
L6	N62° 15' 37"E	123.71
L7	N74° 13' 06"E	133.82
L8	N79° 48' 16"E	59.93
L9	N23° 18' 23"E	30.98
L10	S23° 00' 51"W	46.77
L11	S83° 38' 55"W	89.12
L12	S74° 30' 30"W	167.24
L13	S61° 14' 11"W	75.82
L14	S76° 08' 08"W	214.43

WARRANTY DEED  
REC. NO. 220119693



CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	209.07'	23°42'10"	86.49'	N79°44'02"E	85.88'
C2	426.34'	18°26'35"	137.24'	N69°29'09"E	136.65'
C3	247.06'	13°58'09"	60.23'	N60°32'14"E	60.09'
C4	391.12'	15°51'41"	108.27'	N87°23'07"E	107.93'
C5	261.92'	12°13'13"	55.86'	S72°22'18"E	55.76'
C6	206.74'	24°34'06"	88.65'	N79°50'22"W	87.97'
C7	193.07'	16°04'36"	54.17'	S61°01'16"W	54.00'
C8	319.15'	26°38'50"	148.43'	S66°36'44"W	147.10'
C9	225.50'	26°49'57"	105.61'	S78°01'08"W	104.64'

<p>CENTENNIAL LAND SURVEYING 6165 LEHMAN DR. COLORADO SPRINGS CO. 80918 (719) 492-6540</p>	PROJECT: ACCESS EASEMENT		
	DATE: 09/20/22	BY: RFM	CHKD: MJM
	JOB NO: 211025	SHEET NO. 4 OF 4	





## EXHIBIT E

SHEET 1 OF 2

### LEGAL DESCRIPTION

#### **WATER EASEMENT**

A WATER EASEMENT LOCATED WITHIN A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 220119693 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### **BASIS OF BEARINGS:**

ALL BEARINGS DESCRIBED HEREON ARE BASED UPON THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 93000806 OF THE RECORDS OF EL PASO COUNTY, COLORADO; BEING MONUMENTED AT EACH END BY FOUND NO. 4 REBAR WITH PLASTIC CAP, PLS 24964, RECORDED AS BEARING N89°10'19"E, WITH A DISTANCE OF 420.00 FEET.

**COMMENCING** AT THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 93000806 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S89°10'19"W ALONG THE SOUTH LINE OF A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 93000806, ALSO BEING A COMMON LINE WITH A TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 220119693 OF THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 132.52 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE S89°10'19"W ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET;

THENCE N00°16'42"E, A DISTANCE OF 180.70 FEET;

THENCE N11°03'15"W, A DISTANCE OF 17.14 FEET;

THENCE N54°47'35"W, A DISTANCE OF 156.00 FEET;

THENCE N10°40'37"W, A DISTANCE OF 43.28 FEET;

THENCE N79°01'42"E, A DISTANCE OF 29.99 FEET;

THENCE S10°58'18"E, A DISTANCE OF 20.00 FEET;

THENCE S78°56'12"W, A DISTANCE OF 10.10 FEET;

THENCE S10°40'37"E, A DISTANCE OF 15.26 FEET;

THENCE S54°47'35"E, A DISTANCE OF 155.92 FEET;

THENCE S11°03'15"E, A DISTANCE OF 27.15 FEET;

THENCE S00°16'42"W, A DISTANCE OF 182.30 FEET;

THENCE S89°10'19"W, A DISTANCE OF 267.48 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 8,179 SQUARE FEET (.19 ACRES) MORE OR LESS.

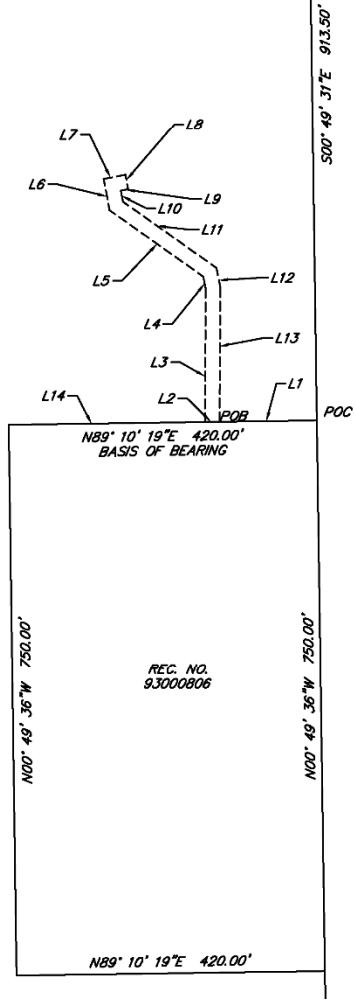
MICHAEL J. MUIRHEID, PLS  
COLORADO NO. 37909  
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING

# EXHIBIT E

## WATER EASEMENT

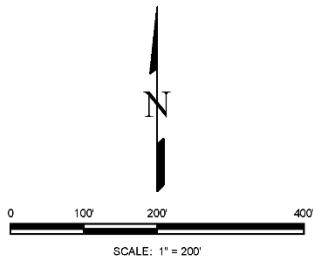
S89° 01' 49"E 1183.81'  
NORTH LINE REC. NO. 220119693

Line Table		
Line #	Direction	Length
L1	S89° 10' 19"W	132.52
L2	S89° 10' 19"W	20.00
L3	N00° 16' 42"E	180.70
L4	N11° 03' 15"W	17.14
L5	N54° 47' 35"W	156.00
L6	N10° 40' 37"W	43.28
L7	N79° 01' 42"E	29.99
L8	S10° 58' 18"E	20.00
L9	S78° 56' 12"W	10.10
L10	S10° 40' 37"E	15.26
L11	S54° 47' 35"E	155.92
L12	S11° 03' 15"E	27.15
L13	S00° 16' 42"W	182.30
L14	S89° 10' 19"W	267.48



REC. NO.  
220119693

REC. NO.  
93000806



<p style="font-size: small;">CENTENNIAL LAND SURVEYING</p>	<p>16115 NORTHCLIFF SQ. ELBERT, CO 80106 (719) 492-6540</p>	<p>PROJECT: WATER EASEMENT</p>		
	<p>DATE: 02/20/23</p>	<p>BY: MJM</p>	<p>CHKD: RS</p>	
	<p>JOB NO. 211025</p>	<p>SHEET NO. 2 OF 2</p>		



## EXHIBIT C

SHEET 1 OF 2

### LEGAL DESCRIPTION

#### GENERAL UTILITY EASEMENT

A GENERAL UTILITY EASEMENT LOCATED IN THE WEST HALF OF SECTION 3 AND THE EAST HALF OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY COLORADO.

#### BASIS OF BEARINGS:

ALL BEARINGS DESCRIBED HEREON ARE BASED UPON THE SOUTH LINE OF A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 93000806 OF THE RECORDS OF EL PASO COUNTY, COLORADO; BEING MONUMENTED AT EACH END BY FOUND NO. 4 REBAR WITH PLASTIC CAP, PLS 24964, RECORDED AS BEARING N89°10'19"E, WITH A DISTANCE OF 420.00 FEET.

**COMMENCING** AT THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 93000806 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S68°16'50"W, A DISTANCE OF 285.37 FEET;

THENCE S15°55'12"W, A DISTANCE OF 36.18 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE S15°55'12"W, A DISTANCE OF 40.54 FEET;

THENCE N63°52'31"W, A DISTANCE OF 81.43 FEET;

THENCE S71°46'10"W, A DISTANCE OF 754.36 FEET;

THENCE S14°48'33"E, A DISTANCE OF 9.39 FEET TO A POINT ON THE NORTHERLY EDGE OF A 70.00 FOOT EXCEPTION AS DESCRIBED UNDER RECEPTION NO. 220119693 OF SAID RECORDS;

THENCE S75°38'40"W ALONG SAID NORTHERLY EDGE, A DISTANCE OF 78.39 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 83;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 83 AND BEING THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 220119693 OF SAID RECORDS THE FOLLOWING FOUR (4) COURSES:

1. N16°40'05"E, A DISTANCE OF 631.22 FEET;

2. N14°59'05"E, A DISTANCE OF 254.30 FEET TO A POINT OF CURVE;

3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1482.50 FEET, A CENTRAL ANGLE OF 7°22'59" WHOSE CHORD BEARS N07°58'35"E, 190.90 FEET, FOR A LENGTH OF 191.03 FEET;

4. N15°55'35"E, A DISTANCE OF 10.81 FEET;

THENCE S89°38'32"E, A DISTANCE OF 63.03 FEET;

THENCE S00°21'28"W, A DISTANCE OF 37.47 FEET;

THENCE S14°39'13"W, A DISTANCE OF 352.81 FEET;

THENCE S17°02'01"W, A DISTANCE OF 606.12 FEET;

THENCE S18°45'14"E, A DISTANCE OF 19.81 FEET;

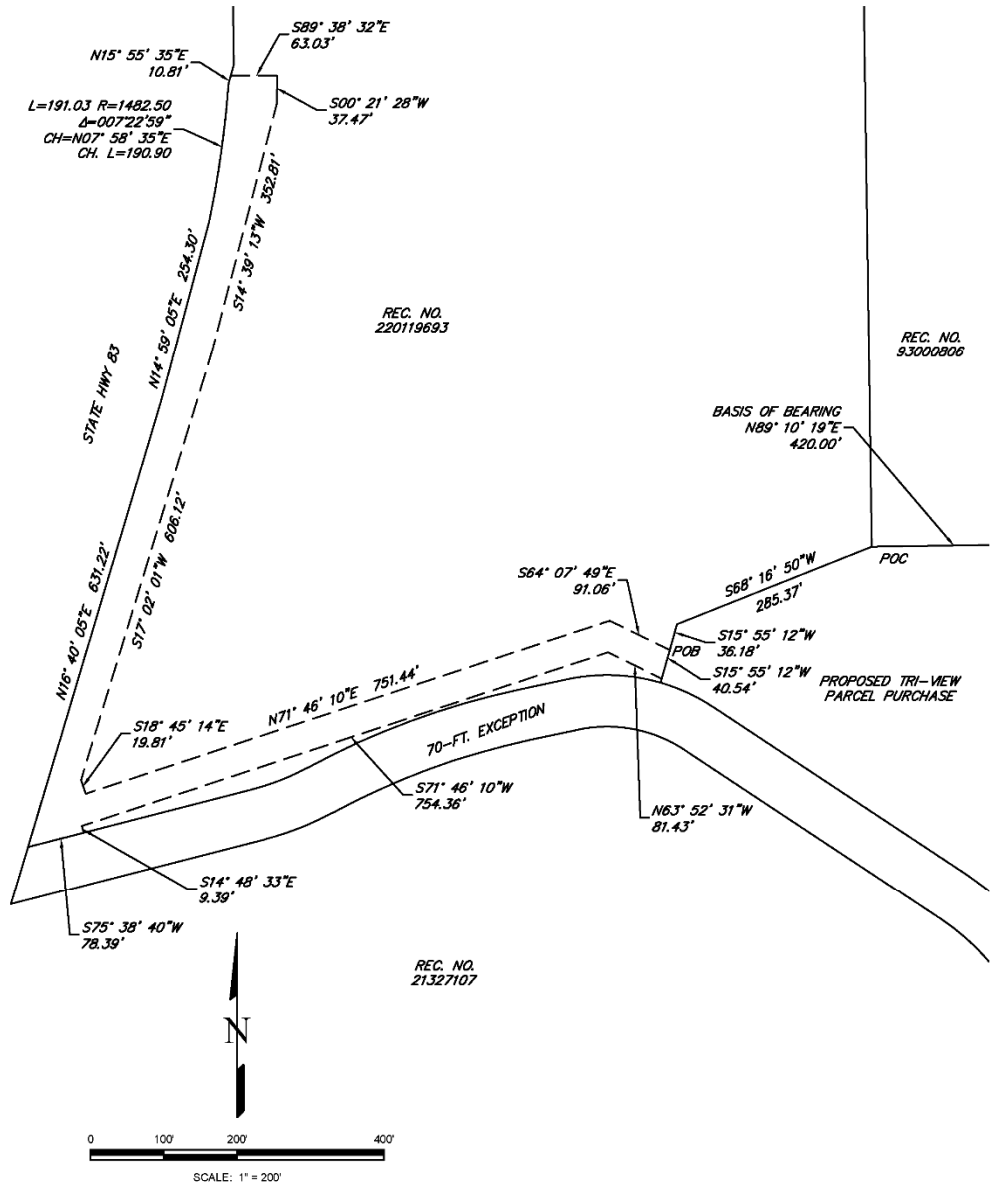
THENCE N71°46'10"E, A DISTANCE OF 751.44 FEET;


THENCE S64°07'49"E, A DISTANCE OF 91.06 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 86,647 SQUARE FEET (1.99 ACRES) MORE OR LESS.

MICHAEL J. MUIRHEID, PLS  
COLORADO NO. 37909  
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING

**EXHIBIT C**  
GENERAL UTILITY EASEMENT



 <b>CENTENNIAL</b> LAND SURVEYING 16115 NORTHCLIFF SQ. ELBERT, CO 80106 (719) 492-6540	PROJECT: GENERAL UTILITY EASEMENT		
	DATE: 02/20/23	BY: MJM	CHKD: RS
	JOB NO. 211025	SHEET NO. 2 OF 2	



## EXHIBIT B

SHEET 1 OF 4

### LEGAL DESCRIPTION

#### **WATER & ACCESS EASEMENT**

A WATER AND ACCESS EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20 AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY COLORADO AND BEING A PORTION OF TRACT 3 OF WHITE TAIL RIDGE AS RECORDED UNDER RECEPTION NO. 214900059 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

#### **BASIS OF BEARINGS:**

ALL BEARINGS DESCRIBED HEREON ARE BASED UPON THE WEST LINE OF TRACT 3 OF SAID WHITE TAIL RIDGE, BEING MONUMENTED AT EACH END BY FOUND NO. 4 REBAR WITH PLASTIC CAP, PLS 20681, RECORDED AS BEARING S00°52'32"E, WITH A DISTANCE OF 1294.20 FEET

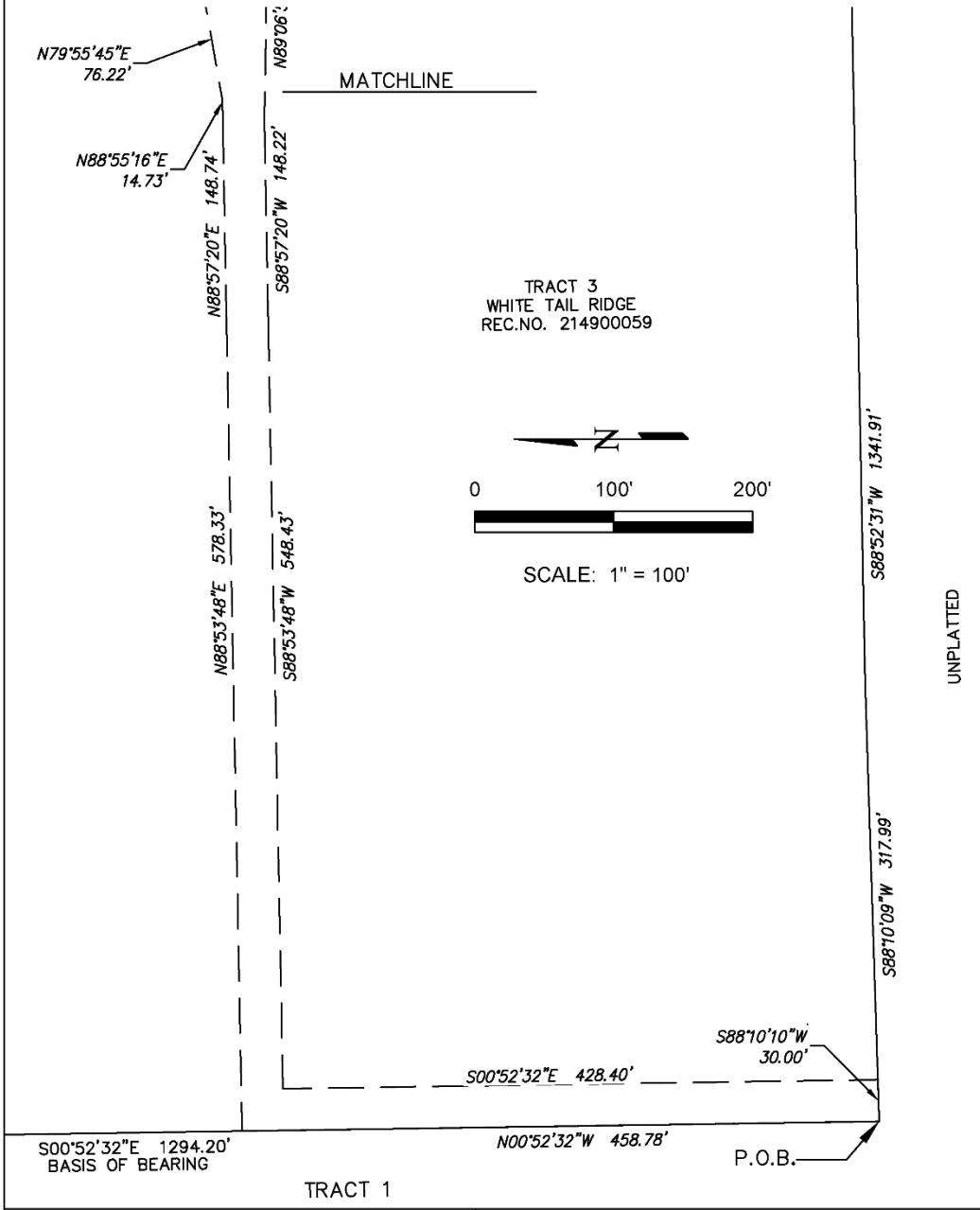
#### **BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 3;**

THENCE N00°52'32"W ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 458.78 FEET;  
THENCE N88°53'48"E, A DISTANCE OF 578.33 FEET;  
THENCE N88°57'20"E, A DISTANCE OF 148.74 FEET;  
THENCE N88°55'16"E, A DISTANCE OF 14.73 FEET;  
THENCE N79°55'45"E, A DISTANCE OF 76.22 FEET;  
THENCE S77°43'37"E, A DISTANCE OF 75.93 FEET;  
THENCE N79°38'16"E, A DISTANCE OF 112.39 FEET;  
THENCE S78°27'53"E, A DISTANCE OF 52.94 FEET;  
THENCE S33°09'39"E, A DISTANCE OF 329.34 FEET;  
THENCE S56°07'04"E, A DISTANCE 89.92 FEET;  
THENCE S69°13'03"E, A DISTANCE 44.10 FEET;  
THENCE N88°16'57"E, A DISTANCE 147.81 FEET;  
THENCE S80°28'03"E, A DISTANCE 46.34 FEET;  
THENCE S57°58'03"E, A DISTANCE 93.05 FEET;  
THENCE S13°08'34"E, A DISTANCE 51.08 TO A POINT ON THE SOUTH LINE OF SAID TRACT 3;  
THENCE S88°52'31"W ALONG SAID SOUTH LINE, A DISTANCE OF 30.67 FEET;  
THENCE N13°08'34"W, A DISTANCE OF 32.32 FEET;  
THENCE N57°58'03"W, A DISTANCE OF 74.71 FEET;  
THENCE N80°28'03"W, A DISTANCE OF 37.41 FEET;  
THENCE S88°16'57"W, A DISTANCE OF 150.82 FEET;  
THENCE N69°13'03"W, A DISTANCE OF 53.51 FEET;  
THENCE N56°07'04"W, A DISTANCE OF 99.46 FEET;  
THENCE N33°09'39"W, A DISTANCE OF 322.91 FEET;  
THENCE N78°27'53"W, A DISTANCE OF 34.61 FEET;  
THENCE S79°38'16"W, A DISTANCE OF 109.54 FEET;  
THENCE N89°06'51"W, A DISTANCE OF 166.43 FEET;  
THENCE S88°57'20"W, A DISTANCE OF 148.22 FEET;  
THENCE S88°53'48"W, A DISTANCE OF 548.43 FEET;  
THENCE S00°52'32"E ALONG A LINE THAT IS 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 428.40 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 3;  
THENCE S88°10'10"W ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 68,994.9 SQUARE FEET (1.58 ACRES) MORE OR LESS.

MICHAEL J. MUIRHEID, PLS  
COLORADO NO. 37909  
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING

EXHIBIT B  
WATER & ACCESS EASEMENT



UNPLATTED


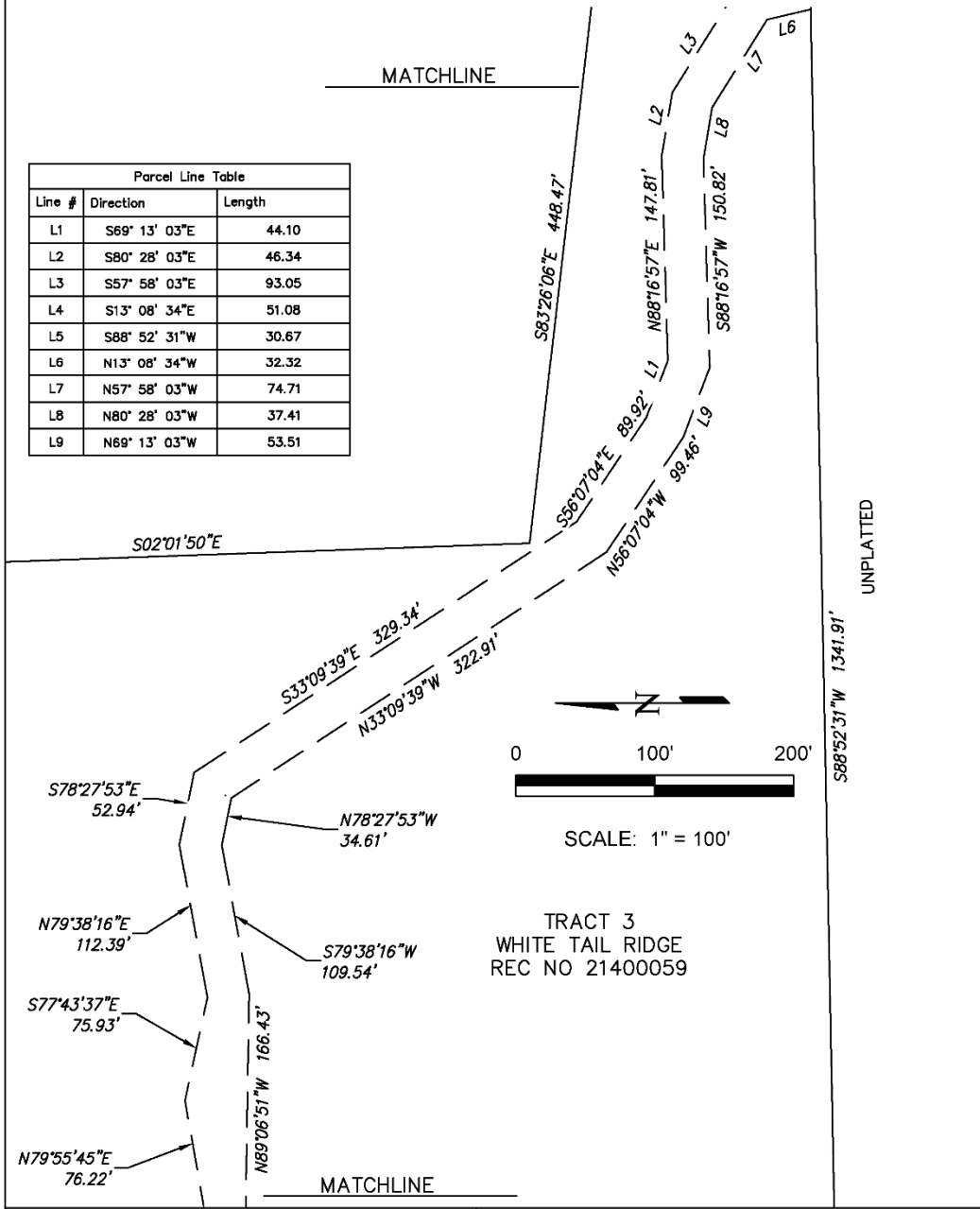
 <p>CENTENNIAL LAND SURVEYING</p>	<p>6165 LEHMAN DR. COLO. SPGS., CO 80908 (719) 492-6540</p>	PROJECT: WATER & ACCESS EASEMENT		
		DATE: 07/16/22	BY: RFM	CHKD: MJM
		JOB NO. 220608	SHEET NO. 2 OF 4	

EXHIBIT B  
WATER & ACCESS EASEMENT

Parcel Line Table		
Line #	Direction	Length
L1	S69° 13' 03"E	44.10
L2	S80° 28' 03"E	46.34
L3	S57° 58' 03"E	93.05
L4	S13° 08' 34"E	51.08
L5	S88° 52' 31"W	30.67
L6	N13° 08' 34"W	32.32
L7	N57° 58' 03"W	74.71
L8	N80° 28' 03"W	37.41
L9	N69° 13' 03"W	53.51




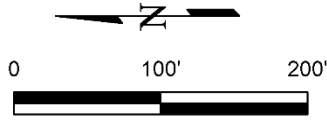
 <p>CENTENNIAL LAND SURVEYING</p>	<p>6165 LEHMAN DR. COLO. SPGS., CO 80908 (719) 492-6540</p>	PROJECT:	
		WATER & ACCESS EASEMENT	
		DATE: 07/16/22	BY: RFM
JOB NO. 220608		SHEET NO. 3 OF 4	

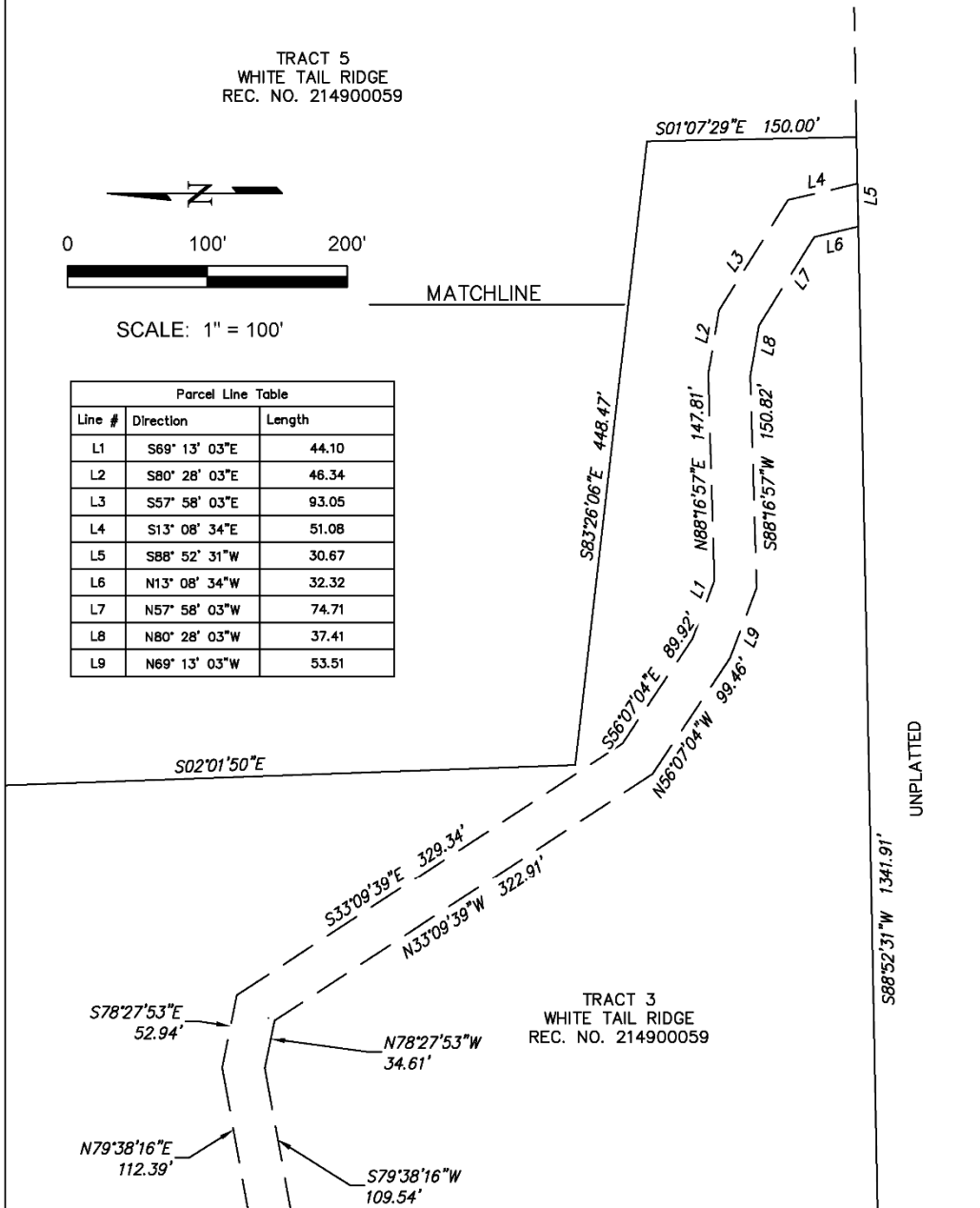
EXHIBIT B  
WATER & ACCESS EASEMENT

TRACT 5  
WHITE TAIL RIDGE  
REC. NO. 214900059



SCALE: 1" = 100'

Parcel Line Table		
Line #	Direction	Length
L1	S69° 13' 03"E	44.10
L2	S80° 28' 03"E	46.34
L3	S57° 58' 03"E	93.05
L4	S13° 08' 34"E	51.08
L5	S88° 52' 31"W	30.67
L6	N13° 08' 34"W	32.32
L7	N57° 58' 03"W	74.71
L8	N80° 28' 03"W	37.41
L9	N69° 13' 03"W	53.51



<p>CENTENNIAL LAND SURVEYING</p>	6165 LEHMAN DR. COLO. SPGS., CO 80908 (719) 492-6540		PROJECT: <b>WATER &amp; ACCESS EASEMENT</b>	
	DATE: 07/16/22	BY: RFM	CHKD: MJM	
	JOB NO. 220608	SHEET NO. 4 OF 4		





## EXHIBIT I

SHEET 1 OF 2

### LEGAL DESCRIPTION

#### PARCEL OF LAND

A PARCEL OF LAND BEING A PORTION OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 220119693 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND BEING IN THE WEST HALF OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### BASIS OF BEARINGS:

ALL BEARINGS DESCRIBED HEREON ARE BASED UPON THE SOUTH LINE OF A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 93000806 OF THE RECORDS OF EL PASO COUNTY, COLORADO; BEING MONUMENTED AT EACH END BY FOUND NO. 4 REBAR WITH PLASTIC CAP, PLS 24964, RECORDED AS BEARING S89°10'19"W, WITH A DISTANCE OF 420.00 FEET.

**BEGINNING** AT THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 93000806 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N89°10'19"E ALONG THE SOUTH LINE OF A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 93000806, ALSO BEING A COMMON LINE WITH A TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 220119693 OF THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 420.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 93000806 OF SAID RECORDS;

THENCE S00°49'41"E ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 220119693 OF SAID RECORDS, A DISTANCE OF 930.47 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE N89°28'20"W, A DISTANCE OF 4.37 FEET TO A POINT ON THE NORTHERLY AND EASTERLY EDGE OF A 70.00 FOOT EXCEPTION AS DESCRIBED UNDER SAID RECEPTION NO. 220119693;

THENCE ALONG THE NORTHERLY AND EASTERLY EDGE OF SAID 70.00 FOOT EXCEPTION THE FOLLOWING FOUR (4) COURSES:

1. N26°39'20"W, A DISTANCE OF 364.81 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 391.93 FEET, A CENTRAL ANGLE OF 29°51'11", WHOSE CHORD BEARS N41°36'12"W WITH A DISTANCE OF 201.91 FEET FOR A LENGTH OF 204.21 FEET;
3. N56°33'20"W, A DISTANCE OF 416.15 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 261.92 FEET, A CENTRAL ANGLE OF 17°21'18", WHOSE CHORD BEARS N65°13'59"W WITH A DISTANCE OF 79.03 FEET FOR A LENGTH OF 79.34 FEET;

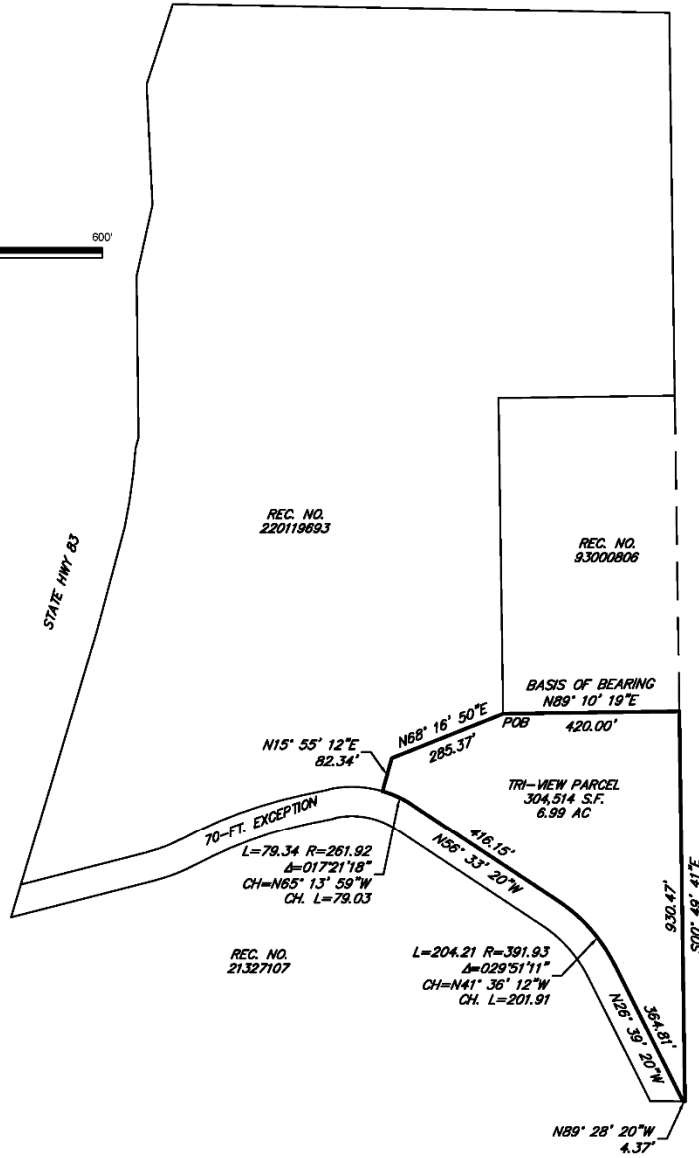
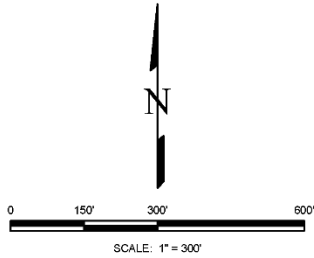
THENCE N15°55'12"E, A DISTANCE OF 82.34 FEET;


THENCE N68°16'50"E, A DISTANCE OF 285.37 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 304,514 SQUARE FEET (6.99 ACRES) MORE OR LESS.

MICHAEL J. MUIRHEID, PLS  
COLORADO NO. 37909  
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING

**EXHIBIT 1**  
 PARCEL OF LAND  
 A PORTION OF THE WEST HALF OF SECTION 3  
 TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.



 <b>CENTENNIAL</b> LAND SURVEYING 16115 NORTHCLIFF SQ. ELBERT, CO 80106 (719) 492-6540	PROJECT: TRI-VIEW PARCEL		
	DATE: 02/20/23	BY: MJM	CHKD: RS
	JOB NO. 211025	SHEET NO. 2 OF 2	