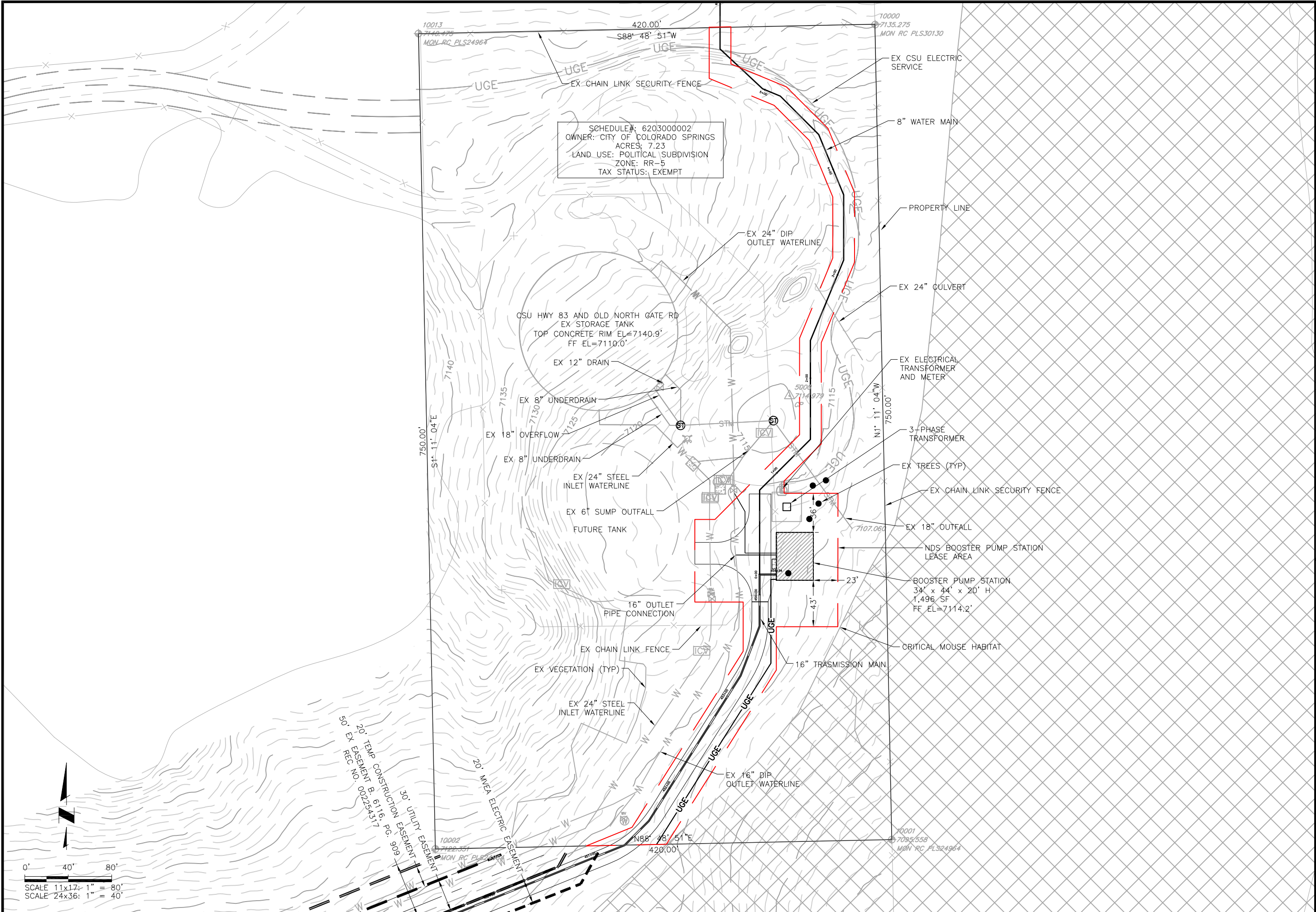
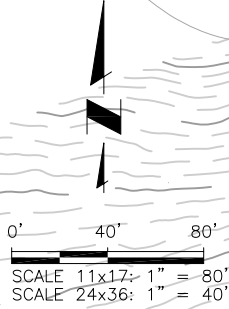


2022/09/14 12:41 PM By: Gina Mangino N:\Projects\224 Triview Metro District\224.29 Northern Regional Water Delivery Project - Phase 2\Drawings\Working\Segment A - Pump Station\02\_Civil\22429\_Civil\_PS.dwg



SCHEDULE #: 6203000002  
 OWNER: CITY OF COLORADO SPRINGS  
 ACRES: 7.23  
 LAND USE: POLITICAL SUBDIVISION  
 ZONE: RR-5  
 TAX STATUS: EXEMPT



**JDS-HYDRO** a Division of **RESPEC**  
 5540 TECH CENTER DR., SUITE 100  
 COLORADO SPRINGS, COLORADO 80919  
 (719) 227-0072

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO, A DIVISION OF RESPEC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

**TRIVIEW METROPOLITAN DISTRICT**  
**NORTHERN DELIVERY SYSTEM - BOOSTER PUMP STATION**  
**LEASE AREA**

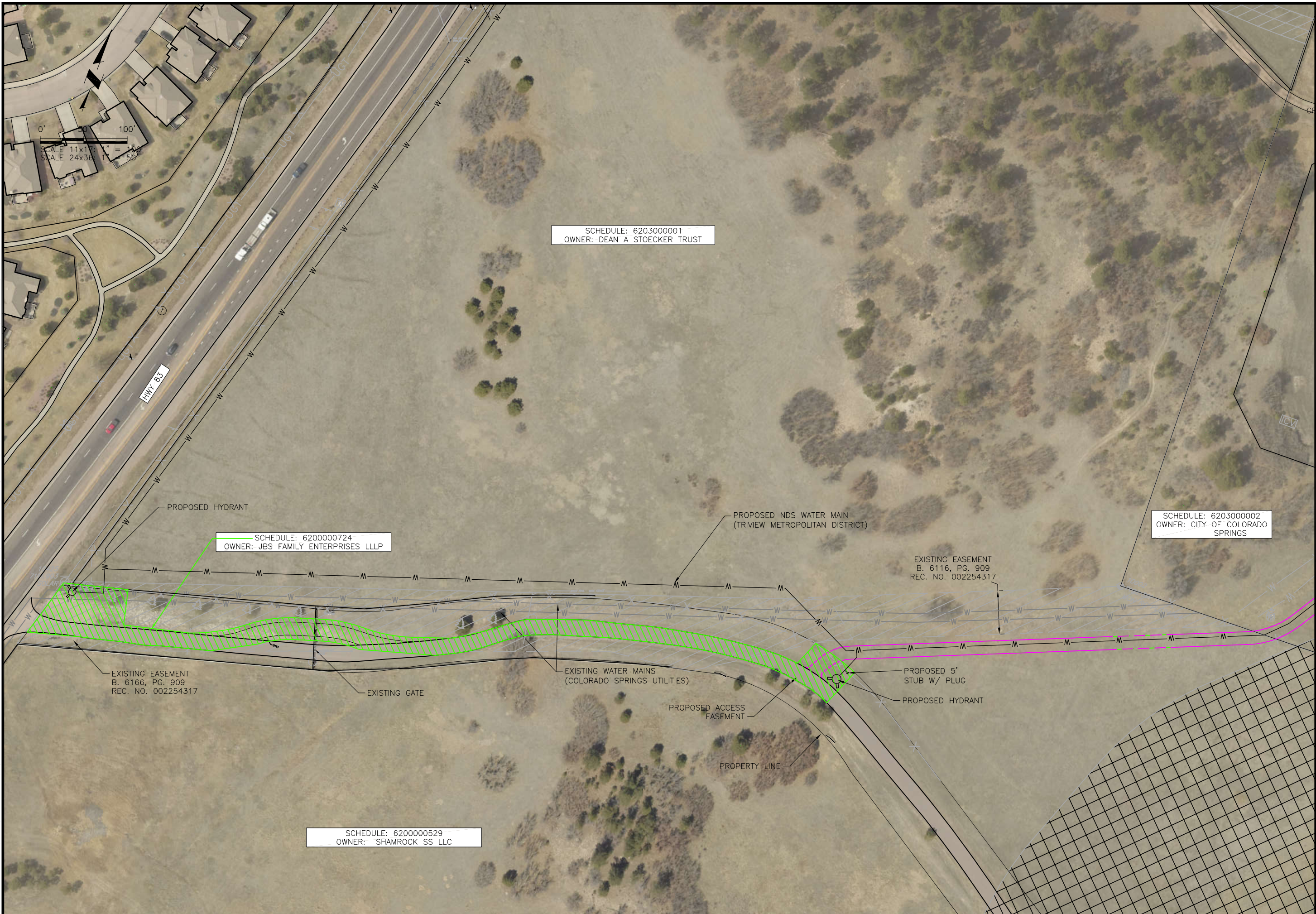
NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
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4				
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7				

**EXHIBIT**

Project No.: W224.21029  
 Date: 09/14/22  
 Design: GJD  
 Drawn: GGM  
 Check: MLD

**C1**  
 SHEET ---OF

2022/09/15 3:52 PM By: Shelby West N:\Projects\224 Triview Metro District\224.29 Northern Regional Water Delivery Project - Phase 2\Drawings\Working\Hwy 83 & Old Northgate Pipeline\22429\_Hwy83\_Pipeline.dwg



SCHEDULE: 6203000001  
OWNER: DEAN A STOECKER TRUST

SCHEDULE: 6200000724  
OWNER: JBS FAMILY ENTERPRISES LLLP

SCHEDULE: 6203000002  
OWNER: CITY OF COLORADO SPRINGS

SCHEDULE: 6200000529  
OWNER: SHAMROCK SS LLC

**JDS-HYDRO** CONSULTANTS, INC.  
5540 TECH CENTER DR, SUITE 100  
COLORADO SPRINGS, COLORADO 80919  
(719) 227-0072  
DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

**TRIVIEW METROPOLITAN DISTRICT**  
NORTHERN DELIVERY SYSTEM (NDS)  
ACCESS EXHIBIT

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

**EXHIBIT**  
**A**

Project No.: 224.29  
Date: 08/11/22  
Design: GJD  
Drawn: SNW  
Check: MLD



## 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 ¾" 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



CENTENNIAL  
LAND SURVEYING

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

PROJECT: ACCESS EASEMENT

DATE: 09/20/22

BY: RFM

CHKD: MJM

JOB NO. 211025

SHEET NO. 3 OF 4

# EXHIBIT B

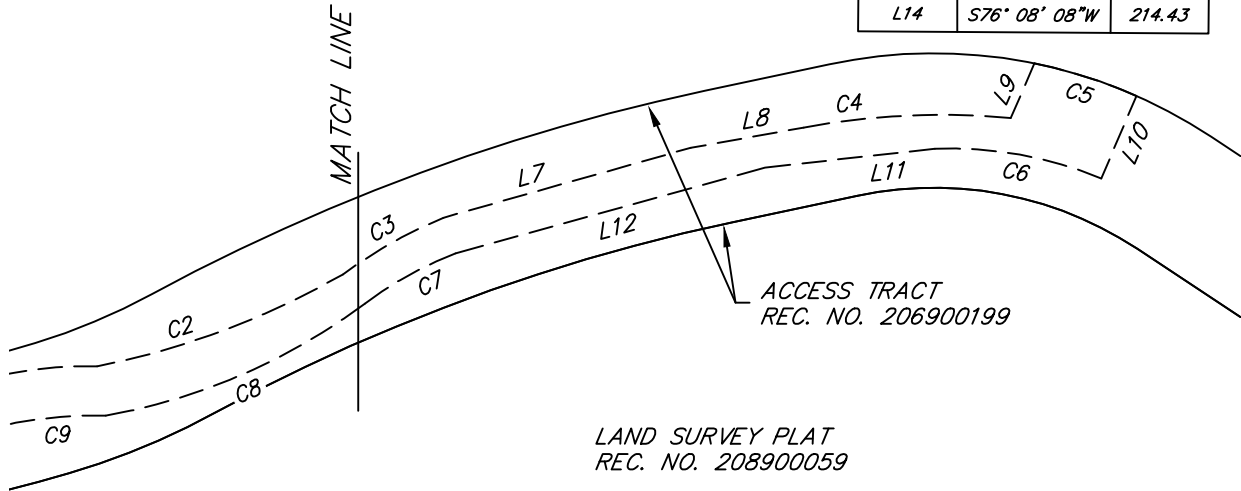
## ACCESS EASEMENT



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'

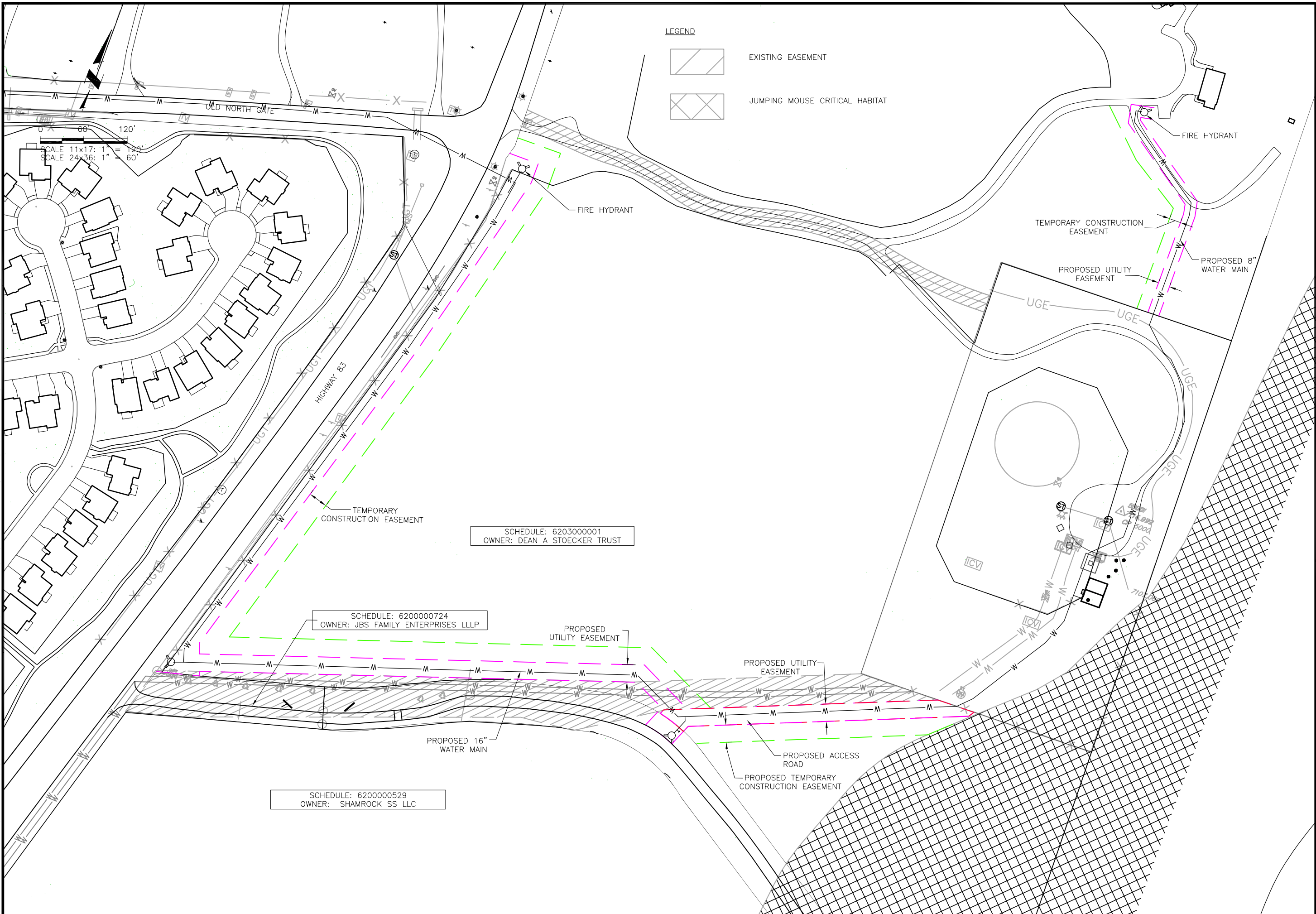
**CENTENNIAL**  
LAND SURVEYING

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

PROJECT: ACCESS EASEMENT

DATE: 09/20/22	BY: RFM	CHKD: MJM
JOB NO: 211025	SHEET NO. 4 OF 4	

2022/09/08 1:39 PM By: Shelby West N:\Projects\224 Triview Metro District\224.29 Northern Regional Water Delivery Project - Phase 2\Drawings\Working\Hwy 83 & Old Northgate Pipeline\22429\_Hwy83\_Pipeline.dwg



**LEGEND**

- EXISTING EASEMENT
- JUMPING MOUSE CRITICAL HABITAT

SCALE 11x17: 1" = 120'  
SCALE 24x36: 1" = 60'

**JDS-HYDRO CONSULTANTS, INC.**  
5540 TECH CENTER DR., SUITE 100  
COLORADO SPRINGS, COLORADO 80919  
(719) 227-0072

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

**TRIVIEW METROPOLITAN DISTRICT**  
NORTHERN DELIVERY SYSTEM (NDS)  
STOECKER EASEMENT  
EXHIBIT A

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

**EXHIBIT**

Project No.: 224.29  
Date: 08/11/22  
Design: GJD  
Drawn: SNW  
Check: MLD

SHEET ---- OF



## EXHIBIT B

SHEET 1 OF 2

### LEGAL DESCRIPTION

#### ACCESS EASEMENT

AN ACCESS EASEMENT LOCATED IN THE SOUTHWEST QUARTER 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 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.

**COMMENCING** AT THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 93000806 OF SAID RECORDS;

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 104.21 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE N89°10'19"E ALONG SAID LINE, A DISTANCE OF 65.86 FEET;

THENCE S32°45'44"W, A DISTANCE OF 11.21 FEET;

THENCE S68°16'48"W, A DISTANCE OF 484.52 FEET;

THENCE S23°18'23"W, A DISTANCE OF 11.90 FEET TO A POINT ON A CURVE AND BEING THE NORTHERLY EDGE OF A 70.00 EXCEPTION AS DESCRIBED UNDER RECEPTION NO. 22011963 OF SAID RECORDS;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°06'18", A RADIUS OF 261.92 FEET WHOSE CHORD BEARS N71°48'51"W, WITH A DISTANCE OF 50.69 FEET FOR A LENGTH OF 50.77 FEET;

THENCE N23°18'23"E, A DISTANCE OF 8.34 FEET;

THENCE N68°16'48"E, A DISTANCE OF 473.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 15,147.44 SQUARE FEET (0.34 ACRES) MORE OR LESS.

MICHAEL J. MUIRHEID, PLS

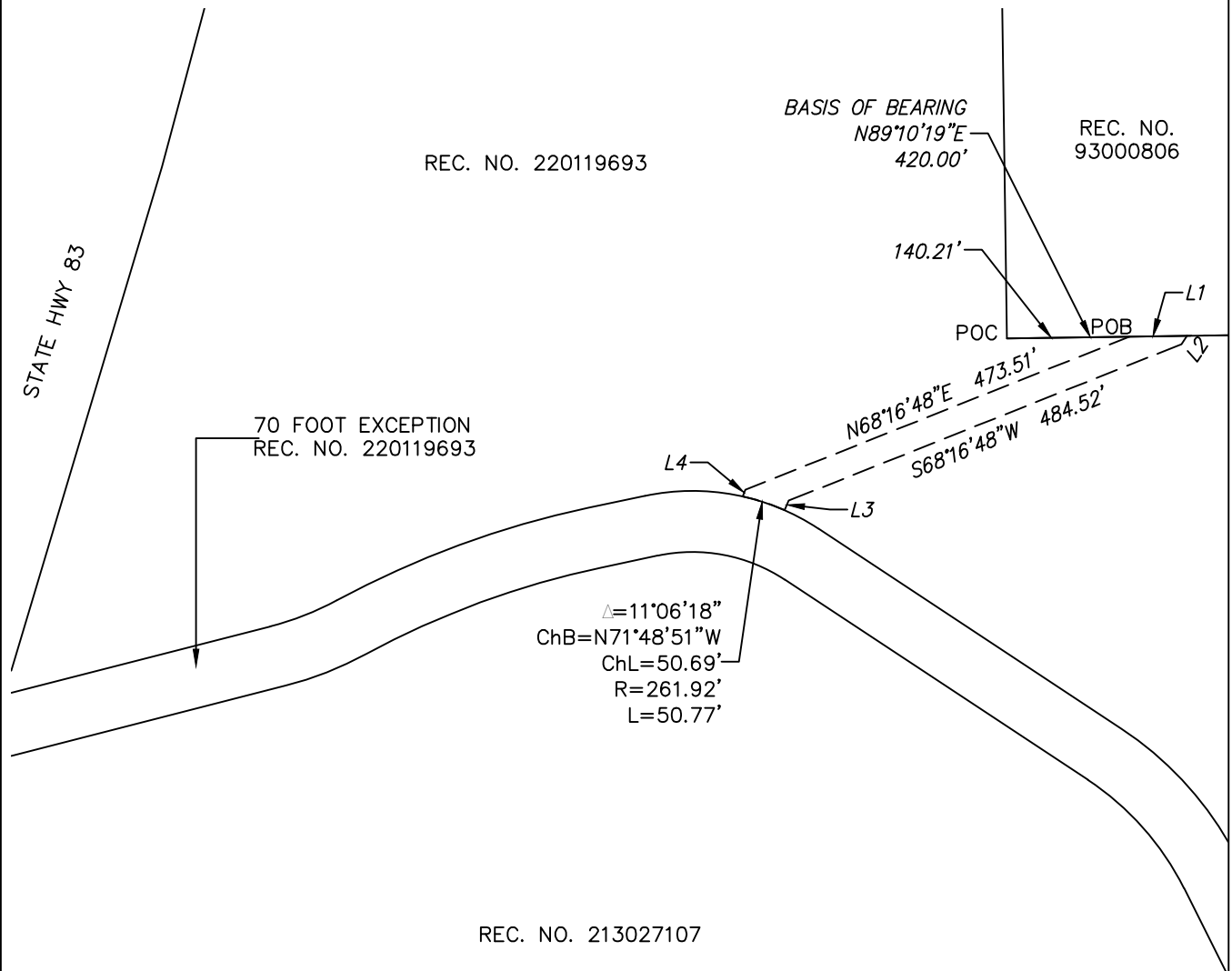
COLORADO NO. 37909

FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING

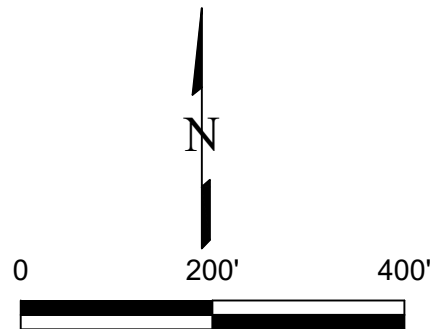


# EXHIBIT B

## ACCESS EASEMENT



Parcel Line Table		
Line #	Length	Direction
L1	65.86	N89° 10' 19"E
L2	11.21	S32° 45' 44"W
L3	11.90	S23° 18' 23"W
L4	8.34	N23° 18' 23"E



SCALE: 1" = 200'

**CENTENNIAL**  
LAND SURVEYING

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

PROJECT: ACCESS EASEMENT		
DATE: 08/19/22	BY: RFM	CHKD: MJM
JOB NO. 211025	SHEET NO. 2 OF 2	



## EXHIBIT C

SHEET 1 OF 3

### LEGAL DESCRIPTION

#### WATER EASEMENT

A WATER EASEMENT LOCATED IN THE EAST HALF OF SECTION 3 AND THE WEST 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 WEST LINE OF A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 220119693 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 N16°40'05"E, WITH A DISTANCE OF 712.91 FEET.

**COMMENCING** AT THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 220119693 OF SAID RECORDS;

THENCE N16°40'05"E ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 81.69 FEET TO THE NORTHWEST CORNER OF A 70.00 FOOT EXCEPTION AS RECORDED UNDER RECEPTION NO. 220119693 OF SAID RECORDS AND BEING THE **POINT OF BEGINNING**;

THENCE CONTINUE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR 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 CENTRAL ANGLE OF 7°22'59", A RADIUS OF 1482.50 FEET WHOSE CHORD BEARS N7°58'35"E WITH A DISTANCE OF 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 53.07 FEET;

THENCE S00°21'28"W, A DISTANCE OF 34.84 FEET;

THENCE S14°29'02"W, A DISTANCE OF 100.41 FEET;

THENCE S14°39'13"W, A DISTANCE OF 252.29 FEET;

THENCE S17°02'01"W, A DISTANCE OF 626.24 FEET;

THENCE S18°45'14"E, A DISTANCE OF 18.99 FEET;

THENCE N71°46'10"E, A DISTANCE OF 767.98 FEET;

THENCE S63°53'34"E, A DISTANCE OF 106.34 FEET;

THENCE N68°16'48"E, A DISTANCE OF 432.45 FEET TO A POINT ON THE SOUTH LINE OF "COLORADO SPRINGS RESERVOIR SITE" AS RECORDED UNDER RECEPTION NO. 93000806 OF SAID RECORDS;

THENCE N89°10'19"E ALONG SAID SOUTH LINE, A DISTANCE OF 65.86 FEET;

THENCE S32°45'44"W, A DISTANCE OF 11.21 FEET;

THENCE S68°16'48"W, A DISTANCE OF 484.52 FEET;

THENCE S23°18'23"W, A DISTANCE OF 11.90 FEET TO A POINT ON A CURVE AND BEING THE NORTHERLY EDGE OF SAID 70.00 FOOT EXCEPTION;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°06'18", A RADIUS OF 261.92 FEET WHOSE CHORD BEARS N71°48'51"W WITH A DISTANCE OF 50.69 FEET FOR A LENGTH OF 50.77 FEET;

THENCE N23°18'23"E, A DISTANCE OF 8.76 FEET;

THENCE N63°52'31"W, A DISTANCE OF 66.53 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 70.00 FOOT EXCEPTION;

THENCE S75°38'40"W ALONG SAID NORTHERLY EDGE, A DISTANCE OF 78.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 82,929.75 SQUARE FEET (1.90 ACRES) MORE OR LESS.

MICHAEL J. MUIRHEID, PLS

COLORADO NO. 37909

FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING

# EXHIBIT C

WATER EASEMENT

Parcel Line Table		
Line #	Length	Direction
L1	10.81	N15° 55' 35"E
L2	53.07	S89° 38' 32"E
L3	34.84	S0° 21' 28"W
L4	100.41	S14° 29' 02"W
L5	18.99	S18° 45' 14"E
L6	106.34	S63° 53' 34"E
L7	65.86	N89° 10' 19"E
L8	11.21	S32° 45' 44"W
L9	11.90	S23° 18' 23"W
L10	8.76	N23° 18' 23"E
L11	66.53	N63° 52' 31"W
L12	9.39	S14° 48' 33"E
L13	78.39	S75° 38' 40"W

REC. NO.  
220119693



SCALE: 1" = 200'

$\Delta=7^{\circ}22'59''$   
ChB=N7°58'35"E  
ChL=190.90'  
R=1482.50'  
L=191.03'

STATE HWY 83

BASIS OF BEARING  
N16°40'05"E 712.91'  
631.22'

N14°59'05"E 254.30'

S17°02'01"W 626.24'

S14°39'13"W 252.29'

N71°46'10"E 767.98'

70-FT EXCEPTION

S71°46'10"W 754.36'

$\Delta=11^{\circ}06'18''$   
ChB=N71°48'51"W  
ChL=50.69'  
R=261.92'  
L=50.77'

N68°16'48"E 432.45'

S68°16'48"W 484.52'

POB

POC

REC. NO.  
213027107



CENTENNIAL  
LAND SURVEYING

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

PROJECT:

WATER EASEMENT

DATE: 08/16/22

BY: RFM

CHKD: MJM

JOB NO. 211025

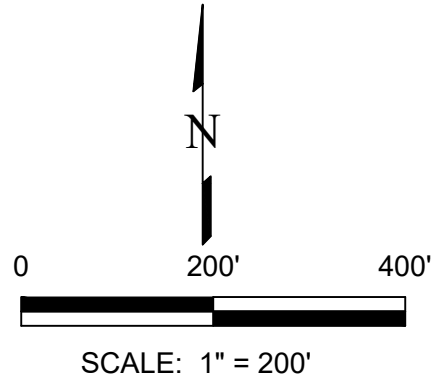
SHEET NO. 2 OF 3

# EXHIBIT C

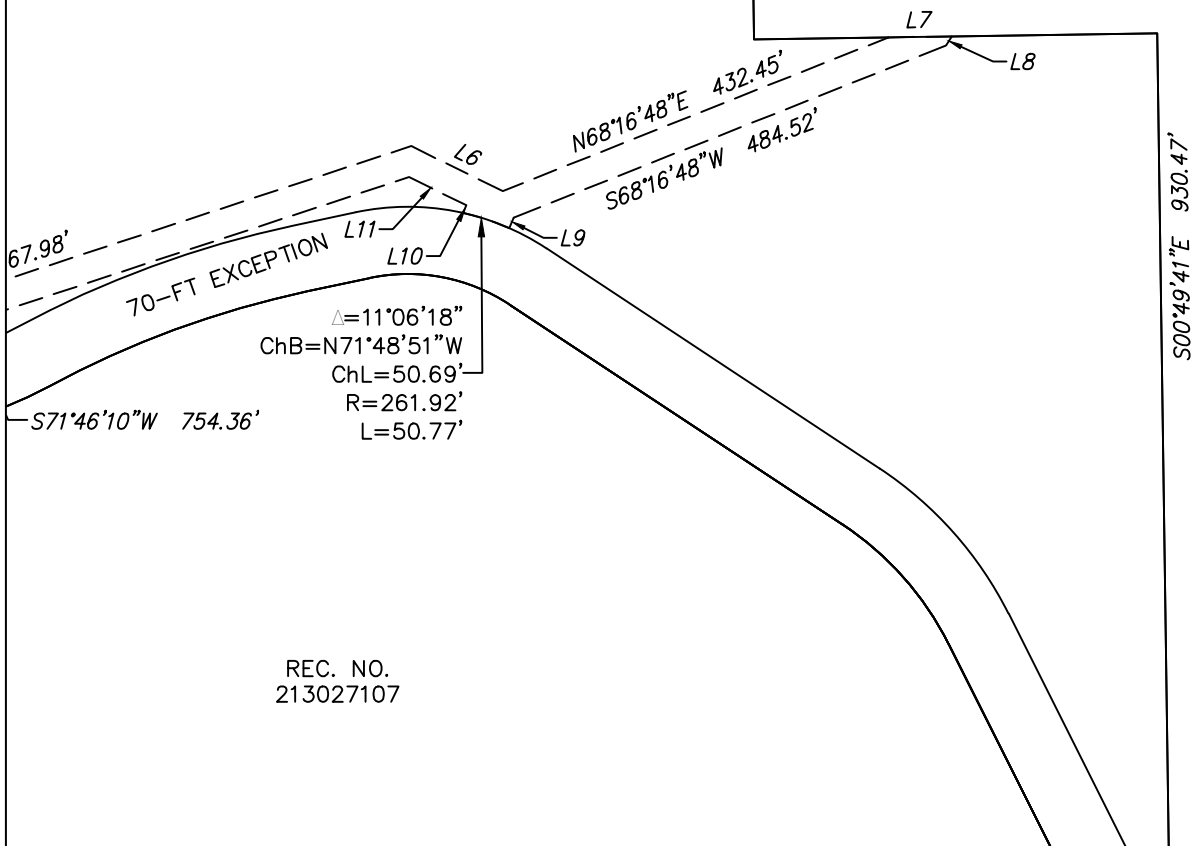
## WATER EASEMENT

REC. NO.  
220119693

Parcel Line Table		
Line #	Length	Direction
L1	10.81	N15° 55' 35"E
L2	53.07	S89° 38' 32"E
L3	34.84	S0° 21' 28"W
L4	100.41	S14° 29' 02"W
L5	18.99	S18° 45' 14"E
L6	106.34	S63° 53' 34"E
L7	65.86	N89° 10' 19"E
L8	11.21	S32° 45' 44"W
L9	11.90	S23° 18' 23"W
L10	8.76	N23° 18' 23"E
L11	66.53	N63° 52' 31"W
L12	9.39	S14° 48' 33"E
L13	78.39	S75° 38' 40"W



REC. NO.  
93000806



REC. NO.  
213027107



CENTENNIAL  
LAND SURVEYING

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

PROJECT: WATER EASEMENT

DATE: 08/16/22

BY: RFM

CHKD: MJM

JOB NO. 211025

SHEET NO. 3 OF 3



## EXHIBIT E

SHEET 1 OF 2

### LEGAL DESCRIPTION

#### **WATER EASEMENT**

A WATER EASEMENT LOCATED IN THE NORTHWEST QUARTER 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 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 NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 93000806 OF SAID RECORDS;

THENCE S89°10'19"W ALONG THE NORTH 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 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 170.67 FEET;

THENCE N11°03'04"W, A DISTANCE OF 32.94 FEET;

THENCE N78°56'56"E, A DISTANCE OF 40.00 FEET;

THENCE S11°03'04"E, A DISTANCE OF 20.00 FEET;

THENCE S78°56'56"W, A DISTANCE OF 20.00 FEET;

THENCE S11°03'04"E, A DISTANCE OF 4.91 FEET;

THENCE S54°47'35"E, A DISTANCE OF 170.67 FEET;

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

THENCE S00°16'42"W, A DISTANCE OF 182.30 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 8,464.93 SQUARE FEET (0.19 ACRES) MORE OR LESS.

MICHAEL J. MUIRHEID, PLS

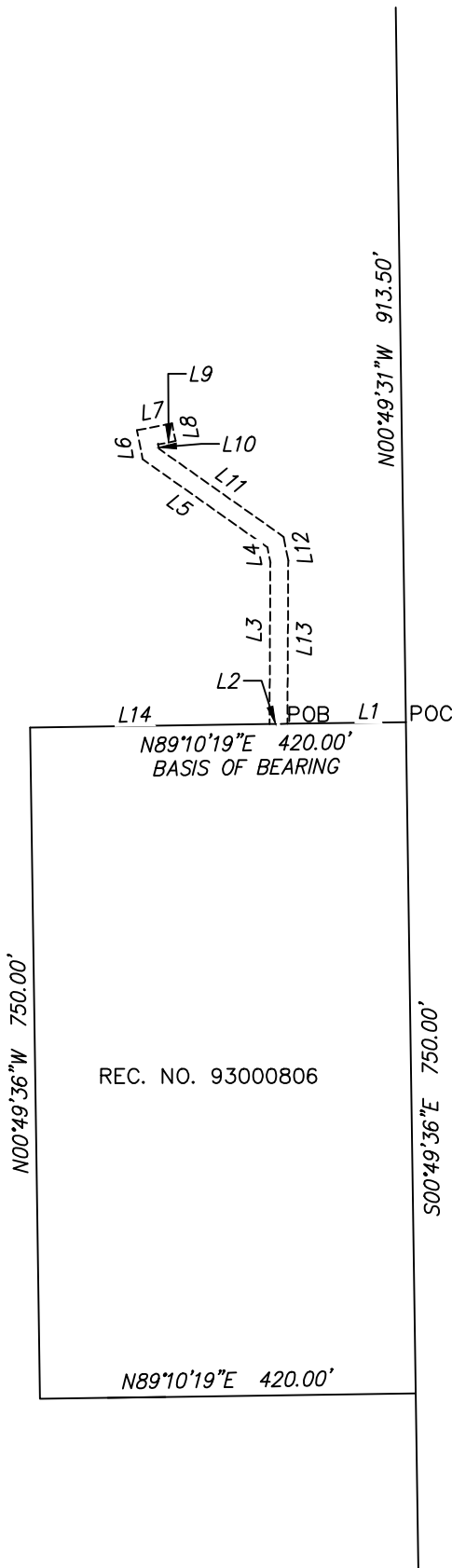
COLORADO NO. 37909

FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING

# EXHIBIT E

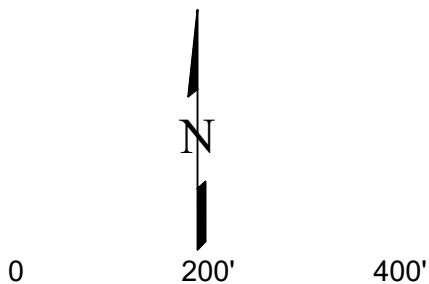
## WATER EASEMENT

Parcel Line Table		
Line #	Length	Direction
L1	132.52	S89° 10' 19"W
L2	20.00	S89° 10' 19"W
L3	180.70	N0° 16' 42"E
L4	17.14	N11° 03' 15"W
L5	170.67	N54° 47' 35"W
L6	32.94	N11° 03' 04"W
L7	40.00	N78° 56' 56"E
L8	20.00	S11° 03' 04"E
L9	20.00	S78° 56' 56"W
L10	4.91	S11° 03' 04"E
L11	170.67	S54° 47' 35"E
L12	27.15	S11° 03' 15"E
L13	182.30	S0° 16' 42"W
L14	267.48	S89° 10' 19"W



REC. NO. 220119693

REC. NO. 93000806



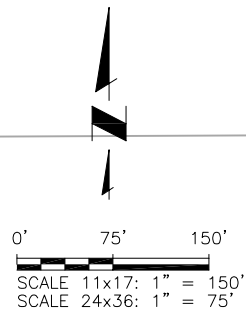
SCALE: 1" = 200'

**CENTENNIAL**  
LAND SURVEYING

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

PROJECT: WATER EASEMENT		
DATE: 08/26/22	BY: RFM	CHKD: MJM
JOB NO. 211025	SHEET NO. 2 OF 2	

2022/10/11 10:15 AM By: Shelby Heule N:\Projects\224 Triview Metro District\224.29 Northern Regional Water Delivery Project - Phase 2\Drawings\Working\Segment B\22429\_Ericson\_Property.dwg

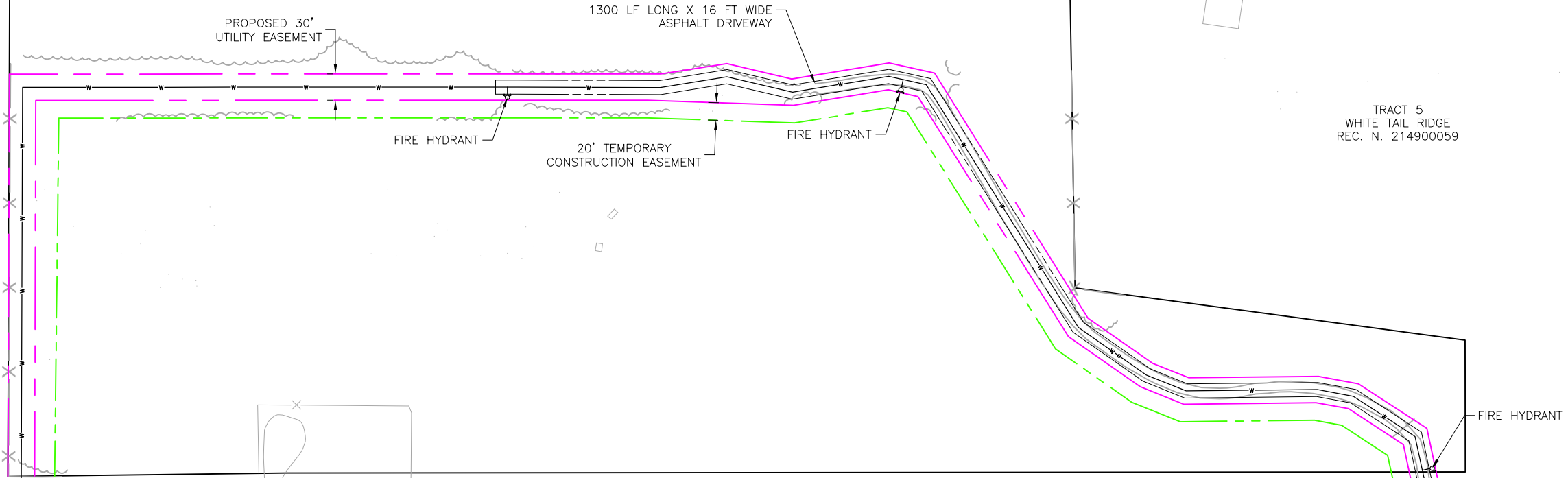


NOTE:  
1. AERIAL IMAGERY IS NOT ACCURATELY SCALED AND SHOULD BE UTILIZED FOR REFERENCE ONLY

TRACT 3  
WHITE TAIL RIDGE  
REC. N. 214900059

TRACT 5  
WHITE TAIL RIDGE  
REC. N. 214900059

DIVISION 1 - SOUTH PLATTE BASIN  
DIVISION 2 - ARKANSAS BASIN



**JDS-HYDRO** a Division of **RESPEC**  
5540 TECH CENTER DR., SUITE 100  
COLORADO SPRINGS, COLORADO 80919  
(719) 227-0072  
DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO, A DIVISION OF RESPEC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

TRIVIEW METROPOLITAN DISTRICT  
NORTHERN DELIVERY SYSTEM  
ERICKSON EASEMENT  
EXHIBIT A

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

**EXHIBIT**

Project No.: 224.29  
Date: 06/28/22  
Design: GJD  
Drawn: SNW  
Check: GJD



## 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

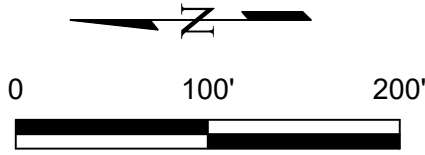
N79°55'45"E  
76.22'

N88°55'16"E  
14.73'

N89°06'  
N88°57'20"E 148.74'

MATCHLINE

TRACT 3  
WHITE TAIL RIDGE  
REC.NO. 214900059



SCALE: 1" = 100'

N88°53'48"E 578.33'  
S88°53'48"W 548.43'

S88°52'31"W 1341.91'

UNPLATTED

S88°10'09"W 317.99'

S88°10'10"W  
30.00'

S00°52'32"E 428.40'

S00°52'32"E 1294.20'  
BASIS OF BEARING

N00°52'32"W 458.78'

P.O.B.

TRACT 1



CENTENNIAL  
LAND SURVEYING

6165 LEHMAN DR.  
COLO. SPGS., CO 80908  
(719) 492-6540

PROJECT:

WATER & ACCESS EASEMENT

DATE: 07/16/22

BY: RFM

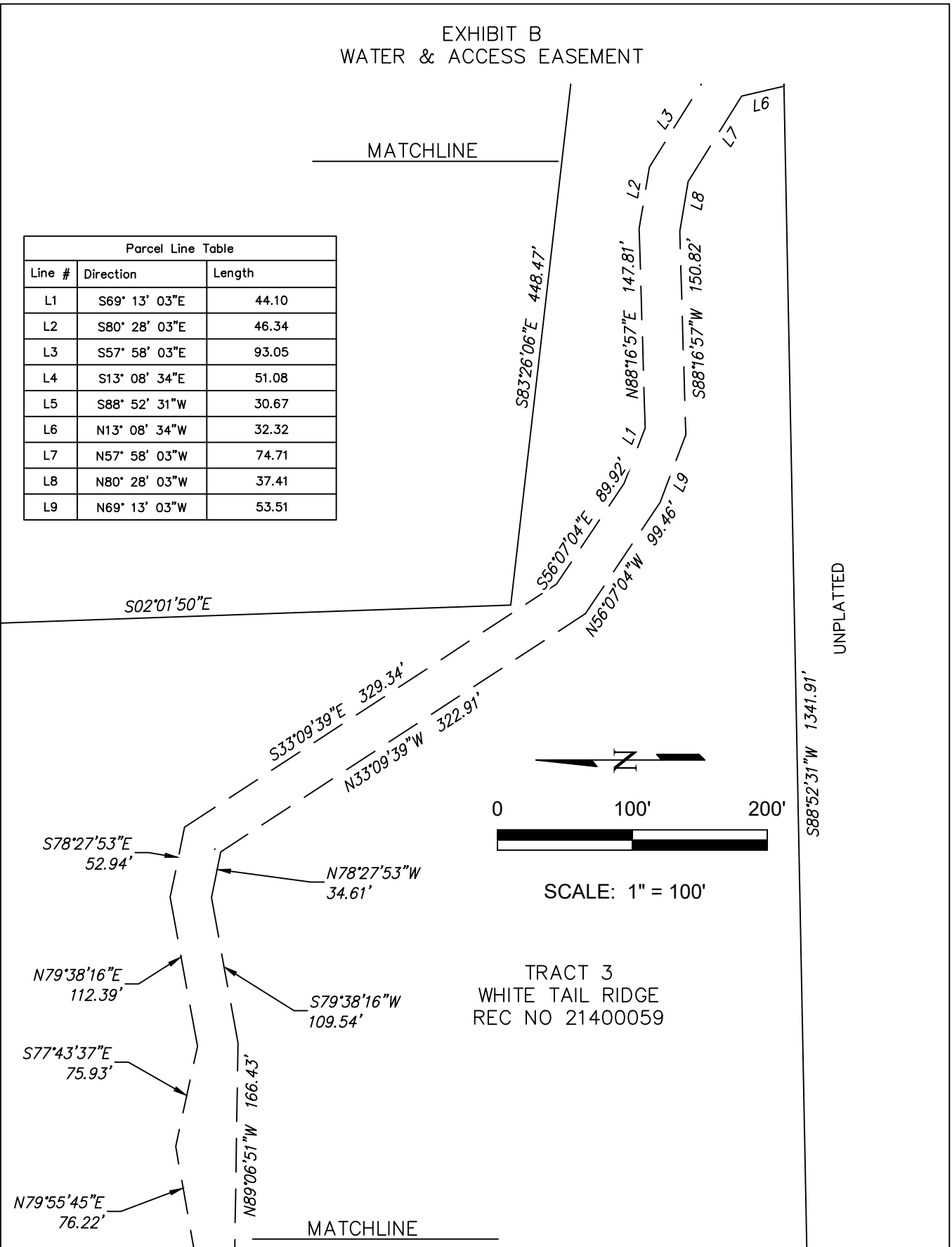

CHKD: MJM

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

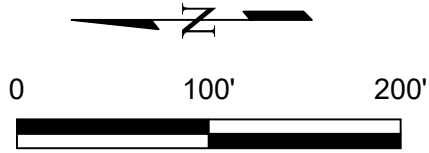
CENTENNIAL  
LAND SURVEYING

6165 LEHMAN DR.  
COLO. SPGS., CO 80908  
(719) 492-6540

PROJECT: WATER & ACCESS EASEMENT		
DATE: 07/16/22	BY: RFM	CHKD: MJM
JOB NO. 220608	SHEET NO. 3 OF 4	

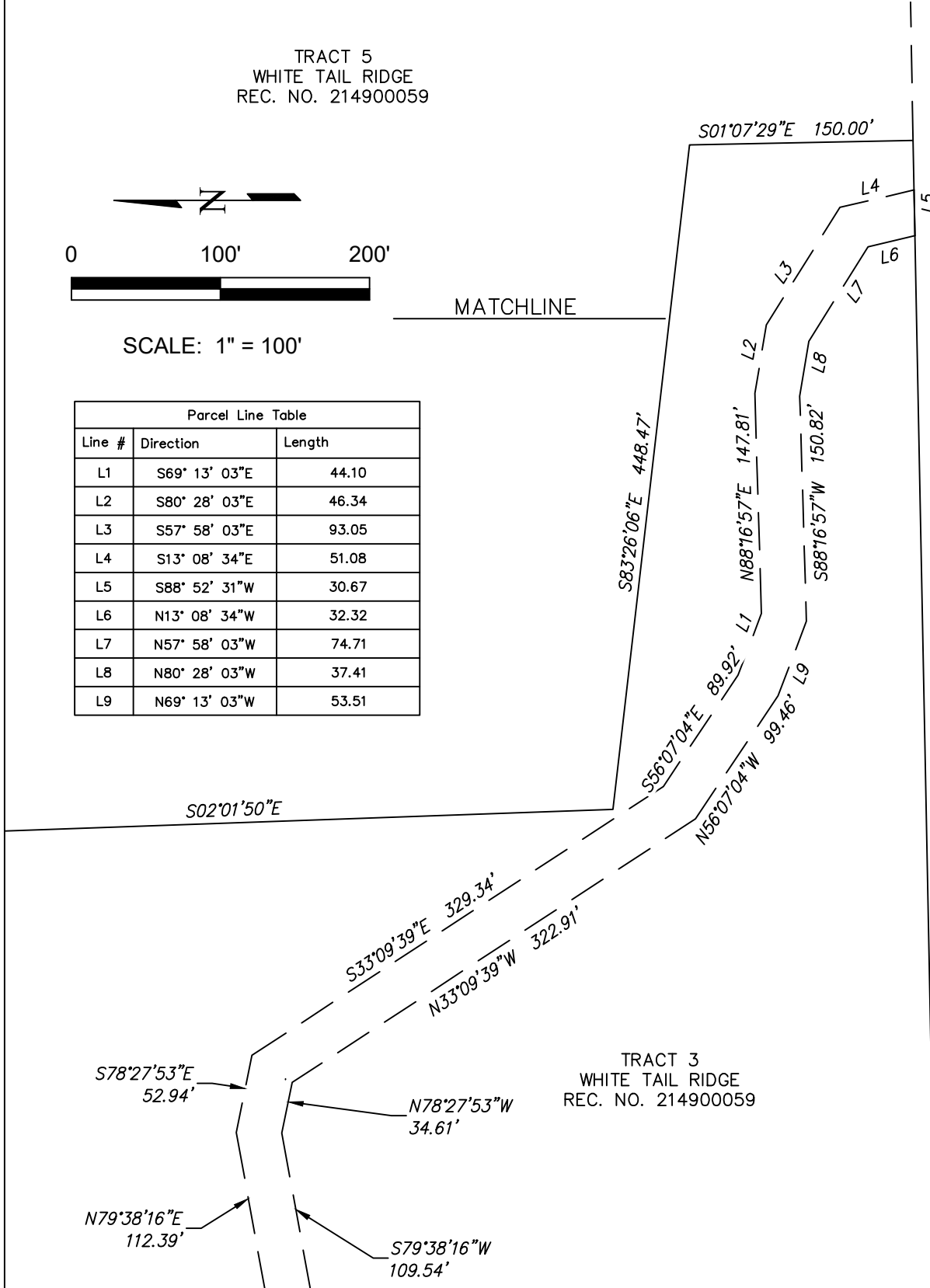
EXHIBIT B  
WATER & ACCESS EASEMENT

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



6165 LEHMAN DR.  
COLO. SPGS., CO 80908  
(719) 492-6540

PROJECT: WATER & ACCESS EASEMENT		
DATE: 07/16/22	BY: RFM	CHKD: MJM
JOB NO. 220608	SHEET NO. 4 OF 4	



## EXHIBIT C

SHEET 1 OF 4

### LEGAL DESCRIPTION

#### TEMPORARY CONSTRUCTION EASEMENT

A TEMPORARY CONSTRUCTION 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

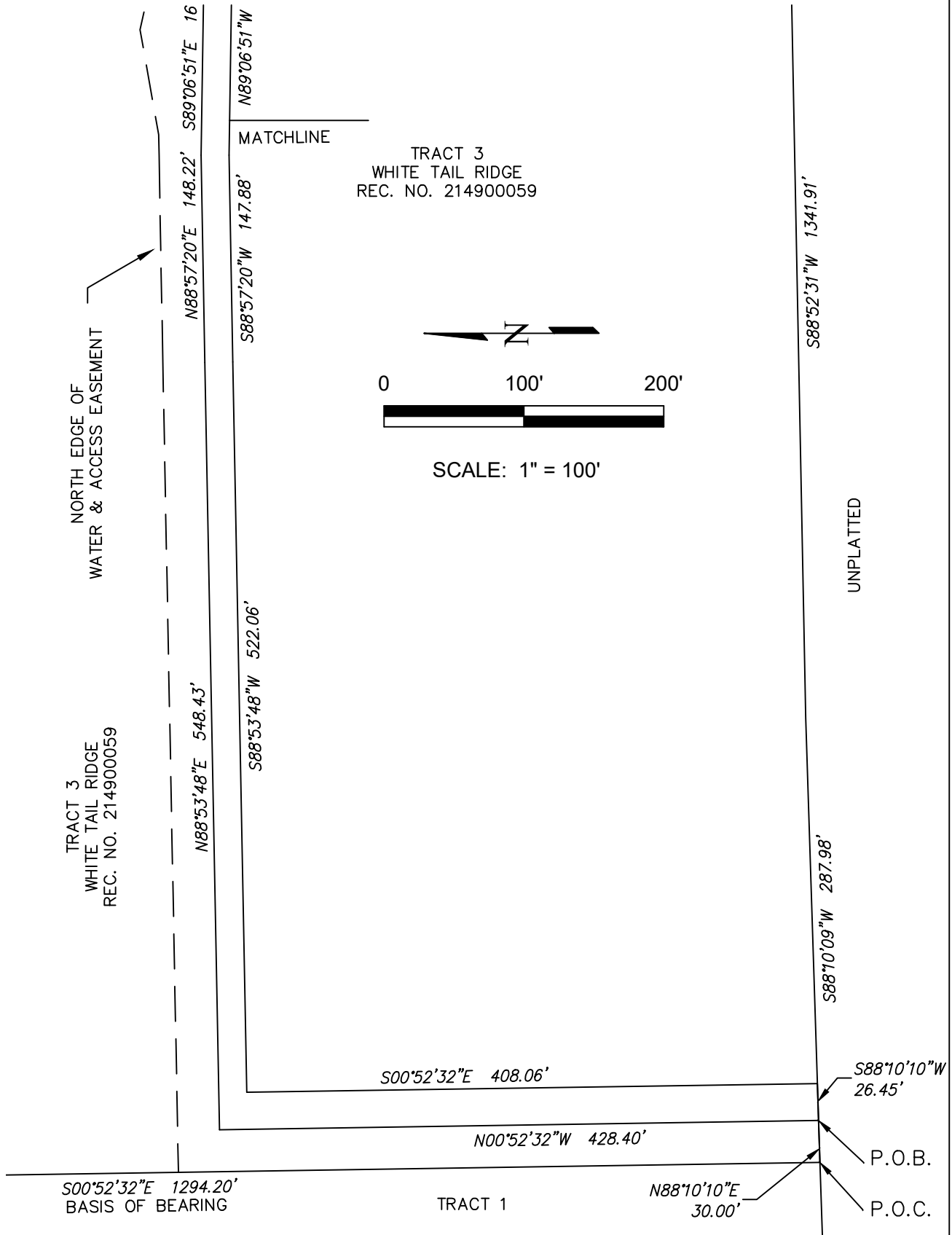
#### COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 3;

THENCE N88°10'10"E ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;  
THENCE N00°52'32"W ALONG A LINE THAT IS 30.00 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 428.40 FEET;  
THENCE N88°53'48"E, A DISTANCE OF 548.43 FEET;  
THENCE N88°57'20"E, A DISTANCE OF 148.22 FEET;  
THENCE S89°06'51", A DISTANCE OF 166.43 FEET;  
THENCE N79°38'16"E, A DISTANCE OF 109.54 FEET;  
THENCE S78°27'53", A DISTANCE OF 34.61 FEET;  
THENCE S33°09'39"E, A DISTANCE OF 322.91 FEET;  
THENCE S56°07'04"E, A DISTANCE OF 99.46 FEET;  
THENCE S69°13'03"E, A DISTANCE OF 53.51 FEET;  
THENCE N88°16'57"E, A DISTANCE OF 150.82 FEET;  
THENCE S80°28'03"E, A DISTANCE OF 37.41 FEET;  
THENCE S57°58'03"E, A DISTANCE OF 74.71 FEET;  
THENCE S13°08'34"E, A DISTANCE OF 32.32 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 3;  
THENCE S88°52'31"W ALONG SAID SOUTH LINE, A DISTANCE OF 20.45 FEET;  
THENCE N13°08'34"W, A DISTANCE OF 19.82 FEET;  
THENCE N57°58'03"W, A DISTANCE OF 62.48 FEET;  
THENCE N80°28'03"W, A DISTANCE OF 31.47 FEET;  
THENCE S88°16'57"W, A DISTANCE OF 152.83 FEET;  
THENCE N69°13'03"W, A DISTANCE OF 59.78 FEET;  
THENCE N56°07'04"W, A DISTANCE OF 105.82 FEET;  
THENCE N33°09'39"W, A DISTANCE OF 318.63 FEET;  
THENCE N78°27'53"W, A DISTANCE OF 22.40 FEET;  
THENCE S79°38'16"W, A DISTANCE OF 107.64 FEET;  
THENCE N89°06'51"W, A DISTANCE OF 168.06 FEET;  
THENCE S88°57'20"W, A DISTANCE OF 147.88 FEET;  
THENCE S88°53'48"W, A DISTANCE OF 522.06 FEET;  
THENCE S00°52'32"E ALONG A LINE THAT IS 56.45 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 408.06 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 3;  
THENCE S88°10'10"W ALONG SAID SOUTH LINE, A DISTANCE OF 26.45 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 46,032.1 SQUARE FEET (1.05 ACRES) MORE OR LESS.

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

EXHIBIT C  
 TEMPORARY CONSTRUCTION EASEMENT



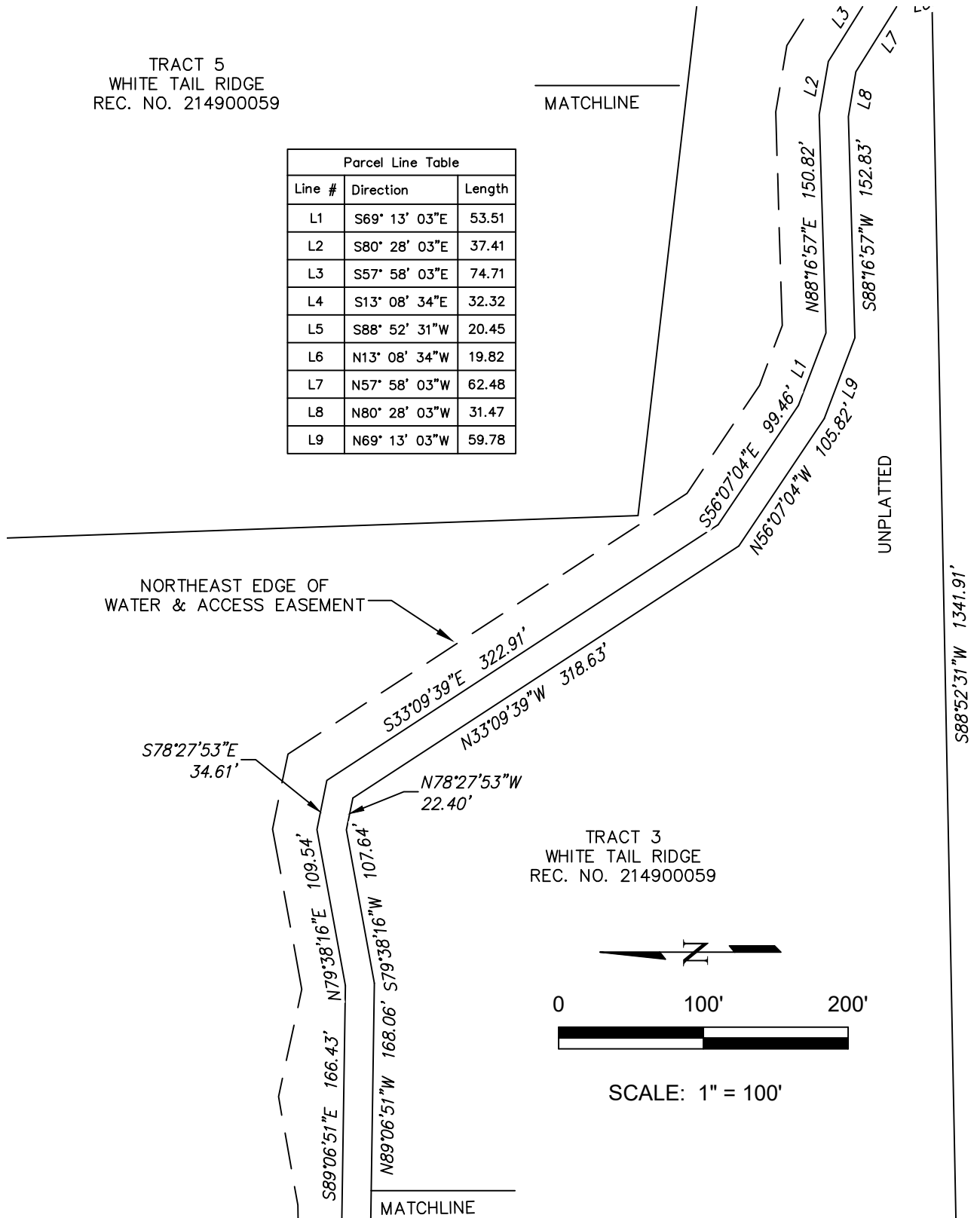
6165 LEHMAN DR.  
 COLO. SPGS., CO 80908  
 (719) 492-6540

PROJECT: TEMPORARY CONSTRUCTION EASEMENT		
DATE: 07/20/22	BY: RFM	CHKD: RS
JOB NO. 220608	SHEET NO. 2 OF 4	

# EXHIBIT C TEMPORARY CONSTRUCTION EASEMENT

TRACT 5  
WHITE TAIL RIDGE  
REC. NO. 214900059

Parcel Line Table		
Line #	Direction	Length
L1	S69° 13' 03"E	53.51
L2	S80° 28' 03"E	37.41
L3	S57° 58' 03"E	74.71
L4	S13° 08' 34"E	32.32
L5	S88° 52' 31"W	20.45
L6	N13° 08' 34"W	19.82
L7	N57° 58' 03"W	62.48
L8	N80° 28' 03"W	31.47
L9	N69° 13' 03"W	59.78



TRACT 3  
WHITE TAIL RIDGE  
REC. NO. 214900059



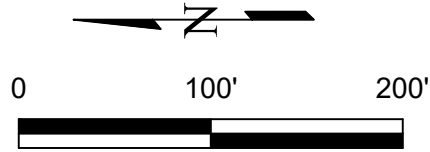
SCALE: 1" = 100'

**CENTENNIAL**  
LAND SURVEYING

6165 LEHMAN DR.  
COLO. SPGS., CO 80908  
(719) 492-6540

PROJECT: TEMPORARY CONSTRUCTION EASEMENT		
DATE: 07/20/22	BY: RFM	CHKD: MJM
JOB NO. 220608	SHEET NO. 3 OF 4	

EXHIBIT C  
TEMPORARY CONSTRUCTION EASEMENT

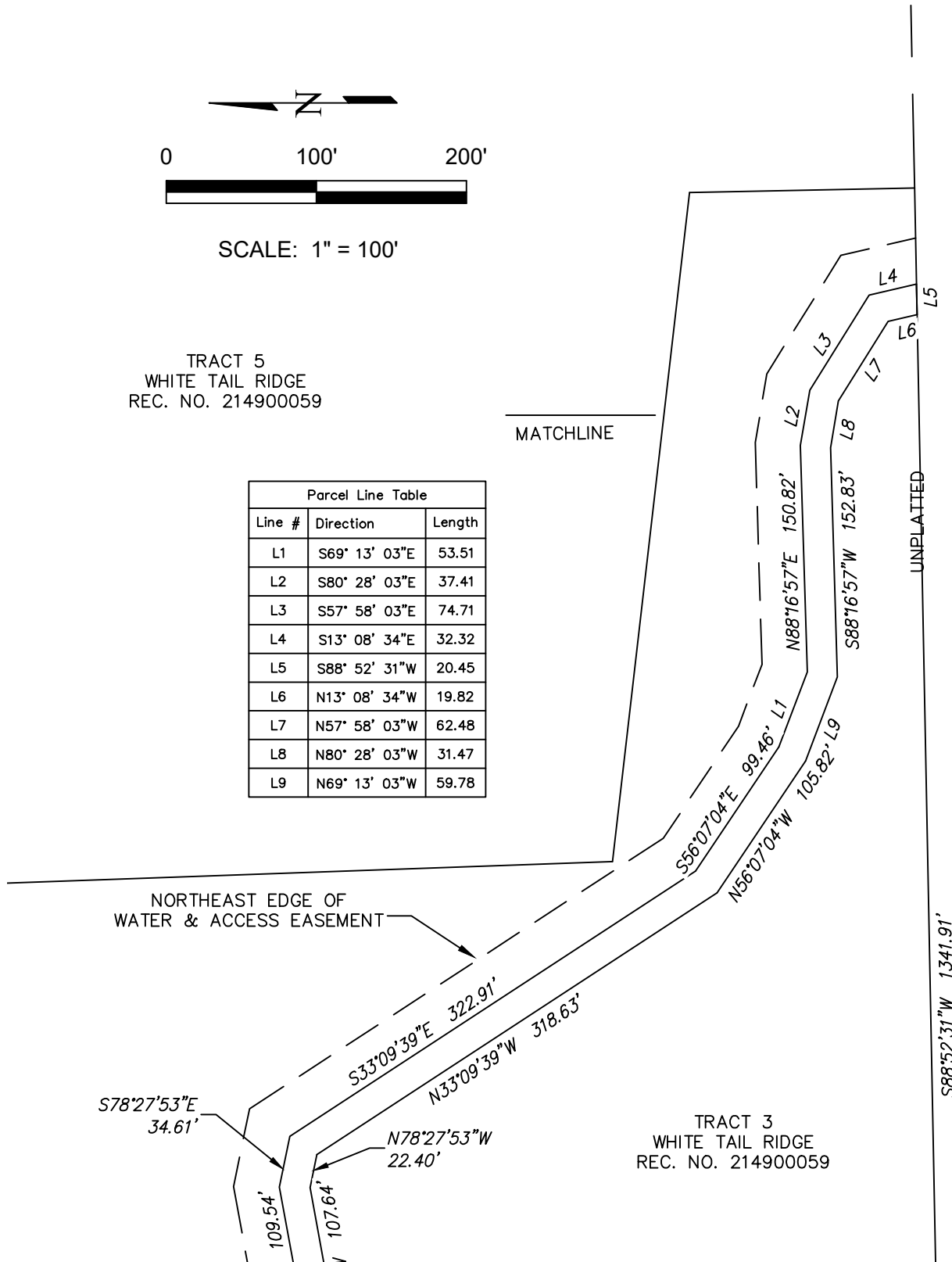



SCALE: 1" = 100'

TRACT 5  
WHITE TAIL RIDGE  
REC. NO. 214900059

Parcel Line Table		
Line #	Direction	Length
L1	S69° 13' 03"E	53.51
L2	S80° 28' 03"E	37.41
L3	S57° 58' 03"E	74.71
L4	S13° 08' 34"E	32.32
L5	S88° 52' 31"W	20.45
L6	N13° 08' 34"W	19.82
L7	N57° 58' 03"W	62.48
L8	N80° 28' 03"W	31.47
L9	N69° 13' 03"W	59.78

MATCHLINE



 <p>CENTENNIAL LAND SURVEYING</p>	6165 LEHMAN DR. COLO. SPGS., CO 80908 (719) 492-6540		PROJECT: TEMPORARY CONSTRUCTION EASEMENT
	DATE: 07/20/22	BY: RFM	CHKD: MJM
	JOB NO. 220608	SHEET NO. 4 OF 4	