

SF2413.

POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that I, **JAMES F. MORLEY**, individually and as Manager of **SR Land, LLC**, a Colorado limited liability company, of the County of El Paso, State of Colorado, reposing special trust and confidence in **MARGARET LIBBEY**, of the County of El Paso, State of Colorado, by these presents hereby make, constitute and appoint said **MARGARET LIBBEY**, my true and lawful attorney for me in my name, place and stead, to contract to sell, purchase, replat, or develop any real property and/or enter into any legal documents involving SR Land, LLC, with respect to all or any portions of the four parcels of real property more fully described on Exhibit A, attached hereto, in El Paso County, Colorado, (the "Property").

1. For the any transactions concerning said Property, my said attorney-in-fact is hereby authorized and empowered to make, execute, acknowledge, and deliver contracts, acknowledgments, agreements, settlement statements, affidavits, escrows, and such other instruments in writing of every kind and nature and for whatsoever purpose and upon such terms and conditions as my said attorney-in-fact may deem necessary and convenient to accomplish such transaction.

2. The foregoing specification of powers granted to my attorney-in-fact shall not be deemed to limit in any way the power of my attorney-in- fact to execute, acknowledge, and deliver any and all documents of whatever kind and description deemed necessary or advisable by my attorney-in-fact, in his sole and absolute discretion, to complete any real estate transactions concerning the Property in my name or the name of SR Land, LLC.

3. The above-named attorney-in-fact can act on my behalf under this Power of Attorney.

4. The power of attorney shall expire forty-five (45) days after the date of execution listed below. Until then, such power of attorney shall be irrevocable.

Hereby giving and granting unto my said attorney full power and authority to do and perform each and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or his substitutes shall lawfully do or cause to be done by virtue hereof.

*[SIGNATURE AND NOTARIZATION PAGE FOLLOWS]*

Steve Schleiker  
11/01/2024 09:35:41 AM  
Doc \$0.00 4  
Rec \$28.00 Pages

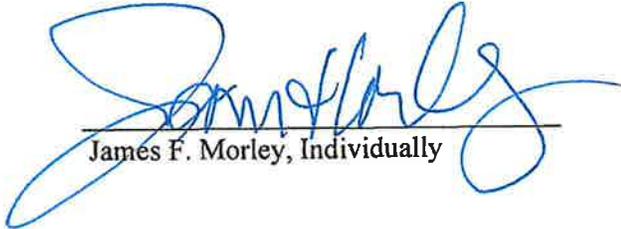
El Paso County, CO



224087075

IN WITNESS WHEREOF, I have hereunto set our hands this 23<sup>rd</sup> day of October 2024.

**SR LAND, LLC,**  
a Colorado limited liability company

  
James F. Morley, Individually

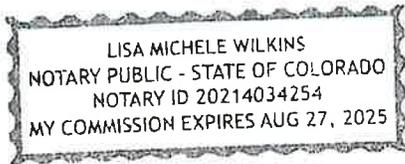
By:   
James F. Morley, Manager

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF EL PASO     )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of October 2024 by James F. Morley, Individually, and as Manager of SR Land, LLC, a Colorado limited liability company.

Witness my hand and official seal.

(SEAL)



  
Notary Public  
My commission expires: Aug 27 2025

**EXHIBIT A**  
**(Legal Description)**

**PARCEL #1 ("STERLING RANCH TRACT C"):**

TRACT C, STERLING RANCH FILING NO. 3, COUNTY OF EL PASO, STATE OF COLORADO.

**PARCEL #2: ("STERLING RANCH PARCEL 10 - Central"):**

THAT PT SE4 SEC 32 & PT OF SEC 33-12-65 DESC AS FOLS: BEG AT A PT OF INTERSEC OF SELY R/W LN OF VOLLMER RD W/ THE W LN OF E2 NW4 SD SEC 33, TH N 39<3348E 1320.61 FT, S 50<3336E 40.0 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD 595.0 FT A C/A OF 46<09'30" WHICH CHORD BEARS S 26<1329E 466.48 FT, TH N 89<4440E 67.89 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 535.0 FT A C/A OF 50<10'52" WHICH CHORD BEARS N 64<3914E 453.73 FT, TH N 39<3348E 93.02 FT, S 50<2612E 60.0 FT, N 39<3348E 534.01 FT, S 50<2612E 806.13 FT, S 14<4014E 112.26 FT, S 42<3717W 138.57 FT, S 31<5018W 229.19 FT, S 00<1413W 243.48 FT, S 59<3152W 178.71 FT, S 87<3037W 117.08 FT, S 65<0248W 632.56 FT, S 40<2716W 150.60 FT, S 50<5840W 94.24 FT, N 50<4025W 75.52 FT, N 19<3933W 163.51 FT, N 88<5318W 56.14 FT, S 13<2859W 371.46 FT, S 04<2224E 296.69 FT, S 26<0612E 393.42 FT, S 02<4427W 452.46 FT, S 65<3918W 252.42 FT, S 60<1833W 166.84 FT, S 46<0445W 252.38 FT, S 35<4733W 139.61 FT, S 00<5319E 131.63 FT, S 15<2756E 241.77 FT, S 46<5224W 128.28 FT, S 17<5347E 105.91 FT, S 76<1342E 391.79 FT, S 40<3214E 104.08 FT, S 17<5913W 156.80 FT, S 05<5916E 253.0 FT, S 30<0127E 151.07 FT, S 54<4526W 199.63 FT, S 78<4717W 182.32 FT, S 35<5643W 113.87 FT, TO S LN OF SD SEC 33, TH S 89<0430W 910.63 FT TO NW COR PAWNEE RANCHEROS FIL NO. 2, TH S 89<0430W 1200.12 FT, S 89<1238W 290.51 FT, N 49<3829W 1077.27 FT M/L TO SELY R/W LN OF VOLLMER RD, TH N 40<2131E 1487.11 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 1005.0 FT A C/A OF 00<59'07" WHICH CHORD BEARS N 39<5158E 172.82 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 116.28 FT A C/A OF 16<45'54" WHICH CHORD BEARS S 83<5846E 33.90 FT, TH S 00<0810E 631.32 FT, N 89<1725E 977.15 FT, S 00<4235E 539.36 FT, N 76<1920E 33.45 FT, S 13<4040E 150.0 FT, N 76<1920E 852.10 FT, N 13<4040W 155.29 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 515.0 FT A C/A OF 18<23'00" WHICH CHORD BEARS N 22<5210W 164.53 FT, N 32<0340W 133.45 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 615.0 FT A C/A OF 08<46'32" WHICH CHORD BEARS N 27<4024W 94.10 FT, TH S 83<2230W 173.73 FT, S 80<2106W 59.99 FT, S 85<5310W 114.34 FT, N 04<1523W 19.31 FT, N 00<0725W 2414.11 FT TO POB, EX THAT PT CONV BY REC 217105379 AND PLATTED TO STERLING RANCH FIL NO 1 & 2, EX THAT PT LY NLY OF STERLING RANCH RD, EX THAT PART PLATTED TO STERLING RANCH FIL NO 3

Also known by tax assessor's parcel number: 5233300001

**PARCEL #3: ("STERLING RANCH PARCEL 10 - North"):**

THAT PT SE4 SEC 32 & PT OF SEC 33-12-65 DESC AS FOLS: BEG AT A PT OF INTERSEC OF SELY R/W LN OF VOLLMER RD W/ THE W LN OF E2 NW4 SD SEC 33, TH N 39<3348E 1320.61 FT, S 50<3336E 40.0 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD 595.0 FT A C/A OF 46<09'30" WHICH CHORD BEARS S 26<1329E 466.48 FT, TH N 89<4440E 67.89 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 535.0 FT A C/A OF 50<10'52" WHICH CHORD BEARS N 64<3914E 453.73 FT, TH N 39<3348E 93.02 FT, S 50<2612E 60.0 FT, N 39<3348E 534.01 FT, S

50<2612E 806.13 FT, S 14<4014E 112.26 FT, S 42<3717W 138.57 FT, S 31<5018W 229.19 FT, S 00<1413W 243.48 FT, S 59<3152W 178.71 FT, S 87<3037W 117.08 FT, S 65<0248W 632.56 FT, S 40<2716W 150.60 FT, S 50<5840W 94.24 FT, N 50<4025W 75.52 FT, N 19<3933W 163.51 FT, N 88<5318W 56.14 FT, S 13<2859W 371.46 FT, S 04<2224E 296.69 FT, S 26<0612E 393.42 FT, S 02<4427W 452.46 FT, S 65<3918W 252.42 FT, S 60<1833W 166.84 FT, S 46<0445W 252.38 FT, S 35<4733W 139.61 FT, S 00<5319E 131.63 FT, S 15<2756E 241.77 FT, S 46<5224W 128.28 FT, S 17<5347E 105.91 FT, S 76<1342E 391.79 FT, S 40<3214E 104.08 FT, S 17<5913W 156.80 FT, S 05<5916E 253.0 FT, S 30<0127E 151.07 FT, S 54<4526W 199.63 FT, S 78<4717W 182.32 FT, S 35<5643W 113.87 FT, TO S LN OF SD SEC 33, TH S 89<0430W 910.63 FT TO NW COR PAWNEE RANCHEROS FIL NO. 2, TH S 89<0430W 1200.12 FT, S 89<1238W 290.51 FT, N 49<3829W 1077.27 FT M/L TO SELY R/W LN OF VOLLMER RD, TH N 40<2131E 1487.11 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 1005.0 FT A C/A OF 00<59'07" WHICH CHORD BEARS N 39<5158E 172.82 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 116.28 FT A C/A OF 16<45'54" WHICH CHORD BEARS S 83<5846E 33.90 FT, TH S 00<0810E 631.32 FT, N 89<1725E 977.15 FT, S 00<4235E 539.36 FT, N 76<1920E 33.45 FT, S 13<4040E 150.0 FT, N 76<1920E 852.10 FT, N 13<4040W 155.29 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 515.0 FT A C/A OF 18<23'00" WHICH CHORD BEARS N 22<5210W 164.53 FT, N 32<0340W 133.45 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 615.0 FT A C/A OF 08<46'32" WHICH CHORD BEARS N 27<4024W 94.10 FT, TH S 83<2230W 173.73 FT, S 80<2106W 59.99 FT, S 85<5310W 114.34 FT, N 04<1523W 19.31 FT, N 00<0725W 2414.11 FT TO POB, EX THAT PT CONV BY REC 217105379 AND PLATTED TO STERLING RANCH FIL NO 1 & 2, EX THAT PT LY SLY OF STERLING RANCH RD

Also known by tax assessor's parcel number: 5233000019

**PARCEL #4: ("STERLING RANCH PARCEL 10 - South"):**

TR OF LAND IN THE NW4NW4 SEC 4-13-65 DESC AS FOLS: BEG AT THE NW COR OF SD SEC 4, TH ALG THE N LN OF SD SEC 4 N89-04-30E 428.06 FT, TH S01-54-36W 530.54 FT, TH S33-08-00E 56.29 FT, TH N58-38-41E 109.57 FT TO A PT ON A NON TANG CUR, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 60.00 FT, A C/A OF 43-11-47, DIST OF 45.24 FT, WHICH CHORD BEARS N58-36-41E, TH S15-24-54W 20.00 FT, TH S00-13-13W 86.65 FT, TH N89-58-22E 531.14 FT, TH N46-43-56E 99.29 FT TO A PT ON THE WLY LN OF A 30.00 FT ACCESS AND UTILITY EASEMENT DESCRIBED BY REC. NO. 214100441, TH ALG THE WLY EASEMENT LN N00-13-07E 531.93 FT, TH N89-46-47W 103.93 FT TO A PT ALG A NON TANG CUR TO THE R, HAVING A RAD OF 175.53 FT, A C/A OF 30-27-37, DIST OF 93.32 FT, WHICH CHORD BEARS S74-32-21E, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 225.00 FT, A C/A OF 18-58-44, DIST OF 74.53 FT, WHICH CHORD BEARS N44-03-26W, TH N89-04-30E 862.23 FT, TH N00-55-30W 112.48 FT, TH ALG THE ARC OF A NON TANG CUR TO THE R HAVING A RAD OF 60.00 FT, A C/A OF 16-30-03, DIST OF 110.32 FT, WHICH CHORD BEARS S06-37-15E, TH N76-19-20E 100.61 FT, TH S88-17-45E 88.76 FT, TH S01-42-15W 157.78 FT, TH S78-47-17W 111.06 FT, TH S35-56-43W 113.87 FT TO A PT ON THE N LN, TH ALG THE N LN S89-04-30W 910.63 FT TO THE NW COR OF PAWNEE RANCHEROS FIL. NO. 2, TH S00-13-07W 1128.08 FT, TH S89-16-22W 1321.55 FT, TH N06-22-37E 1132.48 FT TO THE POB; EX THAT PT LY IN SEC 33-12-65

Also known by tax assessor's parcel number: 5300000764