



20 Boulder Crescent, STE 110
Colorado Springs, CO 80903
Mail to: PO Box 1360
Colorado Springs, CO 80901
719.955.5485

EXHIBIT A
STERLING RANCH DISTRICT
MVEA TEMP ACCESS EASEMENT
DATE: April 23, 2018

A PARCEL OF LAND IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO. THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34;
THENCE S89°13'48"W, A DISTANCE OF 16.65 FEET;
THENCE N00°45'45"W, A DISTANCE OF 60.00 FEET;
THENCE N89°14'14"E, A DISTANCE OF 2739.21;
THENCE N89°14'26"E, A DISTANCE OF 670.39 FEET
THENCE N00°45'34"W, A DISTANCE OF 40.00;
THENCE N89°14'26"E, A DISTANCE OF 680.01;
THENCE S00°13'01"E, A DISTANCE OF 100.00;
THENCE S89°14'26"W, A DISTANCE OF 1349.45;
THENCE S89°14'14"W, A DISTANCE OF 2722.56 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 6.256 ACRES MORE OR LESS.

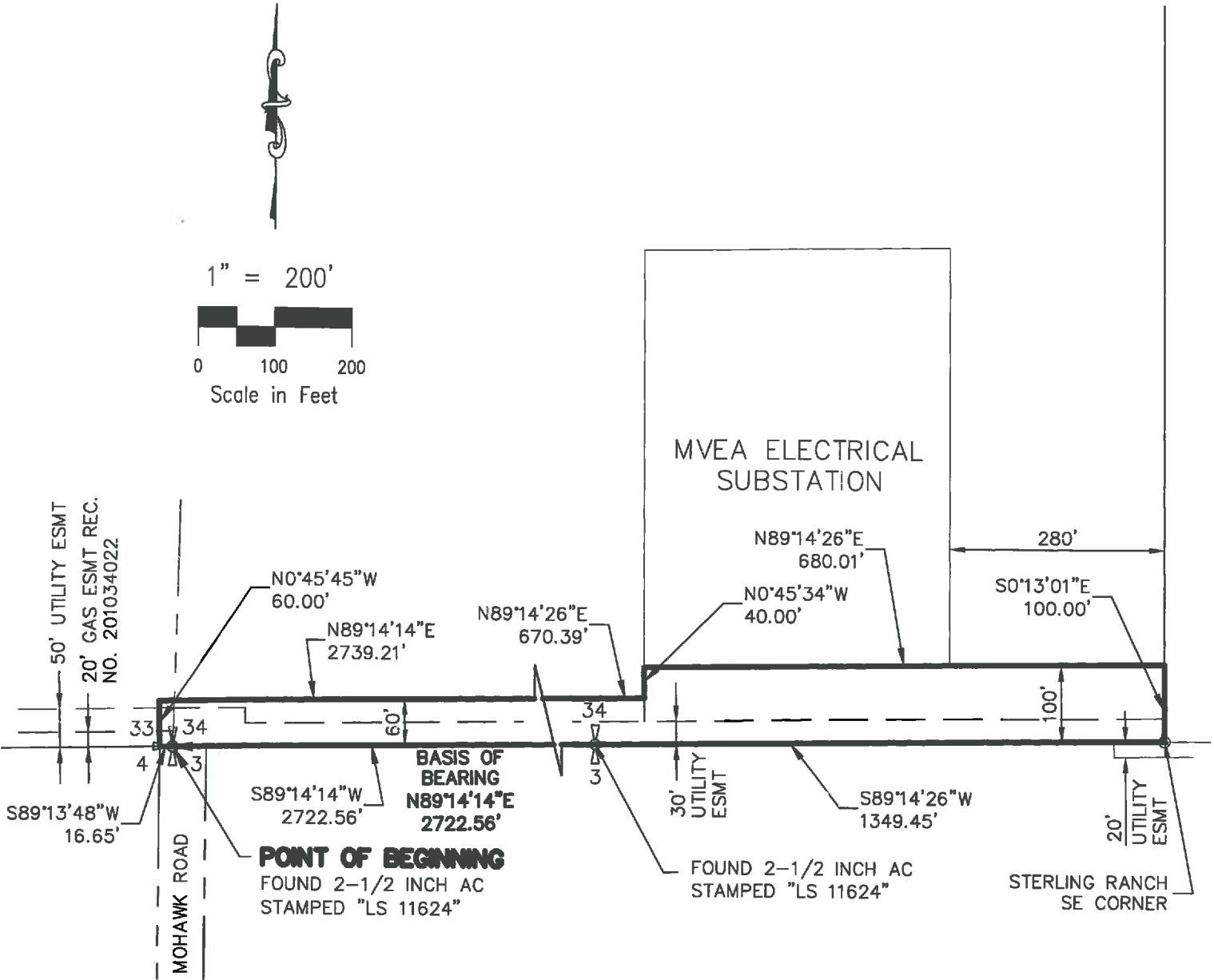
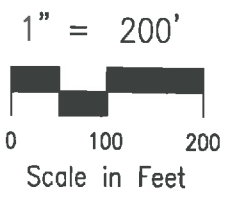
PREPARED BY:

4/23/18

VERNON P. TAYLOR, COLORADO PLS NO. 25966 DATE
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903



LEGAL DESCRIPTION SKETCH MVEA TEMPORARY ACCESS EASEMENT



THIS LEGAL DESCRIPTION SKETCH IS INTENDED FOR CLARIFICATION OF THE ATTACHED LEGAL DESCRIPTION ONLY. IT IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY PLAT NOR AN IMPROVEMENT LOCATION SURVEY PLAT.



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



20 Boulder Crescent, STE 110
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Colorado Springs, CO 80901
719.955.5485

EXHIBIT A
STERLING RANCH DISTRICT
5.0 ACRES MVEA SUBSTATION
DATE: FEBRUARY 9, 2018

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SW 1/4, SE 1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO. THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SECTION 34;

THENCE N80°45'26"E , A DISTANCE OF 677.82 FEET TO THE POINT OF BEGINNING;

THENCE N00°13'01"W, A DISTANCE OF 545.00 FEET;

THENCE N89°14'26"E, A DISTANCE OF 400.00 FEET;

THENCE S00°13'01"E, A DISTANCE OF 545.00 FEET;

THENCE S89°14'26"W, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 5.00 ACRES MORE OR LESS.

PREPARED BY:

2/9/18

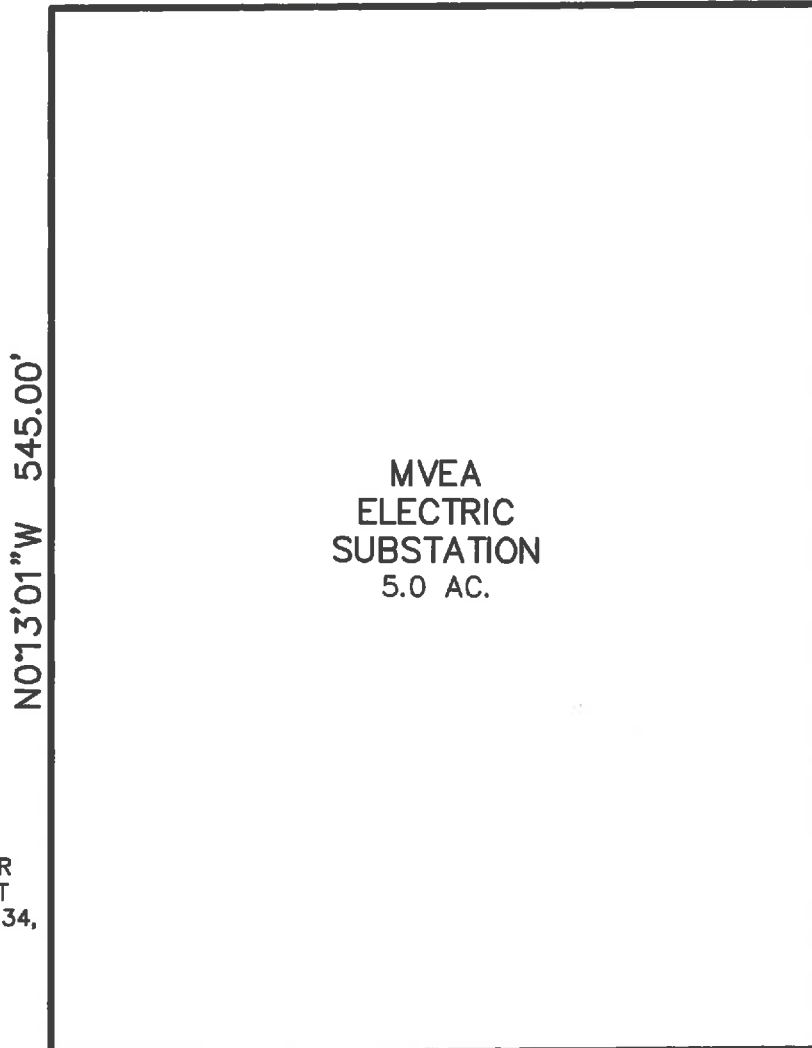
VERNON P. TAYLOR, COLORADO PLS NO. 25966 DATE

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903



LEGAL DESCRIPTION SKETCH 5.00 ACRE MVEA SUBSTATION SITE

N89°14'26"E 400.00'

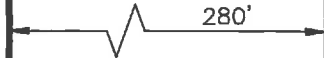


N0°13'01"W 545.00'

S0°13'01"E 545.00'

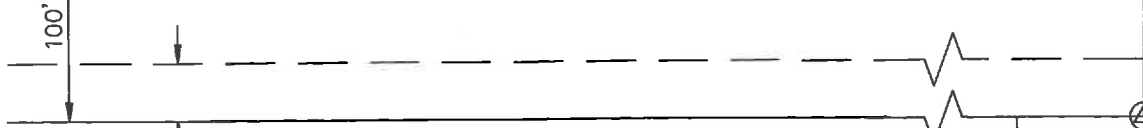
MVEA
ELECTRIC
SUBSTATION
5.0 AC.

S89°14'26"W 400.00'



280'

SOUTHEAST CORNER
OF THE SOUTHWEST
QUARTER SECTION 34,
T12S R65W



30' UTILITY EASEMENT

STERLING RANCH
SE CORNER

THIS LEGAL DESCRIPTION SKETCH IS INTENDED FOR CLARIFICATION OF THE ATTACHED LEGAL DESCRIPTION ONLY. IT IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY PLAT NOR AN IMPROVEMENT LOCATION SURVEY PLAT.



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

EXHIBIT B

**PRI#4
CONSTRUCTION EASEMENT**

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED UNDER RECEPTION NUMBER 217123054 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, COUNTY OF EL PASO, STATE OF COLORADO. LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 12103" AT THE SOUTH 1/4 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 30829" AT THE SOUTHWEST CORNER, SAID LINE BEARING S89°05'11"E A DISTANCE OF 2637.89 FEET AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE. (NAD83(2011))

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, S89°05'17"W A DISTANCE OF 64.55 FEET, TO A POINT ON THE EASTERLY LINE OF THAT EASEMENT DESCRIBED IN BOOK 2645 PAGE 656 IN THE RECORDS IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID EASTERLY EASEMENT LINE, N00°20'20"W A DISTANCE OF 429.44 FEET;

THENCE DEPARTING SAID EASEMENT LINE, N89°05'14"E A DISTANCE OF 64.97 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER SECTION 35;

THENCE ON SAID EAST LINE, S00°17'00"E A DISTANCE OF 429.44 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 27,809 SQUARE FEET OR 0.6384 ACRES. EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

NOTE: ALL DISTANCES SHOWN HEREON ARE MODIFIED (GROUND) DISTANCES REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE USING A COMBINED SCALE FACTOR OF 1.0003949072.

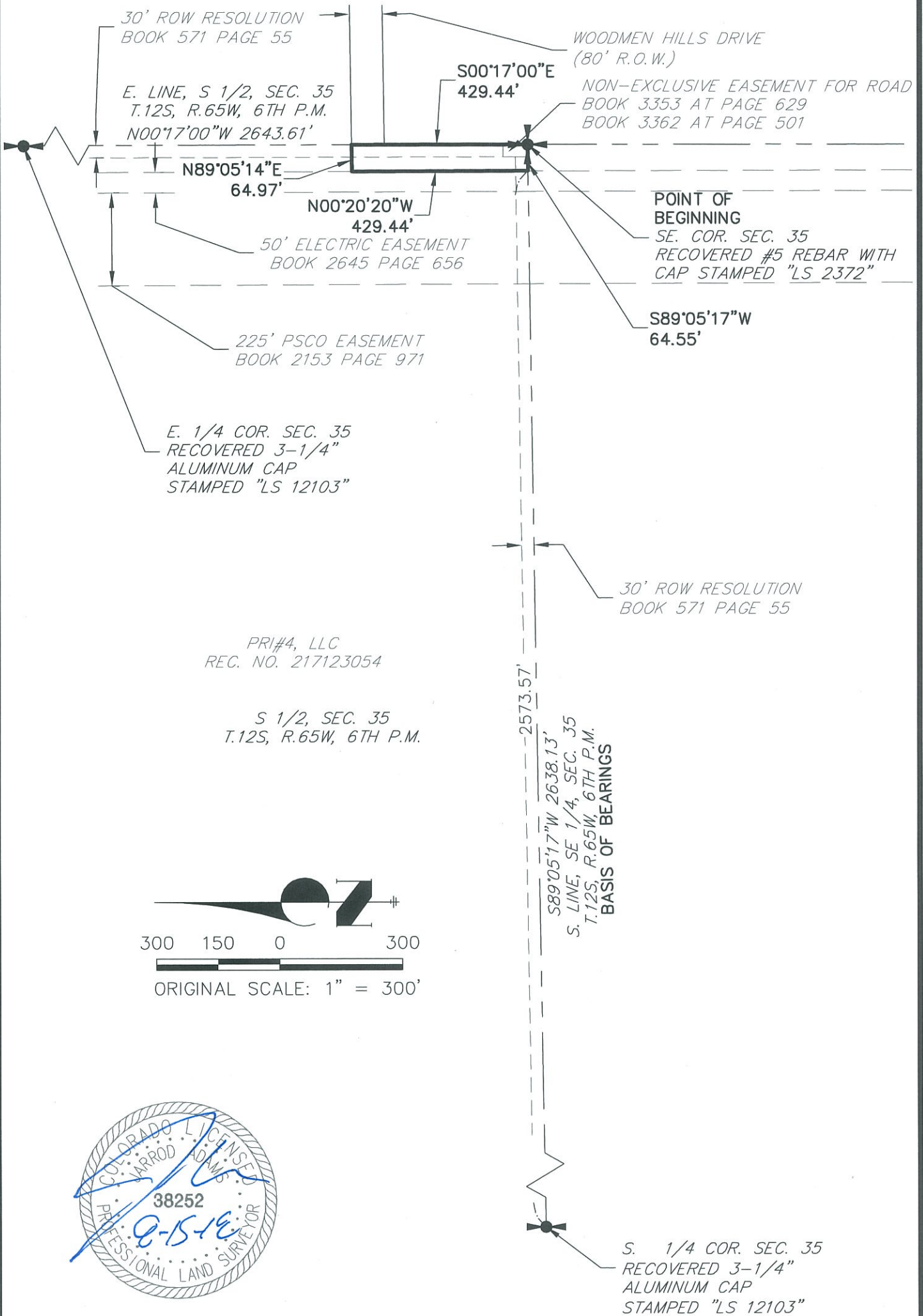
PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT B



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

CONSTRUCTION EASEMENT - PRI#4
TRI-STATE - VOLMER
PROJECT NO.: 15798.09
DATE: 08/03/2018

SHEET: 2 OF 2



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

X:\1570000.all\1579809\Drawings\Legal Exhibits\Legal Exhibits\X03-PRCLLC-TL_2.dwg, 8.5x14 Legal Portrait (2), 8/9/2018 10:41:33 AM, JonesM

EXHIBIT A

**SAM THOMAS AND JOANN GEORGE
TRANSMISSION LINE EASEMENT 02**

PROPERTY DESCRIPTION

THE SOUTH 100.00 FEET OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PORTION OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED IN BOOK 6618 AT PAGE 48 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTH ¼ CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 30829" AT THE SOUTHEAST CORNER, SAID LINE BEARING N89°14'31"E A DISTANCE OF 2722.92 FEET AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE. (NAD83(2011))

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, S89°14'31"W A DISTANCE OF 1373.51 FEET, TO THE EAST 1/16TH CORNER OF SAID SECTION 34, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376";

THENCE ON THE WEST LINE OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 34, N00°12'55"W A DISTANCE OF 100.01 FEET;

THENCE ON A LINE BEING 100.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, N89°14'31"E A DISTANCE OF 1374.27 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 34;

THENCE ON SAID EAST LINE, S00°13'16"W A DISTANCE OF 100.02 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 137,391 SQUARE FEET OR 3.1541 ACRES.

EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

NOTE: ALL DISTANCES SHOWN HEREON ARE MODIFIED (GROUND) DISTANCES REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE USING A COMBINED SCALE FACTOR OF 1.0003949072.

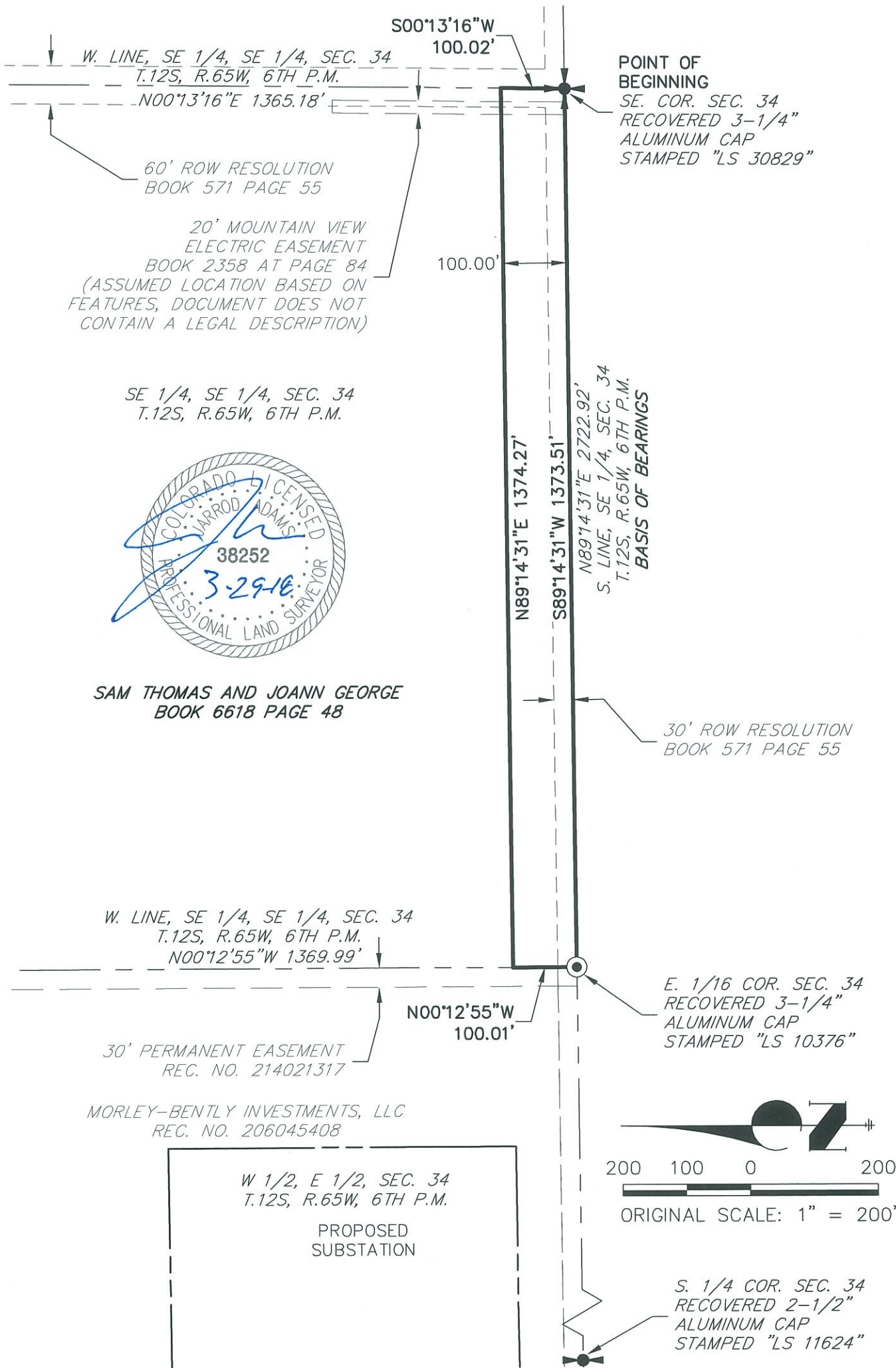
PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT A



W. LINE, SE 1/4, SE 1/4, SEC. 34
T.12S, R.65W, 6TH P.M.
N00°13'16"E 1365.18'

60' ROW RESOLUTION
BOOK 571 PAGE 55

20' MOUNTAIN VIEW
ELECTRIC EASEMENT
BOOK 2358 AT PAGE 84
(ASSUMED LOCATION BASED ON
FEATURES, DOCUMENT DOES NOT
CONTAIN A LEGAL DESCRIPTION)

SE 1/4, SE 1/4, SEC. 34
T.12S, R.65W, 6TH P.M.

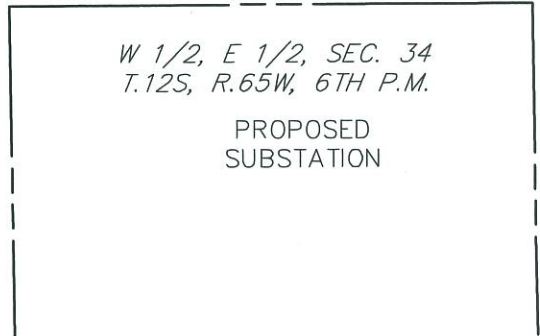


SAM THOMAS AND JOANN GEORGE
BOOK 6618 PAGE 48

W. LINE, SE 1/4, SE 1/4, SEC. 34
T.12S, R.65W, 6TH P.M.
N00°12'55"W 1369.99'

30' PERMANENT EASEMENT
REC. NO. 214021317

MORLEY-BENTLY INVESTMENTS, LLC
REC. NO. 206045408



W 1/2, E 1/2, SEC. 34
T.12S, R.65W, 6TH P.M.

PROPOSED
SUBSTATION

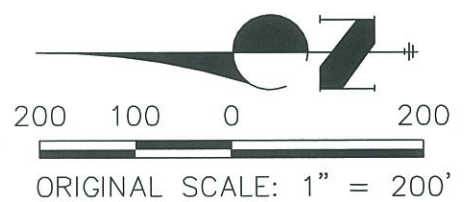
POINT OF BEGINNING
SE. COR. SEC. 34
RECOVERED 3-1/4"
ALUMINUM CAP
STAMPED "LS 30829"

N89°14'31"E 2722.92'
S. LINE, SE 1/4, SEC. 34
T.12S, R.65W, 6TH P.M.
BASIS OF BEARINGS

N89°14'31"E 1374.27'
S89°14'31"W 1373.51'

30' ROW RESOLUTION
BOOK 571 PAGE 55

E. 1/16 COR. SEC. 34
RECOVERED 3-1/4"
ALUMINUM CAP
STAMPED "LS 10376"



S. 1/4 COR. SEC. 34
RECOVERED 2-1/2"
ALUMINUM CAP
STAMPED "LS 11624"

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TRANSMISSION LINE EASEMENT 02 - THOMAS
TRI-STATE - VOLMER
PROJECT NO.: 15798.09
DATE: 03/27/18

SHEET: 2 OF 2

EXHIBIT A
TO TRANSMISSION LINE EASEMENT
MORLEY-BENTLY INVESTMENTS, LLC
TRANSMISSION LINE EASEMENT 01

PROPERTY DESCRIPTION

A 100.00-FOOT STRIP OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NO. 206045408 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE WEST ½ OF THE EAST ½ OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTH ¼ CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 30829" AT THE SOUTHEAST CORNER, SAID LINE BEARING N89°14'31"E A DISTANCE OF 2722.92 FEET AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE. (NAD83(2011))

COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 34, N89°14'31"E A DISTANCE OF 670.35 FEET, TO THE POINT OF BEGINNING;

THENCE N00°45'29"W A DISTANCE OF 100.00 FEET;

THENCE ON A LINE BEING 100.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 34, N89°14'31"E A DISTANCE OF 680.01 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 34;

THENCE ON SAID WEST LINE, S00°12'55"E A DISTANCE OF 100.01 FEET, TO THE EAST 1/16TH CORNER OF SAID SECTION 34, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376";

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, S89°14'31"W A DISTANCE OF 679.07 FEET TO, THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 67,955 SQUARE FEET OR 1.5600 ACRES.

EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

NOTE: ALL DISTANCES SHOWN HEREON ARE MODIFIED (GROUND) DISTANCES REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE USING A COMBINED SCALE FACTOR OF 1.0003949072.

PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT A

SE 1/4, SE 1/4, SEC. 34
T.12S, R.65W, 6TH P.M.

SAM THOMAS AND JOANN GEORGE
BOOK 6618 PAGE 48

W. LINE, SE 1/4, SE 1/4, SEC. 34
T.12S, R.65W, 6TH P.M.
N00°12'55"W 1369.99'

30' PERMANENT EASEMENT
REC. NO. 214021317

280.00'

MORLEY-BENTLY INVESTMENTS, LLC
REC. NO. 206045408

W 1/2, E 1/2, SEC. 34
T.12S, R.65W, 6TH P.M.

PROPOSED SUBSTATION



100 50 0 100

ORIGINAL SCALE: 1" = 100'

S00°12'55"E

100.01'

N89°14'31"E 680.01'

S89°14'31"W 679.07'

100.00'

100.00'

N00°45'29"W

30' ACCESS AND UTILITY EASEMENT
REC. NO. 214100441

POINT OF COMMENCEMENT
S. 1/4 COR. SEC. 34
RECOVERED 2-1/2" ALUMINUM CAP
STAMPED "LS 11624"

670.35'

30' ROW RESOLUTION
BOOK 571 PAGE 55

1373.51'

SE. COR. SEC. 34
RECOVERED 3-1/4" ALUMINUM CAP
STAMPED "LS 30829"

E. 1/16 COR. SEC. 34
RECOVERED 3-1/4" ALUMINUM CAP
STAMPED "LS 10376"



N89°14'31"E 2722.92'
S. LINE, SE 1/4, SEC. 34
T.12S, R.65W, 6TH P.M.
BASIS OF BEARINGS

POINT OF BEGINNING

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TRANSMISSION LINE EASEMENT 01 - MORLEY
TRI-STATE - VOLMER
PROJECT NO.: 15798.09
DATE: 03/27/18

SHEET: 2 OF 2



J·R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

EXHIBIT A

**PRI#4
TRANSMISSION LINE EASEMENT 03**

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED UNDER RECEPTION NUMBER 217123054 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, COUNTY OF EL PASO, STATE OF COLORADO. LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 12103" AT THE SOUTH 1/4 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 30829" AT THE SOUTHWEST CORNER, SAID LINE BEARING S89°05'11"E A DISTANCE OF 2637.89 FEET AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE. (NAD83(2011))

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, S89°05'11"W A DISTANCE OF 2637.89 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 35, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 30829";

THENCE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, N00°13'16"E A DISTANCE OF 100.02 FEET;

THENCE ON A LINE BEING 100 FEET NORTHERLY OF A PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, N89°05'11"E A DISTANCE OF 2635.91 FEET;

THENCE ON A LINE BEING 100 FEET NORTHERLY OF A PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, N89°05'17"E A DISTANCE OF 1926.96 FEET;

THENCE N67°48'16"E A DISTANCE OF 327.28 FEET;

THENCE N89°16'56"E A DISTANCE OF 293.84 FEET, TO A POINT ON THE WESTERLY LINE OF A 50 FOOT ELECTRIC EASEMENT DESCRIBED IN BOOK 2645 PAGE 656 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE WESTERLY LINE OF SAID 50 FOOT ELECTRIC EASEMENT, S00°20'20"E A DISTANCE OF 100.00 FEET;

THENCE S89°16'56"W A DISTANCE OF 274.22 FEET;

THENCE S67°48'16"W A DISTANCE OF 327.09 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, S89°05'17"W A DISTANCE OF 1945.75 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 518,433 SQUARE FEET OR 11.9016 ACRES.

EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

NOTE: ALL DISTANCES SHOWN HEREON ARE MODIFIED (GROUND) DISTANCES REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE USING A COMBINED SCALE FACTOR OF 1.0003949072.

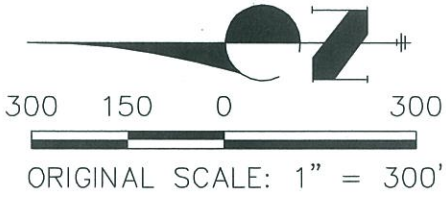
PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT A



PRI#4, LLC
REC. NO. 217123054

S 1/2, SEC. 35
T.12S, R.65W, 6TH P.M.



POINT OF BEGINNING
S. 1/4 COR. SEC. 35
RECOVERED 3-1/4"
ALUMINUM CAP
STAMPED "LS 12103"

S89°05'11"W 2637.89'
S. LINE, SW 1/4, SEC. 35
T.12S, R.65W, 6TH P.M.

100.00'

N89°05'11"E 2635.91'

30' ROW RESOLUTION
BOOK 571 PAGE 55

20' MOUNTAIN VIEW
ELECTRIC EASEMENT
BOOK 2358 AT PAGE 84
(ASSUMED LOCATION
BASED ON FEATURES,
DOCUMENT DOES NOT
CONTAIN A LEGAL
DESCRIPTION)

60' ROW
RESOLUTION
BOOK 571
PAGE 55

W. LINE, SW 1/4, SW
1/4, SEC. 35
T.12S, R.65W, 6TH P.M.

N00°13'16"E 1365.18'

N00°13'16"E
100.02'

SW. COR. SEC. 35
RECOVERED 3-1/4"
ALUMINUM CAP
STAMPED "LS 30829"

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TRANSMISSION LINE EASEMENT 03 - PRI#4
TRI-STATE - VOLMER
PROJECT NO.: 15798.09
DATE: 08/03/18

SHEET: 3 OF 4



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EXHIBIT A

WOODMEN HILLS DRIVE
(80' R.O.W.)
30' ROW RESOLUTION
BOOK 571 PAGE 55

NON-EXCLUSIVE EASEMENT FOR ROAD
BOOK 3353 AT PAGE 629
BOOK 3362 AT PAGE 501

SE. COR. SEC. 35
RECOVERED #5 REBAR WITH
CAP STAMPED "LS 2372"

S00°20'20"E
100.00'

50' ELECTRIC EASEMENT
BOOK 2645 PAGE 656

225' PSCO EASEMENT
BOOK 2153 PAGE 971

S89°16'56"W
274.22'

N89°16'56"E
293.84'

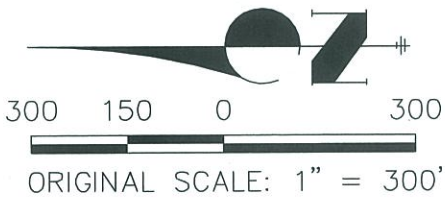
S67°48'16"W
327.09'

N67°48'16"E
327.28'

S89°05'17"W 2638.13'
S. LINE, SE 1/4, SEC. 35
T.12S, R.65W, 6TH P.M.
BASIS OF BEARINGS

PRI#4, LLC
REC. NO. 217123054

S 1/2, SEC. 35
T.12S, R.65W, 6TH P.M.



N89°05'17"E 1926.96'

S89°05'17"W 1945.75'

30' ROW RESOLUTION
BOOK 571 PAGE 55



POINT OF BEGINNING
S. 1/4 COR. SEC. 35
RECOVERED 3-1/4"
ALUMINUM CAP
STAMPED "LS 12103"

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TRANSMISSION LINE EASEMENT 03 - PRI#4
TRI-STATE - VOLMER
PROJECT NO.: 15798.09
DATE: 08/03/2018

SHEET: 4 OF 4



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