

# DETENTION POND MAINTENANCE EASEMENT EXHIBIT

SITUATED IN SECTION 21, T.11S, R.66W, 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

DETENTION POND MAINTENANCE EASEMENT, MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA):

A 20 FOOT WIDE EASEMENT SITUATED IN SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING 10 FEET ON EACH SIDE OF THE CENTERLINE WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST PROPERTY LINE OF THAT PROPERTY DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 313604 FROM WHICH THE FOUND IRON PIPE NORTHEAST PROPERTY CORNER BEARS N00°28'56"W 121.18 FEET;  
THENCE N84°40'07"W 447.20 FEET;  
THENCE 21.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, AN INTERIOR ANGLE OF 16°38'47", AND A CHORD OF N76°20'43"W 21.71 FEET TO THE POINT OF TERMINUS ON THE EAST LINE OF LOT 1 MONUMENT SUBDIVISION EXEMPTION PLAT.

CONTAINING 0.22 ACRES MORE OR LESS AS DESCRIBED.

NOTES:

1. SIDELINES OF MVEA EASEMENT ARE SHORTENED OR LENGTHENED TO MEET AT ANGLE POINTS AND TO BEGIN AND TERMINATE ON PROPERTY LINES
2. DRAWING ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

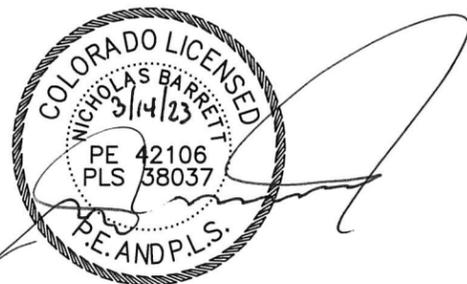
THE BASIS OF BEARING BETWEEN THE FOUND IRON PIPE AT THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 313604 AND THE FOUND IRON PIPE AT THE NORTHEAST CORNER OF SAID DEEDED PROPERTY WHICH BEARS S89°56'55"E

DETENTION POND MAINTENANCE EASEMENT, TRI-STATE GENERATION AND TRANSMISSION (TSGT):

A MAINTENANCE EASEMENT SITUATED IN SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST PROPERTY LINE OF THAT PROPERTY DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 313604 FROM WHICH THE FOUND IRON PIPE NORTHWEST PROPERTY CORNER BEARS N00°23'49"W 63.96 FEET;  
THENCE S00°23'49"E 21.67 FEET ALONG THE WEST LINE OF SAID DEEDED PROPERTY;  
THENCE 104.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 85.00 FEET, AN INTERIOR ANGLE OF 70°16'54", AND A CHORD OF N35°37'48"W 97.85 FEET;  
THENCE N00°29'21"W 588.89 FEET;  
THENCE 45.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 85.00 FEET, AN INTERIOR ANGLE OF 30°29'21", AND A CHORD OF N14°45'19"E 44.70 FEET;  
THENCE N30°00'00"E 254.35 FEET;  
THENCE 63.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 85.00 FEET, AN INTERIOR ANGLE OF 43°00'54", AND A CHORD OF N51°30'27"E 62.33 FEET;  
THENCE N73°00'54"E 64.06 FEET;  
THENCE N89°59'35"E 141.47 FEET;  
THENCE 112.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 65.00 FEET, AN INTERIOR ANGLE OF 98°56'57", AND A CHORD OF S40°31'57"E 98.82 FEET;  
THENCE S08°56'32"W 68.86 FEET;  
THENCE S18°07'53"W 158.75 FEET;  
THENCE N90°00'00"W 156.31 FEET;  
THENCE 123.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET, AN INTERIOR ANGLE OF 101°10'02", AND A CHORD OF N39°24'59"W 108.16 FEET;  
THENCE N11°10'02"E 178.24 FEET;  
THENCE 59.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 65.00 FEET, AN INTERIOR ANGLE OF 52°32'04", AND A CHORD OF S56°16'02"W 57.53 FEET;  
THENCE S30°00'00"W 254.35 FEET;  
THENCE 34.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 65.00 FEET, AN INTERIOR ANGLE OF 30°29'21", AND A CHORD OF S14°45'19"W 34.18 FEET;  
THENCE S00°29'21"E 588.89 FEET;  
THENCE 72.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 65.00 FEET, AN INTERIOR ANGLE OF 63°51'12", AND A CHORD OF S32°24'57"E 68.75 FEET TO A POINT ON THE WEST LINE OF SAID DEEDED PROPERTY AND THE POINT OF BEGINNING.

CONTAINING 2.13 ACRES MORE OR LESS AS DESCRIBED.



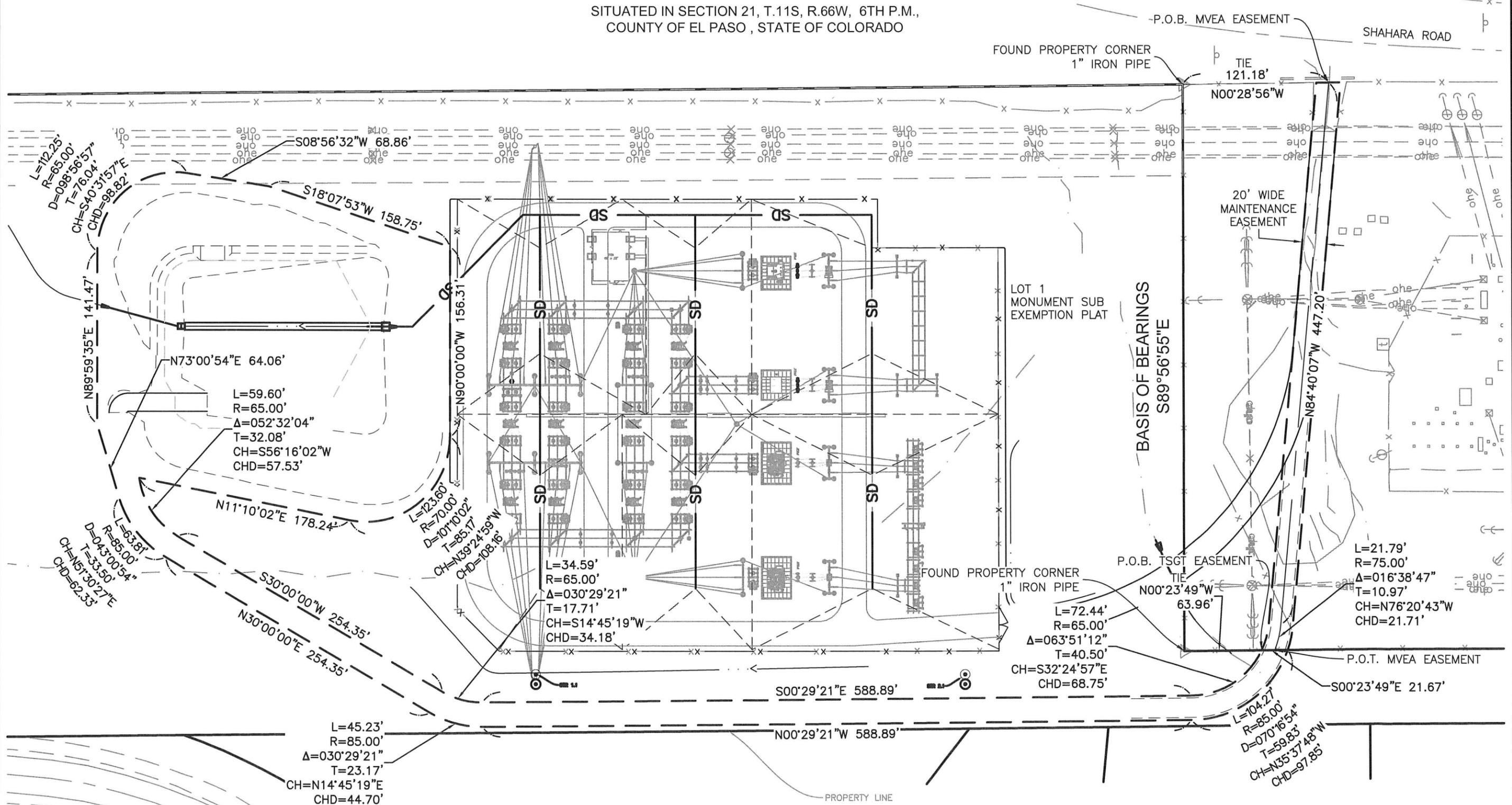
Nicholas Barrett, PLS 38037  
for and on behalf of  
Del-Mont Consultants, Inc.  
125 Colorado Ave.  
Montrose, CO 81401

<b>DEL-MONT CONSULTANTS, INC.</b> ENGINEERING & SURVEYING <small>125 Colorado Ave. Montrose, CO 81401 (970) 249-2251 (970) 245-2342 FAX www.del-mont.com service@del-mont.com</small>		EASEMENT EXHIBIT B		D.M. JOB NO: 21036	
		FOX RUN SUBSTATION		DATE ISSUED: 3/14/2023	
DESIGNED BY:	TMC	SCALE:	AS NOTED	MONUMENT, CO                      TRI-STATE G&T	SHEET: 1 of 2
CHECKED BY:	DWS	FILE NAME:	21036C_ESMT		

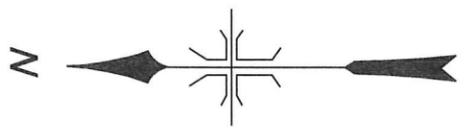
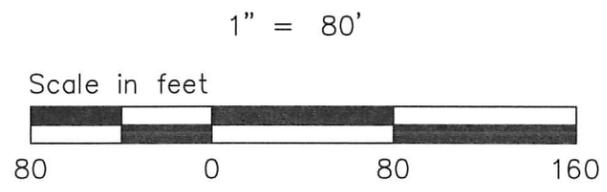
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COUNTY OF EL PASO, STATE OF COLORADO



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