



J-R ENGINEERING

**STERLING RANCH
MVEA EASEMENT VACATION 2**

PROPERTY DESCRIPTION

A 20-FOOT WIDE STRIP OF LAND BEING A PORTION OF THAT ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER BEING LOCATED THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST 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 SOUTHWEST CORNER AND BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTH QUARTER CORNER, SAID LINE BEING ASSUMED TO BEAR N89°14'14"E.

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

THENCE S76°23'15"W A DISTANCE OF 5,102.29 FEET, TO THE SOUTHEASTERLY CORNER OF THAT ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTH LINE, S89°16'22"W A DISTANCE OF 20.02 FEET;

THENCE DEPARTING SAID SOUTH LINE, THE FOLLOWING FIVE (5) COURSES:

1. N02°00'17"E A DISTANCE OF 502.32 FEET;
2. N49°38'29"W A DISTANCE OF 305.28 FEET;
3. N40°21'31"E A DISTANCE OF 20.00 FEET;
4. S49°38'29"E A DISTANCE OF 314.96 FEET;
5. S02°00'17"W A DISTANCE OF 511.05 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 16,336 SQUARE FEET OR 0.3750 ACRES.

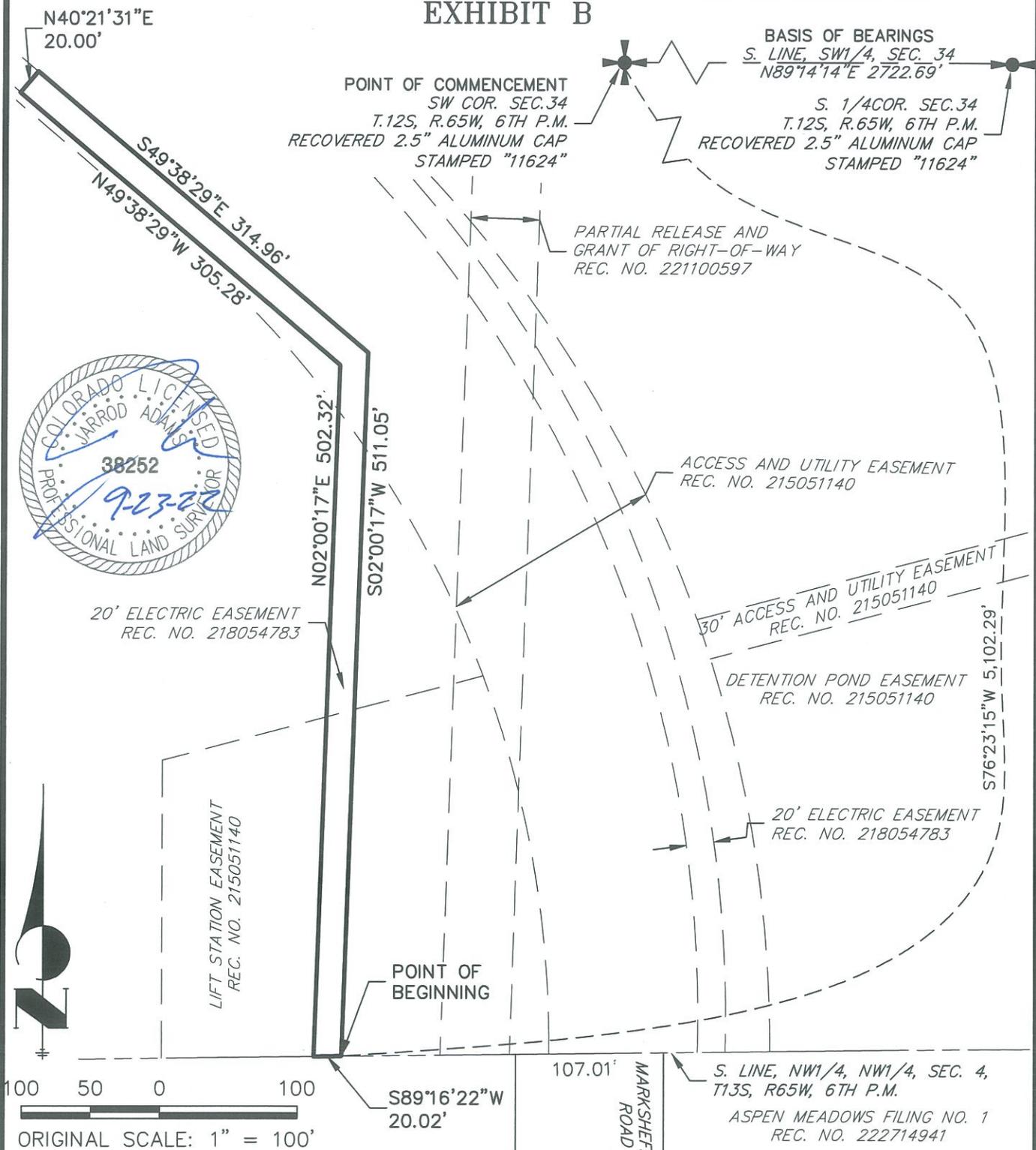
PROPERTY DESCRIPTION STATEMENT

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



100 50 0 100
 ORIGINAL SCALE: 1" = 100'

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

MVEA EASEMENT VACATION 2
 STERLING RANCH
 PROJECT NO.: 25188.11
 DATE: 9-16-2022

SHEET: 1 OF 2



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



J-R ENGINEERING

STERLING RANCH MVEA EASEMENT VACATION 1

PROPERTY DESCRIPTION

A 20-FOOT WIDE STRIP OF LAND BEING A PORTION OF THAT ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER BEING LOCATED THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST 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 SOUTHWEST CORNER AND BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTH QUARTER CORNER, SAID LINE BEING ASSUMED TO BEAR N89°14'14"E.

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

THENCE S75°39'18"W A DISTANCE OF 4,832.60 FEET, TO THE SOUTHEASTERLY CORNER OF THAT ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTH LINE, S89°16'22"W A DISTANCE OF 20.02 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID SOUTH LINE, THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N88°19'18"W, HAVING A RADIUS OF 903.50 FEET, A CENTRAL ANGLE OF 51°19'11" AND AN ARC LENGTH OF 809.26 FEET, TO A POINT OF TANGENT;
2. N49°38'29"W A DISTANCE OF 35.89 FEET;
3. N46°05'27"E A DISTANCE OF 20.00 FEET;
4. S49°48'38"E A DISTANCE OF 33.89 FEET, TO A POINT OF NON-TANGENT CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S40°21'31"W, HAVING A RADIUS OF 923.50 FEET, A CENTRAL ANGLE OF 51°16'03" AND AN ARC LENGTH OF 826.34 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 17,052 SQUARE FEET OR 0.3915 ACRES.

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

N46°05'27"E
20.00'

S49°48'38"E
33.89'

N49°38'29"W
35.89'

S40°21'31"W(R)

POINT OF COMMENCEMENT
SW COR. SEC.34
T.12S, R.65W, 6TH P.M.
RECOVERED 2.5" ALUMINUM CAP
STAMPED "11624"

BASIS OF BEARINGS
S. LINE, SW1/4, SEC. 34
N89°14'14"E 2722.69'

S. 1/4 COR. SEC.34
T.12S, R.65W, 6TH P.M.
RECOVERED 2.5" ALUMINUM CAP
STAMPED "11624"

S75°39'18"W 4,832.60'

PARTIAL RELEASE AND
GRANT OF RIGHT-OF-WAY
REC. NO. 221100597

ACCESS AND UTILITY EASEMENT
REC. NO. 215051140

Δ=51°19'17" R=903.50' L=809.26'
Δ=51°16'03" R=923.50' L=829.34'

30' ACCESS AND UTILITY EASEMENT
REC. NO. 215051140

20' ELECTRIC EASEMENT
REC. NO. 218054783

DETENTION POND EASEMENT
REC. NO. 215051140

20' ELECTRIC EASEMENT
REC. NO. 218054783

POINT OF
BEGINNING

N88°19'18"W(R)

S89°16'22"W
20.02'

S. LINE, NW1/4, NW1/4, SEC. 4,
T13S, R65W, 6TH P.M.
ASPEN MEADOWS FILING NO. 1
REC. NO. 222714941

MARKSHEFFEL
ROAD

LIFT STATION EASEMENT
REC. NO. 215051140

100 50 0 100

ORIGINAL SCALE: 1" = 100'

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

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STERLING RANCH
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