

Chuck Broerman
05/14/2018 02:17:58 PM
Doc \$0.00 7
Rec \$43.00 Pages

El Paso County, CO



218054786

GRANT OF TRAIL EASEMENT

SR LAND, LLC, a Colorado Limited Liability Company ("Grantor") and being the owner of the real property located in the County of El Paso and State of Colorado legally described on Exhibit "A" attached hereto (the "Property"), hereby contributes and grants to **STERLING RANCH METROPOLITAN DISTRICT NO. 1**, ("Grantee") a permanent non-exclusive trail easement for ingress and egress purposes twenty-five (25) feet in width over, under and across the Property described in Exhibit "A"; this grant includes rights of ingress and egress for the installation, maintenance, repair and replacement of trail related facilities.

The Grantee shall keep and maintain this trail easement in a neat and sanitary condition.

This grant shall not be construed to interfere with the right of the Grantor or its assignees to use the real property covered by this trail easement for any uses authorized by law and which do not preclude or unduly interfere with Grantee's use of this trail easement for the above stated purposes.

The provisions herein shall inure to the benefit of and bind the heirs, successors and assigns of the respective parties hereto.

Signed, sealed, and delivered this 30th day of April, 2018.

SR LAND, LLC

By: James Morley

James Morley, Manager

STATE OF COLORADO)
)
COUNTY OF EL PASO)

The foregoing document was acknowledged before me this 30th day of April, 2018 by James Morley, Manager of SR Land, LLC, Grantor.

Witness my hand and official seal.

Eric S Howard

Notary Public

My commission expires: May 30, 2022

ERIC S HOWARD
Notary Public
State of Colorado
Notary ID # 20144021884
My Commission Expires 05-30-2022



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 FILING NO. 1
25' SAND CREEK TRAIL EASEMENT
DATE: FEBRUARY 9, 2018

A 25 FOOT WIDE PARCEL OF LAND IN SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, LYING 12.50 FEET ON BOTH SIDES OF THE CENTERLINE 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 SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SECTION 34;

THENCE N76°17'42"W , A DISTANCE OF 3278.03 FEET TO THE POINT OF BEGINNING;

THENCE N13°40'40"W, A DISTANCE OF 201.40 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 492.50 FEET, A CENTRAL ANGLE OF 8°29'26" (THE CHORD OF WHICH BEARS N17°55'23"W A DISTANCE OF 72.92 FEET) AN ARC DISTANCE OF 72.98 FEET;

THENCE N67°32'27"E, A DISTANCE OF 1.88 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 17.50 FEET, A CENTRAL ANGLE OF 22°23'25" (THE CHORD OF WHICH BEARS N56°20'45"E A DISTANCE OF 6.80 FEET) AN ARC DISTANCE OF 6.84 FEET;

THENCE N45°09'02"E, 42.57 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 10°53'24" (THE CHORD OF WHICH BEARS N39°42'20"E A DISTANCE OF 7.12 FEET) AN ARC DISTANCE OF 7.13 FEET;

THENCE N34°15'38"E, A DISTANCE OF 70.55 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 62.50 FEET, A CENTRAL ANGLE OF 42°23'02" (THE CHORD OF WHICH BEARS N13°04'07"E A DISTANCE OF 45.19 FEET) AN ARC DISTANCE OF 46.23 FEET;

THENCE N08°07'24"W, A DISTANCE OF 113.39 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 87.50 FEET, A CENTRAL ANGLE OF 4°20'49" (THE CHORD OF WHICH BEARS N10°17'48"W A DISTANCE OF 6.64 FEET) AN ARC DISTANCE OF 6.64 FEET;

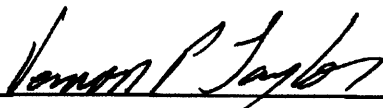
THENCE N12°28'13"W, A DISTANCE OF 38.70 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 112.50 FEET, A
 CENTRAL ANGLE OF 8°50'36" (THE CHORD OF WHICH BEARS N08°02'55"W A DISTANCE OF 17.35 FEET)
 AN ARC DISTANCE OF 17.36 FEET;
 THENCE N03°37'37"W, A DISTANCE OF 49.02 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 112.50 FEET, A
 CENTRAL ANGLE OF 17°02'50" (THE CHORD OF WHICH BEARS N04°53'48"E A DISTANCE OF 33.35 FEET)
 AN ARC DISTANCE OF 33.47 FEET;
 THENCE N13°25'13"E, A DISTANCE OF 31.14 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 112.50 FEET, A
 CENTRAL ANGLE OF 14°47'26" (THE CHORD OF WHICH BEARS N20°48'57"E A DISTANCE OF 28.96 FEET)
 AN ARC DISTANCE OF 29.04 FEET;
 THENCE N28°12'40" E, A DISTANCE OF 62.48 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 112.50 FEET, A
 CENTRAL ANGLE OF 10°38'21" (THE CHORD OF WHICH BEARS N33°31'50"E A DISTANCE OF 20.86 FEET)
 AN ARC DISTANCE OF 20.89 FEET;
 THENCE N38°51'01"E, A DISTANCE OF 201.49 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 112.50 FEET, A
 CENTRAL ANGLE OF 3°25'52" (THE CHORD OF WHICH BEARS N40°33'56"E A DISTANCE OF 6.74 FEET) AN
 ARC DISTANCE OF 6.74 FEET;
 THENCE N42°16'52"E, A DISTANCE OF 122.32 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 207.50 FEET, A
 CENTRAL ANGLE OF 15°41'43" (THE CHORD OF WHICH BEARS N50°07'44"E A DISTANCE OF 56.66 FEET)
 AN ARC DISTANCE OF 56.84 FEET;
 THENCE N57°58'35"E, A DISTANCE OF 70.81 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 112.50 FEET, A
 CENTRAL ANGLE OF 8°14'49" (THE CHORD OF WHICH BEARS N62°06'00"E A DISTANCE OF 16.18 FEET) AN
 ARC DISTANCE OF 16.19 FEET;
 THENCE N66°13'25"E, A DISTANCE OF 147.20 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 57.50 FEET, A
 CENTRAL ANGLE OF 40°14'26" (THE CHORD OF WHICH BEARS N46°06'12"E A DISTANCE OF 39.56 FEET)
 AN ARC DISTANCE OF 40.38 FEET;
 THENCE N25°58'59"E, A DISTANCE OF 83.33 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 137.50 FEET, A
 CENTRAL ANGLE OF 46°54'45" (THE CHORD OF WHICH BEARS N02°31'36"E A DISTANCE OF 109.46 FEET)
 AN ARC DISTANCE OF 112.58 FEET;
 THENCE N20°55'47"W, A DISTANCE OF 650.94 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 87.50 FEET, A
 CENTRAL ANGLE OF 14°32'41" (THE CHORD OF WHICH BEARS N28°12'07"W A DISTANCE OF 22.15 FEET)
 AN ARC DISTANCE OF 22.21 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 112.50 FEET, A
 CENTRAL ANGLE OF 46°25'48" (THE CHORD OF WHICH BEARS N12°15'33"W A DISTANCE OF 88.69 FEET)
 AN ARC DISTANCE OF 91.17 FEET;
 THENCE N10°57'21"E, A DISTANCE OF 39.13 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A
 CENTRAL ANGLE OF 7°52'58" (THE CHORD OF WHICH BEARS N07°00'52"E A DISTANCE OF 5.16 FEET) AN
 ARC DISTANCE OF 5.16 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 247.92 FEET, A
 CENTRAL ANGLE OF 15°11'26" (THE CHORD OF WHICH BEARS N04°31'21"W A DISTANCE OF 65.54 FEET)
 AN ARC DISTANCE OF 65.73 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 164.50 FEET, A
 CENTRAL ANGLE OF 60°34'19" (THE CHORD OF WHICH BEARS N18°10'06"E A DISTANCE OF 165.92 FEET)
 AN ARC DISTANCE OF 173.91 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 197.65 FEET, A
 CENTRAL ANGLE OF 27°48'14" (THE CHORD OF WHICH BEARS N34°33'08"E A DISTANCE OF 94.97 FEET)
 AN ARC DISTANCE OF 95.91 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 363.53 FEET, A
 CENTRAL ANGLE OF 21°25'30" (THE CHORD OF WHICH BEARS N31°21'47"E A DISTANCE OF 135.15 FEET)
 AN ARC DISTANCE OF 135.94 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A
 CENTRAL ANGLE OF 14°48'40" (THE CHORD OF WHICH BEARS N34°40'11"E A DISTANCE OF 9.67 FEET) AN
 ARC DISTANCE OF 9.69 FEET;
 THENCE N27°15'51"E, A DISTANCE OF 25.62 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 62.50 FEET, A
 CENTRAL ANGLE OF 18°45'46" (THE CHORD OF WHICH BEARS N36°38'45"E A DISTANCE OF 20.38 FEET)
 AN ARC DISTANCE OF 20.47 FEET;
 THENCE N46°01'38"E, A DISTANCE OF 47.38 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A
 CENTRAL ANGLE OF 8°53'55" (THE CHORD OF WHICH BEARS N41°34'40"E A DISTANCE OF 5.82 FEET) AN
 ARC DISTANCE OF 5.82 FEET;
 THENCE N37°07'43" E, A DISTANCE OF 78.20 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 53.50 FEET, A
 CENTRAL ANGLE OF 76°09'05" (THE CHORD OF WHICH BEARS N75°12'16"E A DISTANCE OF 65.99 FEET)
 AN ARC DISTANCE OF 71.11 FEET;
 THENCE S66°43'12"E, A DISTANCE OF 125.41 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 212.50 FEET, A
 CENTRAL ANGLE OF 43°33'17" (THE CHORD OF WHICH BEARS S88°29'50"E A DISTANCE OF 157.68 FEET)
 AN ARC DISTANCE OF 161.54 FEET;
 THENCE N69°43'31"E, A DISTANCE OF 119.20 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 87.50 FEET, A
 CENTRAL ANGLE OF 7°12'27" (THE CHORD OF WHICH BEARS N66°07'18"E A DISTANCE OF 11.00 FEET) AN
 ARC DISTANCE OF 11.01 FEET;
 THENCE N62°31'04"E, A DISTANCE OF 114.96 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 112.50 FEET, A
 CENTRAL ANGLE OF 8°55'54" (THE CHORD OF WHICH BEARS N66°59'01"E A DISTANCE OF 17.52 FEET) AN
 ARC DISTANCE OF 17.54 FEET;
 THENCE N71°26'58"E, A DISTANCE OF 81.98 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 87.50 FEET, A
 CENTRAL ANGLE OF 10°02'31" (THE CHORD OF WHICH BEARS N66°25'42"E A DISTANCE OF 15.32 FEET)
 AN ARC DISTANCE OF 15.34 FEET;
 THENCE N61°24'27" E, A DISTANCE OF 148.41 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 87.50 FEET, A
 CENTRAL ANGLE OF 17°39'26" (THE CHORD OF WHICH BEARS N52°34'44"E A DISTANCE OF 26.86 FEET)
 AN ARC DISTANCE OF 26.97 FEET;

THENCE N43°45'01"E, A DISTANCE OF 45.76 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 112.50 FEET, A
 CENTRAL ANGLE OF 12°27'11" (THE CHORD OF WHICH BEARS N49°58'37"E A DISTANCE OF 24.40 FEET)
 AN ARC DISTANCE OF 24.45 FEET;
 THENCE N56°12'12"E, A DISTANCE OF 53.55 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 87.50 FEET, A
 CENTRAL ANGLE OF 23°15'10" (THE CHORD OF WHICH BEARS N44°34'37"E A DISTANCE OF 35.27 FEET)
 AN ARC DISTANCE OF 35.51 FEET;
 THENCE N32°57'03"E, A DISTANCE OF 37.28 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 87.50 FEET, A
 CENTRAL ANGLE OF 19°05'23" (THE CHORD OF WHICH BEARS N23°24'21"E A DISTANCE OF 29.02 FEET)
 AN ARC DISTANCE OF 29.15 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 154.30 FEET, A
 CENTRAL ANGLE OF 19°51'28" (THE CHORD OF WHICH BEARS N03°55'55"E A DISTANCE OF 53.21 FEET)
 AN ARC DISTANCE OF 53.48 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 132.76 FEET, A
 CENTRAL ANGLE OF 31°48'59" (THE CHORD OF WHICH BEARS N09°54'40"E A DISTANCE OF 72.78 FEET)
 AN ARC DISTANCE OF 73.72 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 62.19 FEET, A
 CENTRAL ANGLE OF 57°11'50" (THE CHORD OF WHICH BEARS N54°25'05"E A DISTANCE OF 59.54 FEET)
 AN ARC DISTANCE OF 62.08 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 65.76 FEET, A
 CENTRAL ANGLE OF 66°34'07" (THE CHORD OF WHICH BEARS N49°43'57"E A DISTANCE OF 72.17 FEET)
 AN ARC DISTANCE OF 76.40 FEET;
 THENCE N16°26'54"E, A DISTANCE OF 133.23 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 112.50 FEET, A
 CENTRAL ANGLE OF 30°42'19" (THE CHORD OF WHICH BEARS N31°48'03"E A DISTANCE OF 59.57 FEET)
 AN ARC DISTANCE OF 60.29 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 434.15 FEET, A
 CENTRAL ANGLE OF 29°08'54" (THE CHORD OF WHICH BEARS N32°34'46"E A DISTANCE OF 218.49 FEET)
 AN ARC DISTANCE OF 220.87 FEET TO THE POINT OF TERMINUS;

SAID PARCEL CONTAINS A CALCULATED AREA OF 124,411 S.F. (2.856 ACRES MORE OR LESS).

PREPARED BY:


2/12/18

 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



STERLING RANCH FILING NO. 1 25' SAND CREEK TRAIL EASEMENT EXHIBIT "C"

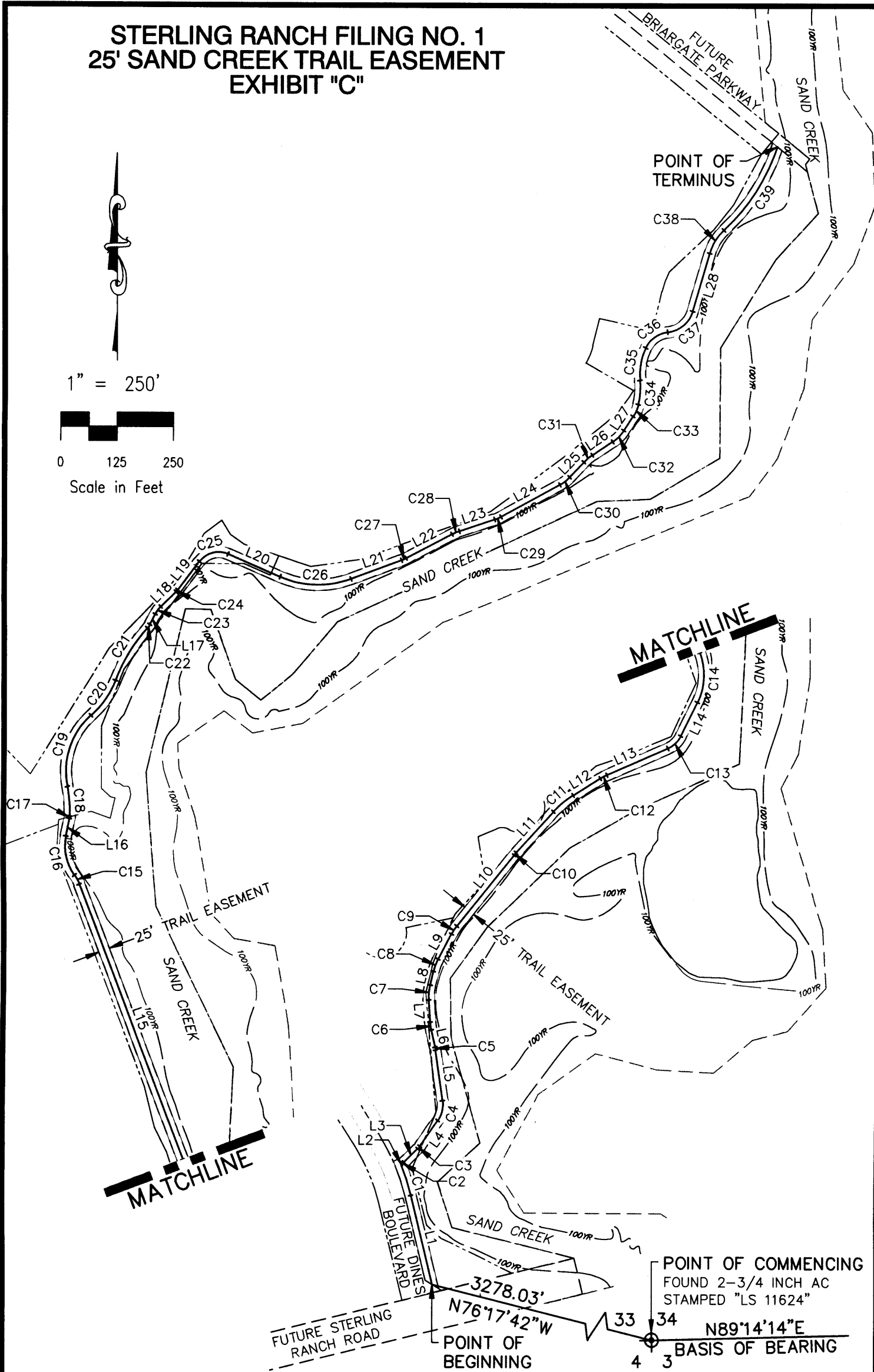


1" = 250'

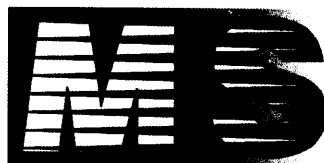


0 125 250

Scale in Feet



STERLING RANCH FILING NO. 1
SAND CREEK TRAIL EASEMENT
EXHIBIT "C"
JOB NO. 09-002
DATE PREPARED: 02/12/2018



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

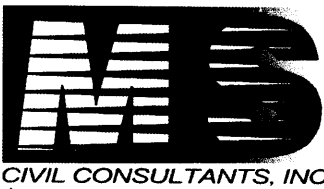
SHEET 1 OF 1

STERLING RANCH FILING NO. 1
25' SAND CREEK TRAIL EASEMENT
EXHIBIT "C"

EASEMENT CENTERLINE LINE TABLE		
LINE #	LENGTH	BEARING
L1	201.40	N13°40'40"W
L2	1.88	N67°32'27"E
L3	42.57	N45°09'02"E
L4	70.55	N34°15'38"E
L5	113.39	N08°07'24"W
L6	38.70	N12°28'13"W
L7	49.02	N03°37'37"W
L8	31.14	N13°25'13"E
L9	62.48	N28°12'40"E
L10	201.49	N38°51'01"E
L11	122.32	N42°16'52"E
L12	70.81	N57°58'35"E
L13	147.20	N66°13'25"E
L14	83.33	N25°58'59"E
L15	650.94	N20°55'47"W
L16	39.13	N10°57'21"E
L17	25.62	N27°15'51"E
L18	47.38	N46°01'38"E
L19	78.20	N37°07'43"E
L20	125.41	S66°43'12"E
L21	119.20	N69°43'31"E
L22	114.96	N62°31'04"E
L23	81.98	N71°26'58"E
L24	148.41	N61°24'27"E
L25	45.76	N43°45'01"E
L26	53.55	N56°12'12"E
L27	37.28	N32°57'03"E
L28	133.23	N16°26'54"E

EASEMENT CENTERLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	72.98	492.50	8°29'26"	N17°55'23"W	72.92'
C2	6.84	17.50	22°23'25"	N56°20'45"E	6.80'
C3	7.13	37.50	10°53'24"	N39°42'20"E	7.12'
C4	46.23	62.50	42°23'02"	N13°04'07"E	45.19'
C5	6.64	87.50	4°20'49"	N10°17'48"W	6.64'
C6	17.36	112.50	8°50'36"	N08°02'55"W	17.35'
C7	33.47	112.50	17°02'50"	N04°53'48"E	33.35'
C8	29.04	112.50	14°47'26"	N20°48'57"E	28.96'
C9	20.89	112.50	10°38'21"	N33°31'50"E	20.86'
C10	6.74	112.50	3°25'52"	N40°33'56"E	6.74'
C11	56.84	207.50	15°41'43"	N50°07'44"E	56.66'
C12	16.19	112.50	8°14'49"	N62°06'00"E	16.18'
C13	40.38	57.50	40°14'26"	N46°06'12"E	39.56'
C14	112.58	137.50	46°54'45"	N02°31'36"E	109.46'
C15	22.21	87.50	14°32'41"	N28°12'07"W	22.15'
C16	91.17	112.50	46°25'48"	N12°15'33"W	88.69'
C17	5.16	37.50	7°52'58"	N07°00'52"E	5.16'
C18	65.73	247.92	15°11'26"	N04°31'21"W	65.54'
C19	173.91	164.50	60°34'19"	N18°10'06"E	165.92'
C20	95.91	197.65	27°48'14"	N34°33'08"E	94.97'
C21	135.94	363.53	21°25'30"	N31°21'47"E	135.15'
C22	9.69	37.50	14°48'40"	N34°40'11"E	9.67'
C23	20.47	62.50	18°45'46"	N36°38'45"E	20.38'
C24	5.82	37.50	8°53'55"	N41°34'40"E	5.82'
C25	71.11	53.50	76°09'05"	N75°12'16"E	65.99'
C26	161.54	212.50	43°33'17"	S88°29'50"E	157.68'
C27	11.01	87.50	7°12'27"	N66°07'18"E	11.00'
C28	17.54	112.50	8°55'54"	N66°59'01"E	17.52'
C29	15.34	87.50	10°02'31"	N66°25'42"E	15.32'
C30	26.97	87.50	17°39'26"	N52°34'44"E	26.86'
C31	24.45	112.50	12°27'11"	N49°58'37"E	24.40'
C32	35.51	87.50	23°15'10"	N44°34'37"E	35.27'
C33	29.15	87.50	19°05'23"	N23°24'21"E	29.02'
C34	53.48	154.30	19°51'28"	N03°55'55"E	53.21'
C35	73.72	132.76	31°48'59"	N09°54'40"E	72.78'
C36	62.08	62.19	57°11'50"	N54°25'05"E	59.54'
C37	76.40	65.76	66°34'07"	N49°43'57"E	72.17'
C38	60.29	112.50	30°42'19"	N31°48'03"E	59.57'
C39	220.87	434.15	29°08'54"	N32°34'46"E	218.49'

STERLING RANCH FILING NO. 1
SAND CREEK TRAIL EASEMENT
EXHIBIT "C"
JOB NO. 09-002
DATE PREPARED: 02/12/2018



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