

## EXHIBIT A

DBC Project: 21187-01

LEGAL DESCRIPTION - PROPOSED WINDERMERE FILING No. 1                      MARCH 11, 2022

A PARCEL OF LAND LOCATED WITHIN THE EAST HALF OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, CHATEAU AT ANTELOPE RIDGE FILING NO. 2, AS SHOWN ON THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202192387, OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE AND CONSIDERING THE SOUTH LINE OF SAID LOT 1, AS SHOWN ON SAID PLAT, TO BEAR N89°56'53"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE THE FOLLOWING TEN (10) COURSES ALONG THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO. 2:

1. N89°56'53"E, 670.94 FEET;
2. S77°13'21"W, 296.79 FEET;
3. S14°41'09"E, 81.11 FEET;
4. S77°39'54"E, 397.87 FEET;
5. N63°24'07"E, 97.95 FEET;
6. N47°01'52"E, 173.02 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIAL LINE BEARS S26°27'56"E, 50.64 FEET;
7. 54.06 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 50.64 FEET, A CENTRAL ANGLE OF 61°10'00", AND BEING SUBTENDED BY A CHORD THAT BEARS S85°52'56"E, 51.53 FEET;
8. S50°34'05"E, 287.41 FEET;
9. N03°10'04"W, 254.58 FEET;
10. N89°56'53"E, 70.30 FEET;

THENCE N89°24'24"E, 58.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 209071394 OF THE RECORDS OF EL PASO COUNTY; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE SAID WEST RIGHT-OF-WAY LINE:

1. S00°36'10"E, 53.57 FEET TO A POINT OF CURVE TO THE RIGHT;
2. 460.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 7920.00 FEET, A CENTRAL ANGLE OF 03°20'02", AND BEING SUBTENDED BY A CHORD THAT BEARS S01°03'51"W, 460.76 FEET;
3. S02°43'52"W, 207.46 FEET TO A POINT OF CURVE TO THE LEFT;
4. 447.12 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 8580.00 FEET, CENTRAL ANGLE OF 02°59'09" AND BEING SUBTENDED BY A CHORD THAT BEARS S01°14'18"W, 447.07 FEET;
5. S00°15'17"E, 943.87 FEET;
6. S29°00'24"W, 54.00 FEET;
7. S59°08'42"W, 73.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 205015091 OF THE RECORDS OF EL PASO COUNTY; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE:

1. S89°48'47"W, 113.86 FEET TO A POINT OF CURVE TO THE LEFT;
2. 407.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 22°02'40" AND BEING SUBTENDED BY A CHORD THAT BEARS S78°47'28"W, 405.32 FEET;
3. 288.60 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE, SAID ARC HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 17°35'28" AND BEING SUBTENDED BY A CHORD THAT BEARS S76°33'51"W, 287.47 FEET;

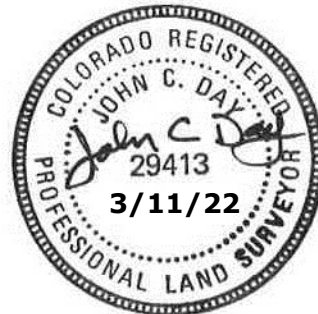
THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ANTELOPE RIDGE DRIVE:

1. N00°00'18"W, 712.88 FEET TO A POINT OF CURVE TO THE LEFT;
2. 762.65 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE; SAID ARC HAVING A RADIUS OF 1280.00 FEET, A CENTRAL ANGLE OF 34°08'17" AND BEING SUBTENDED BY A CHORD THAT BEARS N17°04'26"W, 751.42 FEET;
3. 928.37 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 34°05'50" AND BEING SUBTENDED BY A CHORD THAT BEARS N17°05'40"W, 914.73 FEET;
4. N00°09'38"W, 35.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS AN AREA OF 2,268,352 SQUARE FEET (52.074 ACRES) OF LAND, MORE OR LESS.

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JOHN C. DAY     PLS 29413  
FOR AND ON BEHALF OF  
DREXEL, BARRELL & CO.  
3 SOUTH 7<sup>TH</sup> STREET  
COLORADO SPRINGS, COLORADO   80905  
719-260-0887



## EXHIBIT B

DBC Project: 21187-01  
March 11, 2022

LEGAL DESCRIPTION - YES ANTELOPE RIDGE, LLC PROPERTY

A PARCEL OF LAND LOCATED WITHIN THE EAST HALF OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT A, CHATEAU AT ANTELOPE RIDGE FILING NO. 2, AS SHOWN ON THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202192387, OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING 3.15 ACRES MORE OR LESS.

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JOHN C. DAY     PLS 29413  
FOR AND ON BEHALF OF  
DREXEL, BARRELL & CO.  
3 SOUTH 7<sup>TH</sup> STREET  
COLORADO SPRINGS, COLORADO 80905  
719-260-0887



## EXHIBIT C

DBC Project: 21187-01  
March 11, 2022

### LEGAL DESCRIPTION - EASEMENT FOR EXTENDED DETENTION BASIN NORTH

A PARCEL OF LAND BEING A PART OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NUMBER 220210591, IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SAID TRACT LOCATED WITHIN THE EAST HALF OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, CHATEAU AT ANTELOPE RIDGE FILING NO. 2, AS SHOWN ON THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202192387, OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE AND CONSIDERING THE SOUTH LINE OF SAID LOT 1, AS SHOWN ON SAID PLAT, TO BEAR N89°56'53"E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N89°56'53"E, 331.33 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING TEN (10) COURSES ALONG THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO. 2:

1. N89°56'53"E, 339.61 FEET;
2. S77°13'21"W, 296.79 FEET;
3. S14°41'09"E, 81.11 FEET;
4. S77°39'54"E, 397.87 FEET;
5. N63°24'07"E, 97.95 FEET;
6. N47°01'52"E, 173.02 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIAL LINE BEARS S26°27'56"E, 50.64 FEET;
7. 54.06 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 50.64 FEET, A CENTRAL ANGLE OF 61°10'00", AND BEING SUBTENDED BY A CHORD THAT BEARS S85°52'56"E, 51.53 FEET;
8. S50°34'05"E, 287.41 FEET;
9. N03°10'04"W, 254.58 FEET;
10. N89°56'53"E, 70.30 FEET;

THENCE N89°24'24"E, 15.00 FEET; THENCE S00°15'53"E, 496.65; THENCE S56°15'31"W, 191.84 FEET; THENCE N37°33'43"W, 112.60 FEET; THENCE N45°12'10"W, 112.60 FEET; THENCE N40°58'37"W, 120.00 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, FROM WHICH THE RADIAL LINE BEARS S40°58'37"W, 725.00 FEET; THENCE 30.01 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 02°22'18", AND BEING SUBTENDED BY A CHORD THAT BEARS N50°12'32"W, 30.01 FEET;

THENCE N38°36'19"E, 120.00 FEET; THENCE N55°35'50"W, 123.85 FEET; THENCE N63°48'41"W, 118.23 FEET; THENCE N72°01'32"W, 123.85 FEET; THENCE N80°02'56"W, 112.60 FEET; THENCE N83°09'00"W, 119.32 FEET; THENCE S84°38'15"W, 121.73 FEET;

THENCE N09°54'52"W, 50.77 FEET; THENCE N00°03'07"W, 178.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS AN AREA OF 227,419 SQUARE FEET (5.2208 ACRES) OF LAND, MORE OR LESS.

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JOHN C. DAY     PLS 29413  
FOR AND ON BEHALF OF  
DREXEL, BARRELL & CO.  
3 SOUTH 7<sup>TH</sup> STREET  
COLORADO SPRINGS, COLORADO 80905  
719-260-0887



## EXHIBIT D

DBC Project: 21187-01

March 11, 2022

LEGAL DESCRIPTION - EASEMENT FOR EXTENDED DETENTION BASIN SOUTH

A PARCEL OF LAND BEING A PART OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NUMBER 220210591, IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SAID TRACT LOCATED WITHIN THE EAST HALF OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, CHATEAU AT ANTELOPE RIDGE FILING NO. 2, AS SHOWN ON THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202192387, OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE AND CONSIDERING THE SOUTH LINE OF SAID LOT 1, AS SHOWN ON SAID PLAT, TO BEAR N89°56'53"E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE THE FOLLOWING TEN (10) COURSES ALONG THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO. 2:

1. N89°56'53"E, 670.94 FEET;
2. S77°13'21"W, 296.79 FEET;
3. S14°41'09"E, 81.11 FEET;
4. S77°39'54"E, 397.87 FEET;
5. N63°24'07"E, 97.95 FEET;
6. N47°01'52"E, 173.02 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIAL LINE BEARS S26°27'56"E, 50.64 FEET;
7. 54.06 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 50.64 FEET, A CENTRAL ANGLE OF 61°10'00", AND BEING SUBTENDED BY A CHORD THAT BEARS S85°52'56"E, 51.53 FEET;
8. S50°34'05"E, 287.41 FEET;
9. N03°10'04"W, 254.58 FEET;
10. N89°56'53"E, 70.30 FEET;

THENCE N89°24'24"E, 15.00 FEET; THENCE S00°15'53"E, 938.32 FEET; THENCE S00°15'58"E, 257.75 FEET; THENCE S00°15'48"E, 525.31 FEET TO THE POINT OF BEGINNING;

THENCE S00°15'48"E, 408.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 205015091 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE:

1. S29°00'24"W, 32.99 FEET;
2. S59°08'42"W, 73.00 FEET;

3. S89°48'47"W, 61.17 FEET;

THENCE N00°14'54"W, 474.75 FEET; THENCE N89°45'06"E, 140.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS AN AREA OF 64,509 SQUARE FEET (1.4809 ACRES) OF LAND, MORE OR LESS.

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JOHN C. DAY     PLS 29413  
FOR AND ON BEHALF OF  
DREXEL, BARRELL & CO.  
3 SOUTH 7<sup>TH</sup> STREET  
COLORADO SPRINGS, COLORADO 80905  
719-260-0887



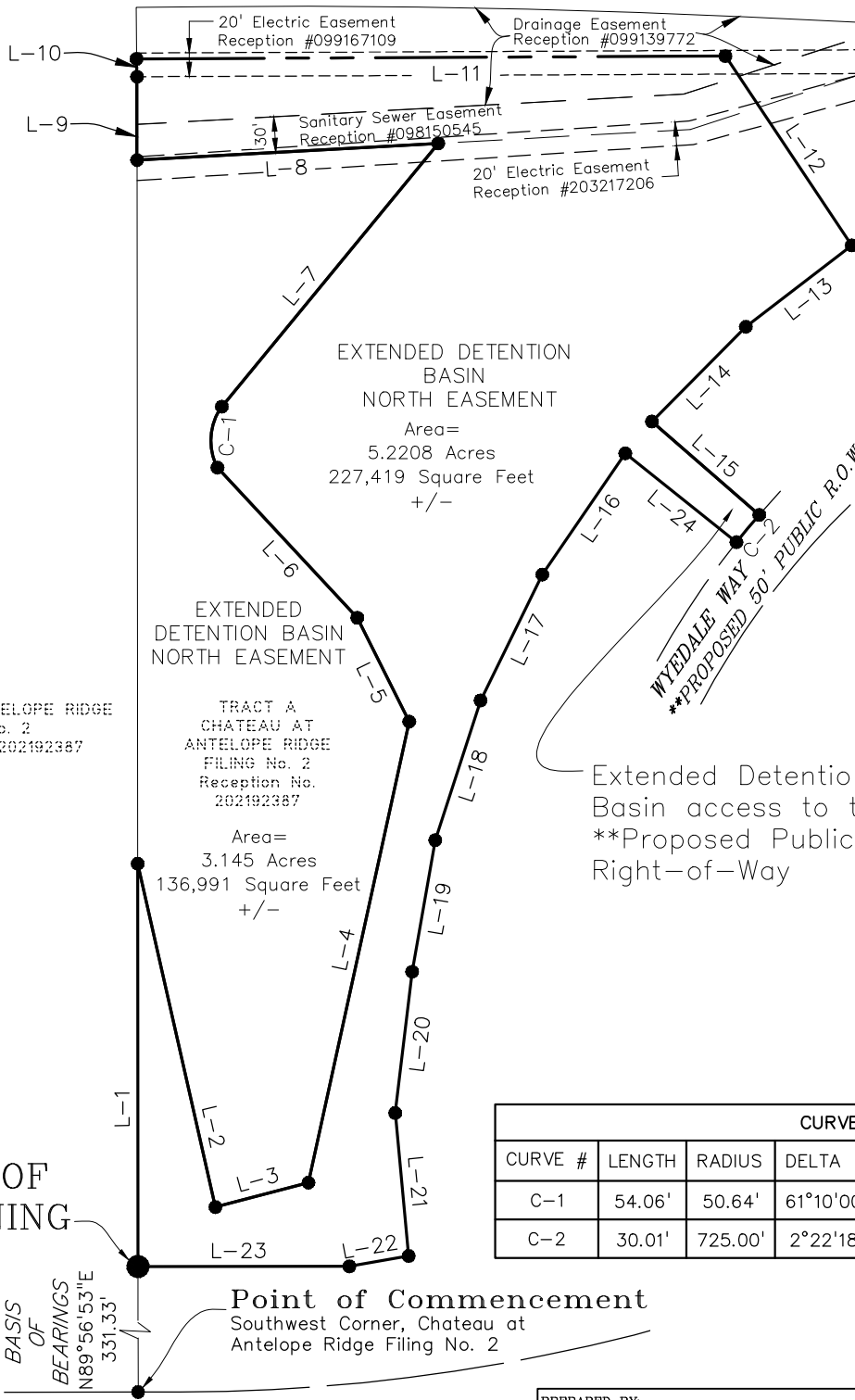
# EXHIBIT E

## EXTENDED DETENTION BASIN NORTH EASEMENT



SCALE: 1"=150'

MARKSHEFFEL ROAD



LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	339.61'	N89°56'53"E
L-2	296.79'	S77°13'21"W
L-3	81.11'	S14°41'09"E
L-4	397.87'	S77°39'54"E
L-5	97.95'	N63°24'07"E
L-6	173.02'	N47°01'52"E
L-7	287.41'	S50°34'05"E
L-8	254.58'	N3°10'04"W
L-9	70.30'	N89°56'53"E
L-10	15.00'	N89°24'24"E
L-11	496.65'	S0°15'53"E
L-12	191.84'	S56°15'31"W
L-13	112.60'	N37°33'43"W
L-14	112.60'	N45°12'10"W
L-15	120.00'	S40°58'37"W
L-16	123.85'	N55°35'50"W
L-17	118.23'	N63°48'41"W
L-18	123.85'	N72°01'32"W
L-19	112.60'	N80°02'56"W
L-20	119.32'	N83°09'00"W
L-21	121.73'	S84°38'15"W
L-22	50.77'	N9°54'52"W
L-23	178.36'	N0°03'07"W
L-24	120.00'	N38°36'19"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C-1	54.06'	50.64'	61°10'00"	N85°52'56"W	51.53'
C-2	30.01'	725.00'	2°22'18"	N50°12'32"W	30.01'

CHATEAU AT ANTELOPE RIDGE  
FILING No. 2  
Reception No. 202192387

TRACT A  
CHATEAU AT ANTELOPE RIDGE  
FILING No. 2  
Reception No. 202192387

Area=  
3.145 Acres  
136,991 Square Feet  
+/-

EXTENDED DETENTION BASIN  
NORTH EASEMENT  
Area=  
5.2208 Acres  
227,419 Square Feet  
+/-

Extended Detention Basin access to the  
\*\*Proposed Public Right-of-Way


POINT OF BEGINNING

BASIS OF BEARINGS  
N89°56'53"E  
331.33'

Point of Commencement  
Southwest Corner, Chateau at Antelope Ridge Filing No. 2

ANTELOPE RIDGE DRIVE

\*\* PROPOSED PLAT OF WINDERMERE FILING NO. 1, PCD FILE SF-21 26  
NOTE: THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PREPARED BY:  

**Drexel, Barrell & Co. Engineers/Surveyors**  
 3 SOUTH 7TH STREET COLORADO SPRINGS, COLORADO 80905 (719)260-0887  
 1800 38TH STREET BOULDER, COLORADO 80301 (303)442-4338  
 710 11TH AVE, SUITE L-45 GREELEY, COLORADO 80631 (971)351-0845

Revisions - Date	Date	Drawn By	Job No.
	03-11-22	AYC	21187-01
	Scale	Checked By	Drawing No.
	1" = 150'	JCD	21187-01_N. ESMT DET BASIN

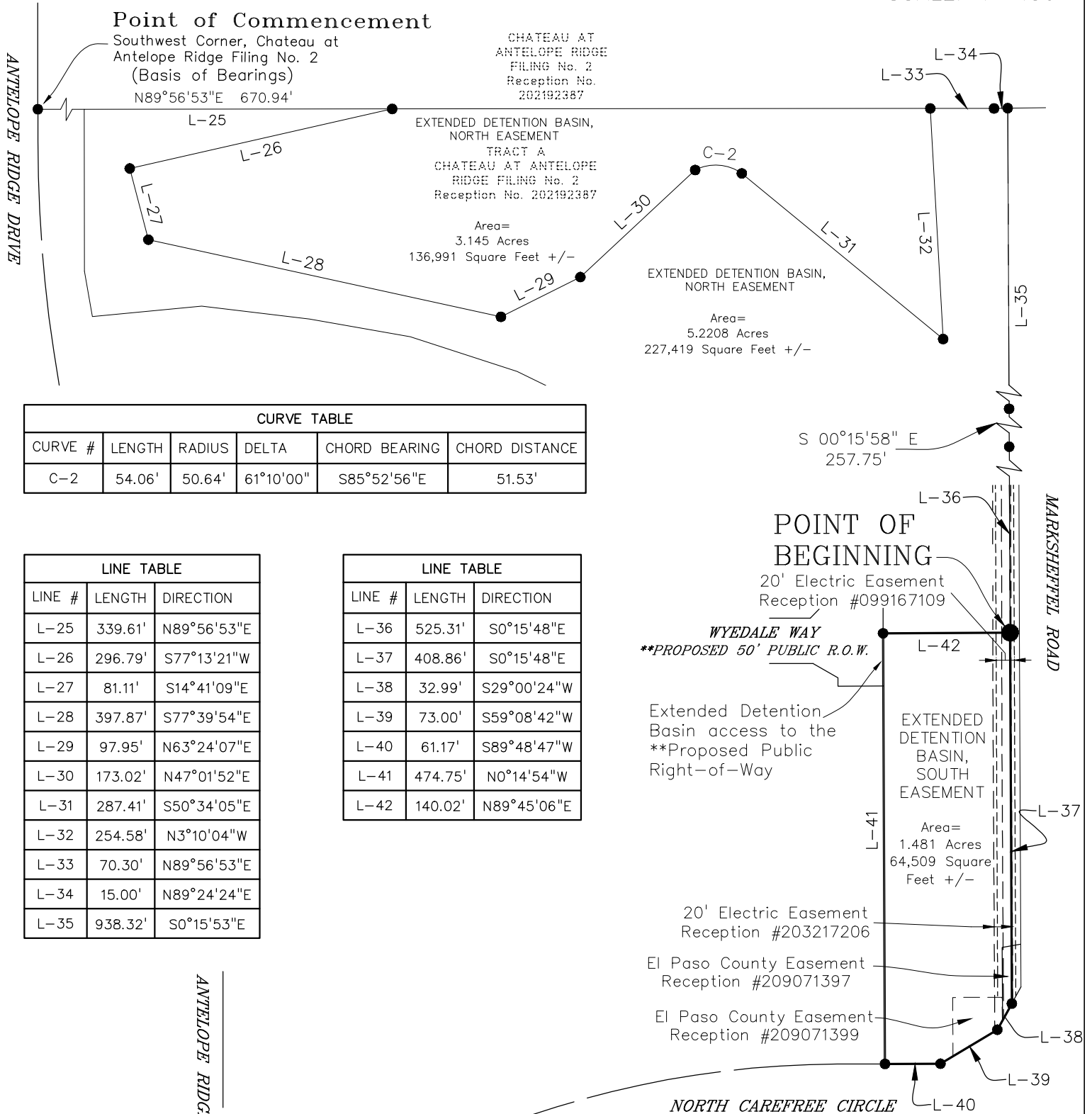


# EXHIBIT F

## EXTENDED DETENTION BASIN SOUTH EASEMENT



SCALE: 1"=150'



**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C-2	54.06'	50.64'	61°10'00"	S85°52'56"E	51.53'

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L-25	339.61'	N89°56'53"E
L-26	296.79'	S77°13'21"W
L-27	81.11'	S14°41'09"E
L-28	397.87'	S77°39'54"E
L-29	97.95'	N63°24'07"E
L-30	173.02'	N47°01'52"E
L-31	287.41'	S50°34'05"E
L-32	254.58'	N3°10'04"W
L-33	70.30'	N89°56'53"E
L-34	15.00'	N89°24'24"E
L-35	938.32'	S0°15'53"E

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L-36	525.31'	S0°15'48"E
L-37	408.86'	S0°15'48"E
L-38	32.99'	S29°00'24"W
L-39	73.00'	S59°08'42"W
L-40	61.17'	S89°48'47"W
L-41	474.75'	N0°14'54"W
L-42	140.02'	N89°45'06"E

\*\* PROPOSED PLAT OF WINDERMERE FILING NO. 1, PCD FILE SF-21 26  
 NOTE: THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PREPARED BY:



**Drexel, Barrell & Co. Engineers/Surveyors**  
 3 SOUTH 7TH STREET COLORADO SPRINGS, COLORADO 80905 (719)260-0887  
 1800 38TH STREET BOULDER, COLORADO 80301 (303)442-4338  
 GREELEY, COLORADO 80631 (971)351-0845

Revisions - Date	Date	Drawn By	Job No.
	03-11-22	AYC	21187-01
		Checked By	Drawing No.
	1" = 150'	JCD	21187-01_S. ESMT DET BASIN