



# EXHIBIT A (1 OF 2)

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DBC Project: 21187-01

March 18, 2021

LEGAL DESCRIPTION - EASEMENT FOR EXTENDED DETENTION BASIN NORTH

## PARCEL A

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.

## PARCEL B

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, 14.98 FEET; THENCE S00°15'58"E, 496.66; THENCE S56°15'31"W, 191.82 FEET; THENCE N37°33'43"W, 112.60 FEET; THENCE N45°12'10"W, 112.60 FEET;

## EXHIBIT A (2 OF 2)

THENCE N50°12'32"W, 34.97 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, 120.04 FEET; THENCE S84°33'55"W, 121.03 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 223,506 SQUARE FEET (5.131 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



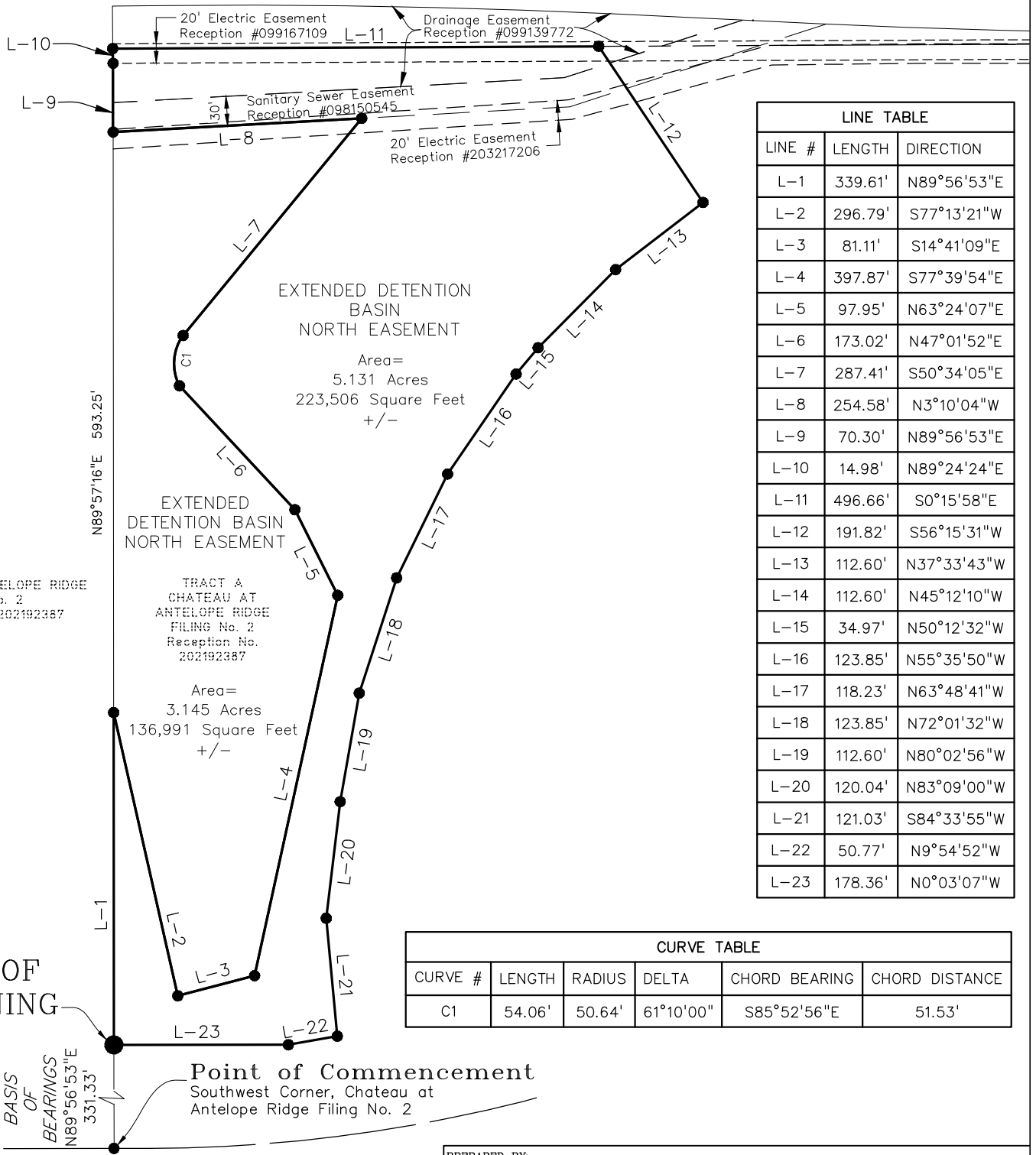
# EXHIBIT B

## 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	14.98'	N89°24'24"E
L-11	496.66'	S0°15'58"E
L-12	191.82'	S56°15'31"W
L-13	112.60'	N37°33'43"W
L-14	112.60'	N45°12'10"W
L-15	34.97'	N50°12'32"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	120.04'	N83°09'00"W
L-21	121.03'	S84°33'55"W
L-22	50.77'	N9°54'52"W
L-23	178.36'	N0°03'07"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	54.06'	50.64'	61°10'00"	S85°52'56"E	51.53'

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.
	03-19-21	AYC	21187-01
	Scale	Checked By	Drawing No.
	1" = 150'	JCD	21187-01-ESMT DETENTION BASIN

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.

DBC Project: 21187-01

January 6, 2022

LEGAL DESCRIPTION - EASEMENT FOR EXTENDED DETENTION BASIN SOUTH (REV)

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, 14.98 FEET; THENCE S00°15'58"E, 1196.07 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;

## EXHIBIT C (2 OF 2)

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  
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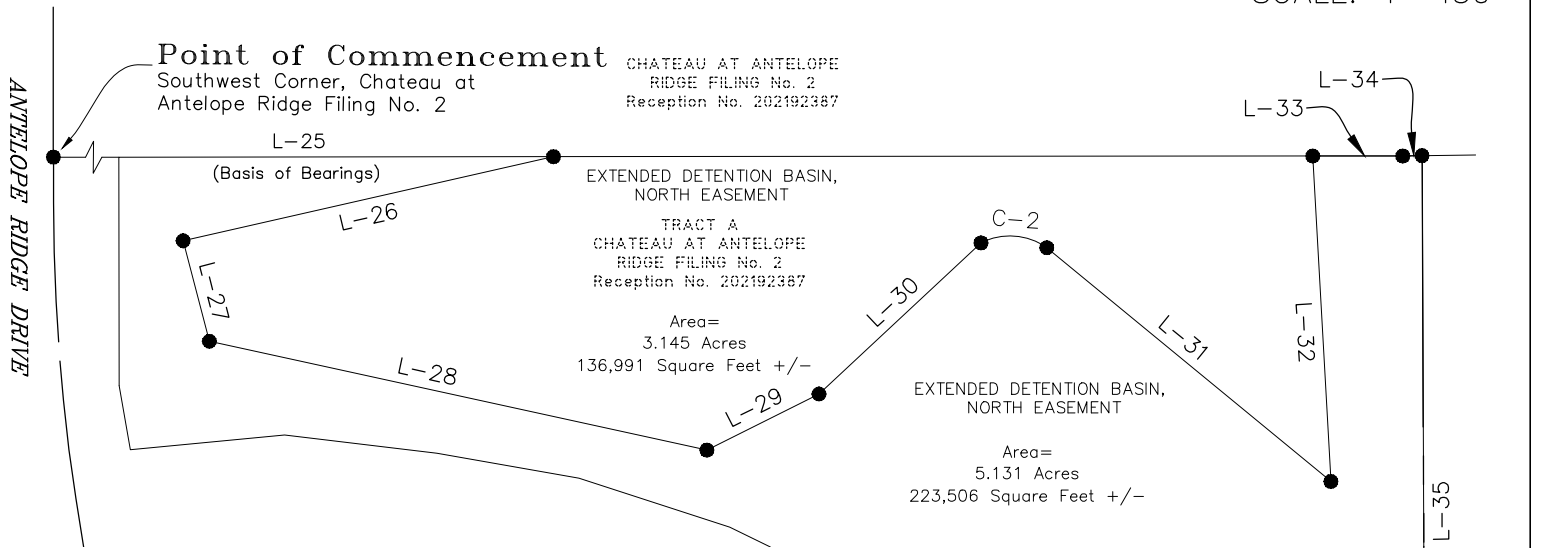


# EXHIBIT D

## 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

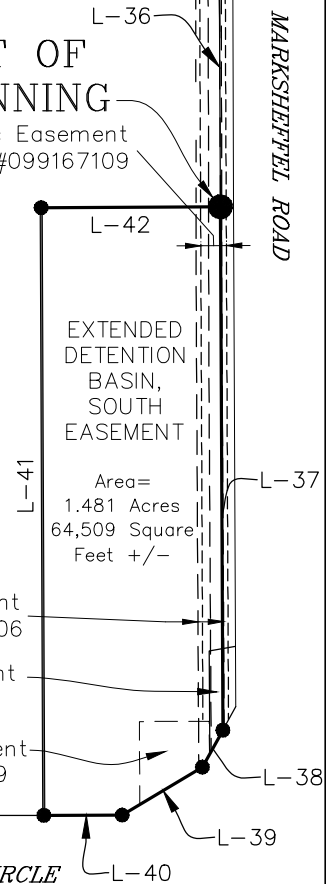
LINE #	LENGTH	DIRECTION
L-25	670.94'	N89°56'53"E
L-26	296.79'	S77°13'21"W
L-27	81.11'	S14°41'09"E
L-28	397.87'	S77°39'54"E
L-29	97.95'	N63°24'07"E
L-30	173.02'	N47°01'52"E
L-31	287.41'	S50°34'05"E
L-32	254.58'	N3°10'04"W
L-33	70.30'	N89°56'53"E
L-34	14.98'	N89°24'24"E
L-35	1196.07'	S0°15'58"E

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

### POINT OF BEGINNING

20' Electric Easement  
Reception #099167109



ANTELOPE RIDGE DRIVE

MARKSHEFFEL ROAD

NORTH CAREFREE CIRCLE

PREPARED BY:



**Drexel, Barrell & Co. Engineers/Surveyors**  
 3 SOUTH 7TH STREET COLORADO SPRINGS, COLORADO 80905 (719)260-0887  
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