

EXHIBIT B

P.O.C.
NE CORNER OF
SECTION 20
T12S, R64W

LATIGO TRAILS

SECTION 17

SECTION 16

MERIDIAN
RANCH

SECTION 20

SECTION 21

FALCON
REGIONAL
PARK



P.O.B.

N86°05'32"E
184.68'

N89°46'57"E
90.00'

S55°37'12"E
92.00'

S26°21'31"E
92.00'

WATER
QUALITY
FACILITY

FALCON
REGIONAL
PARK

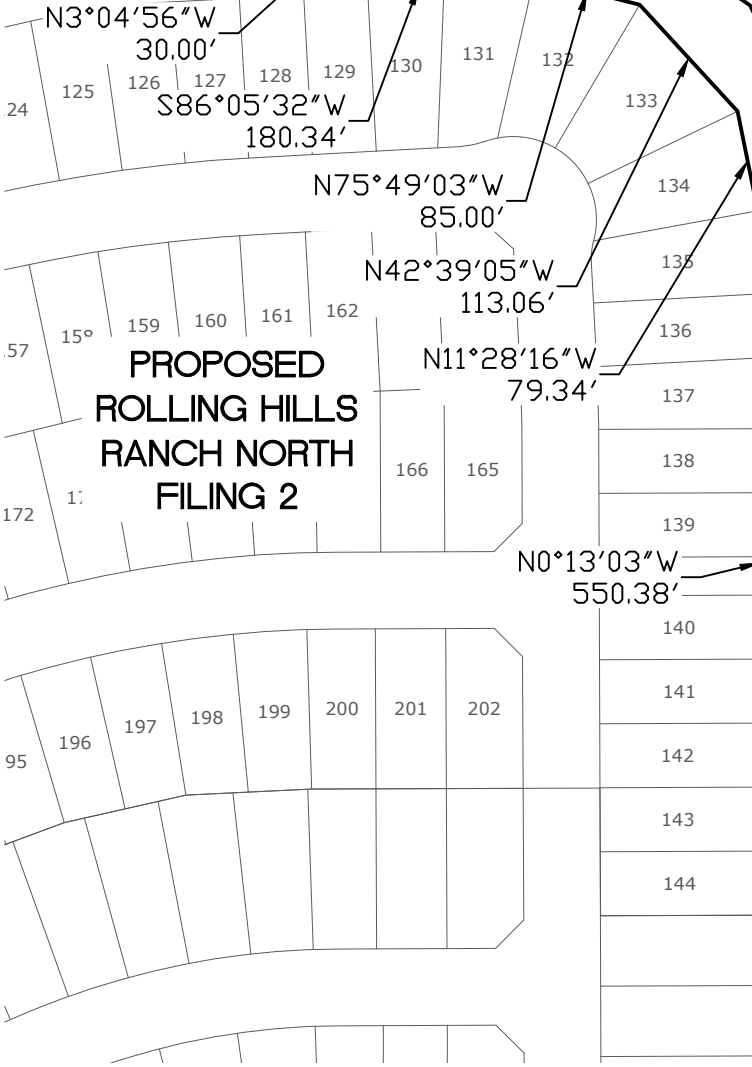
S0°13'03"E
628.20'

N0°13'03"W
550.38'

TRACT A

SECTION 20
SECTION 21

S89°46'57"W
35.00'



PROPOSED
ROLLING HILLS
RANCH NORTH
FILING 2

1

SCALE: N.T.S.
DATE: SEPT 2024
DRAWN: TAK
CHECK: RG

WATER QUALITY FACILITY A
ROLLING HILLS RANCH NORTH FILING 2
EXHIBIT B

TECH CONTRACTORS
11910 TOURMALINE DR #130
FALCON, CO 80831
TELEPHONE: 719.495.7444

EXHIBIT B

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN EAST HALF OF SECTION 20 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20 THENCE S42°29'04"W A DISTANCE OF 738.10 FEET TO THE TRUE POINT OF BEGINNING;

1. THENCE N86°05'32"E A DISTANCE OF 184.68 FEET;
2. THENCE N89°46'57"E A DISTANCE OF 90.00 FEET;
3. THENCE S55°37'12"E A DISTANCE OF 92.00 FEET;
4. THENCE S26°21'31"E A DISTANCE OF 92.00 FEET;
5. THENCE S00°13'03"E A DISTANCE OF 628.20 FEET;
6. THENCE S89°46'57"W A DISTANCE OF 35.00 FEET;
7. THENCE N00°13'03"W A DISTANCE OF 550.38 FEET;
8. THENCE N11°28'16"W A DISTANCE OF 79.34 FEET;
9. THENCE N42°39'05"W A DISTANCE OF 113.06 FEET;
10. THENCE N75°49'03"W A DISTANCE OF 85.00 FEET;
11. THENCE N86°05'32"W A DISTANCE OF 180.34 FEET;
12. THENCE N03°04'56"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 0.907 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).

2

SCALE: N.T.S.
DATE: SEPT 2024
DRAWN: TAK
CHECK: RG

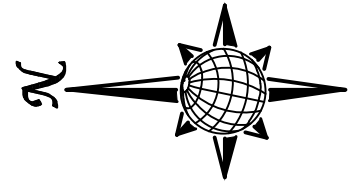
WATER QUALITY FACILITY A
 ROLLING HILLS RANCH NORTH FILING 2
 EXHIBIT B

TECH CONTRACTORS
 11910 TOURMALINE DR #130
 FALCON, CO 80831
 TELEPHONE: 719.495.7444

EXHIBIT C

P.O.C.
NE CORNER OF
SECTION 20
T12S, R64W

FALCON
REGIONAL
PARK



SECTION 16 SECTION 21
SECTION 17 SECTION 20

LATIGO TRAILS

MERIDIAN
RANCH

S58°02'00"W
1324.60'

S22°26'21"E
30.00'

P.O.B.

TRACT A

N67°33'39"E
222.40'

S67°33'39"W
255.00'

**WATER
QUALITY
FACILITY**

S12°27'43"E
129.48'

S17°40'32"E
86.45'

S23°30'08"E
110.27'

S51°06'46"E
136.06'

N17°40'32"W
120.42'

N14°21'50"E
32.97'

N12°27'43"W
127.94'

N23°30'08"W
100.00'

N51°06'46"W
115.00'

**PROPOSED
ROLLING HILLS
RANCH NORTH
FILING 2**

1

SCALE: N.T.S.
DATE: SEPT 2024
DRAWN: TAK
CHECK: RG

WATER QUALITY FACILITY B
ROLLING HILLS RANCH NORTH FILING 2
EXHIBIT C

TECH CONTRACTORS
11910 TOURMALINE DR #130
FALCON, CO 80831
TELEPHONE: 719.495.7444

S:\OneDrive\Civil\Proj\Rolling Hills Ranch North Filing 2\DWG\EXHIBITS\Water Quality Agreement Exhibit B.dwg, 10/29/2024 1:27:56 PM

EXHIBIT C

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN EAST HALF OF SECTION 20 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20 THENCE S58°02'00"W A DISTANCE OF 1,324.60 FEET TO THE TRUE POINT OF BEGINNING;

1. THENCE S22°26'21"E A DISTANCE OF 30.00 FEET;
2. THENCE S67°33'39"W A DISTANCE OF 255.00 FEET;
3. THENCE N17°40'32"W A DISTANCE OF 120.42 FEET;
4. THENCE N12°27'43"W A DISTANCE OF 127.94 FEET;
5. THENCE N23°30'08"W A DISTANCE OF 100.00 FEET;
6. THENCE N51°06'46"W A DISTANCE OF 115.00 FEET;
7. THENCE N14°21'50"E A DISTANCE OF 32.97 FEET;
8. THENCE S51°06'46"E A DISTANCE OF 136.06 FEET;
9. THENCE S23°30'08"E A DISTANCE OF 110.27 FEET;
10. THENCE S12°27'43"E A DISTANCE OF 129.48 FEET;
11. THENCE S17°40'32"E A DISTANCE OF 86.45 FEET;
12. THENCE N67°33'39"E A DISTANCE OF 222.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 0.483 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).

2

SCALE: N.T.S.
DATE: SEPT 2024
DRAWN: TAK
CHECK: RG

WATER QUALITY FACILITY B
 ROLLING HILLS RANCH NORTH FILING 2
 EXHIBIT C

TECH CONTRACTORS
 11910 TOURMALINE DR #130
 FALCON, CO 80831
 TELEPHONE: 719.495.7444