

**RESOLUTION NO. R-014 = 027**

**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO**

**A RESOLUTION AUTHORIZING THE ACQUISITION OF  
INTERESTS IN PROPERTY AS PUBLIC RIGHT-OF-WAY  
FOR ROADWAY IMPROVEMENTS ASSOCIATED WITH THE  
PALMER DIVIDE ROAD (I-25 TO FURROW) PROJECT;  
PROJECT NO. CI 2013-031 (THE "PROJECT")**

**WHEREAS**, certain roadway improvements to Palmer Divide Road (a/k/a County Line Road) between Interstate 25 and Furrow Road in Douglas County, Colorado and El Paso County, Colorado are necessary to accommodate increasing traffic volume and improve safety; and

**WHEREAS**, the El Paso County Public Services Department wishes to begin construction on said Project, at said location, in 2014; and

**WHEREAS**, in furtherance of this Project, the Board of County Commissioners desires to accomplish the following:

- a. Formally declare Douglas County's intent to acquire interests in real property located within Douglas County for public purposes as necessary to construct the Project in fulfillment of the requirement of §38-1-121, C.R.S. (1993);
- b. Authorize negotiations for the acquisition of such property interests as necessary for said Project;
- c. Accept the instruments of conveyance of the property interests acquired for this Project; and
- d. Authorize the Douglas County Attorney's Office to institute condemnation proceedings to acquire the property interests as necessary for the Project, in the event Douglas County staff is unable to acquire the interests despite good faith efforts to do so.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of County Commissioners of the County of Douglas, State of Colorado:

**Section 1.** The Board of County Commissioners of the County of Douglas, State of Colorado hereby declares its intent to acquire estate and/or easement interests in land for public purposes as necessary to construct the road and drainage improvements associated with the Project. The following legal descriptions and/or depictions of the property interests to be acquired, as may be revised, are attached hereto and incorporated herein as:

**Exhibits A-1, A-2, A-3 & A-4** - Property to be acquired in fee simple title as additional right-of-way. (Exhibit A-4 is a full taking, as slope grading associated with the Project renders property undevelopable)

**Exhibits B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10 & B-11** - Permanent slope and drainage easement interests to be acquired

**Exhibits C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12 & C-13** - Temporary construction easement interests to be acquired

**Section 2.** The Engineering Services Director of the Department of Public Works Engineering is hereby authorized to negotiate for the purchase of said property interests in good faith and to acquire said property interests as required for the construction of the Project.

**Section 3.** The Board of County Commissioners hereby accepts, upon recordation, the instruments of conveyance of the property interests acquired for the Project.

**Section 4.** If negotiations to acquire the above-described property interests are unsuccessful, the County Attorney is hereby authorized and directed to institute condemnation proceedings to acquire the property interests necessary for the construction of the Project and to seek the immediate possession of such property so that construction of the necessary improvements may begin as soon as reasonably possible.

**Section 5.** Pursuant to Section 2, paragraph 210.03 of the Douglas County Zoning Resolution; "lots conforming to the minimum lot area requirements of a zone district, that are reduced in land area due to a land acquisition by a governmental entity, shall be considered conforming to the minimum lot area requirements of the specific district for principal uses, accessory uses and uses permitted by special review".

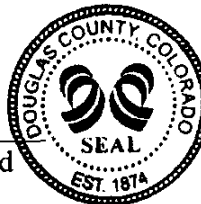
**PASSED AND ADOPTED** this 28 day of January, 2014, in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, STATE OF COLORADO**

By: Roger A. Partridge  
ROGER A. PARTRIDGE, Chair

ATTEST:

Melissa Pelletier  
MELISSA PELLETIER, Deputy Clerk to the Board



SEAL

## EXHIBIT A-1

Page 1 of 9

## EXHIBIT "A" (1 of 2)

Project No. 75172

Date: February 6, 2013

DESCRIPTION

A tract or parcel No. **108** of El Paso County safety improvement Project No. 75172 containing 3.538 acres, more or less, located in the south 1/2 of Section 35 and the south 1/2 of section 36 both in Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southeast corner of said section 35, thence N00°52'30"W on the west line of said section 36, a distance of 30.00 feet to the north right of way line of County Line Road and the point of beginning;

- 1) Thence S88°54'07"W on said north right of way line, said line is 30 feet north of an parallel to the south line of said section 35, a distance of 3,011.92 feet;
- 2) Thence N01°05'53"W a distance of 15.24 feet;
- 3) Thence N87°33'09"E a distance of 334.16 feet;
- 4) Thence N88°31'38"E a distance of 149.00 feet;
- 5) Thence S89°21'01"E a distance of 273.96 feet;
- 6) Thence N89°46'16"E a distance of 243.75 feet;
- 7) Thence N88°53'33"E a distance of 167.54 feet;
- 8) Thence S89°50'04"E a distance of 215.05 feet;
- 9) Thence S89°52'00"E a distance of 224.19 feet;
- 10) Thence N88°54'07"E a distance of 354.22 feet;
- 11) Thence N87°37'29"E a distance of 437.75 feet;
- 12) Thence N88°53'45"E a distance of 91.44 feet;
- 13) Thence N87°44'44"E a distance of 440.61 feet;
- 14) Thence N89°09'41"E a distance of 572.78 feet;
- 15) Thence N89°09'41"E a distance of 147.89 feet;
- 16) Thence N88°13'08"E a distance of 136.86 feet;
- 17) Thence N88°14'39"E a distance of 388.79 feet;
- 18) Thence N88°06'19"E a distance of 373.76 feet;
- 19) Thence N89°22'42"E a distance of 585.31 feet;
- 20) Thence S89°20'55"E a distance of 720.18 feet;
- 21) Thence N89°22'42"E a distance of 862.85 feet to a point of curve to the right;
- 22) Thence on the arc of said curve, having a radius of 950.00 feet, a delta angle of 13°16'58", an arc length of 220.24 feet, whose long chord bears S83°58'49"E a distance of 219.74 feet to the north right of way line of County Line Road;
- 23) Thence S89°24'15"W on said north right of way line, said line is 30 feet north of and parallel to the south line of the southeast 1/4 of said section 36, a distance of 1,286.97 feet to a point on the west line of said section 36;
- 24) Thence S89°21'12"W continuing on said north right of way line, said line is 30 feet north of and parallel to the south line of the southwest 1/4 of said section 36, a distance of 2,638.35 feet to the point of beginning.

The above tract of land contains 154,104 square feet or 3.538 acres, more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

EXHIBIT A-1  
Page 2 of 9

EXHIBIT "A" (2 of 2)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**  
**For and on behalf of**  
**Ridgeline Land Surveying LLC.**

## LEGAL DESCRIPTION EXHIBIT "B" (1 of 7)

EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTH 1/2 OF SECTION 35 AND THE SOUTH 1/2 OF SECTION 36  
BOTH IN TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 7

ROW ACQUISITION PARCEL NO. 108

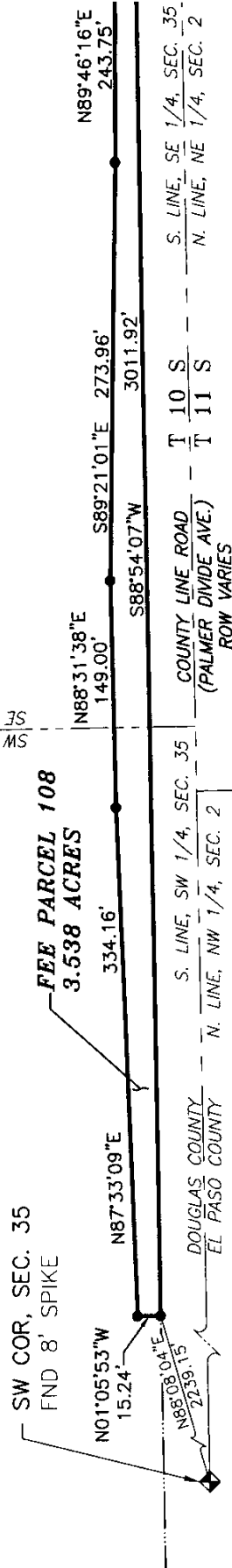
SW 1/4 SEC. 35  
T10S, R67W, 6TH PM

SE 1/4 SEC. 35  
T10S, R67W, 6TH PM

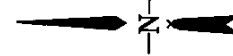
108 HARMONY LAND & CATTLE LLC  
APN: 2771-350-00-002  
HARMONY LAND & CATTLE LLC  
PO BOX 330  
ELBERT, CO 80106  
REC. NO. DC00051587

SW COR, SEC. 35  
FND 8' SPIKE

FEE PARCEL 108  
3.538 ACRES

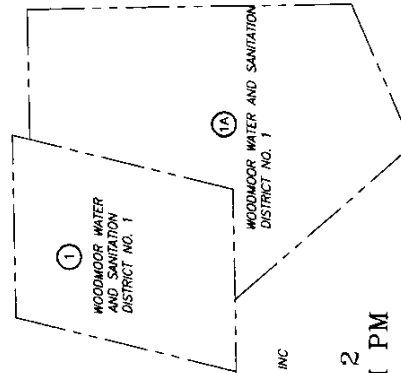


2 MGP INC



NW 1/4 SEC. 2  
T11S, R67W, 6TH PM

2 OWNER: MGP INC



DOEWOOD DRIVE

3 WOODMOOR WATER & SANITATION DISTRICT NO. 1

2 MGP INC

4 HIGH PINES CORP

NE 1/4 SEC. 2  
T11S, R67W, 6TH PM

THIS SURVEY MAP DOES NOT REPRESENT A  
MONUMENTED SURVEY AND IS ONLY INTENDED  
TO ILLUSTRATE THE ATTACHED LEGAL  
DESCRIPTION.

SCALE 1"=100'  
DATE: 2/6/13

**RIDGELINE**  
**LAND SURVEYING LLC**  
31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917

• SET #4 PIN AND  
CAP PLS 34583

# LEGAL DESCRIPTION EXHIBIT "B" (2 of 7)

## EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTH 1/2 OF SECTION 35 AND THE SOUTH 1/2 OF SECTION 36  
BOTH IN TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
DOUGLAS COUNTY, COLORADO.

SHEET 2 OF 7

### ROW ACQUISITION PARCEL NO. 108

108 HARMONY LAND & CATTLE LLC

APN: 2771-350-00-002  
HARMONY LAND & CATTLE LLC  
PO BOX 330  
ELBERT, CO 80106  
REC. NO. DC00051587

SE 1/4 SEC. 35  
T10S, R67W, 6TH PM

FEE PARCEL 108  
3.538 ACRES

N89°46'16"E  
243.75'

354.22'

N88°53'33"E

167.54'

S89°50'04"E

215.05'

S88°54'07"W

3011.92'

S89°52'00"E

224.19'

N88°54'07"E

T 10 S  
T 11 S

DOUGLAS COUNTY  
EL PASO COUNTY

COUNTY LINE ROAD  
(PALMER DIVIDE AVE.)  
ROW VARIES

S. LINE SE 1/4 SEC. 35  
N. LINE, NE 1/4, SEC. 2

(3A) HIGH PINES CORP

(3B) AIR ACADEMY FEDERAL  
CREDIT UNION

(6) HIGH PINES OWNERS ASSN INC.

(7A) COWELL BRENT W DBA &  
COWELL SANDRA L DBA  
COWELL CONSTRUCTION

(7B) COWELL BRENT W DBA &  
COWELL SANDRA L DBA  
COWELL CONSTRUCTION

SHEET 3

NE 1/4 SEC. 2  
T11S, R67W, 6TH PM

**RIDGELINE**  
**LAND SURVEYING LLC**  
31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917

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DESCRIPTION.

SCALE 1"=100'  
DATE: 2/6/13

• SET #4 PIN AND  
CAP PLS 34583

SHEET 1

# LEGAL DESCRIPTION EXHIBIT "B" (3 of 7)

## EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTH 1/2 OF SECTION 35 AND THE SOUTH 1/2 OF SECTION 36  
BOTH IN TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
DOUGLAS COUNTY, COLORADO.

SHEET 3 OF 7

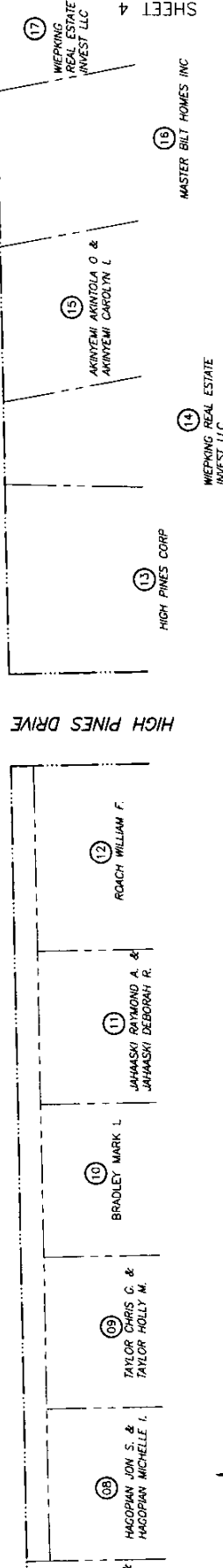
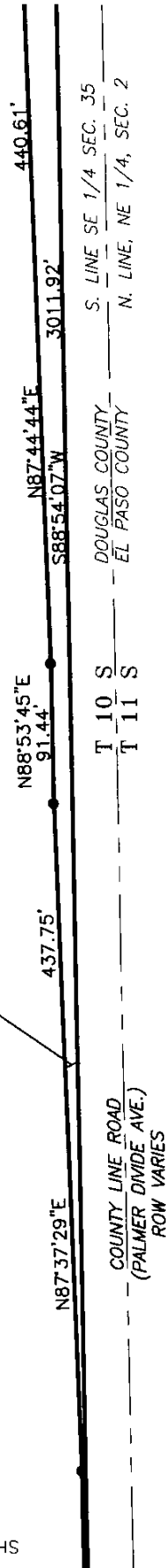
### ROW ACQUISITION PARCEL NO. 108

(108) HARMONY LAND & CATTLE LLC  
APN: 2771-350-00-002  
HARMONY LAND & CATTLE LLC  
PO BOX 330  
ELBERT, CO 80106  
REC. NO. DC00051587

SE 1/4 SEC. 35  
T10S, R67W, 6TH PM

FEE PARCEL 108  
3.538 ACRES

SHEET 2



NE 1/4 SEC. 2  
T11S, R67W, 6TH PM

**RIDGELINE**  
**LAND SURVEYING LLC**  
31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917

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DESCRIPTION.

SCALE 1"=100'  
DATE: 2/6/13

• SET #4 PIN AND  
CAP PLS 34583

SHEET 4





**LEGAL DESCRIPTION EXHIBIT "B" (5 of 7)****EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

LOCATED IN THE SOUTH 1/2 OF SECTION 35 AND THE SOUTH 1/2 OF SECTION 36  
BOTH IN TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
DOUGLAS COUNTY, COLORADO.

SHEET 5 OF 7

**ROW ACQUISITION PARCEL NO. 108**

SW 1/4 SEC. 36  
T10S, R67W, 6TH PM

108

HARMONY LAND &amp; CATTLE LLC

APN: 2771-350-00-002

HARMONY LAND &amp; CATTLE LLC

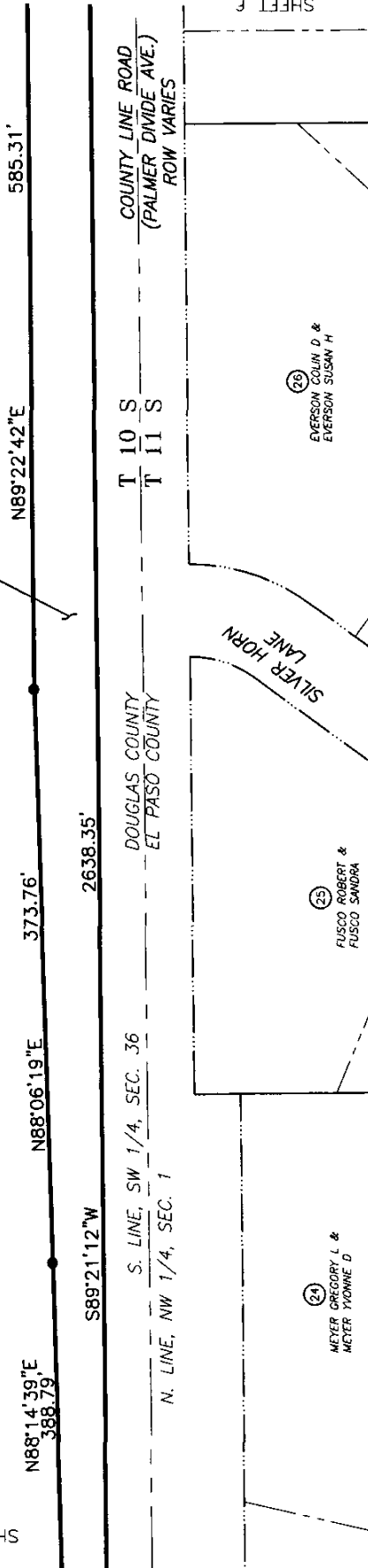
PO BOX 330

ELBERT, CO 80106

REC. NO. DC00051587

**-FEE PARCEL 108**  
**3.538 ACRES**

SHEET 4



27  
LIGHT CATHEEN A  
LIGHT RANDOLPH S

26  
EVERSON COLIN D &  
EVERSON SUSAN H

25  
FUSCO ROBERT &  
FUSCO SANDRA

24  
MEYER GREGORY L &  
MEYER YVONNE D

NW 1/4 SEC. 1  
T11S, R67W, 6TH PM

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MONUMENTED SURVEY AND IS ONLY INTENDED  
TO ILLUSTRATE THE ATTACHED LEGAL  
DESCRIPTION.

SCALE 1"=100'  
DATE: 2/6/13

**RIDGELINE**  
**LAND SURVEYING LLC**  
31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917

• SET #4 PIN AND  
CAP PLS 34583

**LEGAL DESCRIPTION EXHIBIT "B" (6 of 7)**

EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTH 1/2 OF SECTION 35 AND THE SOUTH 1/2 OF SECTION 36  
BOTH IN TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
DOUGLAS COUNTY, COLORADO.

SHEET 6 OF 7

**ROW ACQUISITION PARCEL NO. 108**SW 1/4 SEC. 36  
T10S, R67W, 6TH PM

(108)

HARMONY LAND & CATTLE LLC  
APN: 2771-350-00-002  
HARMONY LAND & CATTLE LLC  
PO BOX 330  
ELBERT, CO 80106  
REC. NO. DC00051587SE 1/4 SEC. 36  
T10S, R67W, 6TH PMS 1/4 COR, SEC. 36  
FND 3-1/4 ALUM.  
CAP, PLS 9132, 1999**FEE PARCEL 108**  
**3.538 ACRES**N89°22'42"E  
585.31'

S89°20'55"E 720.18'

S89°21'12"W

N89°22'42"E 862.8'

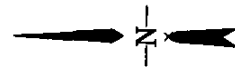
S89°24'15"W 1286.97'

S. LINE, SW 1/4, SEC. 36

N. LINE, NW 1/4, SEC. 1

COUNTY LINE ROAD  
(PALMER DIVIDE AVE.)  
ROW VARIEST 10 S  
T 11 SDOUGLAS COUNTY  
EL PASO COUNTY(28)  
BROTHERS BYRON C.(29)  
KRUCCOFF KARL H. &  
KRUCCOFF MARY F.(30)  
SANDERS LEROY F.

SHEET 7

NW 1/4 SEC. 1  
T11S, R67W, 6TH PMNE 1/4 SEC. 1  
T11S, R67W, 6TH PM**RIDGELINE****LAND SURVEYING LLC**  
31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917THIS SURVEY MAP DOES NOT REPRESENT A  
MONUMENTED SURVEY AND IS ONLY INTENDED  
TO ILLUSTRATE THE ATTACHED LEGAL  
DESCRIPTION.SCALE 1"=100'  
DATE: 2/6/13• SET #4 PIN AND  
CAP PLS 34583

SHEET 5

EXHIBIT A-1

Page 9 of 9

**LEGAL DESCRIPTION EXHIBIT "B" (7 of 7)****EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

LOCATED IN THE SOUTH 1/2 OF SECTION 35 AND THE SOUTH 1/2 OF SECTION 36  
BOTH IN TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
DOUGLAS COUNTY, COLORADO.

SHEET 7 OF 7

**ROW ACQUISITION PARCEL NO. 108**

108 HARMONY LAND & CATTLE LLC  
APN: 2771-350-00-002  
HARMONY LAND & CATTLE LLC  
PO BOX 330  
ELBERT, CO 80106  
REC. NO. DC00051587

SE 1/4 SEC. 36  
T10S, R67W, 6TH PM

**FEE PARCEL 108**  
**3.538 ACRES**

$\Delta=13^{\circ}16'58''$   
 $R=950.00'$   
 $L=220.24'$   
 $CHD=219.74'$   
 $CH=S83^{\circ}58'49''E$

N89°22'42"E 862.85'

S89°24'15"W

1286.97'

(33.09')

S. LINE, SE 1/4, SEC. 36

N. LINE, NE 1/4, SEC. 1

COUNTY LINE ROAD DOUGLAS COUNTY T 10 S  
(PALMER DIVIDE AVE.) EL PASO COUNTY T 11 S  
ROW VARIES

VISTA CLARA LANE

31  
KRASKOV PETERS

32  
BELLICK, NORMAN H  
& HELEN

105  
THOMAS  
R. ALDEN  
& JENNY H. ALDEN

107  
WOODKA,  
RICHARD J  
& NANCY B

W. LINE, SE 1/4, SEC. 36

NE 1/4 SEC. 1  
T11S, R67W, 6TH PM

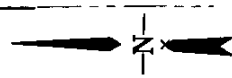
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DESCRIPTION.

SCALE 1"=100'  
DATE: 2/6/13

**RIDGELINE**  
**LAND SURVEYING LLC**  
31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917

• SET #4 PIN AND  
CAP PLS 34583

30  
SANDERS  
LEROY F



SHEET 6

EXHIBIT A-2

Page 1 of 2

**EXHIBIT "A"**

Project No. 75172

Date: January 15, 2013

**DESCRIPTION**

A tract or parcel No. 102 of El Paso County safety improvement Project No. 75172 containing 0.007 acres, more or less, located in a portion of the SW 1/4 of Section 31, Township 10 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southwest corner of said section 31, thence N44°12'34"E a distance of 42.43 feet to a point on the east Right-of-Way line of Furrow Road and the point of beginning;

- 1) Thence N00°46'48"W on said east Right-of-Way line, a distance of 51.79 feet;
- 2) Thence S13°11'21"E a distance of 53.02 feet to the north Right-of-Way line of County Line Road;
- 3) Thence S89°11'55"W on said north Right-of-Way line, a distance of 11.39 feet to the point of beginning.

The above tract of land contains 295 square feet or 0.007 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**

**For and on behalf of**

**Ridgeline Land Surveying LLC.**

EXHIBIT A-2

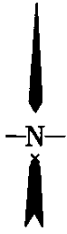
Page 2 of 2

**LEGAL DESCRIPTION EXHIBIT "B"**  
**EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

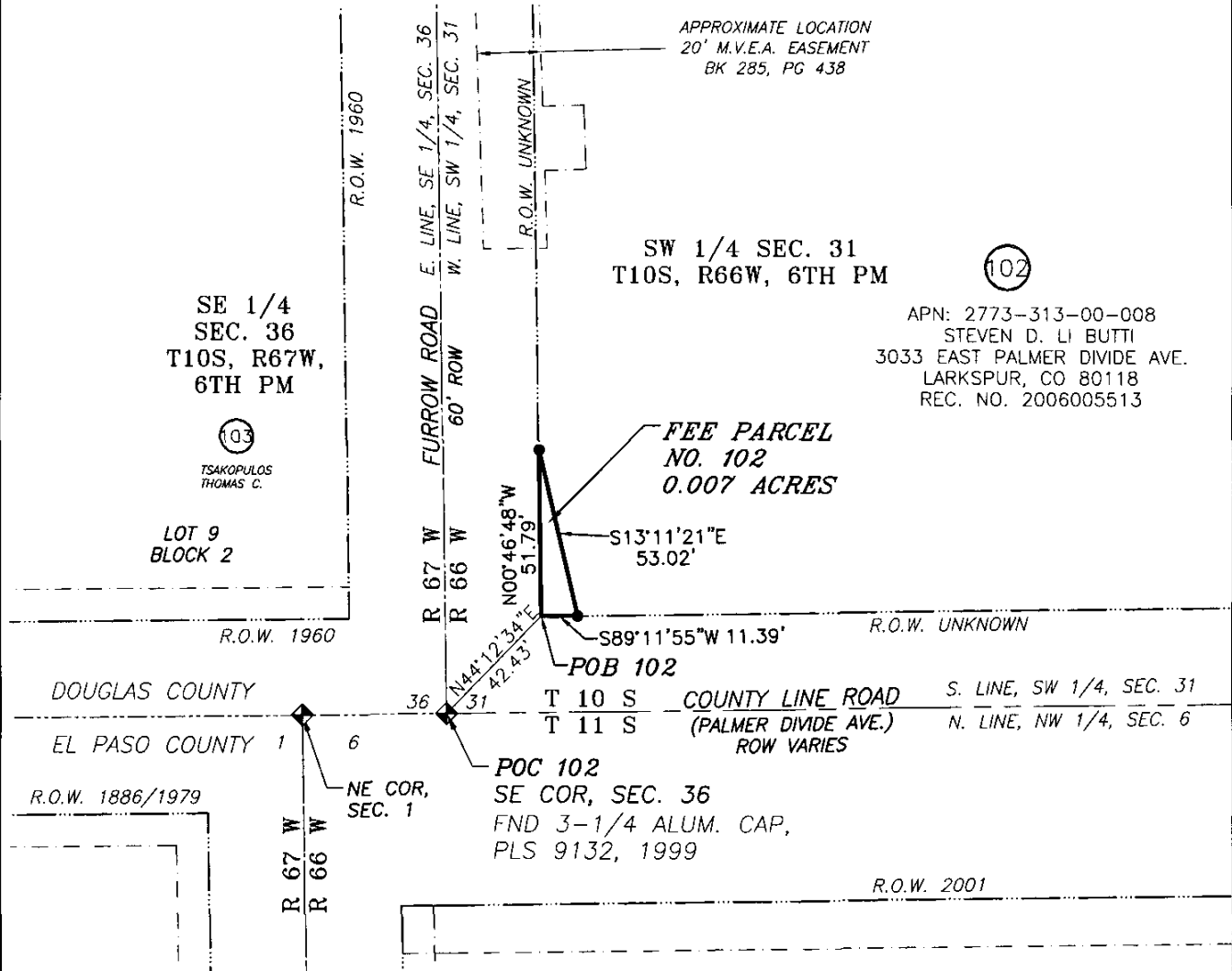
LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 31, TOWNSHIP 10 SOUTH,  
 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

ROW ACQUISITION PARCEL NO. 102



SCALE 1"=50'  
 DATE: 2/14/13



SET #4 PIN AND  
 CAP PLS 34583

**RIDGELINE  
 LAND SURVEYING LLC**  
 31 EAST PLATTE AVE, SUITE 206  
 COLORADO SPRINGS, CO 80903  
 TEL: (719) 238-2917

THIS SURVEY MAP DOES NOT REPRESENT A  
 MONUMENTED SURVEY AND IS ONLY INTENDED  
 TO ILLUSTRATE THE ATTACHED LEGAL  
 DESCRIPTION.

EXHIBIT A-3

Page 1 of 2

**EXHIBIT "A"**

Project No. 75172  
Date: January 15, 2013

**DESCRIPTION**

A tract or parcel No. 103 of El Paso County safety improvement Project No. 75172 containing 0.019 acres, more or less, located in a portion of Lot 9 Block 2, of Bald Mountain Estates recorded with reception no. 108871 in the records of Douglas County, Colorado, in the SE 1/4 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the southeast corner of lot 9;

- 1) Thence S89°24'15"W on the south line of lot 9, a distance of 11.67 feet;
- 2) Thence N03°54'36"E a distance of 142.79 feet to the east line of lot 9;
- 3) Thence S00°46'48"E on said east line, a distance of 142.35 feet to the point of beginning.

The above tract of land contains 831 square feet or 0.019 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**  
**For and on behalf of**  
**Ridgeline Land Surveying LLC.**

EXHIBIT A-3

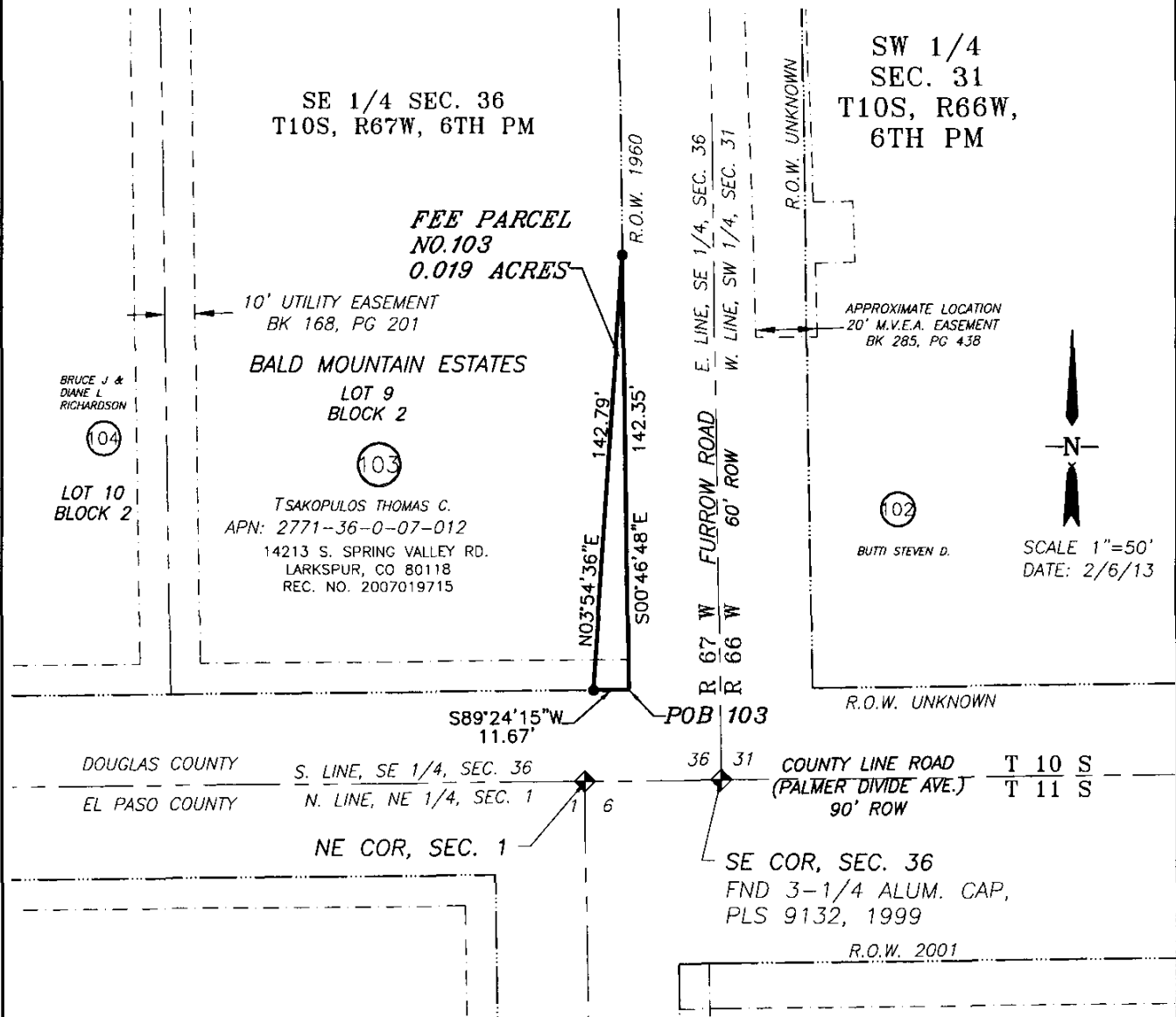
Page 2 of 2

**LEGAL DESCRIPTION - EXHIBIT "B"**  
**EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

LOCATED IN A PORTION OF LOT 9 BLOCK 2, OF BALD MOUNTAIN ESTATES  
 RECORDED WITH RECEPTION NO. 108871 IN THE RECORDS OF DOUGLAS COUNTY,  
 COLORADO, IN THE SE 1/4 SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF  
 THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

ROW ACQUISITION PARCEL NO. 103



• SET #4 PIN AND  
CAP PLS 34583

THIS SURVEY MAP DOES NOT REPRESENT A  
 MONUMENTED SURVEY AND IS ONLY INTENDED  
 TO ILLUSTRATE THE ATTACHED LEGAL  
 DESCRIPTION.

**RIDGELINE**  
**LAND SURVEYING LLC**  
 31 EAST PLATTE AVE, SUITE 206  
 COLORADO SPRINGS, CO 80903  
 TEL: (719) 238-2917

EXHIBIT A-4  
Page 1 of 1

Lot 10, Block 2  
Bald Mountain Estates  
County of Douglas,  
State of Colorado.

also known by street number as: **2951 Palmer Divide Avenue, Larkspur, CO 80818**

Parcel being 1-acre.



EXHIBIT B-1

Page 1 of 2

EXHIBIT "A" (1 of 2)

Project No. 75172

Date: January 11, 2013

DESCRIPTION

A tract or parcel No. **PE108A** of El Paso County safety improvement Project No. 757172 containing 0.056 acres, more or less, located in the southwest 1/4 of Section 35, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southwest corner of said section 35, thence N87°44'40"E a distance of 2239.40 feet to the point of beginning;

- 1) Thence N01°05'53"W a distance of 21.22 feet;
- 2) Thence N88°54'07"E a distance of 70.98 feet;
- 3) Thence S81°16'00"E a distance of 100.80 feet;
- 4) Thence S87°33'09"W a distance of 170.35 feet to the point of beginning.

The above tract of land contains 2,418 square feet or 0.056 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**

**For and on behalf of**

**Ridgeline Land Surveying LLC.**

## EXHIBIT B-1

Page 2 of 2

**LEGAL DESCRIPTION EXHIBIT "A" (2 of 2)**  
**EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

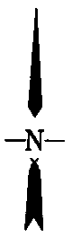
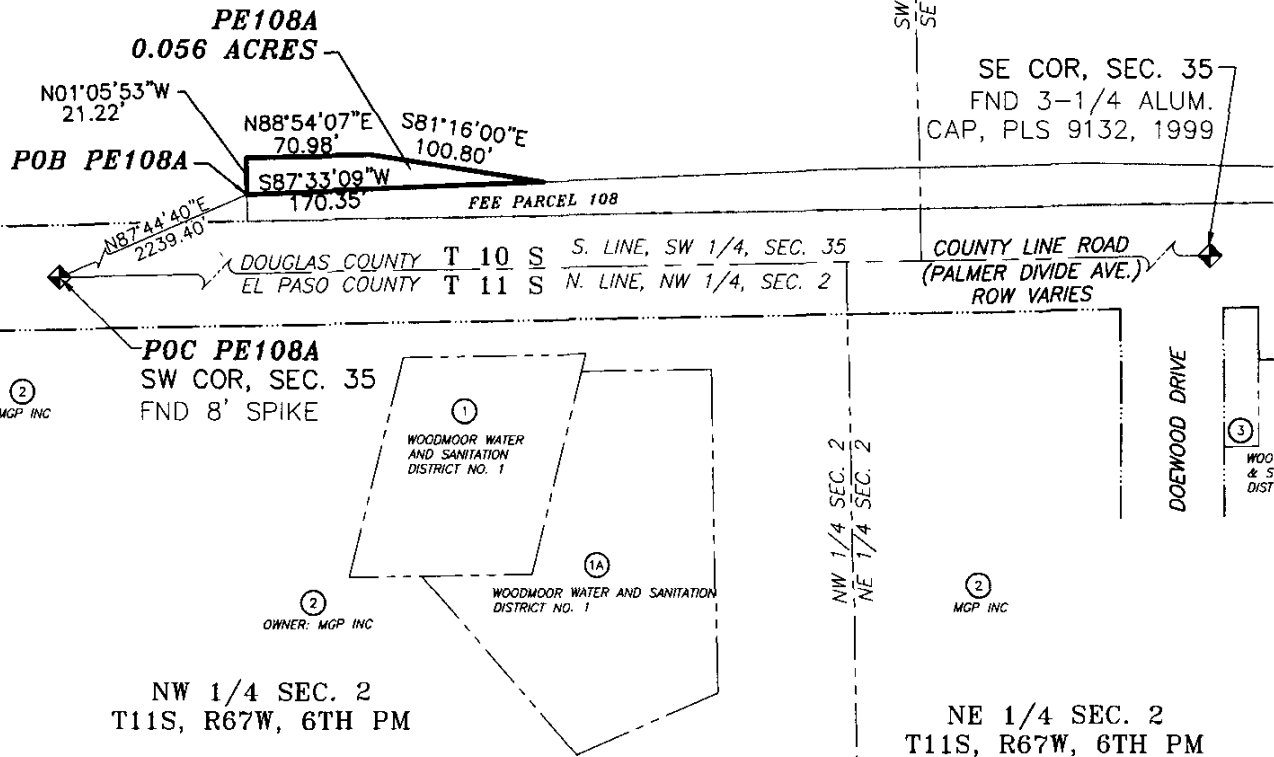
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 67  
 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1  
 PERMANENT EASEMENT NO. 108A

SW 1/4 SEC. 35  
 T10S, R67W, 6TH PM

① HARMONY LAND & CATTLE LLC  
 APN: 2771-350-00-002  
 HARMONY LAND & CATTLE LLC  
 PO BOX 330  
 ELBERT, CO 80106  
 REC. NO. DC00051587

SE 1/4 SEC. 35  
 T10S, R67W, 6TH PM



SCALE 1"=100'  
 DATE: 2/6/13

THIS SURVEY MAP DOES NOT REPRESENT A  
 MONUMENTED SURVEY AND IS ONLY INTENDED  
 TO ILLUSTRATE THE ATTACHED LEGAL  
 DESCRIPTION.

**RIDGELINE**  
**LAND SURVEYING LLC**  
 31 EAST PLATTE AVE, SUITE 206  
 COLORADO SPRINGS, CO 80903  
 TEL: (719) 238-2917

EXHIBIT B-2

Page 1 of 2

EXHIBIT "B" (1 of 2)

Project No. 75172

Date: February 6, 2013

DESCRIPTION

A tract or parcel No. **PE108B** of El Paso County safety improvement Project No. 757172 containing 0.070 acres, more or less, located in the south 1/2 of Section 35, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southeast corner of said section 35, thence N89°54'53"W a distance of 2340.87 feet to the point of beginning;

- 1) Thence N89°21'01"W a distance of 188.45 feet;
- 2) Thence S88°31'38"W a distance of 149.00 feet;
- 3) Thence N83°51'02"E a distance of 111.31 feet;
- 4) Thence S88°42'43"E a distance of 147.10 feet;
- 5) Thence N74°02'09"E a distance of 15.05 feet;
- 6) Thence N15°57'51"W a distance of 10.00 feet;
- 7) Thence N74°02'09"E a distance of 42.48 feet;
- 8) Thence S15°57'51"E a distance of 20.51 feet;
- 9) Thence S86°26'56"E a distance of 21.63 feet;
- 10) Thence S00°38'59"W a distance of 11.30 feet to the point of beginning.

The above tract of land contains 3,054 square feet or 0.070 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**  
**For and on behalf of**  
**Ridgeline Land Surveying LLC.**

## EXHIBIT B-2

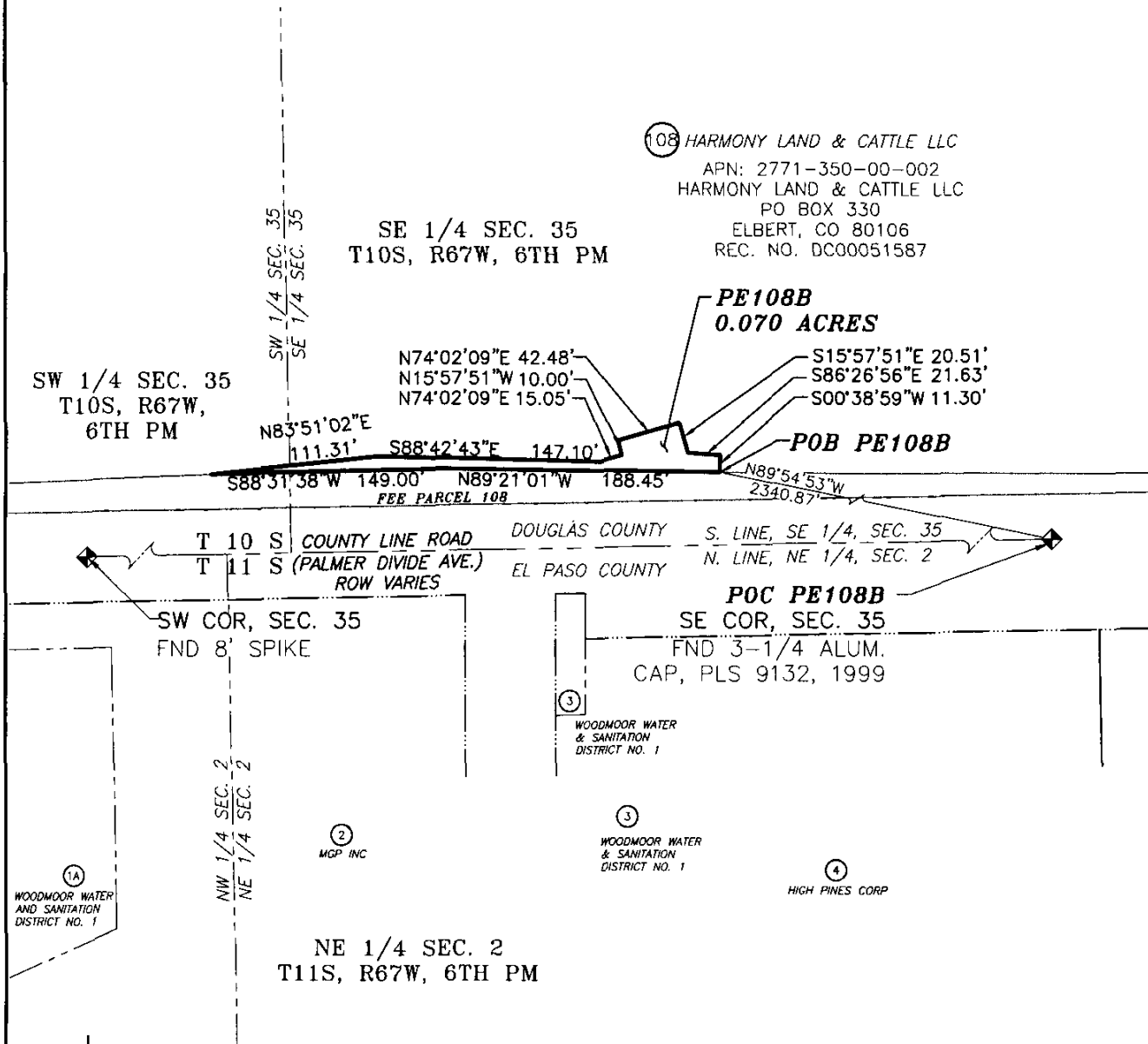
Page 2 of 2

**LEGAL DESCRIPTION EXHIBIT "B" (2 of 2)**  
**EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

LOCATED IN A THE SOUTHWEST 1/2 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE  
 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

PERMANENT EASEMENT NO. 108B



SCALE 1"=100'  
 DATE: 2/6/13

THIS SURVEY MAP DOES NOT REPRESENT A  
 MONUMENTED SURVEY AND IS ONLY INTENDED  
 TO ILLUSTRATE THE ATTACHED LEGAL  
 DESCRIPTION.

**RIDGELINE  
 LAND SURVEYING LLC**

31 EAST PLATTE AVE, SUITE 206  
 COLORADO SPRINGS, CO 80903  
 TEL: (719) 238-2917

EXHIBIT B-3

Page 1 of 2

EXHIBIT "C" (1 of 2)

Project No. 75172

Date: February 6, 2013

DESCRIPTION

A tract or parcel No. **PE108C** of El Paso County safety improvement Project No. 75172 containing 0.038 acres, more or less, located in the southeast 1/4 Section 35, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southeast corner of said section 35, thence N89°47'07"W a distance of 1629.08 feet to the point of beginning;

- 1) Thence N89°50'04"W a distance of 191.48 feet;
- 2) Thence N59°07'50"E a distance of 68.19 feet;
- 3) Thence S30°52'10"E a distance of 35.61 feet;
- 4) Thence S87°31'04"E a distance of 114.79 feet to the point of beginning.

The above tract of land contains 1,658 square feet or 0.038 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**  
**For and on behalf of**  
**Ridgeline Land Surveying LLC.**

EXHIBIT B-3

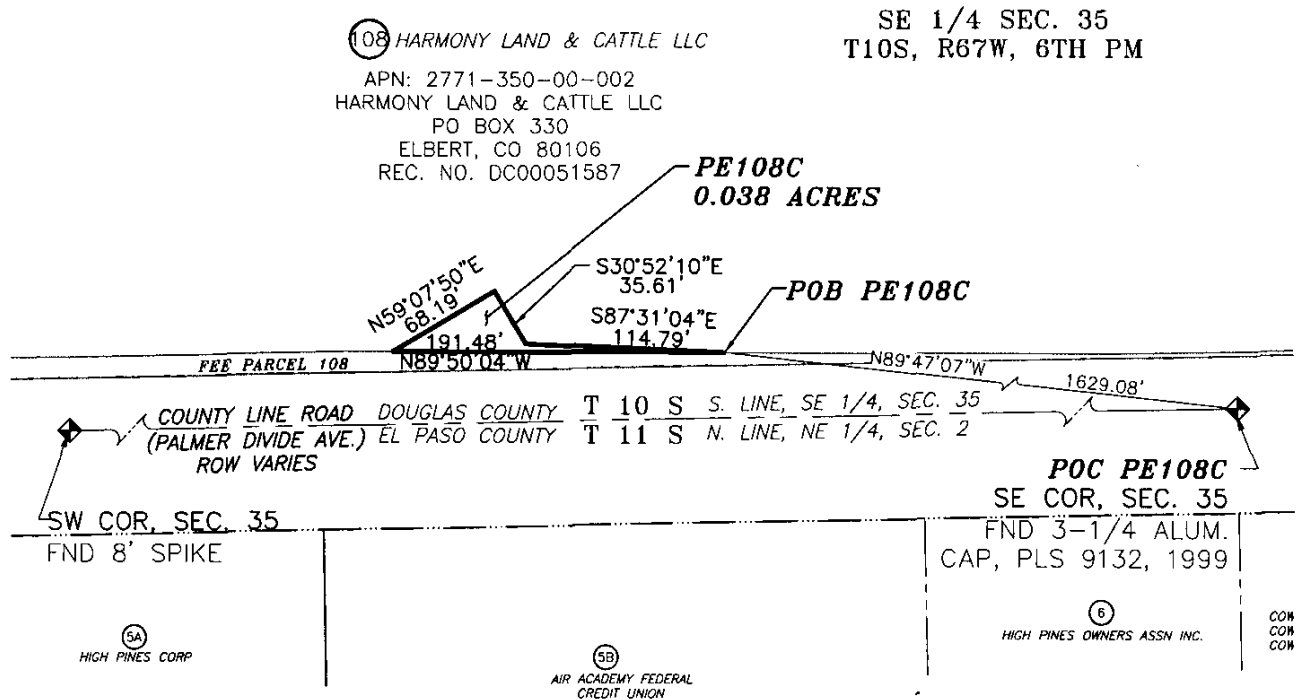
Page 2 of 2

**LEGAL DESCRIPTION — EXHIBIT "C" (2 of 2)**  
**EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

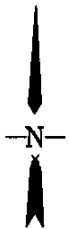
LOCATED IN A THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE  
 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

PERMANENT EASEMENT NO. 108C



NE 1/4 SEC. 2  
 T11S, R67W, 6TH PM



SCALE 1"=100'  
 DATE: 2/6/13

THIS SURVEY MAP DOES NOT REPRESENT A  
 MONUMENTED SURVEY AND IS ONLY INTENDED  
 TO ILLUSTRATE THE ATTACHED LEGAL  
 DESCRIPTION.

**RIDGELINE**  
**LAND SURVEYING LLC**

31 EAST PLATTE AVE, SUITE 206  
 COLORADO SPRINGS, CO 80903  
 TEL: (719) 238-2917

EXHIBIT B-4

Page 1 of 2

EXHIBIT "D" (1 of 2)

Project No. 75172

Date: January 11, 2013

DESCRIPTION

A tract or parcel No. **PE108D** of El Paso County safety improvement Project No. 757172 containing 0.633 acres, more or less, located in southeast 1/4 of Section 35 and the southwest 1/4 of section 36, both in Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southeast corner of said section 35, thence N82°51'44"W a distance of 323.41 feet to the point of beginning;

- 1) Thence N02°15'16"W a distance of 10.00 feet;
- 2) Thence N83°52'05"E a distance of 256.27 feet;
- 3) Thence N76°20'37"E a distance of 248.21 feet;
- 4) Thence S01°35'16"W a distance of 10.36 feet;
- 5) Thence S73°10'05"E a distance of 147.98 feet;
- 6) Thence S81°53'03"E a distance of 176.79 feet;
- 7) Thence S89°09'41"W a distance of 572.78 feet;
- 8) Thence S87°44'44"W a distance of 239.43 feet to the point of beginning.

The above tract of land contains 27,554 square feet or 0.633 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**  
**For and on behalf of**  
**Ridgeline Land Surveying LLC.**

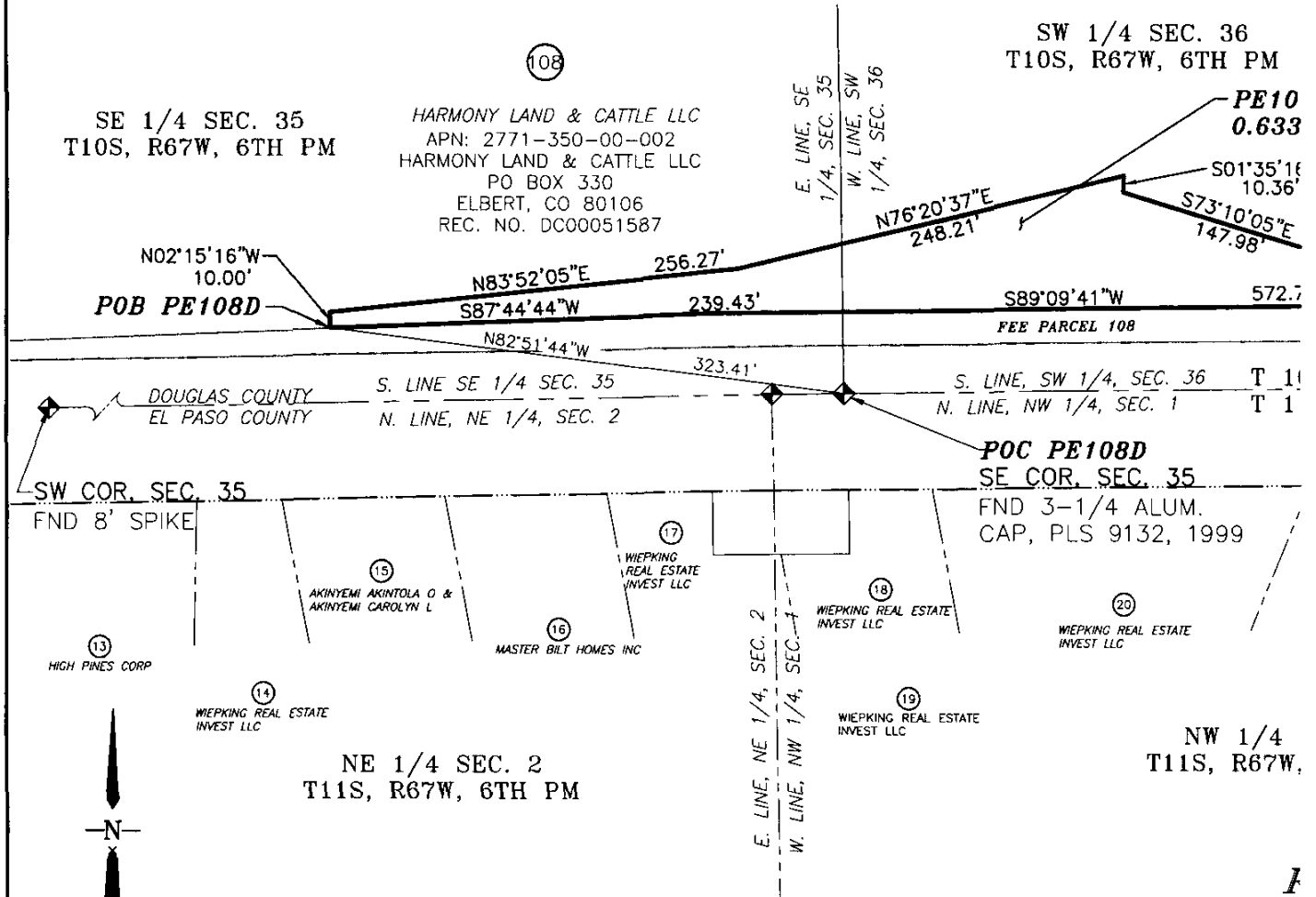
## EXHIBIT B-4

Page 2 of 2

**LEGAL DESCRIPTION EXHIBIT "B"**  
**EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35 AND THE SOUTHWEST 1/4 OF  
 SECTION 36, BOTH IN TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH  
 PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1  
 PERMANENT EASEMENT NO. 108D



THIS SURVEY MAP DOES NOT REPRESENT A  
 MONUMENTED SURVEY AND IS ONLY INTENDED  
 TO ILLUSTRATE THE ATTACHED LEGAL  
 DESCRIPTION.

**LAND**  
 31 EAST  
 COLORA  
 TEL



EXHIBIT B-5

Page 1 of 2

EXHIBIT "E" (1 of 2)

Project No. 75172

Date: February 6, 2013

DESCRIPTION

A tract or parcel No. **PE108E** of El Paso County safety improvement Project No. 75172 containing 0.078 acres, more or less, located in the southwest 1/4 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southwest corner of said section 36, thence N83°15'55"E a distance of 494.47 feet to the point of beginning;

- 1) Thence N80°08'57"E a distance of 119.83 feet;
- 2) Thence N88°40'37"E a distance of 103.47 feet;
- 3) Thence S64°34'30"E a distance of 40.30 feet;
- 4) Thence S88°13'08"W a distance of 110.08 feet;
- 5) Thence S89°09'41"W a distance of 147.89 feet to the point of beginning.

The above tract of land contains 3,386 square feet or 0.078 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**  
**For and on behalf of**  
**Ridgeline Land Surveying LLC.**

## EXHIBIT B-5

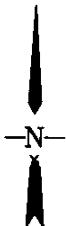
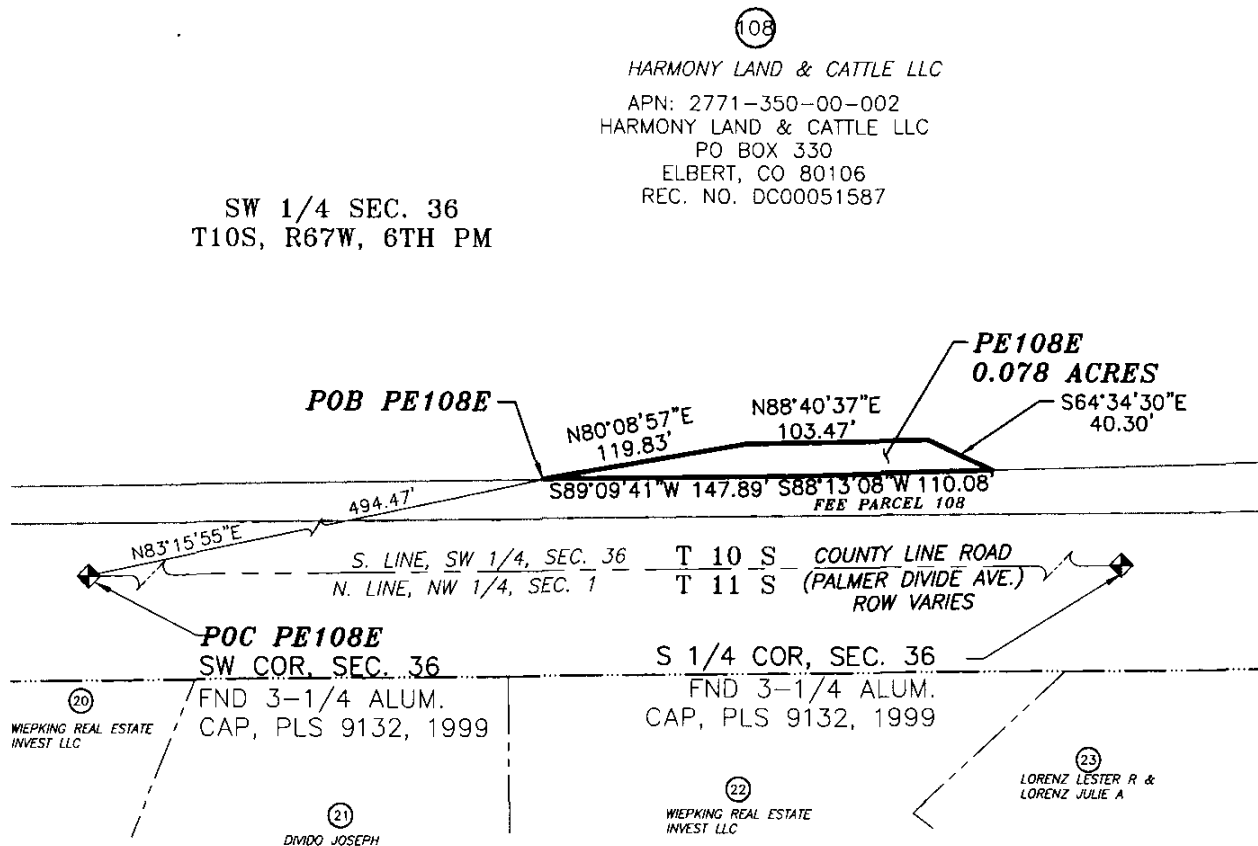
Page 2 of 2

**LEGAL DESCRIPTION EXHIBIT "E" (2 of 2)**  
**EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67  
 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

PERMANENT EASEMENT NO. 108E



NW 1/4 SEC. 1  
 T11S, R67W, 6TH PM

SCALE 1"=100'  
 DATE: 2/6/13

THIS SURVEY MAP DOES NOT REPRESENT A  
 MONUMENTED SURVEY AND IS ONLY INTENDED  
 TO ILLUSTRATE THE ATTACHED LEGAL  
 DESCRIPTION.

**RIDGELINE**  
**LAND SURVEYING LLC**

31 EAST PLATTE AVE, SUITE 206  
 COLORADO SPRINGS, CO 80903  
 TEL: (719) 238-2917

EXHIBIT B-6

Page 1 of 2

EXHIBIT "F" (1 of 2)

Project No. 75172

Date: January 11, 2013

DESCRIPTION

A tract or parcel No. **PE108F** of El Paso County safety improvement Project No. 757172 containing 0.363 acres, more or less, located in the southwest 1/4 of Section 36, Township 10 South, and Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southwest corner of said section 36, thence N86°14'59"E a distance of 1166.83 feet to the point of beginning;

- 1) Thence N78°49'01"E a distance of 96.45 feet;
- 2) Thence S89°41'35"E a distance of 72.99 feet;
- 3) Thence N16°16'03"E a distance of 26.84 feet;
- 4) Thence S73°43'57"E a distance of 44.65 feet;
- 5) Thence S16°16'03"W a distance of 15.10 feet;
- 6) Thence N88°06'19"E a distance of 83.90 feet;
- 7) Thence N68°51'16"E a distance of 67.80 feet;
- 8) Thence N88°41'00"E a distance of 40.75 feet;
- 9) Thence S01°19'00"E a distance of 9.20 feet;
- 10) Thence N89°39'48"E a distance of 159.30 feet;
- 11) Thence N00°37'18"W a distance of 35.98 feet;
- 12) Thence N89°22'42"E a distance of 62.10 feet;
- 13) Thence S00°37'18"E a distance of 37.24 feet;
- 14) Thence S85°09'15"E a distance of 118.88 feet;
- 15) Thence S01°10'14"E a distance of 10.00 feet;
- 16) Thence S89°22'42"W a distance of 368.33 feet;
- 17) Thence S88°06'19"W a distance of 373.76 feet to the point of beginning.

The above tract of land contains 15,823 square feet or 0.363 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**

**For and on behalf of**

**Ridgeline Land Surveying LLC.**

LEGAL DESCRIPTION EXHIBIT "F" (2 of 2)  
EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

PERMANENT EASEMENT NO. 108F



HARMONY LAND & CATTLE LLC  
APN: 2771-350-00-002  
HARMONY LAND & CATTLE LLC  
PO BOX 330  
ELBERT, CO 80106  
REC. NO. DC00051587

SW 1/4 SEC. 36  
T10S, R67W, 6TH PM

PE108F  
0.363 ACRES

POB PE108F

POC PE108F

SW COR, SEC. 36  
FND 3-1/4 ALUM.  
CAP. PLS 9132, 19

S. LINE, SW 1/4, SEC. 36 N89°21'12"E 2638.23'

N. LINE, NW 1/4, SEC. 1

DOUGLAS COUNTY  
EL PASO COUNTY

T 10 S  
T 11 S

COUNTY LINE ROAD  
(PALMER DIVIDE AVE.)  
ROW VARIES

S 1/4 COR. SEC. 36  
FND 3-1/4 ALUM.  
CAP, PLS 9132, 1999

S 1/4 COR. SEC. 36  
FND 3-1/4 ALUM.  
CAP, PLS 9132, 1999

EVERSON COLIN D. &  
EVERSON SUSAN H.

25

25

FUSCO ROBERT &  
FUSCO SANDRA

SILVER HORN LANE

NW 1/4 SEC. 1  
T11S, R67W, 6TH PM

999

2

27

LIGHT CATHLEEN A  
LIGHT RANDOLPH S

MEYER GREGORY L &  
MEYER YVONNE D

$$\frac{1}{N} \sum_{i=1}^N \mathbf{x}_i \mathbf{x}_i^T$$

THIS SURVEY MAP DOES NOT REPRESENT A MONUMENTED SURVEY AND IS ONLY INTENDED TO ILLUSTRATE THE ATTACHED LEGAL DESCRIPTION.

SCALE 1"=100'  
DATE: 2/6/13

***RIDGELINE  
LAND SURVEYING LLC***  
31 EAST PLATE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917

EXHIBIT B-7

Page 1 of 2

EXHIBIT "G" (1 of 2)

Project No. 75172

Date: January 11, 2013

DESCRIPTION

A tract or parcel No. **PE108G** of El Paso County safety improvement Project No. 757172 containing 0.118 acres, more or less, located in the south 1/2 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southwest corner of said section 36, thence N87°39'59"E a distance of 2288.17 feet to the point of beginning;

- 1) Thence N70°07'56"E a distance of 21.28 feet;
- 2) Thence N86°03'02"E a distance of 96.48 feet;
- 3) Thence S79°08'19"E a distance of 44.68 feet;
- 4) Thence N89°04'30"E a distance of 98.14 feet;
- 5) Thence N00°12'02"E a distance of 10.00 feet;
- 6) Thence N89°04'30"E a distance of 25.37 feet;
- 7) Thence N67°42'52"E a distance of 46.46 feet;
- 8) Thence S22°17'08"E a distance of 33.73 feet;
- 9) Thence N89°33'47"E a distance of 39.36 feet;
- 10) Thence S79°32'40"E a distance of 49.73 feet;
- 11) Thence N89°20'55"W a distance of 427.74 feet to the point of beginning.

The above tract of land contains 5,122 square feet or 0.118 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132 ) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**

**For and on behalf of**

**Ridgeline Land Surveying LLC.**

# LEGAL DESCRIPTION EXHIBIT "G" (2 of 2)

## EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67  
WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

PERMANENT EASEMENT NO. 108G

SW 1/4 SEC. 36  
T10S, R67W, 6TH PM

SE 1/4 SEC. 36  
T10S, R67W, 6TH PM

**HARMONY LAND & CATTLE LLC**  
APN: 2771-350-00-002  
HARMONY LAND & CATTLE LLC  
PO BOX 330  
ELBERT, CO 80106  
REC. NO. DC00051587

**PE108G**  
0.118 ACRES

N89°04'30"E 25.37'  
N00°12'02"E 10.00'  
N89°04'30"E 98.14'  
N89°20'55"W 427.74'  
N87°39'59"E 2288.17'  
N70°07'56"E 21.28'  
S79°08'19"E 44.68'  
N86°03'02"E 96.48'  
N67°42'52"E 46.46'  
S22°17'08"E 33.73'  
N89°33'47"E 39.36'  
S79°32'40"E 49.73'

**POB PE108G**

FEE PARCEL 108

T 10 S DOUGLAS COUNTY  
T 11 S EL PASO COUNTY

**POC PE108G**  
SW COR, SEC. 36  
FND 3-1/4 ALUM.  
CAP, PLS 9132, 1999

**BROTHERS BYRON C.**

**KRUCOFF CARL H. &  
KRUCOFF MARY F.**

S 1/4 COR, SEC. 36  
FND 3-1/4 ALUM.  
CAP, PLS 9132, 1999

NE 1/4 SEC. 1  
T11S, R67W, 6TH PM

NW 1/4 SEC. 1  
T11S, R67W, 6TH PM

**RIDGELINE  
LAND SURVEYING LLC**  
31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917

THIS SURVEY MAP DOES NOT REPRESENT A  
MONUMENTED SURVEY AND IS ONLY INTENDED  
TO ILLUSTRATE THE ATTACHED LEGAL  
DESCRIPTION.

SCALE 1"=100'  
DATE: 2/6/13

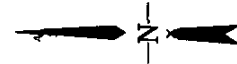


EXHIBIT B-8

Page 1 of 2

EXHIBIT "H" (1 of 2)

Project No. 75172

Date: January 14, 2013

DESCRIPTION

A tract or parcel No. **PE108H** of El Paso County safety improvement Project No. 757172 containing 0.150 acres, more or less, located in the southeast 1/4 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the south 1/4 corner of said section 36, thence N80°54'22"E a distance of 372.20 feet to the point of beginning;

- 1) Thence N00°00'11"W a distance of 10.00 feet;
- 2) Thence N89°22'42"E a distance of 111.73 feet;
- 3) Thence N59°44'48"E a distance of 63.99 feet;
- 4) Thence S30°15'12"E a distance of 30.74 feet;
- 5) Thence N89°24'15"E a distance of 238.59 feet;
- 6) Thence S00°35'45"E a distance of 14.81 feet;
- 7) Thence S89°22'42"W a distance of 421.24 feet to the point of beginning.

The above tract of land contains 6,530 square feet or 0.150 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**  
**For and on behalf of**  
**Ridgeline Land Surveying LLC.**

EXHIBIT B-8

Page 2 of 2

EXHIBIT "H" (2 of 2)

**LEGAL D****EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**LOCATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67  
WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

PERMANENT EASEMENT NO. 108H

SE 1/4 SEC. 36  
T10S, R67W, 6TH PM

(108) HARMONY LAND &amp; CATTLE LLC

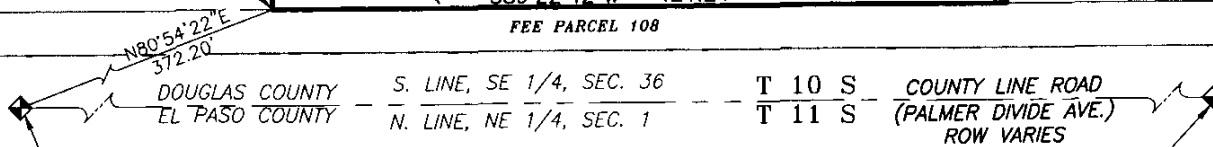
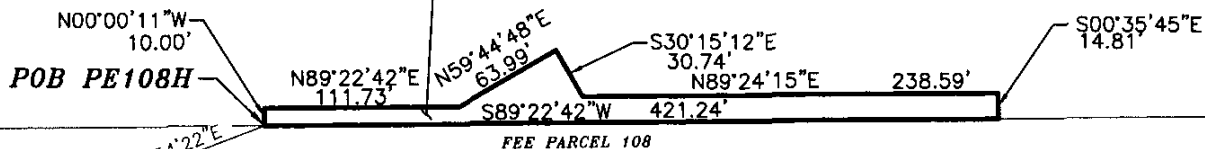
APN: 2771-350-00-002

HARMONY LAND &amp; CATTLE LLC

PO BOX 330

ELBERT, CO 80106

REC. NO. DC00051587

**PE108H**  
**0.150 ACRES****POC PE108H**S 1/4 COR, SEC. 36  
FND 3-1/4 ALUM.  
CAP, PLS 9132, 1999

(30)

SANDERS LEROY F

SE COR, SEC. 36

FND 3-1/4 ALUM. CAP,  
PLS 9132, 1999

(31)

KRASIKOV PETERS

NE 1/4 SEC. 1  
T11S, R67W, 6TH PM

VISTA CLARA LANE

SCALE 1"=100'  
DATE: 2/6/13THIS SURVEY MAP DOES NOT REPRESENT A  
MONUMENTED SURVEY AND IS ONLY INTENDED  
TO ILLUSTRATE THE ATTACHED LEGAL  
DESCRIPTION.**RIDGELINE**  
**LAND SURVEYING LLC**31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917



EXHIBIT B-9

Page 1 of 2

EXHIBIT "I" (1 of 2)

Project No. 75172

Date: February 7, 2013

DESCRIPTION

A tract or parcel No. **PE108J** of El Paso County safety improvement Project No. 757172 containing 0.101 acres, more or less, located in the southeast 1/4 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the south 1/4 corner of said section 36, thence N86°07'28"E a distance of 966.13 feet to the point of beginning;

- 1) Thence N00°19'45"W a distance of 10.00 feet;
- 2) Thence N68°33'17"E a distance of 107.26 feet;
- 3) Thence S21°26'43"E a distance of 35.88 feet;
- 4) Thence S82°13'46"E a distance of 127.97 feet;
- 5) Thence S07°23'58"W a distance of 5.58 feet to a non tangent curve to the left;
- 6) Thence on the arc of said curve, having a radius of 950.00 feet, having a delta angle of 08°09'21", an arc length of 135.23 feet, whose long chord bears N86°32'38"W a distance of 135.11 feet;
- 7) Thence S89°22'42"W a distance of 104.11 feet to the point of beginning.

The above tract of land contains 4,415 square feet or 0.101 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**  
**For and on behalf of**  
**Ridgeline Land Surveying LLC.**

EXHIBIT B-9

Page 2 of 2

**LEGAL DESCRIPTION** EXHIBIT "I" (2 of 2)  
**EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67  
 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

PERMANENT EASEMENT NO. 108J

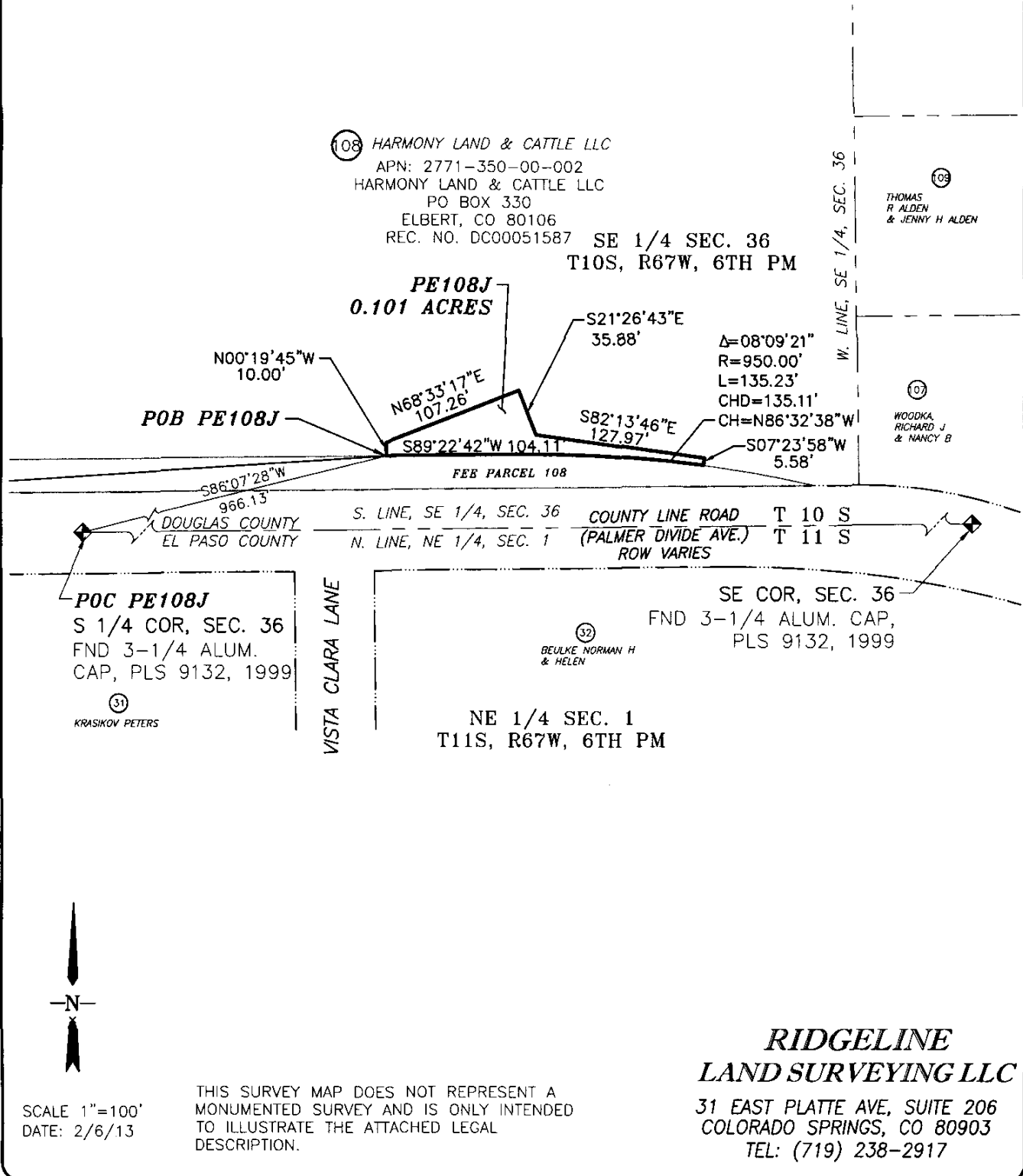


EXHIBIT B-10

Page 1 of 2

**EXHIBIT "A"**

Project No. 75172

Date: January 15, 2013

**DESCRIPTION**

A tract or parcel No. PE103 of El Paso County safety improvement Project No. 75172 containing 0.030 acres, more or less, located in a portion of Lot 9 Block 2, of Bald Mountain Estates recorded with reception no. 108871 in the records of Douglas County, Colorado, located in the SE 1/4 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southeast corner of lot 9, thence S89°24'15"W on the south line of said lot 9, a distance of 11.67 feet to the point of beginning;

- 1) Thence S89°24'15"W continuing on said south line, a distance of 5.52 feet;
- 2) Thence N04°01'03"W a distance of 54.69 feet;
- 3) Thence N02°51'19"E a distance of 57.59 feet;
- 4) Thence N89°59'15"E a distance of 14.14 feet;
- 5) Thence S03°54'36"W a distance of 112.28 feet to the point of beginning.

The above tract of land contains 1,290 square feet or 0.030 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**

**For and on behalf of**

**Ridgeline Land Surveying LLC.**

## EXHIBIT B-10

Page 2 of 2

**LEGAL DESCRIPTION EXHIBIT "B"**  
**EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

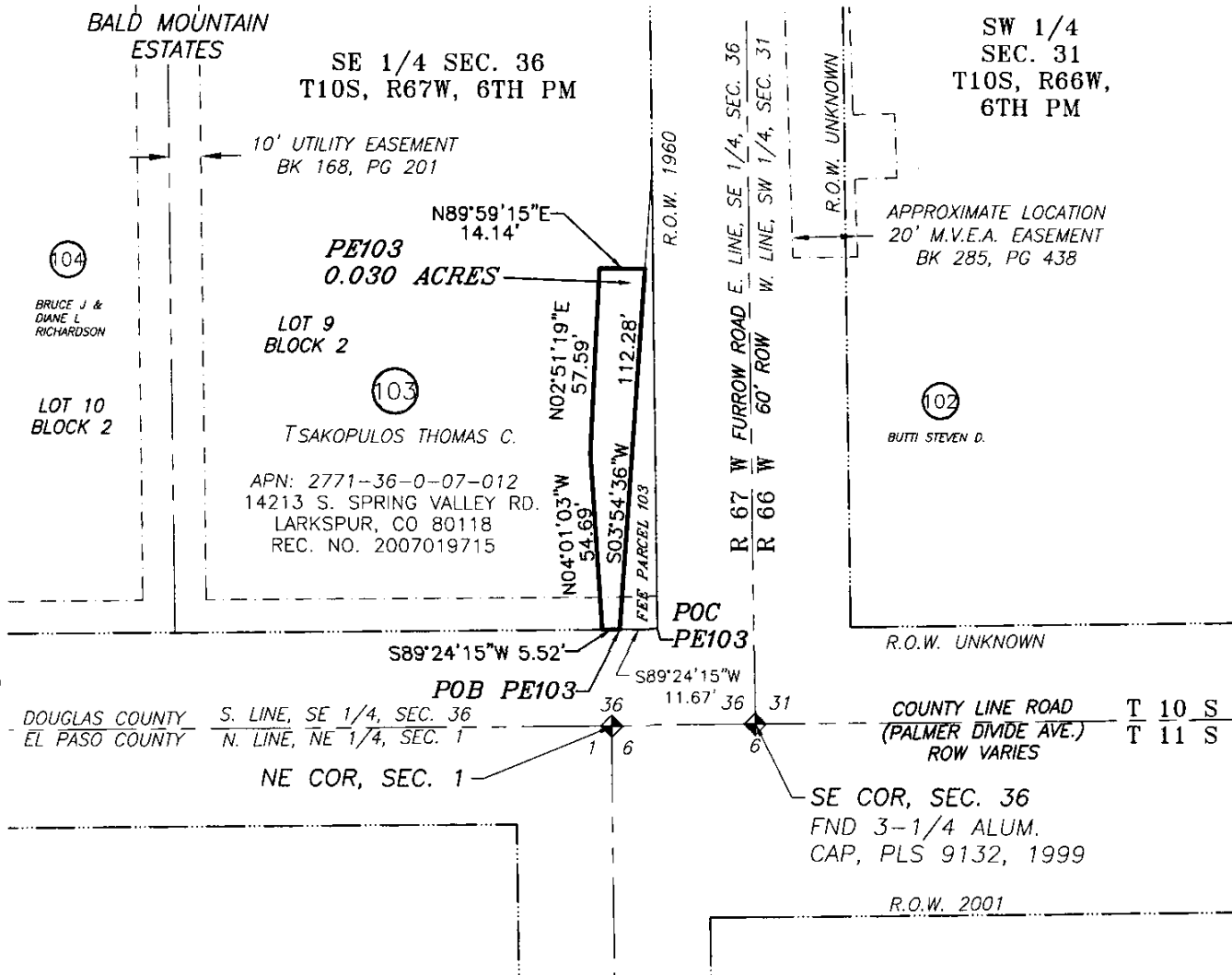
LOCATED IN A PORTION OF LOT 9 BLOCK 2, OF BALD MOUNTAIN ESTATES  
 RECORDED WITH RECEIPTION NO. 108871 IN THE RECORDS OF DOUGLAS COUNTY,  
 COLORADO, IN THE SE 1/4 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

PERMANENT EASEMENT NO. 103



SCALE 1"=50'  
 DATE: 2/6/13



THIS SURVEY MAP DOES NOT REPRESENT A  
 MONUMENTED SURVEY AND IS ONLY INTENDED  
 TO ILLUSTRATE THE ATTACHED LEGAL  
 DESCRIPTION.

**RIDGELINE**  
**LAND SURVEYING LLC**  
 31 EAST PLATTE AVE, SUITE 206  
 COLORADO SPRINGS, CO 80903  
 TEL: (719) 238-2917

EXHIBIT B-11

Page 1 of 2

**EXHIBIT "A"**

Project No. 75172

Date: January 14, 2013

**DESCRIPTION**

A tract or parcel No. PE107 of El Paso County safety improvement Project No. 75172 containing 0.011 acres, more or less, located in a portion of Lot 1 Block 1, of Bald Mountain Estates recorded with reception no. 108871 in the records of Douglas County, Colorado, located in the SE 1/4 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the southeast corner of lot 1;

- 1) Thence S89°24'13"W on the south line of lot 1, a distance of 19.07 feet;
- 2) Thence N20°06'34"E a distance of 53.45 feet to the east line of lot 1;
- 3) Thence S00°47'29"E on said east line, a distance of 49.99 feet to the point of beginning.

The above tract of land contains 477 square feet or 0.011 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**

**For and on behalf of**

**Ridgeline Land Surveying LLC.**

## EXHIBIT B-11

Page 2 of 2

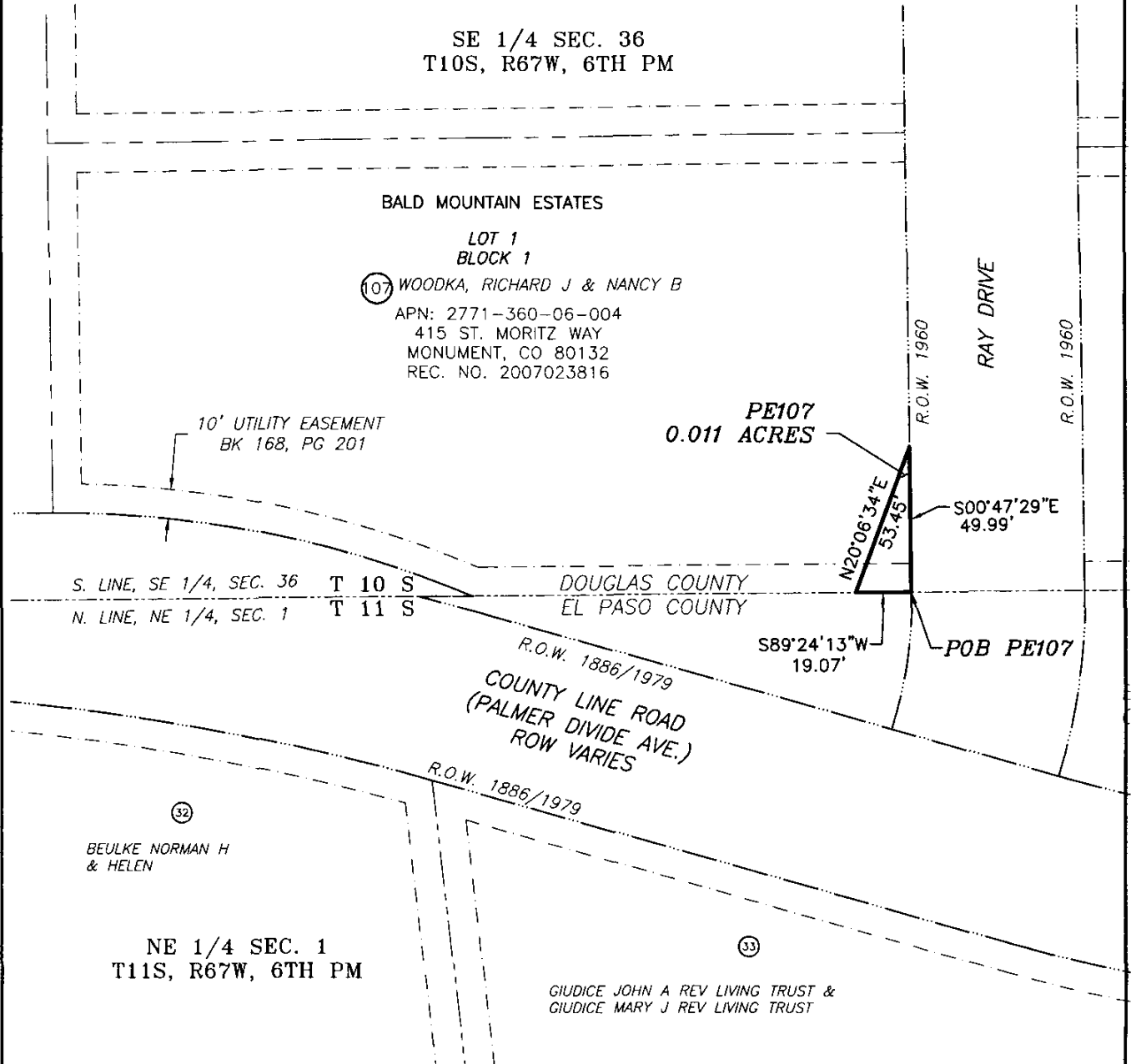
**LEGAL DESCRIPTION, EXHIBIT "B"**  
**EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

A PORTION OF LOT 1 BLOCK 1, OF BALD MOUNTAIN ESTATES RECORDED WITH  
 RECEPTION NO. 108871 IN THE RECORDS OF DOUGLAS COUNTY, COLORADO,  
 LOCATED IN THE SE 1/4 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

PERMANENT EASEMENT NO. 107

SCALE 1"=50'  
 DATE: 2/14/13



THIS SURVEY MAP DOES NOT REPRESENT A  
 MONUMENTED SURVEY AND IS ONLY INTENDED  
 TO ILLUSTRATE THE ATTACHED LEGAL  
 DESCRIPTION.

**RIDGELINE**  
**LAND SURVEYING LLC**  
 31 EAST PLATTE AVE, SUITE 206  
 COLORADO SPRINGS, CO 80903  
 TEL: (719) 238-2917

EXHIBIT C-1

Page 1 of 3

EXHIBIT "A" (1 of 3)

Project No. 75172

Date: February 7, 2013

DESCRIPTION

A tract or parcel No. TE108A of El Paso County safety improvement Project No. 75172 containing 0.150 acres, more or less, located in the S 1/2 of Section 35, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southwest corner of said section 35, thence N88°07'51"E a distance of 2229.15 feet to the point of beginning;

- 1) Thence N01°05'53"W a distance of 46.46 feet;
- 2) Thence N88°54'07"E a distance of 81.84 feet;
- 3) Thence S81°16'00"E a distance of 100.69 feet;
- 4) Thence N87°33'09"E a distance of 162.52 feet;
- 5) Thence N83°51'02"E a distance of 111.63 feet;
- 6) Thence S88°42'43"E a distance of 146.23 feet;
- 7) Thence N74°02'09"E a distance of 13.53 feet;
- 8) Thence S15°57'51"E a distance of 10.00 feet;
- 9) Thence S74°02'09"W a distance of 15.05 feet;
- 10) Thence N88°42'43"W a distance of 147.10 feet;
- 11) Thence S83°51'02"W a distance of 111.31 feet;
- 12) Thence S87°33'09"W a distance of 163.81 feet;
- 13) Thence N81°16'00"W a distance of 100.80 feet;
- 14) Thence S88°54'07"W a distance of 70.98 feet;
- 15) Thence S01°05'53"E a distance of 36.46 feet;
- 16) Thence S88°54'07"W a distance of 10.00 feet to the point of beginning.

The above tract of land contains 6,542 square feet or 0.150 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**

**For and on behalf of**

**Ridgeline Land Surveying LLC.**

# LEGAL DESCRIPTION EXHIBIT "A" (2 of 3)

## EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 67  
WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

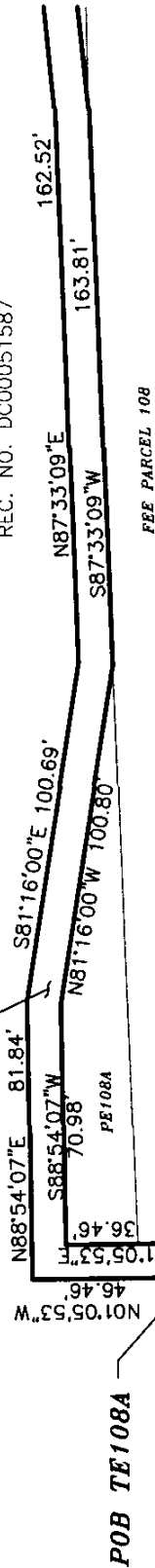
SHEET 1 OF 2

TEMPORARY EASEMENT NO. 108A

SW 1/4 SEC. 35  
T10S, R67W, 6TH PM

108  
HARMONY LAND & CATTLE LLC  
APN: 2771-350-00-002  
HARMONY LAND & CATTLE LLC  
PO BOX 330  
ELBERT, CO 80106  
REC. NO. DC00051587

TE108A  
0.150 ACRES



POB TE108A

FEE PARCEL 108

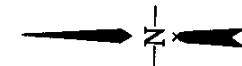
N88°07'51\"/>

DOUGLAS COUNTY  
EL PASO COUNTY  
S. LINE, SW 1/4, SEC. 35  
N. LINE, NW 1/4, SEC. 2  
COUNTY LINE ROAD T 10 S  
(PALMER DIVIDE AVE.) T 11 S  
ROW VARIES

POC TE108A  
SW COR, SEC. 35  
FND 8' SPIKE

2  
OWNER: MGP INC

NW 1/4 SEC. 2  
T11S, R67W, 6TH PM



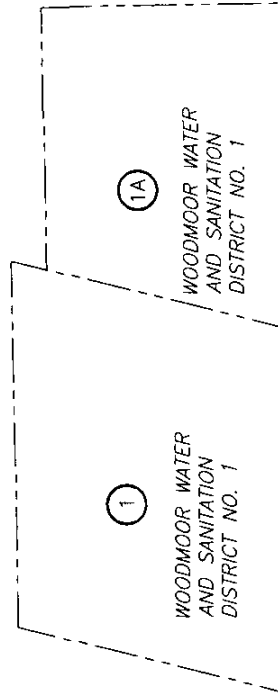
SCALE 1"=50'  
DATE: 2/7/13

THIS SURVEY MAP DOES NOT REPRESENT A  
MONUMENTED SURVEY AND IS ONLY INTENDED  
TO ILLUSTRATE THE ATTACHED LEGAL  
DESCRIPTION.

RIDGELINE

LAND SURVEYING LLC

31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917



NW 1/4 SEC. 2  
NE 1/4 SEC. 2



EXHIBIT C-1

Page 3 of 3

## LEGAL DESCRIPTION EXHIBIT "A" (3 of 3)

EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 67  
WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 2 OF 2

TEMPORARY EASEMENT NO. 108A

108

HARMONY LAND & CATTLE LLC  
APN: 2771-350-00-002

HARMONY LAND &amp; CATTLE LLC

PO BOX 330

ELBERT, CO 80106

REC. NO. DC00051587

SE 1/4 SEC. 35

T10S, R67W, 6TH PM

TE108A

0.150 ACRES

N83°51'02"E 111.63'

S83°51'02"W 111.31'

S88°42'43"E 146.23'

N88°42'43"W 147.10'

S15°57'51"E 10.00'

N74°02'09"E 13.53'

S74°02'09"W 15.05'

PE108B

FEE PARCEL 108

SE COR. SEC. 35

FND 3-1/4 ALUM.

CAP, PLS 9132, 1999

COUNTY LINE ROAD

(PALMER DIVIDE AVE.)

ROW VARIES

2

MGP INC

NE 1/4 SEC. 2

T11S, R67W, 6TH PM

DOEWOOD DRIVE

3

WOODMOOR WATER  
& SANITATION  
DISTRICT NO. 1THIS SURVEY MAP DOES NOT REPRESENT A  
MONUMENTED SURVEY AND IS ONLY INTENDED  
TO ILLUSTRATE THE ATTACHED LEGAL  
DESCRIPTION.SCALE 1"=50'  
DATE: 2/7/13RIDGELINE  
LAND SURVEYING LLC31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917

EXHIBIT C-2

Page 1 of 3

EXHIBIT "B" (1 of 3)

Project No. 75172

Date: January 11, 2013

DESCRIPTION

A tract or parcel No. **TE108B** of El Paso County safety improvement Project No. 75172 containing 0.122 acres, more or less, located in the southeast 1/4 of Section 35, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southwest corner of said section 35, thence N87°57'02"E a distance of 2910.78 feet to the point of beginning;

- 1) Thence N00°38'59"E a distance of 11.30 feet;
- 2) Thence S86°25'13"E a distance of 25.48 feet;
- 3) Thence S89°21'01"E a distance of 59.98 feet;
- 4) Thence N89°46'16"E a distance of 243.60 feet;
- 5) Thence N88°53'33"E a distance of 167.58 feet;
- 6) Thence S89°50'04"E a distance of 40.30 feet;
- 7) Thence S59°07'50"W a distance of 19.40 feet;
- 8) Thence N89°50'04"W a distance of 23.57 feet;
- 9) Thence S88°53'33"W a distance of 167.54 feet;
- 10) Thence S89°46'16"W a distance of 243.75 feet;
- 11) Thence N89°21'01"W a distance of 60.06 feet;
- 12) Thence N89°21'01"W a distance of 25.45 feet to the point of beginning.

The above tract of land contains 5,303 square feet or 0.122 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**  
**For and on behalf of**  
**Ridgeline Land Surveying LLC.**



# LEGAL DESCRIPTION EXHIBIT "B" (3 of 3)

## EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 2 OF 2

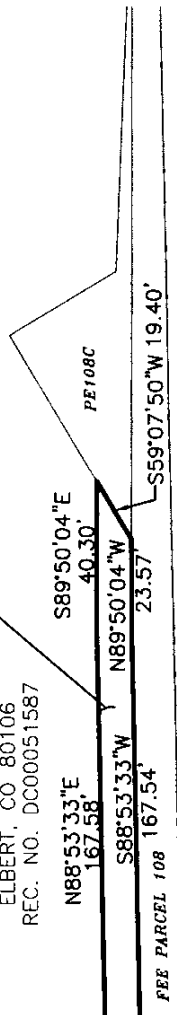
TEMPORARY EASEMENT NO. 108B

SE 1/4 SEC. 35  
T10S, R67W, 6TH PM

(108)

HARMONY LAND & CATTLE LLC  
APN: 2771-350-00-002  
HARMONY LAND & CATTLE LLC  
PO BOX 330  
ELBERT, CO 80106  
REC. NO. D000051587

TE108B  
0.122 ACRES



SHEET 1

COUNTY LINE ROAD  
(PALMER DIVIDE AVE.)  
ROW VARIES

SE COR, SEC. 35  
FND 3-1/4 ALUM.  
CAP, PLS 9132, 1999

NE 1/4 SEC. 2  
T11S, R67W, 6TH PM

(5A)

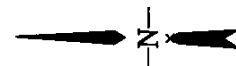
HIGH PINES CORP

(5B)

AIR ACADEMY FEDERAL  
CREDIT UNION

THIS SURVEY MAP DOES NOT REPRESENT A  
MONUMENTED SURVEY AND IS ONLY INTENDED  
TO ILLUSTRATE THE ATTACHED LEGAL  
DESCRIPTION.

SCALE 1"=50'  
DATE: 2/7/13



**RIDGELINE  
LAND SURVEYING LLC**

31 EAST PLATE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917

EXHIBIT C-3

Page 1 of 4

EXHIBIT "C" (1 of 4)

Project No. 75172

Date: February 7, 2013

DESCRIPTION

A tract or parcel No. **TE108C** of El Paso County safety improvement Project No. 75172 containing 0.327 acres, more or less, located in the southeast 1/4 of Section 35, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southeast corner of said section 35, thence N82°51'44"W a distance of 323.41 feet to the point of beginning;

- 1) Thence S87°44'44"W a distance of 201.18 feet;
- 2) Thence S88°53'45"W a distance of 91.44 feet;
- 3) Thence S87°37'29"W a distance of 437.75 feet;
- 4) Thence S88°54'07"W a distance of 354.22 feet;
- 5) Thence N89°52'00"W a distance of 224.19 feet;
- 6) Thence N87°31'04"W a distance of 114.79 feet;
- 7) Thence N30°52'10"W a distance of 11.97 feet;
- 8) Thence S87°31'04"E a distance of 121.16 feet;
- 9) Thence S89°52'00"E a distance of 223.77 feet;
- 10) Thence N88°54'07"E a distance of 354.22 feet;
- 11) Thence N87°37'29"E a distance of 437.64 feet;
- 12) Thence N88°53'45"E a distance of 91.45 feet;
- 13) Thence N87°44'44"E a distance of 201.08 feet;
- 14) Thence S02°15'16"E a distance of 10.00 feet to the point of beginning.

The above tract of land contains 14,264 square feet or 0.327 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**

**For and on behalf of**

**Ridgeline Land Surveying LLC.**

# LEGAL DESCRIPTION EXHIBIT "C" (2 of 4)

## EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 67  
WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 3

TEMPORARY EASEMENT NO. 108C

108

HARMONY LAND & CATTLE LLC  
APN: 2771-350-00-002  
HARMONY LAND & CATTLE LLC  
PO BOX 330  
ELBERT, CO 80106  
REC. NO. DC00051587

SE 1/4 SEC. 35  
T10S, R67W, 6TH PM

TE108C  
0.327 ACRES

S02°15'16"E  
10.00'

N87°44'44"E 201.08'

S87°44'44"W 201.18'

N88°53'45"E 91.45'

S88°53'45"W 91.44'

POB TE108C PE108D

N82°51'44"W  
323.41'

SEE PARCEL 108

EXHIBIT C-3  
Page 2 of 4

S. LINE SE 1/4 SEC. 35

COUNTY LINE ROAD T 10 S DOUGLAS COUNTY  
(PALMER DIVIDE AVE.) T 11 S EL PASO COUNTY

ROW VARIES

POC TE108C

SE COR, SEC. 35

FND 3-1/4 ALUM.

CAP, PLS 9132, 1999

HIGH PINES DRIVE

12

ROACH  
WILLIAM F.

N

13

HIGH PINES CORP

14

WIEPKING REAL  
ESTATE  
INVEST LLC

15

AKINYEMI AKINTOLA O &  
AKINYEMI CAROLYN L

16

MASTER BILT HOMES

NE 1/4 SEC. 2  
T11S, R67W, 6TH PM

RIDGELINE

LAND SURVEYING LLC

THIS SURVEY MAP DOES NOT REPRESENT A  
MONUMENTED SURVEY AND IS ONLY INTENDED  
TO ILLUSTRATE THE ATTACHED LEGAL  
DESCRIPTION.

SCALE 1"=50'  
DATE: 2/7/13

31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903

TEL: (719) 238-2917

# LEGAL DESCRIPTION EXHIBIT "C" (3 of 4)

EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 67  
WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 2 OF 3

TEMPORARY EASEMENT NO. 108C

108

HARMONY LAND & CATTLE LLC  
APN: 2771-350-00-002  
HARMONY LAND & CATTLE LLC  
PO BOX 330  
ELBERT, CO 80106  
REC. NO. DC00051587

SE 1/4 SEC. 35  
T10S, R67W, 6TH PM

TE108C  
0.327 ACRES

N88°54'07"E 354.22'

S88°54'07"W 354.22'

N87°37'29"E

437.64'

S87°37'29"W

437.75'

FEE PARCEL 108

COUNTY LINE ROAD  
(PALMER DIVIDE AVE.)  
ROW VARIES

S. LINE SE 1/4 SEC. 35

N. LINE, NE 1/4, SEC. 2

T 10 S DOUGLAS COUNTY  
T 11 S EL PASO COUNTY

EXHIBIT C-3  
Page 3 of 4

SHEET 3

7B

BRENT &  
SANDRA  
COWELL

08

HAGOPIAN JON S. &  
HAGOPIAN MICHELLE I.

09

TAYLOR CHRIS G. &  
TAYLOR HOLLY M.

10

BRADLEY MARK L

NE 1/4 SEC. 2  
T11S, R67W, 6TH PM

11

JAHAAASKI RAYMOND A. &  
JAHAAASKI DEBORAH R.

12

ROACH  
WILLIAM F.

N

SCALE 1"=50'  
DATE: 2/7/13

THIS SURVEY MAP DOES NOT REPRESENT A  
MONUMENTED SURVEY AND IS ONLY INTENDED  
TO ILLUSTRATE THE ATTACHED LEGAL  
DESCRIPTION.

RIDGELINE  
LAND SURVEYING LLC

31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917

# LEGAL DESCRIPTION EXHIBIT "C" (4 of 4)

## EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 67  
WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.  
SHEET 3 OF 3  
TEMPORARY EASEMENT NO. 108C

(108)

HARMONY LAND & CATTLE LLC  
APN: 2771-350-00-002  
HARMONY LAND & CATTLE LLC  
PO BOX 330  
ELBERT, CO 80106  
REC. NO. DC00051587

TE108C  
0.327 ACRES

SE 1/4 SEC. 35  
T10S, R67W, 6TH PM

N30°52'10"W 11.97'  
S87°31'04"E 121.16'  
N87°31'04"W 114.79'

N88°54'07"E 354.22'  
S88°54'07"W 354.22'

SEE PARCEL 108

T 10 S DOUGLAS COUNTY  
T 11 S EL PASO COUNTY

S. LINE SE 1/4 SEC. 35  
N. LINE, NE 1/4, SEC. 2

COUNTY LINE ROAD  
(PALMER DIVIDE AVE.)  
ROW VARIES

SW COR, SEC. 35  
FND 8' SPIKE

(7A)

BRENT &  
SANDRA  
COWELL

(6)

HIGH PINES OWNERS ASSN INC.

(5B)

AIR ACADEMY FEDERAL  
CREDIT UNION

NE 1/4 SEC. 2  
T11S, R67W, 6TH PM

**RIDGELINE**  
**LAND SURVEYING LLC**

31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917

THIS SURVEY MAP DOES NOT REPRESENT A  
MONUMENTED SURVEY AND IS ONLY INTENDED  
TO ILLUSTRATE THE ATTACHED LEGAL  
DESCRIPTION.

SCALE 1"=50'  
DATE: 2/7/13

N



EXHIBIT C-4

Page 1 of 4

EXHIBIT "D" (1 of 4)

Project No. 75172

Date: January 11, 2013

DESCRIPTION

A tract or parcel No. **TE108D** of El Paso County safety improvement Project No. 75172 containing 0.274 acres, more or less, located in the southwest 1/4 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southwest corner of said section 36, thence N54°11'52"E a distance of 215.04 feet to the point of beginning;

- 1) Thence N01°35'16"E a distance of 10.36 feet;
- 2) Thence S73°10'05"E a distance of 149.94 feet;
- 3) Thence S81°53'03"E a distance of 174.44 feet;
- 4) Thence N80°08'57"E a distance of 118.99 feet;
- 5) Thence N88°40'37"E a distance of 106.60 feet;
- 6) Thence S64°34'30"E a distance of 40.26 feet;
- 7) Thence N88°13'08"E a distance of 24.36 feet;
- 8) Thence N88°14'39"E a distance of 387.97 feet;
- 9) Thence N78°49'01"E a distance of 96.64 feet;
- 10) Thence S89°34'38"E a distance of 66.41 feet;
- 11) Thence N16°16'03"E a distance of 19.43 feet;
- 12) Thence S73°43'57"E a distance of 10.00 feet;
- 13) Thence S16°16'03"W a distance of 26.84 feet;
- 14) Thence S89°59'30"W a distance of 19.63 feet;
- 15) Thence N89°34'38"W a distance of 53.36 feet;
- 16) Thence S78°49'01"W a distance of 96.45 feet;
- 17) Thence S88°14'39"W a distance of 388.79 feet;
- 18) Thence S88°13'08"W a distance of 26.78 feet;
- 19) Thence N64°34'30"W a distance of 40.30 feet;
- 20) Thence S88°40'37"W a distance of 103.47 feet;
- 21) Thence S80°08'57"W a distance of 119.83 feet;
- 22) Thence N81°53'03"W a distance of 176.79 feet;
- 23) Thence N73°10'05"W a distance of 147.98 feet to the point of beginning.

The above tract of land contains 11,925 square feet or 0.274 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**

**For and on behalf of**

**Ridgeline Land Surveying LLC.**

# LEGAL DESCRIPTION EXHIBIT "D" (2 of 4)

## EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67  
WEST OF THE 6TH PRINCIPAL MERIDIAN DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 3  
TEMPORARY EASEMENT NO. 108D

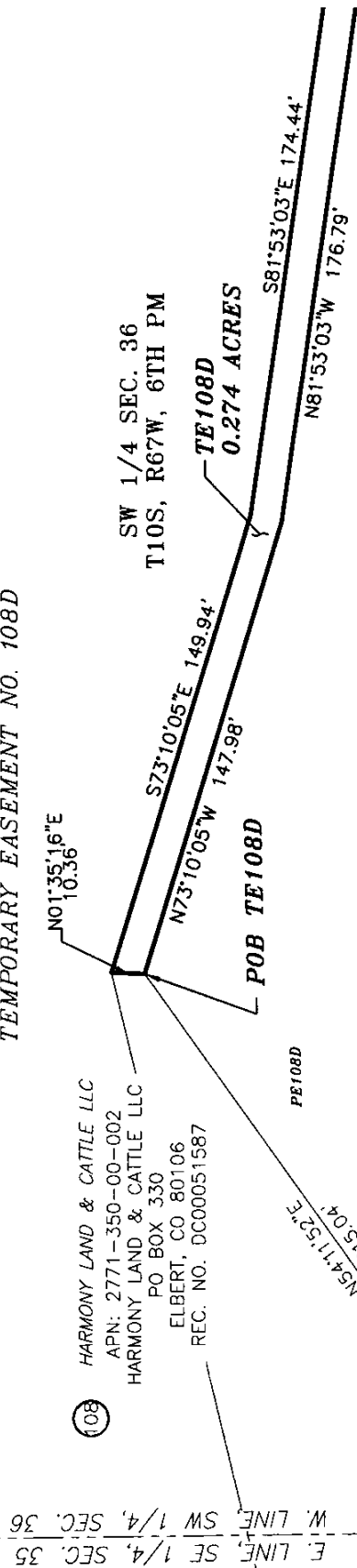


EXHIBIT C-4  
Page 2 of 4

SHEE

# LEGAL DESCRIPTION EXHIBIT "D" (3 of 4)

## EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67  
WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 2 OF 3  
TEMPORARY EASEMENT NO. 108D

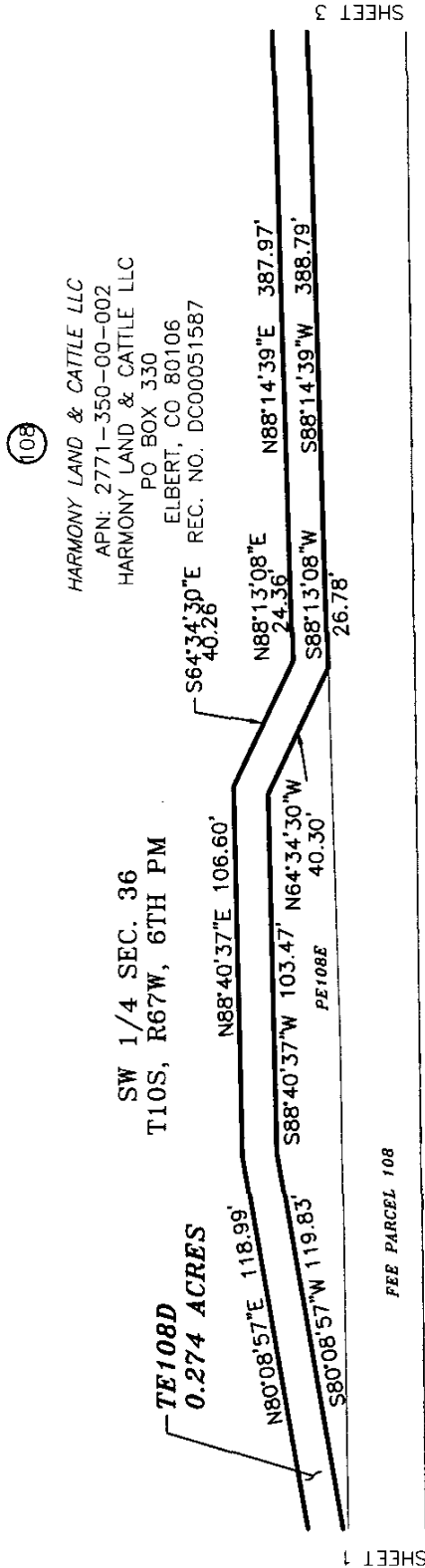


EXHIBIT C-4  
Page 3 of 4

COUNTY LINE ROAD T 10 S S. LINE, SW 1/4, SEC. 36 DOUGLAS COUNTY  
(PALMER DIVIDE AVE.) T 11 S N. LINE, NW 1/4, SEC. 1 EL PASO COUNTY  
ROW VARIES

(23)  
LORENZ LESTER R &  
LORENZ JULIE A

(22)  
NW 1/4 SEC. 1  
T11S, R67W, 6TH PM

WIEPKING REAL ESTATE  
INVEST LLC

**RIDGELINE**  
**LAND SURVEYING LLC**

31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917

THIS SURVEY MAP DOES NOT REPRESENT A  
MONUMENTED SURVEY AND IS ONLY INTENDED  
TO ILLUSTRATE THE ATTACHED LEGAL  
DESCRIPTION.

SCALE 1"=50'  
DATE: 2/7/13

# LEGAL DESCRIPTION EXHIBIT "D" (4 of 4)

EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 67  
WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 3 OF 3

TEMPORARY EASEMENT NO. 108D

HARMONY LAND & CATTLE LLC

APN: 2771-350-00-002

HARMONY LAND & CATTLE LLC

PO BOX 330

ELBERT, CO 80106

REC. NO. DC00051587

SW 1/4 SEC. 36

T10S, R67W, 6TH PM

TE108D

0.274 ACRES

N16°16'03"E 19.43' S73°43'57"E 10.00'  
N78°49'01"E 96.64' S89°34'38"E 66.41' S16°16'03"W 26.84'  
S78°49'01"W 96.45' N89°34'38"W 53.36' S89°59'30"W 19.63'  
N88°14'39"E 387.97' S88°14'39"W 388.79'

PE108F

FEE PARCEL 108

EXHIBIT C-4  
Page 4 of 4

COUNTY LINE ROAD T 10 S S. LINE, SW 1/4, SEC. 36  
(PALMER DIVIDE AVE.) T 11 S N. LINE, NW 1/4, SEC. 1  
ROW VARIES

DOUGLAS COUNTY  
EL PASO COUNTY

S 1/4 COR., SEC. 36  
FND 3-1/4 ALUM.  
CAP, PLS 9132, 1999

(23)

LORENZ LESTER R &  
LORENZ JULIE A

(24)

NW 1/4 SEC. 1  
T11S, R67W, 6TH PM

MEYER GREGORY L &  
MEYER YVONNE D

RIDGELINE

LAND SURVEYING LLC

THIS SURVEY MAP DOES NOT REPRESENT A  
MONUMENTED SURVEY AND IS ONLY INTENDED  
TO ILLUSTRATE THE ATTACHED LEGAL  
DESCRIPTION.

SCALE 1"=50'  
DATE: 2/7/13

31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917

SHEET 2

EXHIBIT C-5

Page 1 of 3

EXHIBIT "E" (1 of 3)

Project No. 75172

Date: January 11, 2013

DESCRIPTION

A tract or parcel No. **TE108E** of El Paso County safety improvement Project No. 75172 containing 0.147 acres, more or less, located in the southwest 1/4 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southwest corner of said section 36, thence N87°13'00"E a distance of 1908.44 feet to the point of beginning;

- 1) Thence N01°10'14"W a distance of 10.00 feet;
- 2) Thence N89°22'42"E a distance of 217.19 feet;
- 3) Thence S89°20'55"E a distance of 161.42 feet;
- 4) Thence N70°07'56"E a distance of 20.86 feet;
- 5) Thence N86°03'02"E a distance of 99.18 feet;
- 6) Thence S79°08'19"E a distance of 44.94 feet;
- 7) Thence N89°04'30"E a distance of 97.31 feet;
- 8) Thence S00°12'02"W a distance of 10.00 feet;
- 9) Thence S89°04'30"W a distance of 98.14 feet;
- 10) Thence N79°08'19"W a distance of 44.68 feet;
- 11) Thence S86°03'02"W a distance of 96.48 feet;
- 12) Thence S70°07'56"W a distance of 21.28 feet;
- 13) Thence N89°20'55"W a distance of 163.11 feet;
- 14) Thence S89°22'42"W a distance of 216.98 feet to the point of beginning.

The above tract of land contains 6,408 square feet or 0.147 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**

**For and on behalf of**

**Ridgeline Land Surveying LLC.**

# LEGAL DESCRIPTION EXHIBIT "E" (2 of 3)

## EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67  
WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 2

TEMPORARY EASEMENT NO. 108E

108

HARMONY LAND & CATTLE LLC  
APN: 2771-350-00-002  
HARMONY LAND & CATTLE LLC  
PO BOX 330  
ELBERT, CO 80106  
REC. NO. DC00051587

TE108E  
0.147 ACRES

SW 1/4 SEC. 36  
T10S, R67W, 6TH PM

N01°10'14"W 10.00' N89°22'42"E 217.19' 161.42'  
S89°20'55"E 163.11'  
N89°20'55"W 216.98'

PE108F

POB TE108E

FEE PARCEL 108

N87°30'0"E 1908.44'

COUNTY LINE ROAD  
(PALMER DIVIDE AVE.)  
ROW VARIES

S. LINE, SW 1/4, SEC. 36  
N. LINE, NW 1/4, SEC. 1

T 10 S  
T 11 S

POC TE108E

SW COR, SEC. 36  
FND 3-1/4 ALUM.  
CAP, PLS 9132, 1999

EVERSON COLIN D &  
EVERSON SUSAN H

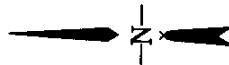
LIGHT CATHLEEN A  
LIGHT RANDOLPH S

NW 1/4 SEC. 1  
T11S, R67W, 6TH PM

BROTHERS BYRON C.

28

SHEET 2



THIS SURVEY MAP DOES NOT REPRESENT A  
MONUMENTED SURVEY AND IS ONLY INTENDED  
TO ILLUSTRATE THE ATTACHED LEGAL  
DESCRIPTION.

SCALE 1"=50'  
DATE: 2/7/13

**RIDGELINE**  
**LAND SURVEYING LLC**  
31 EAST PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917

# LEGAL DESCRIPTION EXHIBIT "E" (3 of 3)

## EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 2 OF 2

TEMPORARY EASEMENT NO. 108E

108

HARMONY LAND & CATTLE LLC  
APN: 2771-350-00-002  
HARMONY LAND & CATTLE LLC  
PO BOX 330  
ELBERT, CO 80106  
REC. NO. DC00051587

SW 1/4 SEC. 36  
T10S, R67W, 6TH PM

SE 1/4 SEC. 36  
T10S, R67W, 6TH PM

N70°07'56"E 20.86'  
N86°03'02"E 99.18'  
S86°03'02"W 96.48'  
S70°07'56"W 21.28'

TE108E

0.147 ACRES

S00°12'02"W 10.00'

N89°04'30"E 97.31'

S89°04'30"W 98.14'

S79°08'19"E 44.94'

N79°08'19"W 44.68'

PE108C

PE108C

FEE PARCEL 108

W. LINE, SE 1/4, SEC. 36

E. LINE, SW 1/4, SEC. 36

T 10 S  
T 11 S

S 1/4 COR, SEC. 36  
FND 3-1/4 ALUM.  
CAP, PLS 9132, 1999

EXHIBIT C-5  
Page 3 of 3

S. LINE, SW 1/4, SEC. 36  
N. LINE, NW 1/4, SEC. 1  
COUNTY LINE ROAD  
(PALMER DIVIDE AVE.)  
ROW VARIES

T 10 S  
T 11 S

E. LINE, NW 1/4, SEC. 1  
W. LINE, NE 1/4, SEC. 1

NE 1/4 SEC. 1  
T11S, R67W, 6TH PM

29

KRUCOFF KARL H. &  
KRUCOFF MARY F.

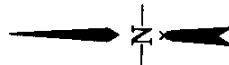
NW 1/4 SEC. 1  
T11S, R67W, 6TH PM

RIDGELINE  
LAND SURVEYING LLC

31 EAST PLATE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: (719) 238-2917

THIS SURVEY MAP DOES NOT REPRESENT A  
MONUMENTED SURVEY AND IS ONLY INTENDED  
TO ILLUSTRATE THE ATTACHED LEGAL  
DESCRIPTION.

SCALE 1"=50'  
DATE: 2/7/13



SHEET 1

EXHIBIT C-6

Page 1 of 2

EXHIBIT "F" (1 of 2)

Project No. 75172

Date: January 14, 2013

DESCRIPTION

A tract or parcel No. **TE108F** of El Paso County safety improvement Project No. 75172 containing 0.088 acres, more or less, located in the south 1/2 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the south 1/4 corner of said section 36, thence N10°24'02"W a distance of 68.39 feet to the point of beginning;

- 1) Thence N22°17'08"W a distance of 10.77 feet;
- 2) Thence N89°33'47"E a distance of 44.32 feet;
- 3) Thence S79°32'40"E a distance of 49.82 feet;
- 4) Thence S89°20'55"E a distance of 128.35 feet;
- 5) Thence N89°22'42"E a distance of 162.30 feet;
- 6) Thence S00°00'11"E a distance of 10.00 feet;
- 7) Thence S89°22'42"W a distance of 162.31 feet;
- 8) Thence N89°20'55"W a distance of 129.32 feet;
- 9) Thence N79°32'40"W a distance of 49.73 feet;
- 10) Thence S89°33'47"W a distance of 39.36 feet to the point of beginning.

The above tract of land contains 3,828 square feet or 0.088 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**  
**For and on behalf of**  
**Ridgeline Land Surveying LLC.**





EXHIBIT C-7

Page 1 of 2

EXHIBIT "G" (1 of 2)

Project No. 75172

Date: January 14, 2013

DESCRIPTION

A tract or parcel No. **TE108G** of El Paso County safety improvement Project No. 757172 containing 0.040 acres, more or less, located in the southeast 1/4 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the south 1/4 corner of said section 36, thence N85°24'16"E a distance of 791.29 feet to the point of beginning;

- 1) Thence N00°35'45"W a distance of 10.00 feet;
- 2) Thence N89°22'42"E a distance of 175.23 feet;
- 3) Thence S00°19'45"E a distance of 10.00 feet;
- 4) Thence S89°22'42"W a distance of 175.18 feet to the point of beginning.

The above tract of land contains 1,752 square feet or 0.040 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**

**For and on behalf of**

**Ridgeline Land Surveying LLC.**

EXHIBIT C-7

Page 2 of 2

**LEGAL DESCRIPTION** EXHIBIT "G" (2 of 2)  
**EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67  
 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

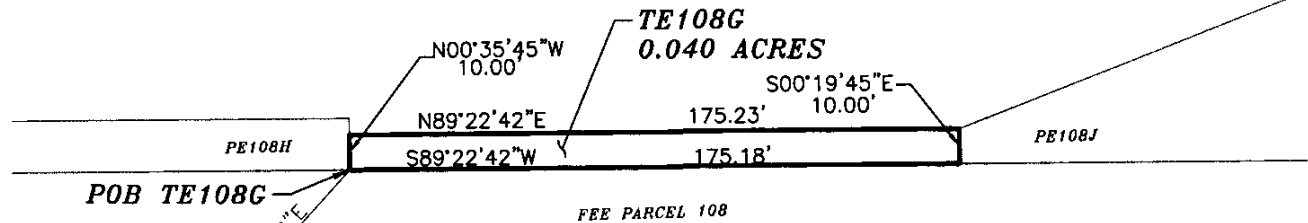
SHEET 1 OF 1

TEMPORARY EASEMENT NO. 108G

108 HARMONY LAND & CATTLE LLC

APN: 2771-350-00-002  
 HARMONY LAND & CATTLE LLC  
 PO BOX 330  
 ELBERT, CO 80106  
 REC. NO. DC00051587

SE 1/4 SEC. 36  
 T10S, R67W, 6TH PM



POB TE108G

FEE PARCEL 108

DOUGLAS COUNTY

T 10 S COUNTY LINE ROAD  
 T 11 S (PALMER DIVIDE AVE.)  
 ROW VARIES

S. LINE, SE 1/4, SEC. 36

N. LINE, NE 1/4, SEC. 1

EL PASO COUNTY

POC TE108G

S 1/4 COR, SEC. 36

FND 3-1/4 ALUM.

CAP, PLS 9132, 1999

KRASIKOV PETERS

NE 1/4 SEC. 1  
 T11S, R67W, 6TH PM

VISTA CLARA LANE

SE COR, SEC. 36

FND 3-1/4 ALUM. CAP,  
 PLS 9132, 1999

BEULKE NORMAN H  
 & HELEN



SCALE 1"=50'  
 DATE: 2/7/13

THIS SURVEY MAP DOES NOT REPRESENT A  
 MONUMENTED SURVEY AND IS ONLY INTENDED  
 TO ILLUSTRATE THE ATTACHED LEGAL  
 DESCRIPTION.

**RIDGELINE  
 LAND SURVEYING LLC**

31 EAST PLATTE AVE, SUITE 206  
 COLORADO SPRINGS, CO 80903  
 TEL: (719) 238-2917

EXHIBIT C-8

Page 1 of 2

EXHIBIT "H" (1 of 2)

Project No. 75172  
Date: February 7, 2013

DESCRIPTION

A tract or parcel No. **TE108H** of El Paso County safety improvement Project No. 757172 containing 0.053 acres, more or less, located in the southeast 1/4 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the south one quarter corner of said section 36, thence N85°41'32"E a distance of 1079.87 feet to the point of beginning;

- 1) Thence N21°26'43"W a distance of 11.46 feet;
- 2) Thence S82°13'46"E a distance of 143.50 feet;
- 3) Thence S08°06'20"W a distance of 5.59 feet to a non tangent curve to the right;
- 4) Thence on the arc of said curve, having a radius of 960.00 feet, a delta angle of 05°08'29", an arc length of 86.15 feet, whose long chord bears S79°18'14"E a distance of 86.12 feet;
- 5) Thence S12°04'48"W a distance of 7.54 feet to the north Right of Way Line of County Line Road;
- 6) Thence S89°24'15"W on said north Right of Way Line, a distance of 10.51 feet to a non tangent curve to the left;
- 7) Thence on the arc of said curve, having a radius of 950.00 feet, a delta angle of 05°07'37", an arc length of 85.01 feet, whose long chord bears N79°54'09"W a distance of 84.98 feet;
- 8) Thence N07°23'58"E a distance of 5.58 feet;
- 9) Thence N82°13'46"W a distance of 127.97 feet to the point of beginning.

The above tract of land contains 2,307 square feet or 0.053 acres, more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**  
**For and on behalf of**  
**Ridgeline Land Surveying LLC.**

EXHIBIT C-8

Page 2 of 2

**LEGAL DE** ..... **IBIT "H" (2 of 2)**  
**EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67  
 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

TEMPORARY EASEMENT NO. 108H

SE 1/4 SEC. 36  
 T10S, R67W, 6TH PM

HARMONY LAND &amp; CATTLE LLC

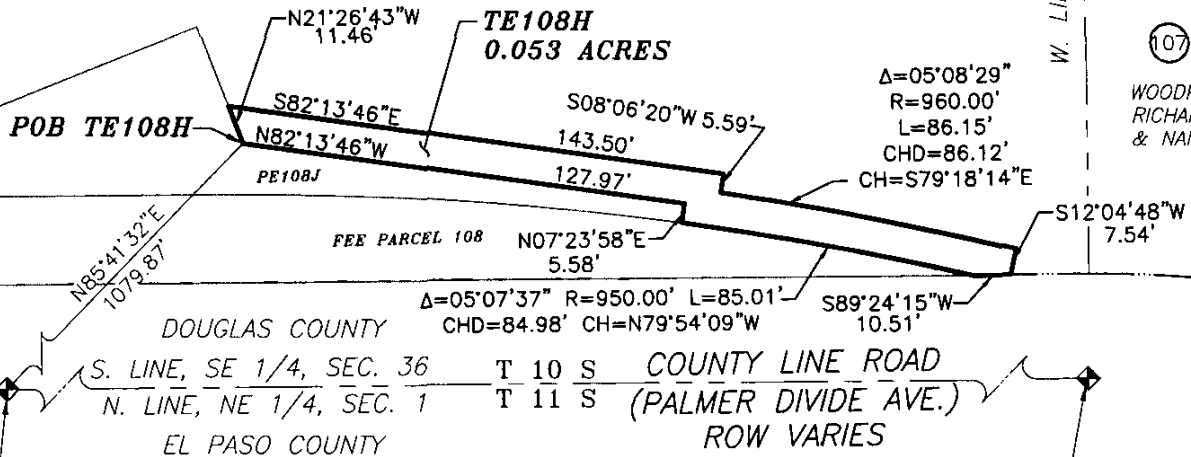
APN: 2771-350-00-002  
 HARMONY LAND & CATTLE LLC  
 PO BOX 330  
 ELBERT, CO 80106  
 REC. NO. DC00051587

(109)

THOMAS  
 R ALDEN  
 & JENNY H AL

(107)

WOODKA,  
 RICHARD J  
 & NANCY B

**POC TE108H**

S 1/4 COR, SEC. 36  
 FND 3-1/4 ALUM.  
 CAP, PLS 9132, 1999

NE 1/4 SEC. 1  
 T11S, R67W, 6TH PM

(32)

BEULKE NORMAN H  
 & HELEN



SCALE 1"=50'  
 DATE: 2/7/13

THIS SURVEY MAP DOES NOT REPRESENT A  
 MONUMENTED SURVEY AND IS ONLY INTENDED  
 TO ILLUSTRATE THE ATTACHED LEGAL  
 DESCRIPTION.

**RIDGELINE**  
**LAND SURVEYING LLC**

31 EAST PLATTE AVE, SUITE 206  
 COLORADO SPRINGS, CO 80903  
 TEL: (719) 238-2917

EXHIBIT C-9  
Page 1 of 2

**EXHIBIT "A"**

Project No. 75172  
Date: January 15, 2013

**DESCRIPTION**

A tract or parcel No. TE102 of El Paso County safety improvement Project No. 75172 containing 0.248 acres, more or less, located in a portion of the SW 1/4 of Section 31, Township 10 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southwest corner of section 31, thence N53°16'25"E a distance of 51.13 feet to the north Right-of-Way line of County Line Road and the point of beginning;

- 1) Thence N13°11'21"W a distance of 53.02 feet to the east Right-of-Way line of furrow Road;
- 2) Thence N00°46'48"W on said east Right-of-Way line, a distance of 81.40 feet;
- 3) Thence S86°52'00"E a distance of 26.24 feet;
- 4) Thence S41°42'28"E a distance of 94.40 feet;
- 5) Thence S78°21'14"E a distance of 38.16 feet;
- 6) Thence S75°46'13"E a distance of 66.37 feet;
- 7) Thence S05°42'43"W a distance of 34.82 feet to the north Right-of-Way line of County Line Road;
- 8) Thence S89°11'55"W on said north Right-of-Way line, a distance of 67.01 feet;
- 9) Thence N65°30'27"W a distance of 72.64 feet;
- 10) Thence N44°23'16"W a distance of 71.56 feet;
- 11) Thence S13°11'21"E a distance of 84.84 feet to the north Right-of-Way line of County Line Road;
- 12) Thence S89°11'55"W on said north Right-of-Way line, a distance of 10.24 feet to the point of beginning.

The above tract of land contains 10,797 square feet or 0.248 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**  
**For and on behalf of**  
**Ridgeline Land Surveying LLC.**

EXHIBIT C-9

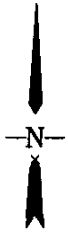
Page 2 of 2

*LEGAL L...* *EXHIBIT "B"*  
*EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172*

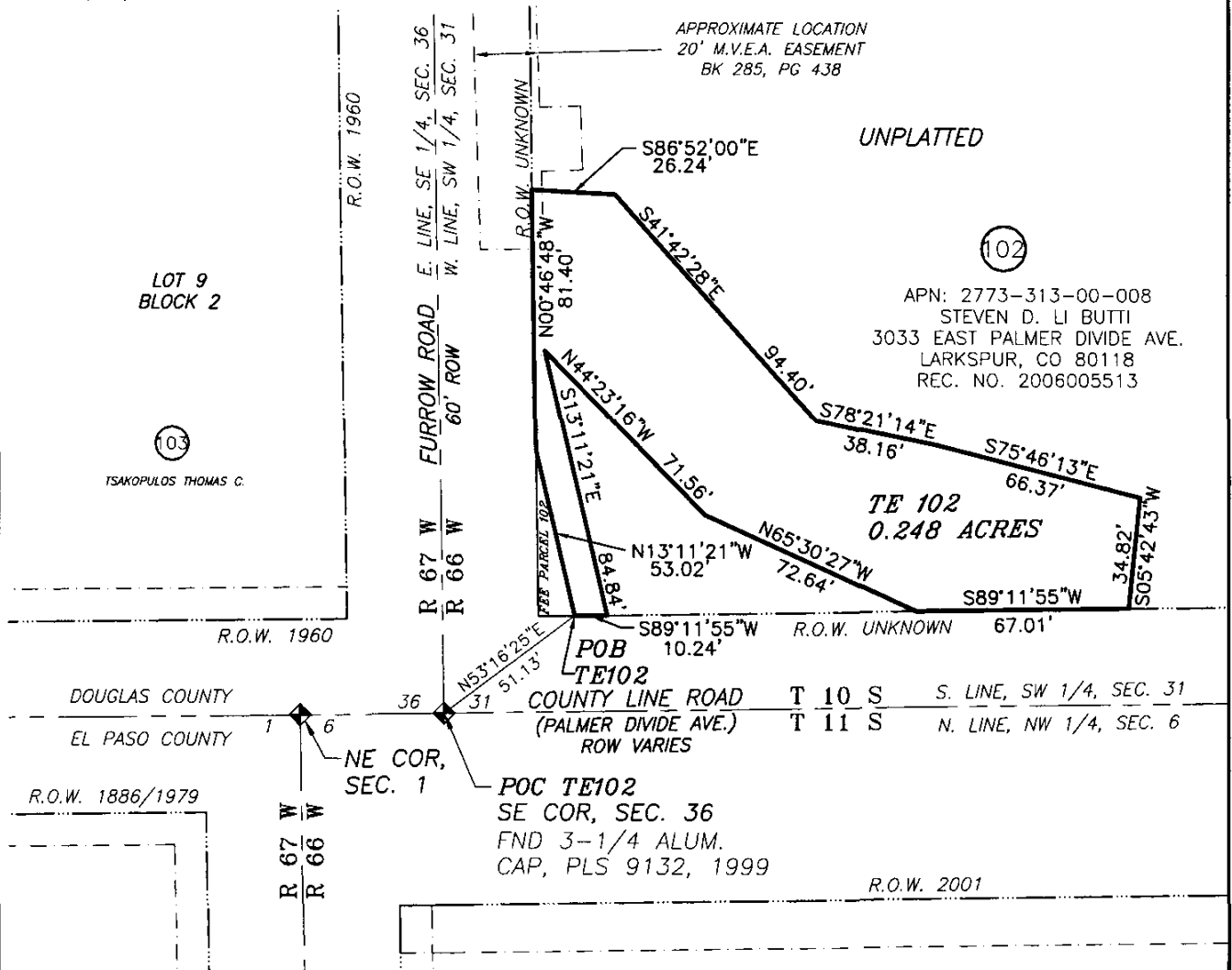
LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 31, TOWNSHIP 10 SOUTH,  
 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

TEMPORARY EASEMENT NO. 102



SCALE 1"=50'  
 DATE: 2/14/13



THIS SURVEY MAP DOES NOT REPRESENT A  
 MONUMENTED SURVEY AND IS ONLY INTENDED  
 TO ILLUSTRATE THE ATTACHED LEGAL  
 DESCRIPTION.

**RIDGELINE**  
**LAND SURVEYING LLC**  
 31 EAST PLATTE AVE, SUITE 206  
 COLORADO SPRINGS, CO 80903  
 TEL: (719) 238-2917

EXHIBIT C-10

Page 1 of 2

**EXHIBIT "A"**

Project No. 75172

Date: January 15, 2013

**DESCRIPTION**

A tract or parcel No. TE103 of El Paso County safety improvement Project No. 75172 containing 0.031 acres, more or less, located in a portion of Lot 9 Block 2, of Bald Mountain Estates recorded with reception no. 108871 in the records of Douglas County, Colorado, in the SE 1/4 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southeast corner of said lot 9, thence S89°24'15"W on the south line of said lot 9, a distance of 17.20 feet to the point of beginning;

- 1) Thence S89°24'15"W continuing on said south line, a distance of 10.02 feet;
- 2) Thence N04°01'03"W a distance of 54.69 feet;
- 3) Thence N02°51'19"E a distance of 67.71 feet;
- 4) Thence N89°59'15"E a distance of 24.34 feet;
- 5) Thence S03°54'36"W a distance of 10.02 feet;
- 6) Thence S89°59'15"W a distance of 14.14 feet;
- 7) Thence S02°51'19"W a distance of 57.59 feet;
- 8) Thence S04°01'03"E a distance of 54.69 feet to the point of beginning.

The above tract of land contains 1,366 square feet or 0.031 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**

**For and on behalf of**

**Ridgeline Land Surveying LLC.**



EXHIBIT C-10

Page 2 of 2

IBIT "B"

**LEGAL DESCRIPTION**  
**EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

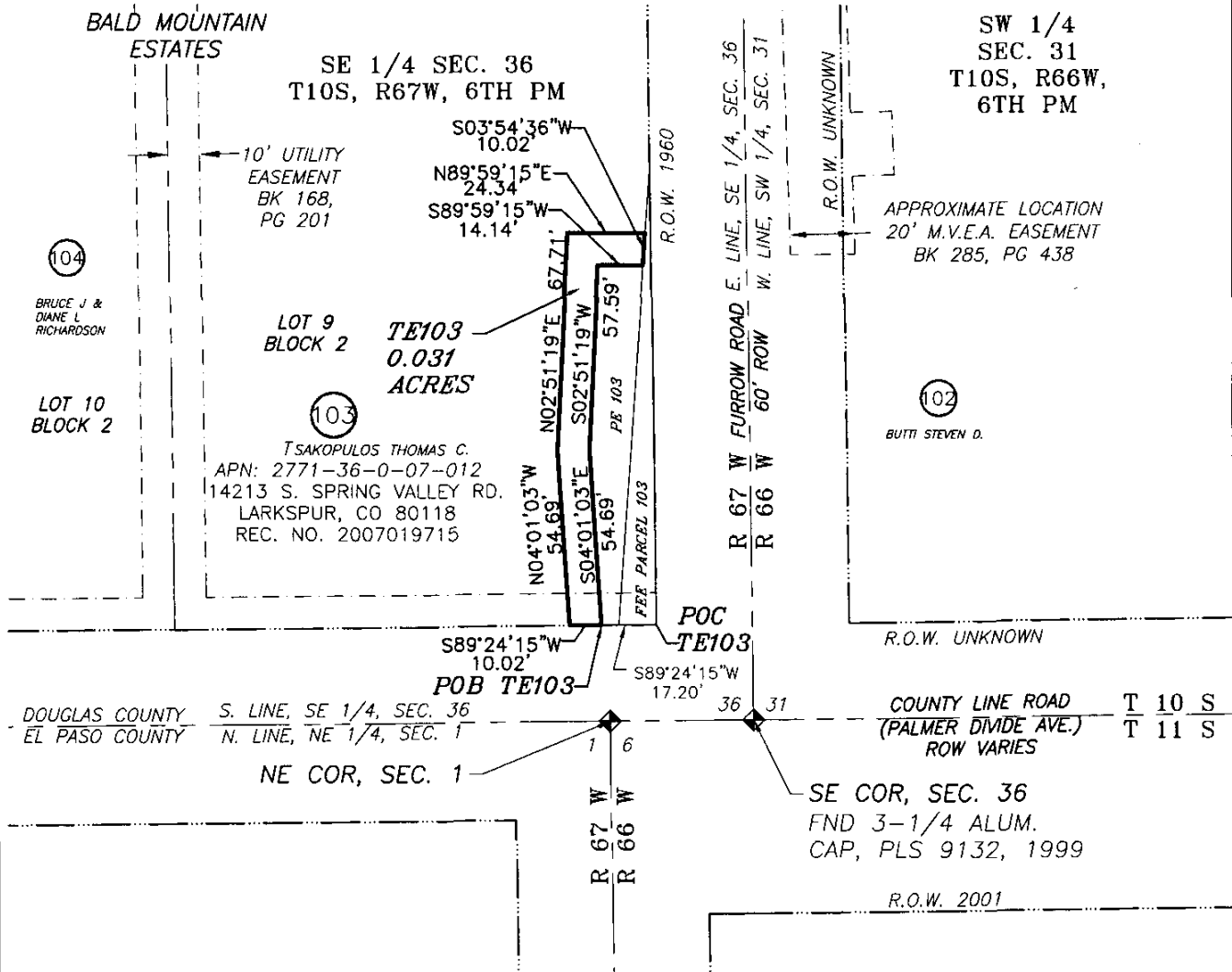
LOCATED IN A PORTION OF LOT 9 BLOCK 2, OF BALD MOUNTAIN ESTATES  
 RECORDED WITH RECEIPTION NO. 108871 IN THE RECORDS OF DOUGLAS COUNTY,  
 COLORADO, IN THE SE 1/4 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

**TEMPORARY EASEMENT NO. 103**



SCALE 1"=50'  
 DATE: 2/6/13



THIS SURVEY MAP DOES NOT REPRESENT A  
 MONUMENTED SURVEY AND IS ONLY INTENDED  
 TO ILLUSTRATE THE ATTACHED LEGAL  
 DESCRIPTION.

**RIDGELINE  
 LAND SURVEYING LLC**  
 31 EAST PLATTE AVE, SUITE 206  
 COLORADO SPRINGS, CO 80903  
 TEL: (719) 238-2917

EXHIBIT C-11

Page 1 of 2

**EXHIBIT "A"**

Project No. 75172

Date: January 14, 2013

**DESCRIPTION**

A tract or parcel No. TE105B of El Paso County safety improvement Project No. 75172 containing 0.337 acres, more or less, located in a portion of Lot 11 and 12 Block 2, of Bald Mountain Estates recorded with reception no. 108871 in the records of Douglas County, Colorado, in the SE 1/4 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the southeast corner of lot 11;

- 1) Thence S89°24'15"W on the south line of lot 11 and 12, a distance of 189.10 feet to a point of a curve to the left;
- 2) Thence on the arc of said curve and said south line of 12, having a radius of 453.20 feet, having a delta angle of 08°10'32", an arc length of 64.67 feet, whose long chord bears S85°18'59"W a distance of 64.61 feet;
- 3) Thence N50°48'18"E a distance of 92.76 feet;
- 4) Thence N78°34'06"E a distance of 116.25 feet;
- 5) Thence N51°28'19"E a distance of 34.22 feet;
- 6) Thence S51°38'44"E a distance of 51.00 feet to the east line of lot 11;
- 7) Thence S00°47'29"E on said east line, a distance of 64.09 feet to the point of beginning.

The above tract of land contains 14,688 square feet or 0.337 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**

**For and on behalf of**

**Ridgeline Land Surveying LLC.**

EXHIBIT C-11

Page 2 of 2

EXHIBIT "B"

**LEGAL DESCRIPTION**  
**EL PASO COUNTY SURVEY IMPROVEMENT PROJECT NO. 75172**

A PORTION OF LOT 11 & 12 BLOCK 2, OF BALD MOUNTAIN ESTATES RECORDED  
 WITH RECEPTION NO. 108871 IN THE RECORDS OF DOUGLAS COUNTY, COLORADO,  
 LOCATED IN THE SE 1/4 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

TEMPORARY EASEMENT NO. 105B

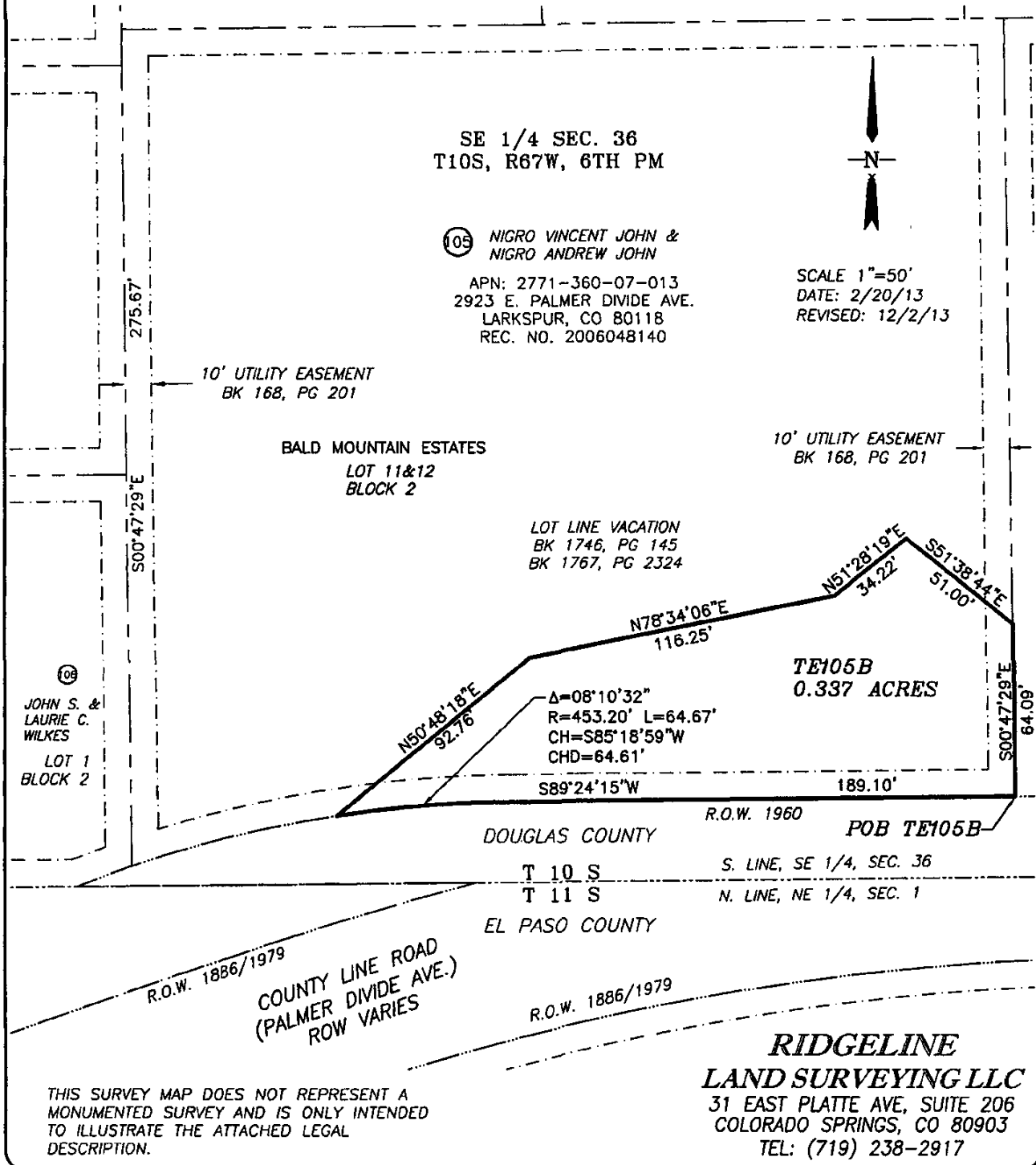


EXHIBIT C-12

Page 1 of 2

**EXHIBIT "A"**

Project No. 75172

Date: January 14, 2013

**DESCRIPTION**

A tract or parcel No. TE106A of El Paso County safety improvement Project No. 75172 containing 0.064 acres, more or less, located in a portion of Lot 1 Block 2, of Bald Mountain Estates recorded with reception no. 108871 in the records of Douglas County, Colorado, in the SE 1/4 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the southwest corner of lot 1;

- 1) Thence N00°47'29"W on the west line of lot 1, a distance of 40.43 feet;
- 2) Thence S80°19'24"E a distance of 50.41 feet;
- 3) Thence N89°18'37"E a distance of 32.41 feet;
- 4) Thence S00°19'54"W a distance of 31.50 feet to the south line of lot 1;
- 5) Thence S89°24'15"W on said south line, a distance of 81.36 feet to the point of beginning.

The above tract of land contains 2,791 square feet or 0.064 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The forgoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**  
**For and on behalf of**  
**Ridgeline Land Surveying LLC.**

EXHIBIT C-12

Page 2 of 2

EXHIBIT "B"

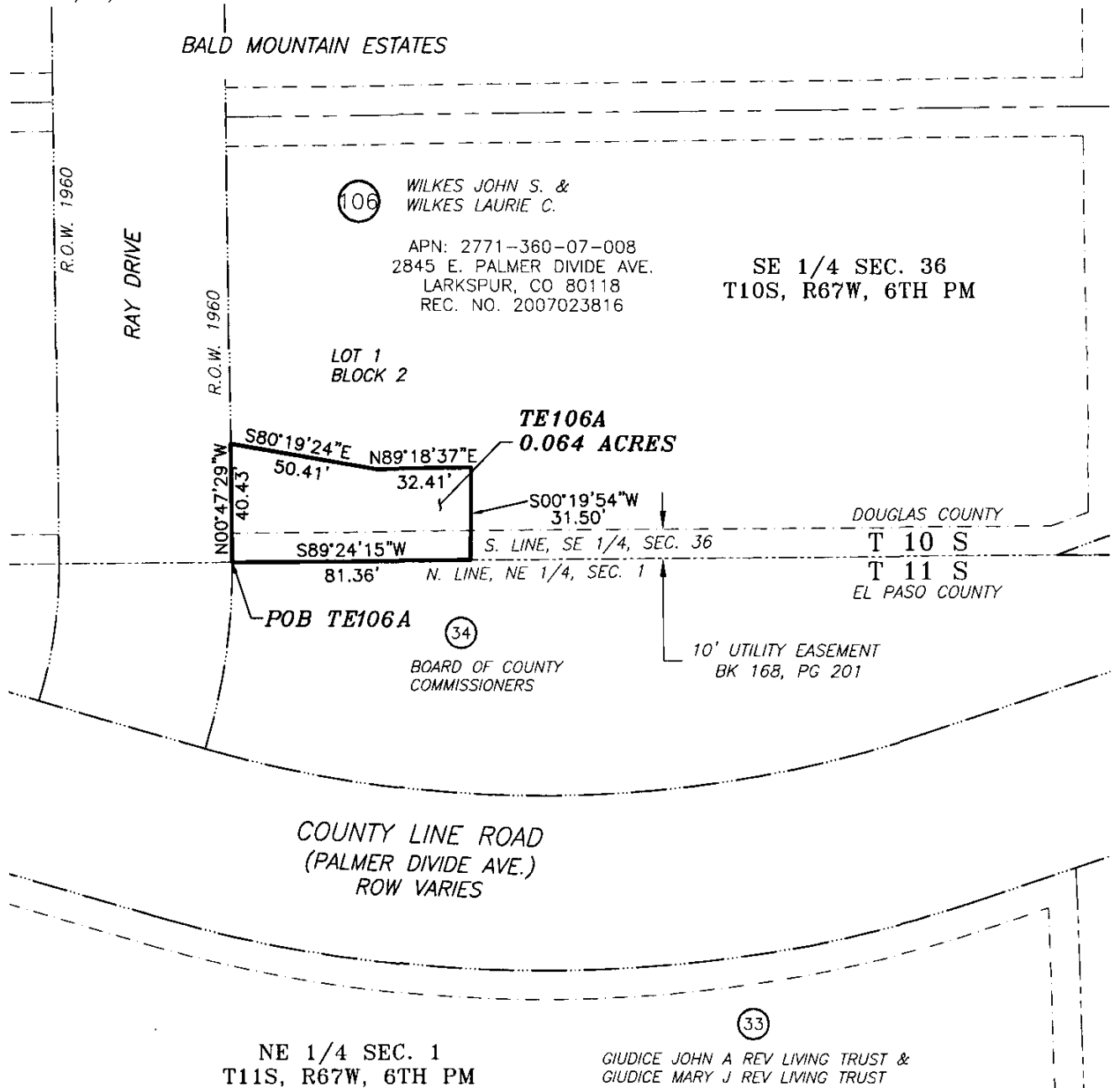
**LEGAL D.**  
**EL PASO COUNTY SAFETY IMPROVEMENT PROJECT NO. 75172**

A PORTION OF LOT 1 BLOCK 2, OF BALD MOUNTAIN ESTATES RECORDED WITH  
 RECEPTION NO. 108871 IN THE RECORDS OF DOUGLAS COUNTY, COLORADO,  
 LOCATED IN THE SE 1/4 OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 67 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 1

TEMPORARY EASEMENT NO. 106A

SCALE 1"=50'  
 DATE: 2/14/13



THIS SURVEY MAP DOES NOT REPRESENT A  
 MONUMENTED SURVEY AND IS ONLY INTENDED  
 TO ILLUSTRATE THE ATTACHED LEGAL  
 DESCRIPTION.

**RIDGELINE**  
**LAND SURVEYING LLC**  
 31 EAST PLATTE AVE, SUITE 206  
 COLORADO SPRINGS, CO 80903  
 TEL: (719) 238-2917

EXHIBIT C-13

Page 1 of 2

**EXHIBIT "A"**

Project No. 75172

Date: January 14, 2013

**DESCRIPTION**

A tract or parcel No. TE107 of El Paso County safety improvement Project No. 75172 containing 0.059 acres, more or less, located in a portion of Lot 1 Block 1, of Bald Mountain Estates recorded with reception no. 108871 in the records of Douglas County, Colorado, in the SE 1/4 of Section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the southeast corner of lot 1, thence S89°24'13"E on the south line of said lot 1, a distance of 19.07 feet to the point of beginning;

- 1) Thence S89°24'13"W continuing on said south line, a distance of 10.69 feet;
- 2) Thence N20°06'34"E a distance of 37.18 feet;
- 3) Thence N47°58'25"W a distance of 14.92 feet;
- 4) Thence N15°15'18"W a distance of 41.24 feet;
- 5) Thence N19°30'25"E a distance of 22.65 feet;
- 6) Thence N89°12'51"E a distance of 29.88 feet to the east line of said lot 1;
- 7) Thence S00°47'29"E on said east line, a distance of 56.14 feet;
- 8) Thence S20°06'34"W a distance of 53.45 feet to the point of beginning.

The above tract of land contains 2,570 square feet or 0.059 acres more or less.

Basis of Bearings for this description are based on the South line of the Southwest Quarter of section 36, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, said line bears N89°21'12"E a distance of 2638.24 feet from the Southwest corner of Section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132 ) to the South 1/4 corner of section 36 (monumented with a 3 1/4" Alum. Cap PLS 9132)

The foregoing description has been prepared by or under my direct supervision.

**James F. Lenz PLS 34583**

**For and on behalf of**

**Ridgeline Land Surveying LLC.**

