

ORDINANCE NO. 2026-024

**AN ORDINANCE AMENDING ORDINANCE NO. 2023-021
AUTHORIZING THE EXERCISE OF THE TOWN'S POWERS OF
EMINENT DOMAIN TO ACQUIRE CERTAIN REAL PROPERTY
INTERESTS NECESSARY FOR THE PLUM CREEK TO RUETER-HESS
RESERVOIR PIPELINE PROJECT FOR ITS EMERGENCY ADOPTION
ON FIRST AND FINAL READING**

WHEREAS, the Town of Castle Rock, Colorado (the "Town") approved Ordinance No. 2023-021, on second reading on August 15, 2023, which made the following findings:

- A. The Town Council of the Town of Castle Rock (the "Town") has determined that there is a compelling public need and purpose for the construction of the Plum Creek to Rueter-Hess Reservoir Pipeline Project (the "Project");
- B. Identified in the Town's Water Resources Strategic Master Plan, the Project consists of a seven-mile pipeline, pump station, and outlet structure that will be used to convey up to 1,000 acre-feet of renewable and reusable water from the Plum Creek Basin to Rueter-Hess Reservoir for storage during those periods when available water supply exceeds demand;
- C. Storage of this water is essential in order for the Town to have the ability to respond to the future irrigation season demands of its water customers;
- D. The remaining property interests needed for the Project are expected to include 10 permanent easements and 10 temporary easements as generally described in the map attached as ***Exhibit 1*** (the "Property");
- E. The exercise of the Town's powers of eminent domain to acquire the Property for the Project is necessary and serves a valid public purpose.

WHEREAS, since the adoption of Ordinance No. 2023-021, the Town has acquired numerous properties for the system, as that term is defined in Ordinance No. 2023-021;

WHEREAS, the Town now requires the specific authority to acquire by eminent domain those properties as more particularly described below to complete the acquisitions necessary for the Project; and

WHEREAS, in order to construct the Project in a timely and expeditious manner, it is necessary to adopt this Ordinance to acquire the Subject Properties as defined below on an emergency basis on first and final reading and for this Ordinance to take effect upon its adoption.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:

Section 1. Acquisition Authorization. The Town Attorney is authorized to take necessary and appropriate action to acquire good title to the Property in accordance with Section 38-1-101, *et seq.*, C.R.S., and Section 24-56-101 *et seq.*, C.R.S., subject to compliance with Section 4 of this Ordinance, as applicable. The Town Attorney is further authorized to retain the services of special condemnation counsel for this purpose. The properties to be acquired pursuant to this amendment to Ordinance No. 2023-021 are specifically identified in ***Exhibit 2*** as follows:

- A. The Permanent Water Pipeline Easements attached hereto as ***Exhibit 2-A***, and incorporated herein by this reference;
- B. The Temporary Construction Easements attached hereto as ***Exhibit 2-B***, and incorporated herein by this reference.

The above referenced Permanent Water Pipeline Easements and Temporary Construction Easements are collectively referred to as the “Subject Properties”

Section 2. Just Compensation. The Town Manager is authorized to establish the just compensation to be offered to each Property owner in compliance with applicable laws and regulations.

Section 3. Good Faith Negotiations. Town staff is directed to undertake in an expedient manner and in accordance with the requirements of Section 38-1-101, *et seq.*, C.R.S., and Section 24-56-101 *et seq.*, C.R.S., as applicable, good faith negotiations with each Property owner for the acquisition of such owner’s Property on the basis of fair and reasonable value.

Section 4. Filing of Petition in District Court. Pursuant to the requirements of Section 14.02.070 of the Castle Rock Municipal Code, should good faith negotiations fail to result in agreement with any Property owner on the value of such owner’s Property, the Town Attorney shall so advise the Town Council and request Council authorization to institute eminent domain proceedings and acquire immediate possession of the Subject Properties. The Town Council shall consider the request at a regular or special Town Council meeting, at which time the owners of the Subject Properties will have the opportunity to be heard. Upon conclusion of the hearing, the Town Council shall approve or deny the request for commencement of filing a petition in condemnation. If the request is denied, Town staff will seek to continue negotiations with the Property owner.

Section 5. Need, Necessity and Public Use. The Town Council finds and determines it is in the interest of the public’s health, safety and welfare for it to acquire, as soon as possible, the Subject Properties. The Town further finds and determines there is a public need and necessity for obtaining possession of and acquiring the Subject Properties.

Section 6. Costs. The Town Manager shall be further authorized to incur reasonable costs associated with acquiring the Subject Properties, including, without limitation, the cost of title examination, title insurance, appraisal fee payments mandated by statute, normal closing costs, filing fees and charges, and all other related or incidental costs or expenses customarily associated with the quiet title, acquisition or condemnation of the Subject Properties.

Section 7. Approval and Amendment. The Director of Castle Rock Water, or such director's designee, is authorized to approve and, if and when necessary, amend the legal descriptions of any Property to be acquired and the nature of the interests to be acquired, including the commencement date and duration of any temporary easement.

Section 8. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this Ordinance.

Section 9. Emergency Clause. For the reasons stated in the recitals to this Ordinance, it is declared that an emergency exists and it is necessary for the preservation of the immediate public peace, health and safety for this Ordinance to take effect upon its adoption on first and final reading.

Section 10. Safety Clause. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and bears a rational relation to the legislative object sought to be obtained.

PASSED, APPROVED AND ADOPTED ON FIRST AND FINAL READING this 21st day of July, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ___ for and ___ against, constituting the extraordinary majority required by Section 2.02.100.E of the Castle Rock Municipal Code, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Mark Marlowe, Director of Castle Rock Water

EXHIBIT 1

Property Map

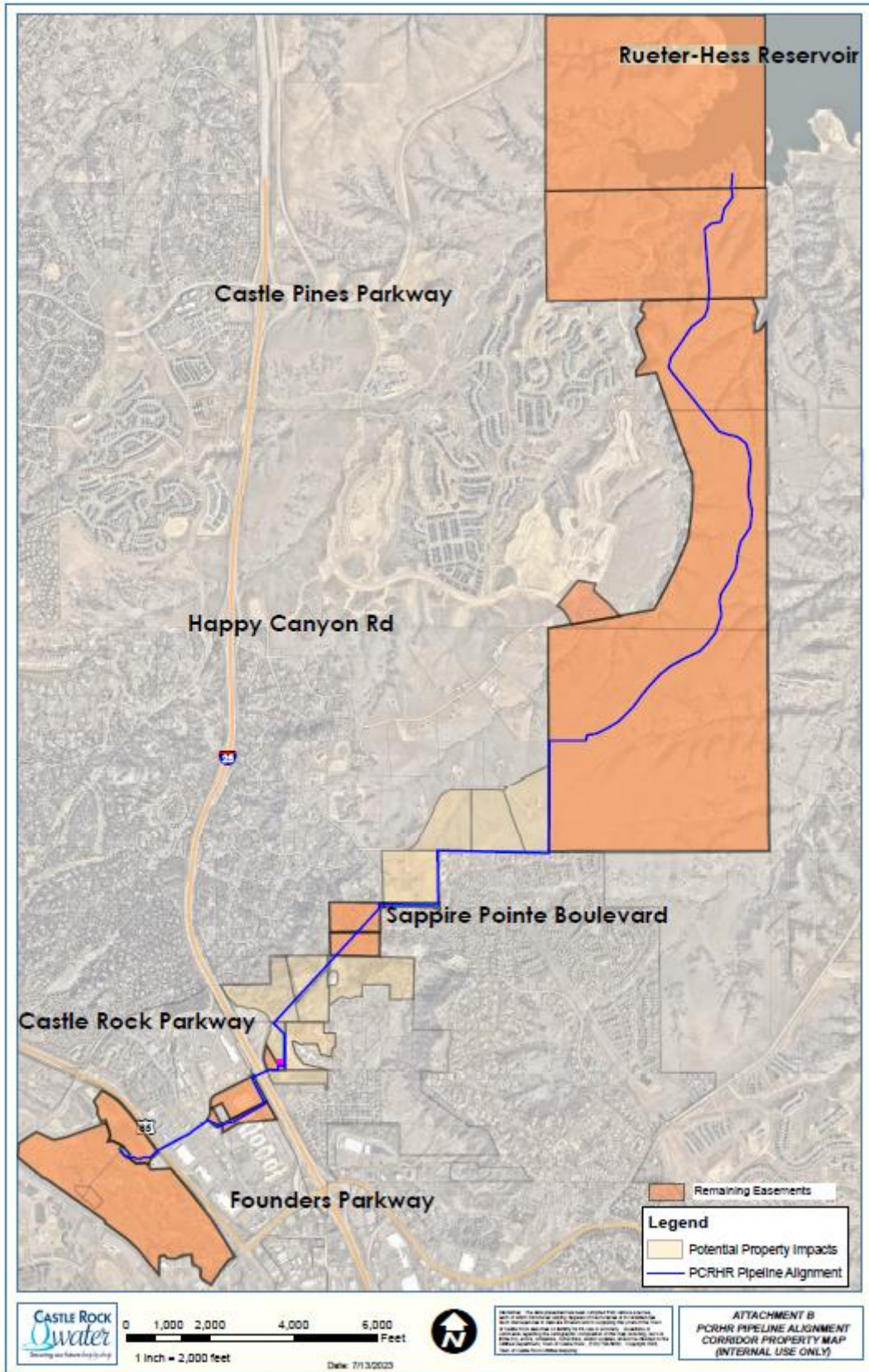
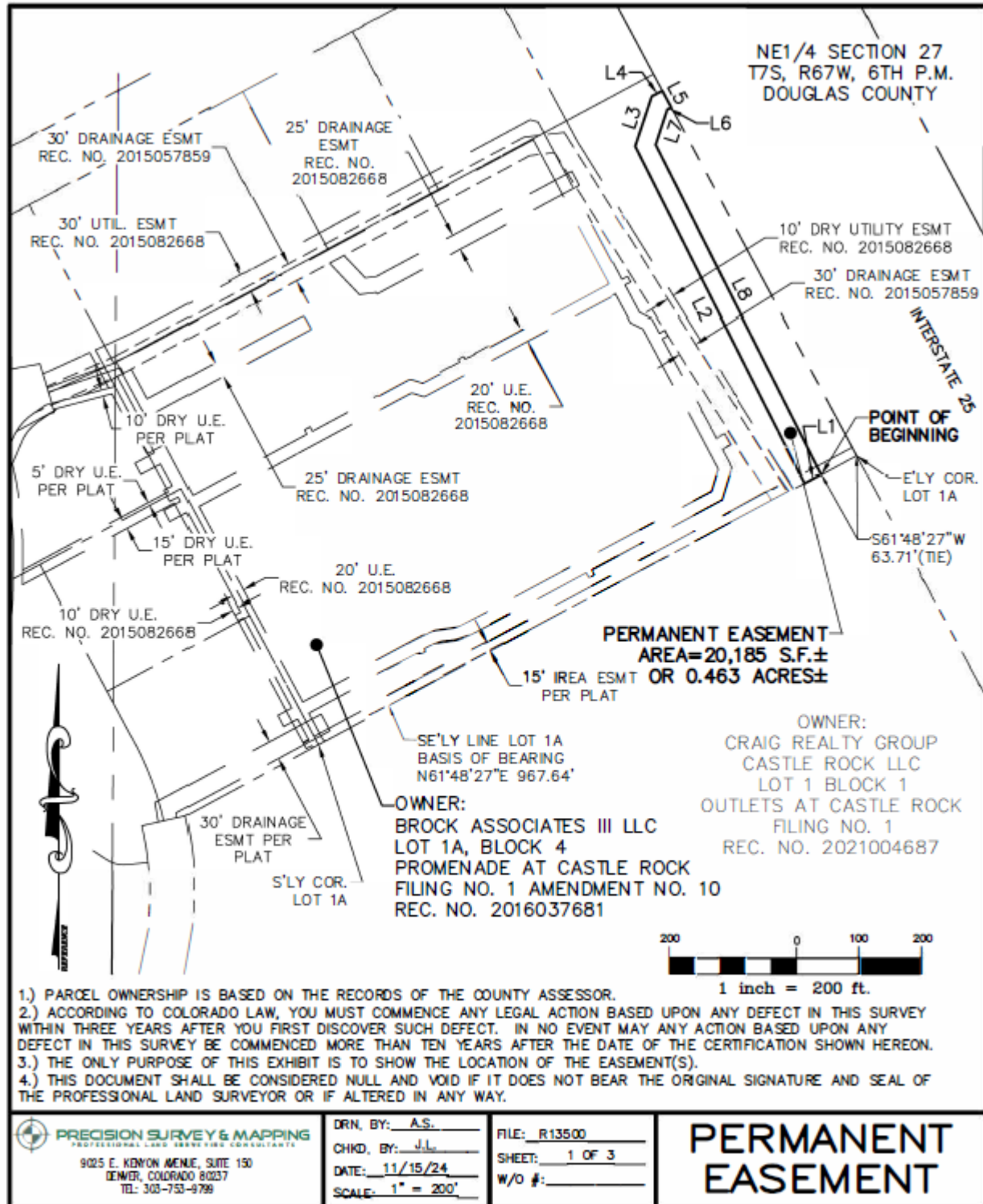


EXHIBIT 2A

Permanent Water Pipeline Easements



LINE AND CURVE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S61°48'27"W	30.01'
L2	N26°47'50"W	595.29'
L3	N18°18'19"E	83.44'
L4	N63°18'19"E	18.98'
L5	S28°10'06"E	30.01'
L6	S63°18'19"W	7.32'
L7	S18°18'19"W	58.55'
L8	S26°47'50"E	582.10'



PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS

9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 11/15/24

SCALE: 1" = 200'

FILE: R13500

SHEET: 2 OF 3

W/O #:

**PERMANENT
EASEMENT**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 10, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2016037681, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1A, ASSUMED TO BEAR N61°48'27"E A DISTANCE OF 967.64 FEET FROM THE SOUTHERLY CORNER OF SAID LOT 1A TO THE EASTERLY CORNER OF SAID LOT 1A;

BEGINNING AT A POINT ON SAID SOUTHEASTERLY LINE, SAID POINT BEARS S61°48'27"W A DISTANCE OF 63.71 FEET FROM SAID EASTERLY CORNER;

THENCE CONTINUING S61°48'27"W ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 30.01 FEET; THENCE N26°47'50"W A DISTANCE OF 595.29 FEET; THENCE N18°18'19"E A DISTANCE OF 83.44 FEET; THENCE N63°18'19"E A DISTANCE OF 18.98 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1A; THENCE S28°10'06"E ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 30.01 FEET; THENCE S63°18'19"W A DISTANCE OF 7.32 FEET; THENCE S18°18'19"W A DISTANCE OF 58.55 FEET; THENCE S26°47'50"E A DISTANCE OF 582.10 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTHERLY CORNER BEARS S61°48'27"W A DISTANCE OF 903.93 FEET.

SAID PARCEL CONTAINS 20,185 SQUARE FEET OR 0.463 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



CHRISTOPHER P. JULIANA, P.L.S. 31158 11/15/24
FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.



PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS

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DATE: 11/15/24

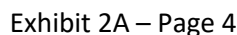
SCALE: 1" = 200'

FILE: R13500

SHEET: 3 OF 3

W/O #:

**PERMANENT
EASEMENT**



LINE AND CURVE TABLE

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.11'	538.00'	3°12'25"	N10°49'33"W	30.11'
C2	10.47'	251.00'	2°23'21"	N11°01'56"W	10.47'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N84°03'19"E	50.85'
L2	N61°48'27"E	233.59'
L3	S17°44'20"E	15.94'
L4	S05°39'13"E	15.51'
L5	S61°48'27"W	230.65'
L6	S84°03'19"W	54.18'
L7	N61°48'27"E	518.63'
L8	S28°28'38"E	10.00'
L9	S61°48'27"W	521.77'
L10	N28°28'38"W	30.00'
L11	N61°48'27"E	234.72'
L12	N16°48'27"E	21.71'
L13	N26°47'50"W	11.14'
L14	N61°48'27"E	30.01'
L15	S26°47'50"E	23.87'
L16	S16°48'27"W	46.13'
L17	S61°48'27"W	246.99'



PRECISION SURVEY & MAPPING
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TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 11/15/24

SCALE: 1" = 200'

FILE: R13500

SHEET: 2 OF 4

W/O #: _____

**PERMANENT
EASEMENT**

LEGAL DESCRIPTION

THREE PARCELS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2021004687, SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTHERLY LINE OF SAID LOT 1, ASSUMED TO BEAR S61°48'27"W A DISTANCE OF 1205.65 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1;

PARCEL "A"

BEGINNING AT A POINT ON THE WESTERLY SIDE OF SAID LOT 1, SAID POINT BEARS S12°49'45"E A DISTANCE OF 7.51 FEET FROM SAID NORTHWEST CORNER;

THENCE N84°03'19"E A DISTANCE OF 50.85 FEET; THENCE N61°48'27"E A DISTANCE OF 233.59 FEET TO POINT "A"; THENCE S17°44'20"E A DISTANCE OF 15.94 FEET; THENCE S05°39'13"E A DISTANCE OF 15.51 FEET; THENCE S61°48'27"W A DISTANCE OF 230.65 FEET; THENCE S84°03'19"W A DISTANCE OF 54.18 FEET TO SAID WESTERLY SIDE; THENCE ALONG SAID WESTERLY SIDE AND ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 30.11 FEET, HAVING A RADIUS OF 538.00 FEET, THROUGH A CENTRAL ANGLE OF 03°12'25" AND A CHORD WHICH BEARS N10°49'33"W A DISTANCE OF 30.11 FEET TO THE POINT OF BEGINNING; WHENCE NORTHEAST CORNER BEARS N61°27'51"E A DISTANCE OF 1207.66 FEET.

SAID PARCEL CONTAINS 8,561 SQUARE FEET OR 0.197 ACRES, MORE OR LESS.

PARCEL "B"

BEGINNING AT A POINT WHICH BEARS N61°48'27"E A DISTANCE OF 34.31 FEET FROM SAID POINT "A";

THENCE CONTINUING N61°48'27"E A DISTANCE OF 518.63 FEET; THENCE S28°28'38"E A DISTANCE OF 10.00 FEET TO POINT "B"; THENCE S61°48'27"W A DISTANCE OF 521.77 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 10.47 FEET, HAVING A RADIUS OF 251.00 FEET, THROUGH A CENTRAL ANGLE OF 02°23'21" AND A CHORD WHICH BEARS N11°01'56"W A DISTANCE OF 10.47 FEET TO THE POINT OF BEGINNING; WHENCE NORTHEAST CORNER BEARS N60°06'28"E A DISTANCE OF 893.08 FEET.

SAID PARCEL CONTAINS 5,202 SQUARE FEET OR 0.119 ACRES, MORE OR LESS.



PRECISION SURVEY & MAPPING
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DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 11/15/24

SCALE: 1" = 200'

FILE: R13500

SHEET: 3 OF 4

W/O #: _____

**PERMANENT
EASEMENT**

LEGAL DESCRIPTION

PARCEL "C"

BEGINNING AT A POINT WHICH BEARS S84°35'24"E A DISTANCE OF 36.14 FEET FROM SAID POINT "B";

THENCE N28°28'38"W A DISTANCE OF 30.00 FEET; THENCE N61°48'27"E A DISTANCE OF 234.72 FEET; THENCE N16°48'27"E A DISTANCE OF 21.71 FEET; THENCE N26°47'50"W A DISTANCE OF 11.14 FEET TO SAID NORTHERLY LINE; THENCE N61°48'27"E ALONG SAID NORTHERLY LINE A DISTANCE OF 30.01 FEET; THENCE S26°47'50"E A DISTANCE OF 23.87 FEET; THENCE S16°48'27"W A DISTANCE OF 46.13 FEET; THENCE S61°48'27"W A DISTANCE OF 246.99 FEET TO THE POINT OF BEGINNING; WHENCE NORTHEAST CORNER BEARS N52°28'46"E A DISTANCE OF 348.51 FEET.

SAID PARCEL CONTAINS 8,769 SQUARE FEET OR 0.201 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
NUMBER 31158 DATE 11/15/24
CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYORS & CONSULTANTS

9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 11/15/24

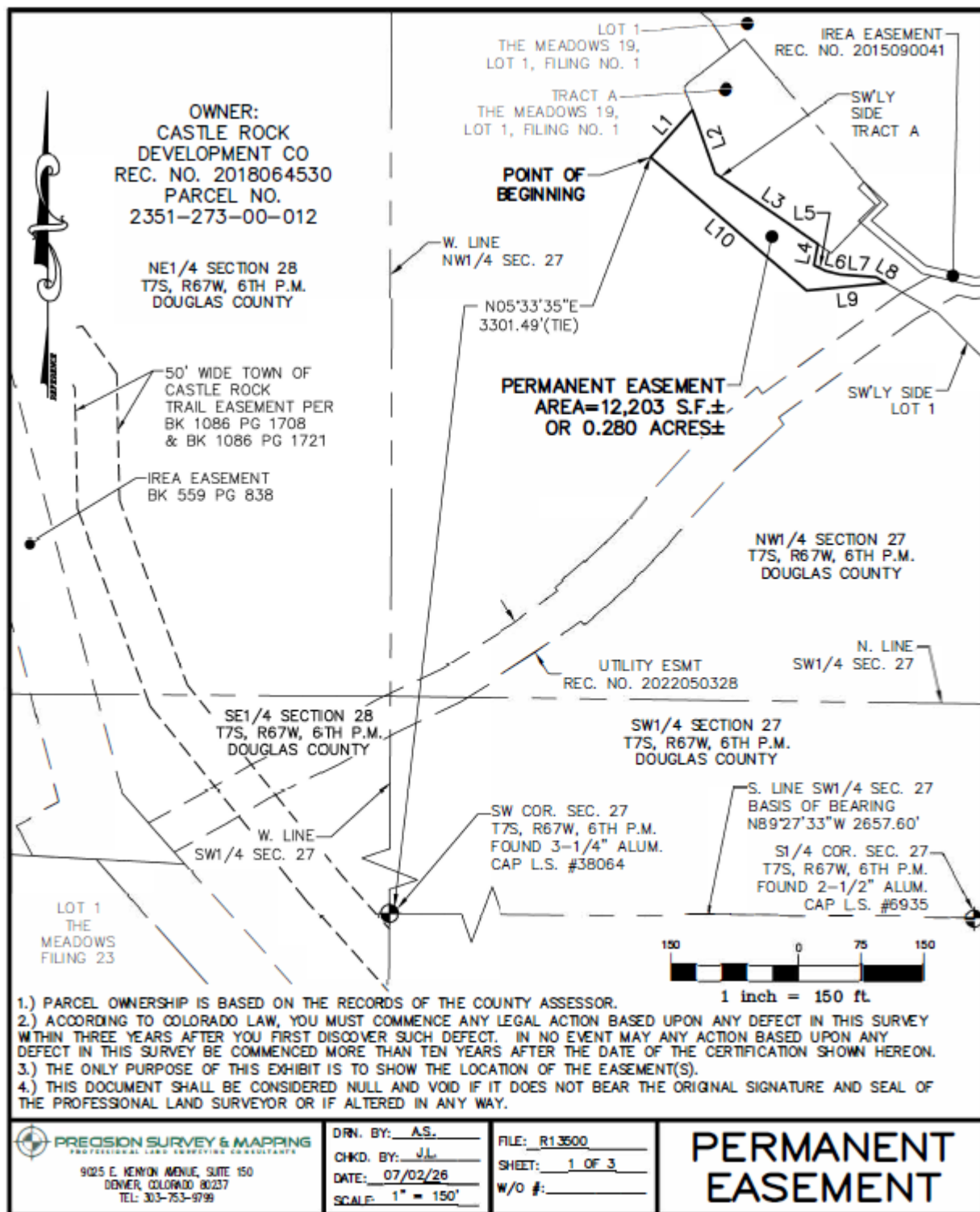
SCALE: 1" = 200'

FILE: R13500

SHEET: 4 OF 4

W/O #: _____

**PERMANENT
EASEMENT**



LINE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N41°38'49"E	75.06'
L2	S19°38'42"E	79.66'
L3	S55°31'22"E	147.94'
L4	S10°37'39"W	25.42'
L5	S64°00'58"E	15.62'
L6	S75°58'28"E	17.45'
L7	S85°36'18"E	43.08'
L8	S59°57'04"E	13.53'
L9	S84°37'34"W	94.85'
L10	N49°34'34"W	243.19'



PRECISION SURVEY & MAPPING
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DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 07/02/26

SCALE: 1" = 150'

FILE: R13500

SHEET: 2 OF 3

W/O #:

**PERMANENT
EASEMENT**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO.

2018064530, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, ASSUMED TO BEAR N89°27'33"W A DISTANCE OF 2657.60 FEET FROM A 2-1/2" ALUMINUM CAP STAMPED L.S. #6935 FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 27 TO A 3-1/4" ALUMINUM CAP STAMPED L.S. #38064 FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 27;

BEGINNING AT A POINT THAT BEARS N05°33'35"E A DISTANCE OF 3301.49 FEET FROM SAID SOUTHWEST CORNER;

THENCE N41°38'49"E A DISTANCE OF 75.06 FEET TO THE SOUTHWESTERLY SIDE OF TRACT A, THE MEADOWS 19, LOT 1 FILING NO. 1, FILED IN SAID CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2023006012; THENCE ALONG SAID SOUTHWESTERLY SIDE THE FOLLOWING TWO (2) COURSES: 1). THENCE S19°38'42"E A DISTANCE OF 79.66 FEET; 2). THENCE S55°31'22"E A DISTANCE OF 147.94 FEET TO THE SOUTHWESTERLY SIDE OF LOT 1, SAID PLAT THE MEADOWS 19, LOT 1 FILING NO. 1; THENCE ALONG SAID SOUTHWESTERLY SIDE THE FOLLOWING FIVE (5) COURSES: 1). THENCE S10°37'39"W A DISTANCE OF 25.42 FEET; 2). THENCE S64°00'58"E A DISTANCE OF 15.62 FEET; 3). THENCE S75°58'28"E A DISTANCE OF 17.45 FEET; 4). THENCE S85°36'18"E A DISTANCE OF 43.08 FEET; 5). THENCE S59°57'04"E A DISTANCE OF 13.53 FEET; THENCE S84°37'34"W A DISTANCE OF 94.85 FEET; THENCE N49°34'34"W A DISTANCE OF 243.19 FEET TO THE POINT OF BEGINNING; WHEN SAID SOUTH QUARTER CORNER BEARS S35°13'21"E A DISTANCE OF 4053.08 FEET.

SAID PARCEL CONTAINS 12,203 SQUARE FEET OR 0.280 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


CHRISTOPHER P. JULIAN, P.L.S. 31158 07/02/26
DATE
FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.



PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS

9025 E KENDON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 07/02/26

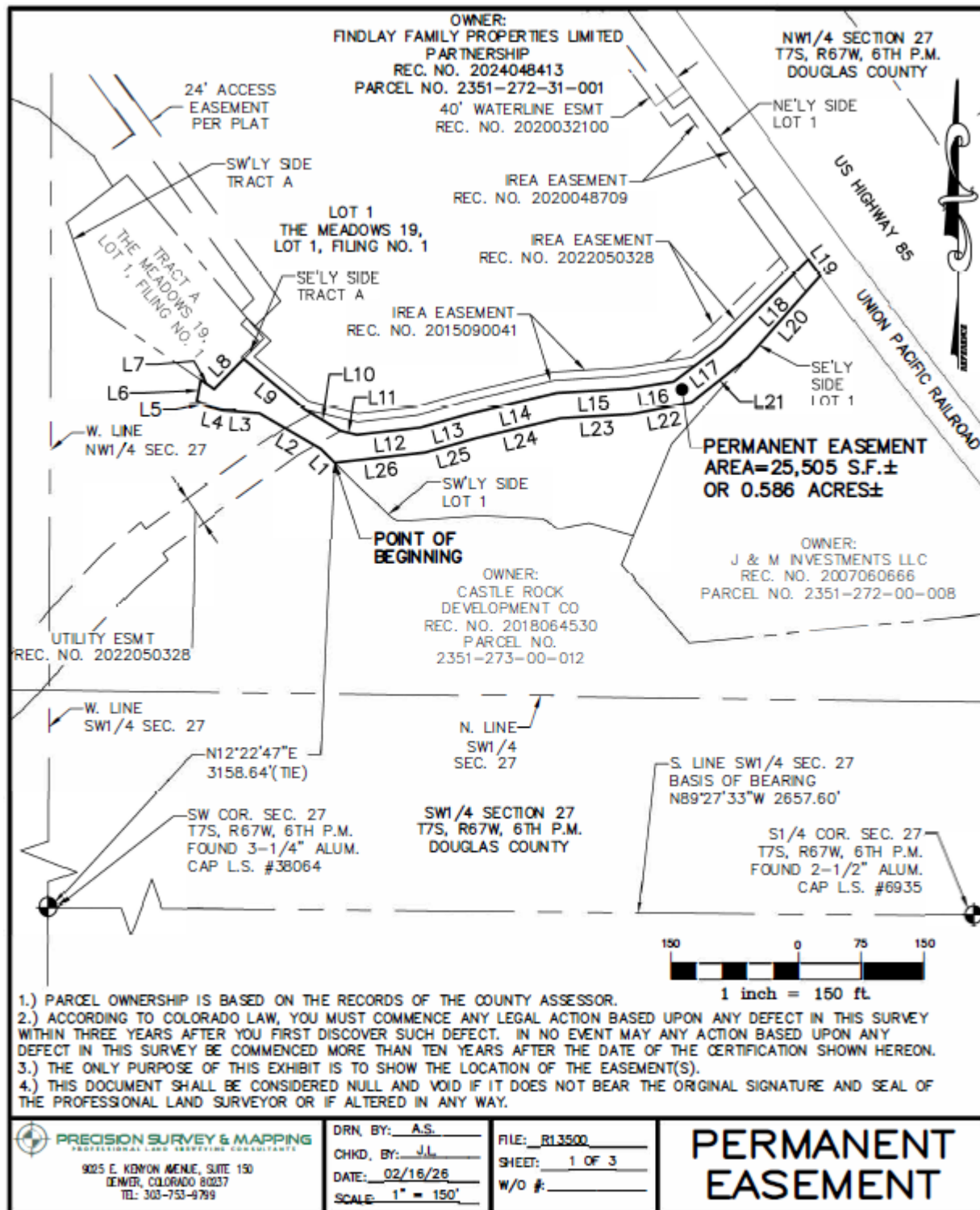
SCALE: 1" = 150'

FILE: R13500

SHEET: 3 OF 3

W/O #:

**PERMANENT
EASEMENT**



LINE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N45°01'21"W	23.40'
L2	N59°57'04"W	84.24'
L3	N85°36'18"W	43.08'
L4	N75°56'28"W	17.45'
L5	N64°00'58"W	15.62'
L6	N10°37'39"E	25.42'
L7	S55°30'59"E	19.28'
L8	N44°13'37"E	50.05'
L9	S50°29'22"E	93.88'
L10	S58°46'48"E	49.11'
L11	S76°34'06"E	20.18'
L12	N83°31'23"E	75.59'
L13	N74°19'26"E	59.77'

LINE TABLE		
NO.	BEARING	DISTANCE
L14	N76°38'06"E	107.50'
L15	N86°39'39"E	85.69'
L16	N81°00'17"E	53.32'
L17	N53°10'40"E	71.23'
L18	N45°06'40"E	144.72'
L19	S36°07'31"E	23.75'
L20	S41°24'45"W	130.19'
L21	S51°33'55"W	84.60'
L22	S79°05'24"W	71.90'
L23	S86°39'39"W	84.54'
L24	S76°38'06"W	104.26'
L25	S74°19'26"W	61.58'
L26	S83°31'23"W	107.72'



PRECISION SURVEY & MAPPING

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TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 02/16/26

SCALE: 1" = 150'

FILE: R13500

SHEET: 2 OF 3

W/O #: _____

**PERMANENT
EASEMENT**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, THE MEADOWS 19, LOT 1, FILING NO. 1, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2023006012, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

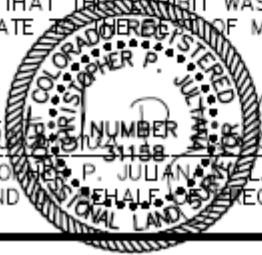
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, ASSUMED TO BEAR N89°27'33"W A DISTANCE OF 2657.60 FEET FROM A 2-1/2" ALUMINUM CAP STAMPED L.S. #6935 FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 27 TO A 3-1/4" ALUMINUM CAP STAMPED L.S. #38064 FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 27;

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF SAID LOT 1, SAID POINT BEARS N12°22'47"E A DISTANCE OF 3158.64 FEET FROM SAID SOUTHWEST CORNER;

THENCE ALONG SAID SOUTHWESTERLY SIDE THE FOLLOWING SIX (6) COURSES: 1). THENCE N45°01'21"W A DISTANCE OF 23.40 FEET; 2). THENCE N59°57'04"W A DISTANCE OF 84.24 FEET; 3). THENCE N85°36'18"W A DISTANCE OF 43.08 FEET; 4). THENCE N75°58'28"W A DISTANCE OF 17.45 FEET; 5). THENCE N64°00'58"W A DISTANCE OF 15.62 FEET; 6). THENCE N10°37'39"E A DISTANCE OF 25.42 FEET TO THE SOUTHWESTERLY SIDE OF TRACT A OF SAID PLAT; THENCE S55°30'59"E ALONG SAID SOUTHWESTERLY SIDE A DISTANCE OF 19.28 FEET TO THE SOUTHEASTERLY SIDE OF SAID TRACT A; THENCE N44°13'37"E ALONG SAID SOUTHEASTERLY SIDE A DISTANCE OF 50.05 FEET; THENCE S50°29'22"E A DISTANCE OF 93.88 FEET; THENCE S58°46'48"E A DISTANCE OF 49.11 FEET; THENCE S76°34'06"E A DISTANCE OF 20.18 FEET; THENCE N83°31'23"E A DISTANCE OF 75.59 FEET; THENCE N74°19'26"E A DISTANCE OF 59.77 FEET; THENCE N76°38'06"E A DISTANCE OF 107.50 FEET; THENCE N86°39'39"E A DISTANCE OF 85.69 FEET; THENCE N81°00'17"E A DISTANCE OF 53.32 FEET; THENCE N53°10'40"E A DISTANCE OF 71.23 FEET; THENCE N45°06'40"E A DISTANCE OF 144.72 FEET TO THE NORTHEASTERLY SIDE OF SAID LOT 1; THENCE S36°07'31"E ALONG SAID NORTHEASTERLY SIDE A DISTANCE OF 23.75 FEET TO THE SOUTHEASTERLY SIDE OF SAID LOT 1; THENCE S41°24'45"W ALONG SAID SOUTHEASTERLY SIDE A DISTANCE OF 130.19 FEET; THENCE S51°33'55"W A DISTANCE OF 84.60 FEET; THENCE S79°05'24"W A DISTANCE OF 71.90 FEET; THENCE S86°39'39"W A DISTANCE OF 84.54 FEET; THENCE S76°38'06"W A DISTANCE OF 104.26 FEET; THENCE S74°19'26"W A DISTANCE OF 61.58 FEET; THENCE S83°31'23"W A DISTANCE OF 107.72 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTH QUARTER CORNER BEARS S32°29'05"E A DISTANCE OF 3687.19 FEET.

SAID PARCEL CONTAINS 25,505 SQUARE FEET OR 0.586 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

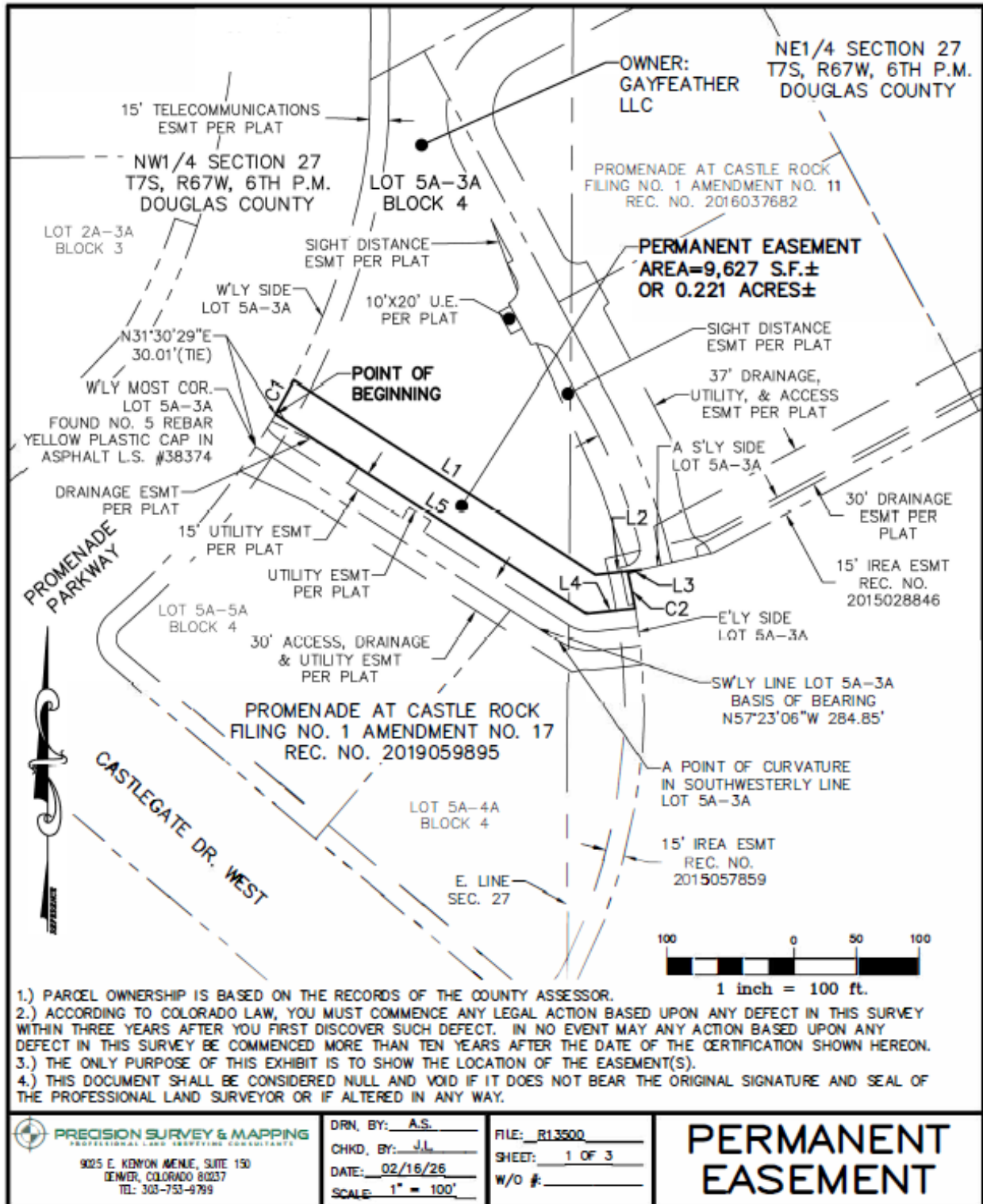

CHRISTOPHER P. JULIAN, L.S. 31158
FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.
02/16/26
DATE

 **PRECISION SURVEY & MAPPING**
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 02/16/26
SCALE: 1" = 150'

FILE: R13500
SHEET: 3 OF 3
W/O #:

**PERMANENT
EASEMENT**



LINE AND CURVE TABLES

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S57°23'06"E	284.02'
L2	N84°03'19"E	36.28'
L3	S76°52'36"W	10.48'
L4	S84°03'19"W	39.11'
L5	N57°23'06"W	292.42'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.08'	599.00'	2°52'37"	N28°38'04"E	30.07'
C2	28.82'	468.00'	3°31'44"	S11°23'05"E	28.82'



PRECISION SURVEY & MAPPING
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DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 02/16/26

SCALE: 1" = 100'

FILE: R13500

SHEET: 2 OF 3

W/O #: _____

**PERMANENT
EASEMENT**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 5A-3A, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 17, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2019059895, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5A-3A ASSUMED TO BEAR N57°23'06"W A DISTANCE OF 284.85 FEET FROM A POINT OF CURVATURE IN SAID SOUTHWESTERLY LINE TO A NO. 5 REBAR WITH A YELLOW PLASTIC CAP STAMPED L.S. #38374 FOUND AT THE WESTERLY MOST CORNER OF SAID LOT 5A-3A;

BEGINNING AT POINT ON THE WESTERLY SIDE OF SAID LOT 5A-3A, SAID POINT BEARS N31°30'29"E A DISTANCE OF 30.01 FEET FROM SAID WESTERLY MOST CORNER;

THENCE ALONG SAID WESTERLY SIDE AND ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 30.08 FEET, HAVING A RADIUS OF 599.00 FEET, THROUGH A CENTRAL ANGLE OF 02°52'37" AND A CHORD WHICH BEARS N28°38'04"E A DISTANCE OF 30.07 FEET; THENCE S57°23'06"E A DISTANCE OF 284.02 FEET; THENCE N84°03'19"E A DISTANCE OF 36.28 FEET TO A SOUTHERLY SIDE OF SAID LOT 5A-3A; THENCE S76°52'36"W ALONG SAID SOUTHERLY SIDE A DISTANCE OF 10.48 FEET TO THE EASTERLY SIDE OF SAID LOT 5A-3A; THENCE ALONG SAID EASTERLY SIDE AND ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 28.82 FEET, HAVING A RADIUS OF 468.00 FEET, THROUGH A CENTRAL ANGLE OF 03°31'44" AND A CHORD WHICH BEARS S11°23'05"E A DISTANCE OF 28.82 FEET; THENCE S84°03'19"W A DISTANCE OF 39.11 FEET; THENCE N57°23'06"W A DISTANCE OF 292.42 FEET TO THE POINT OF BEGINNING; WHENCE SAID POINT OF CURVATURE BEARS S51°23'06"E A DISTANCE OF 287.00 FEET.

SAID PARCEL CONTAINS 9,627 SQUARE FEET OR 0.221 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian, Registered Professional Land Surveyor, No. 31158, State of Colorado
DATE 02/16/26
FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.

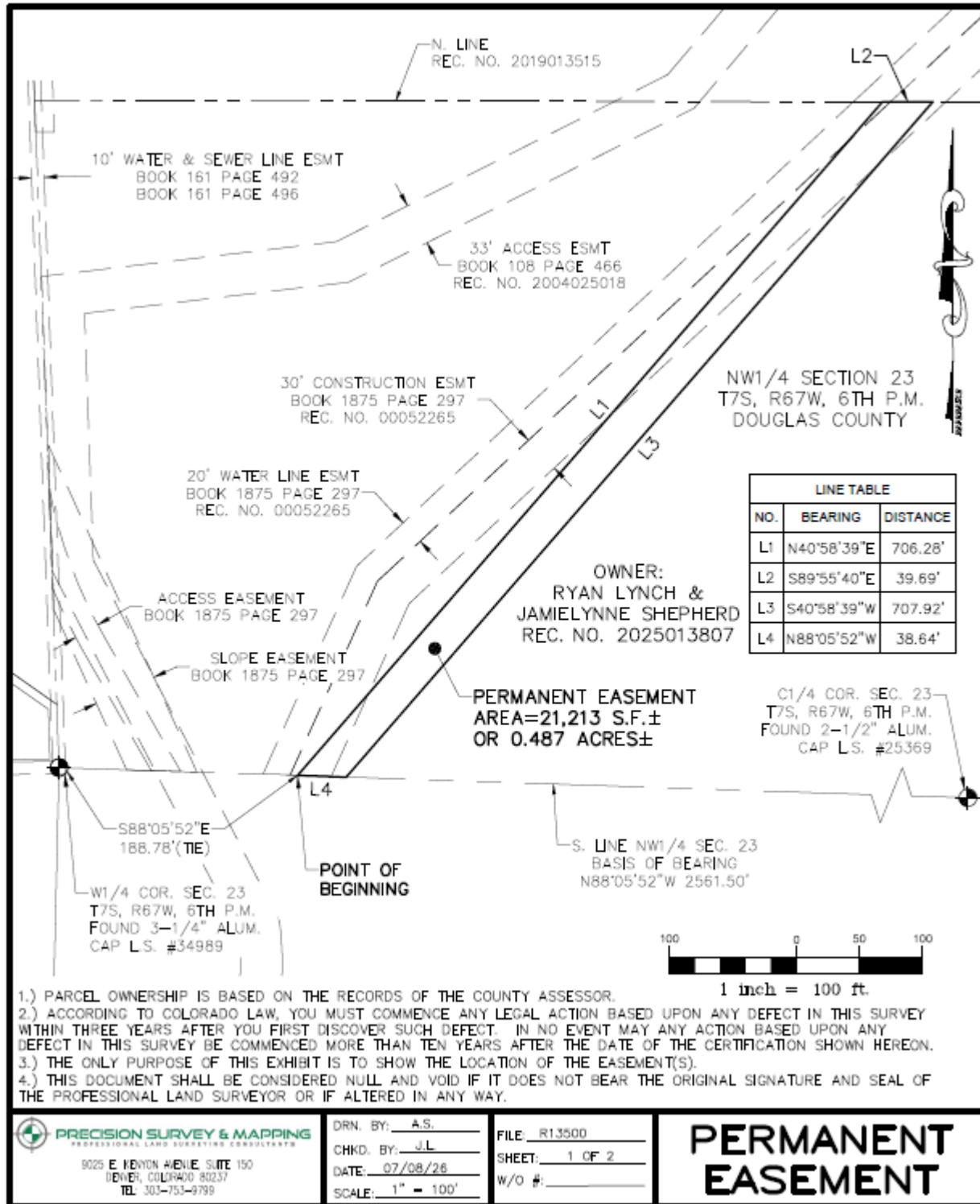


PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 02/16/26
SCALE: 1" = 100'

FILE: R13500
SHEET: 3 OF 3
W/O #:

**PERMANENT
EASEMENT**



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO. 2025013807, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 23, ASSUMED TO BEAR N88°05'52"W A DISTANCE OF 2561.50 FEET FROM A 2-1/2" ALUMINUM CAP STAMPED L.S. #25369 FOUND AT THE CENTER QUARTER CORNER OF SAID SECTION 23 TO A 3-1/4" ALUMINUM CAP STAMPED L.S. #34989 FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 23;

BEGINNING AT A POINT ON SAID SOUTH LINE, SAID POINT BEARS S88°05'52"E ALONG SAID SOUTH LINE A DISTANCE OF 188.78 FEET FROM SAID WEST QUARTER CORNER;

THENCE N40°58'39"E A DISTANCE OF 706.28 FEET TO THE NORTH LINE OF SAID LANDS; THENCE S89°55'40"E ALONG SAID NORTH LINE A DISTANCE OF 39.69 FEET; THENCE S40°58'39"W A DISTANCE OF 707.92 FEET TO SAID SOUTH LINE; THENCE N88°05'52"W ALONG SAID SOUTH LINE A DISTANCE OF 38.64 FEET TO THE POINT OF BEGINNING; WHENCE SAID CENTER QUARTER CORNER BEARS S88°05'52"E A DISTANCE OF 2372.72 FEET.

SAID PARCEL CONTAINS 21,213 SQUARE FEET OR 0.487 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

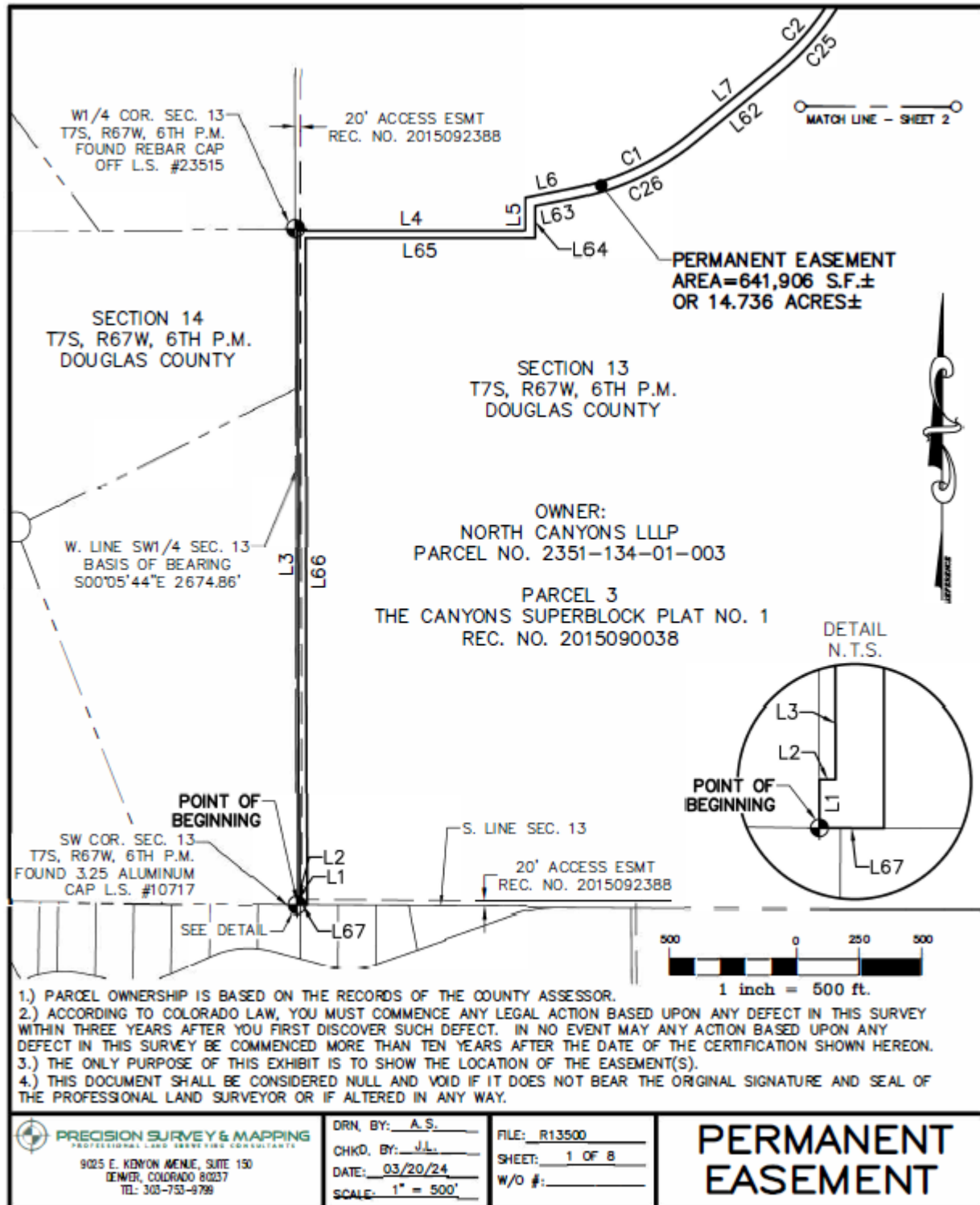
A circular seal for Christopher P. Julian, a Registered Professional Land Surveyor in the State of Colorado. The seal contains the text "COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR", "CHRISTOPHER P. JULIAN", "JUL 2015", and "31158".
CHRISTOPHER P. JULIAN, P.L.S. 31158
DATE 07/08/26
FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.

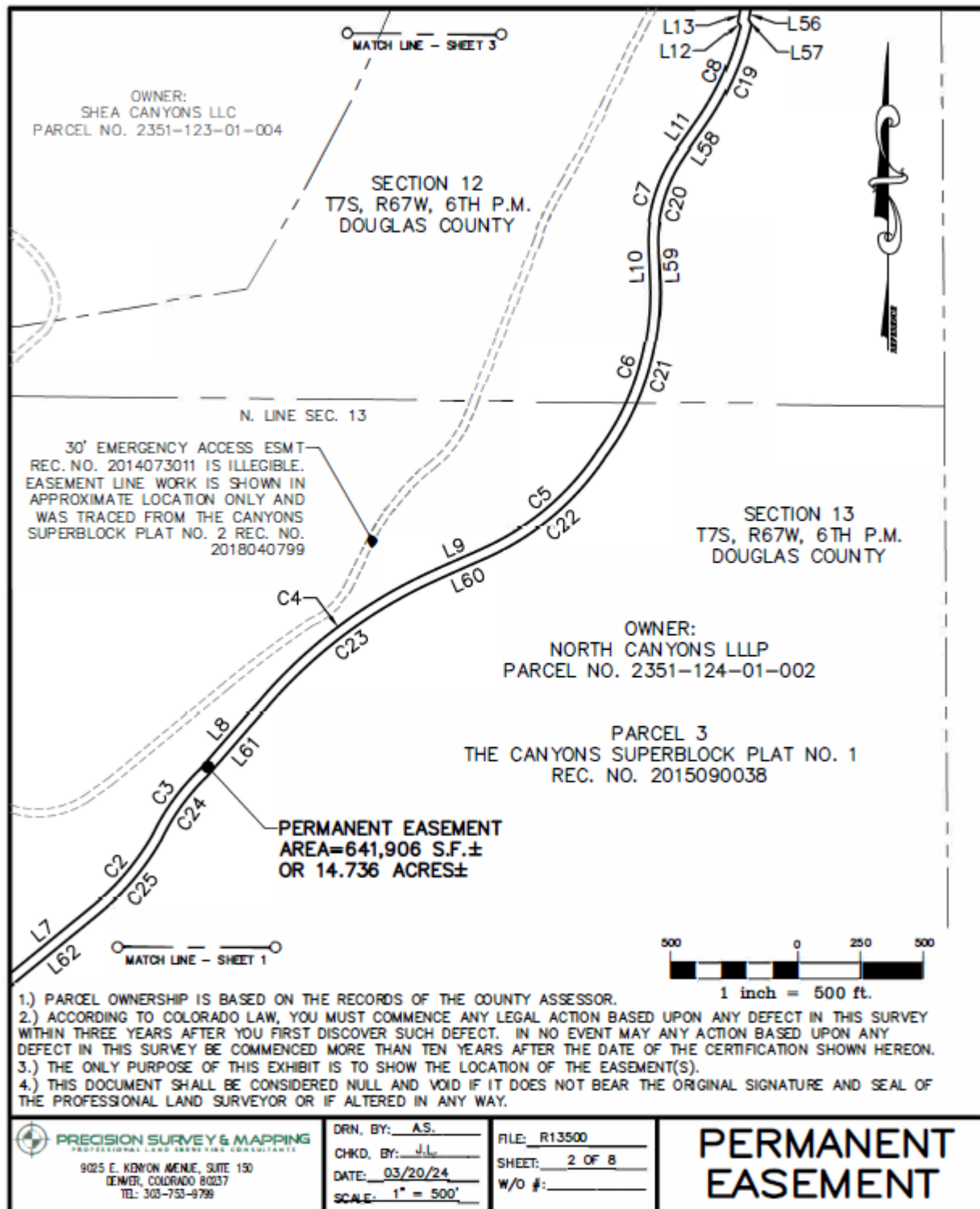
PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E HIGHWAY AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

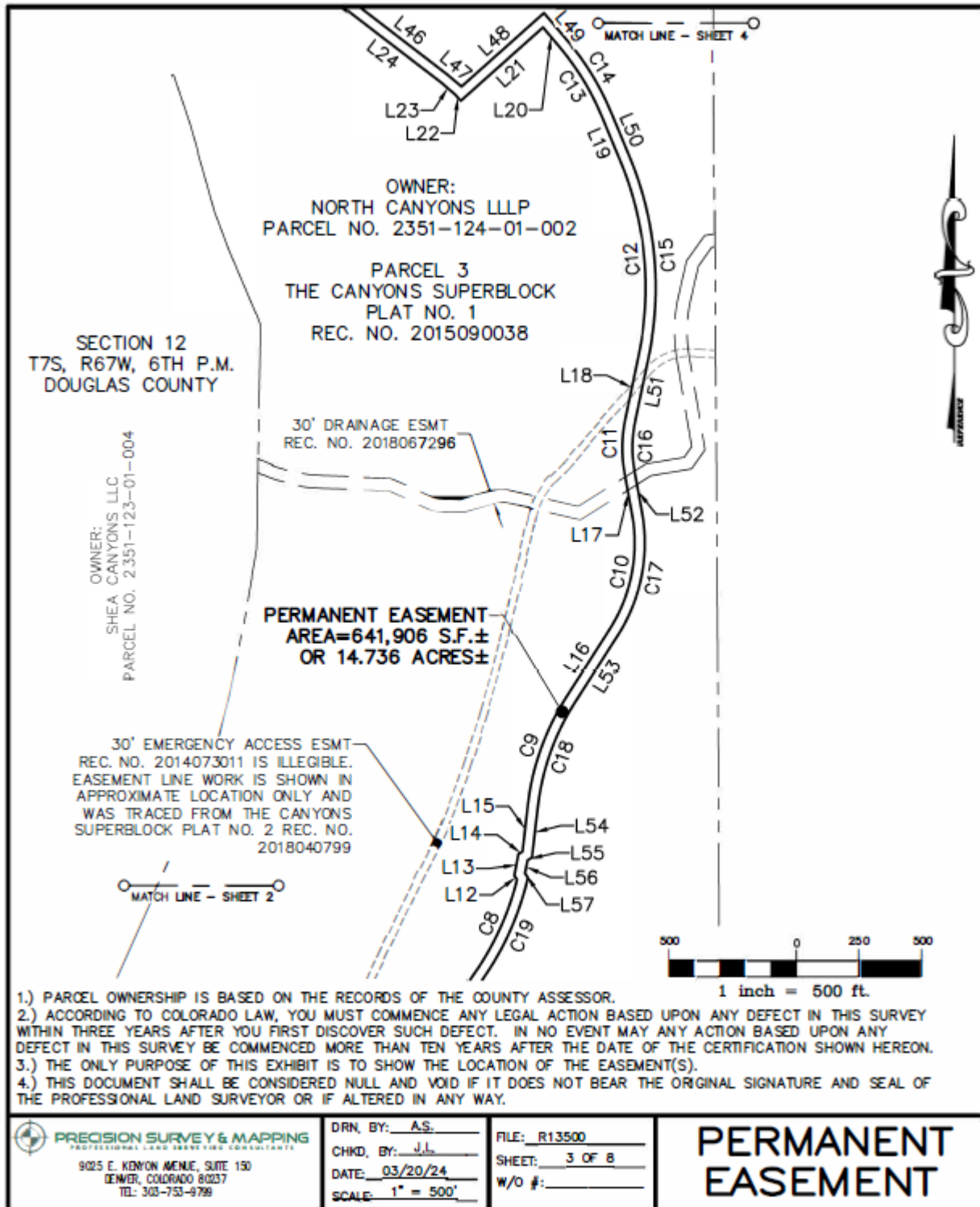
DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 07/08/26
SCALE: 1" = 100'

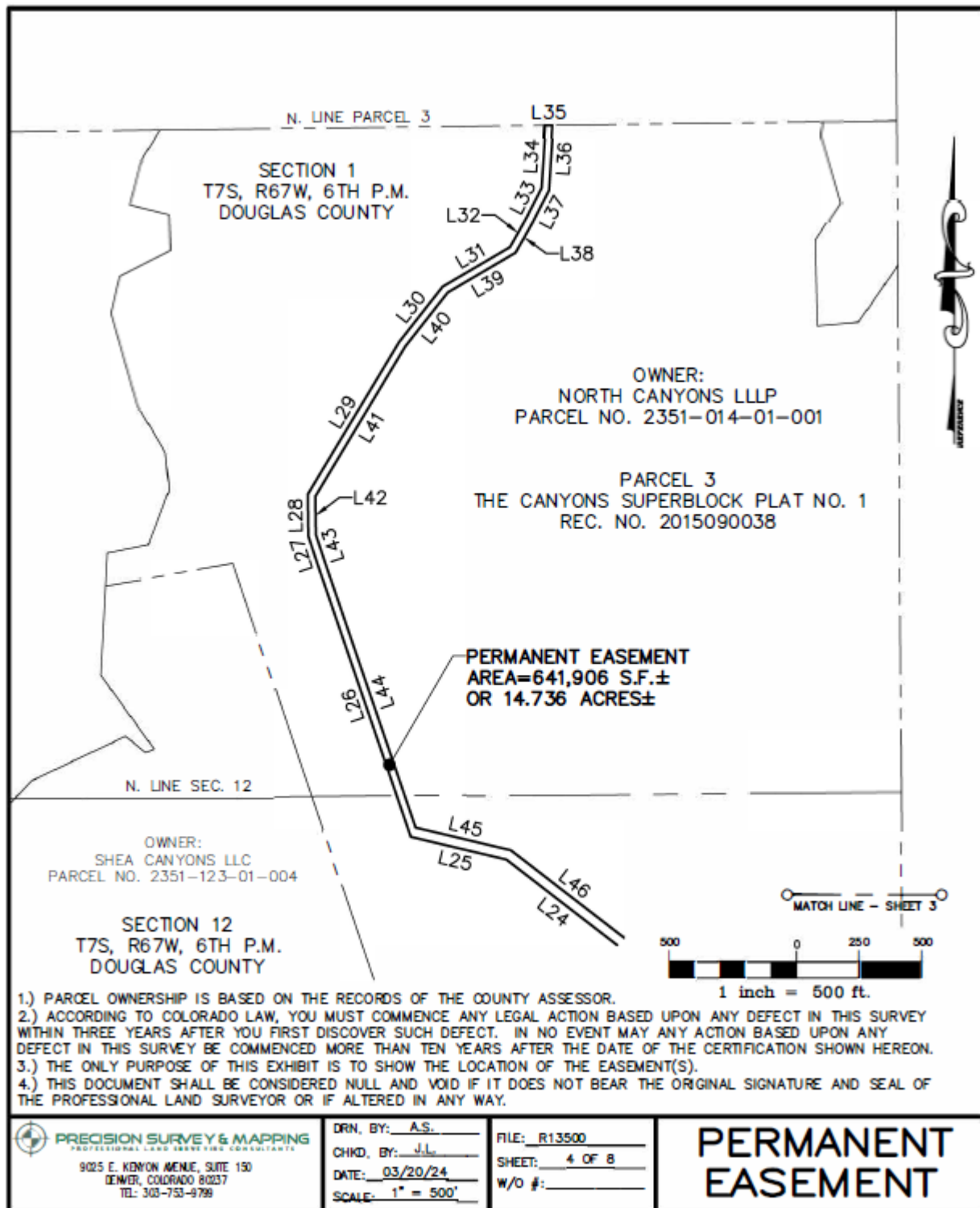
FILE: R13500
SHEET: 2 OF 2
W/O #:

**PERMANENT
EASEMENT**









LINE TABLES

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N00°05'44"W	30.00'
L2	N89°59'39"E	10.00'
L3	N00°05'44"W	2637.74'
L4	N90°00'00"E	899.21'
L5	N00°00'00"E	127.95'
L6	N78°46'50"E	195.21'
L7	N50°42'48"E	427.51'
L8	N41°00'18"E	331.68'
L9	N66°08'21"E	202.36'
L10	N02°25'39"W	129.86'
L11	N34°59'31"E	132.94'
L12	N33°59'39"W	19.57'
L13	N10°57'09"E	85.43'
L14	N55°57'41"E	19.68'
L15	N06°29'58"E	179.97'
L16	N32°36'44"E	313.92'
L17	N10°21'28"W	162.49'
L18	N11°57'40"E	248.90'
L19	N22°29'49"W	194.22'
L20	N40°27'15"W	97.29'
L21	S48°17'03"W	435.42'
L22	N41°42'57"W	34.68'
L23	N49°44'45"W	74.31'

LINE TABLE		
NO.	BEARING	DISTANCE
L24	N52°27'31"W	611.17'
L25	N76°36'29"W	389.18'
L26	N18°55'17"W	1133.17'
L27	N18°13'26"W	123.73'
L28	N00°44'46"W	165.42'
L29	N31°00'10"E	701.73'
L30	N38°15'53"E	279.70'
L31	N59°41'20"E	308.72'
L32	N29°42'39"E	130.37'
L33	N27°02'58"E	134.67'
L34	N03°46'14"E	247.74'
L35	N89°15'39"E	30.09'
L36	S03°46'14"W	256.65'
L37	S27°06'24"W	141.21'
L38	S29°37'56"W	138.77'
L39	S59°41'20"W	311.46'
L40	S38°15'53"W	272.12'
L41	S31°00'10"W	691.30'
L42	S00°44'46"E	152.27'
L43	S18°13'26"E	118.93'
L44	S18°55'17"E	1104.63'
L45	S76°36'29"E	387.54'
L46	S52°27'31"E	620.67'

LINE TABLE		
NO.	BEARING	DISTANCE
L47	S49°44'45"E	75.53'
L48	N48°17'03"E	436.67'
L49	S40°27'15"E	138.19'
L50	S22°29'49"E	194.22'
L51	S11°57'40"W	248.90'
L52	S10°21'28"E	162.44'
L53	S32°36'44"W	313.86'
L54	S06°29'58"W	198.44'
L55	S55°57'41"W	21.53'
L56	S10°57'09"W	52.31'
L57	S33°59'39"E	20.60'
L58	S34°59'31"W	133.04'
L59	S02°25'39"E	129.96'
L60	S66°08'21"W	202.44'
L61	S41°00'18"W	333.93'
L62	S50°42'48"W	427.51'
L63	S78°46'50"W	162.37'
L64	S00°00'00"E	125.11'
L65	N90°00'00"W	909.16'
L66	S00°05'44"E	2637.94'
L67	N89°42'43"W	40.00'



PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-8799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 03/20/24
SCALE: 1" = 500'

FILE: R13500
SHEET: 5 OF 8
W/O #: _____

**PERMANENT
EASEMENT**

CURVE TABLES

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	509.46'	1040.00'	28°04'02"	N64°44'49"E	504.38'
C2	369.91'	1035.00'	20°28'39"	N40°28'29"E	367.94'
C3	331.63'	905.01'	20°59'42"	N35°44'11"E	329.77'
C4	899.17'	1960.00'	26°17'07"	N52°59'47"E	891.31'
C5	613.03'	1067.99'	32°53'17"	N49°28'10"E	604.65'
C6	697.63'	1034.69'	38°37'52"	N16°53'17"E	684.49'
C7	424.19'	639.90'	37°58'55"	N16°16'56"E	416.47'
C8	410.57'	1115.69'	21°05'04"	N24°26'59"E	408.25'
C9	461.36'	1006.95'	26°15'06"	N19°29'27"E	457.34'
C10	480.53'	635.56'	43°19'12"	N11°08'46"E	469.17'
C11	218.14'	560.00'	22°19'08"	N00°48'06"E	216.77'
C12	779.42'	1296.00'	34°27'29"	N05°16'04"W	767.73'
C13	325.95'	1040.00'	17°57'26"	N31°28'32"W	324.61'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C14	338.48'	1080.00'	17°57'26"	S31°28'32"E	337.10'
C15	803.48'	1336.00'	34°27'29"	S05°16'04"E	791.43'
C16	202.56'	520.00'	22°19'08"	S00°48'06"W	201.28'
C17	510.65'	675.56'	43°18'34"	S11°08'44"W	498.58'
C18	443.08'	966.95'	26°15'16"	S19°29'22"W	439.22'
C19	443.18'	1155.69'	21°58'18"	S24°00'22"W	440.47'
C20	397.87'	599.90'	38°00'01"	S16°16'56"W	390.62'
C21	723.49'	1074.69'	38°34'19"	S16°51'30"W	709.90'
C22	634.96'	1107.99'	32°50'05"	S49°30'01"W	626.30'
C23	881.22'	1920.00'	26°17'49"	S52°59'26"W	873.51'
C24	320.48'	865.01'	21°13'40"	S35°44'23"W	318.65'
C25	385.98'	1075.00'	20°34'20"	S40°25'38"W	383.91'
C26	529.05'	1080.00'	28°04'02"	S64°44'49"W	523.78'



DRN. BY: A.S.
 CHKD. BY: J.L.
 DATE: 03/20/24
 SCALE: 1" = 500'

FILE: R13500
 SHEET: 6 OF 8
 W/O #: _____

**PERMANENT
EASEMENT**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 1, SECTION 12, AND SECTION 13, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF PARCEL 3, THE CANYONS SUPERBLOCK PLAT NO. 1, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2015090038, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, ASSUMED TO BEAR S00°05'44"E A DISTANCE OF 2674.86 FEET FROM A REBAR CAP OFF STAMPED L.S. #23515 FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 13 TO A 3.25" ALUMINUM CAP STAMPED L.S. #10717 FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 13;

BEGINNING AT SAID SOUTHWEST CORNER;

THENCE N00°05'44"W ALONG SAID WEST LINE A DISTANCE OF 30.00 FEET; THENCE N89°59'39"E A DISTANCE OF 10.00 FEET; THENCE N00°05'44"W A DISTANCE OF 2637.74 FEET; THENCE S90°00'00"E A DISTANCE OF 899.21 FEET; THENCE N00°00'00"E A DISTANCE OF 127.95 FEET; THENCE N78°46'50"E A DISTANCE OF 195.21 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 509.46 FEET, HAVING A RADIUS OF 1,040.00 FEET, THROUGH A CENTRAL ANGLE OF 28°04'02" AND A CHORD WHICH BEARS N64°44'49"E A DISTANCE OF 504.38 FEET; THENCE N50°42'48"E A DISTANCE OF 427.51 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 369.91 FEET, HAVING A RADIUS OF 1,035.00 FEET, THROUGH A CENTRAL ANGLE OF 20°28'39" AND A CHORD WHICH BEARS N40°28'29"E A DISTANCE OF 367.94 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 331.63 FEET, HAVING A RADIUS OF 905.01 FEET, THROUGH A CENTRAL ANGLE OF 20°59'42" AND A CHORD WHICH BEARS N35°44'11"E A DISTANCE OF 329.77 FEET; THENCE N41°00'18"E A DISTANCE OF 331.68 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 899.17 FEET, HAVING A RADIUS OF 1,960.00 FEET, THROUGH A CENTRAL ANGLE OF 26°17'07" AND A CHORD WHICH BEARS N52°59'47"E A DISTANCE OF 891.31 FEET; THENCE N66°08'21"E A DISTANCE OF 202.36 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 613.03 FEET, HAVING A RADIUS OF 1,067.99 FEET, THROUGH A CENTRAL ANGLE OF 32°53'17" AND A CHORD WHICH BEARS N49°28'10"E A DISTANCE OF 604.65 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 697.63 FEET, HAVING A RADIUS OF 1,034.69 FEET, THROUGH A CENTRAL ANGLE OF 38°37'52" AND A CHORD WHICH BEARS N16°53'17"E A DISTANCE OF 684.49 FEET; THENCE N02°25'39"W A DISTANCE OF 129.86 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 424.19 FEET, HAVING A RADIUS OF 639.90 FEET, THROUGH A CENTRAL ANGLE OF 37°58'55" AND A CHORD WHICH BEARS N16°16'56"E A DISTANCE OF 416.47 FEET; THENCE N34°59'31"E A DISTANCE OF 132.94 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 410.57 FEET, HAVING A RADIUS OF 1,115.69 FEET, THROUGH A CENTRAL ANGLE OF 21°05'04" AND A CHORD WHICH BEARS N24°26'59"E A DISTANCE OF 408.25 FEET; THENCE N33°59'39"W A DISTANCE OF 19.57 FEET; THENCE N10°57'09"E A DISTANCE OF 85.43 FEET; THENCE N55°57'41"E A DISTANCE OF 19.68 FEET; THENCE N06°29'58"E A DISTANCE OF 179.97 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 461.36 FEET, HAVING A RADIUS OF 1,006.95 FEET, THROUGH A CENTRAL ANGLE OF 26°15'06" AND A CHORD WHICH BEARS N19°29'27"E A DISTANCE OF 457.34 FEET; THENCE N32°36'44"E A DISTANCE OF 313.92 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 480.53 FEET, HAVING A RADIUS OF 635.56 FEET, THROUGH A CENTRAL ANGLE OF 43°19'12" AND A CHORD WHICH BEARS N11°08'46"E A DISTANCE OF 469.17 FEET; THENCE N10°21'28"W A DISTANCE OF 162.49 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 218.14 FEET, HAVING A RADIUS OF 560.00 FEET, THROUGH A CENTRAL ANGLE OF 22°19'08" AND A CHORD WHICH BEARS N00°48'06"E A DISTANCE OF 216.77 FEET; THENCE N11°57'40"E A DISTANCE OF 248.90 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 779.42 FEET, HAVING A RADIUS OF 1,296.00 FEET, THROUGH A CENTRAL ANGLE OF 34°27'29" AND A CHORD WHICH BEARS N05°16'04"W A DISTANCE OF 767.73 FEET; THENCE N22°29'49"W A DISTANCE OF 194.22 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 325.95 FEET, HAVING A RADIUS OF 1,040.00 FEET, THROUGH A CENTRAL ANGLE OF 17°57'26" AND A CHORD WHICH BEARS N31°28'32"W A DISTANCE OF 324.61 FEET; THENCE N40°27'15"W A DISTANCE OF 97.29 FEET; THENCE S48°17'03"W A DISTANCE OF 435.42 FEET; THENCE N41°42'57"W A DISTANCE OF 34.68 FEET; THENCE N49°44'45"W A DISTANCE OF 74.31 FEET; THENCE N52°27'31"W A DISTANCE OF 611.17 FEET; THENCE N76°36'29"W A DISTANCE OF 389.18 FEET; THENCE N18°55'17"W A DISTANCE OF 1,133.17 FEET; THENCE N18°13'26"W A DISTANCE OF 123.73 FEET; THENCE N00°44'46"W A DISTANCE OF 165.42 FEET; THENCE N31°00'10"E A DISTANCE OF 701.73 FEET; THENCE N38°15'53"E A DISTANCE OF 279.70 FEET; THENCE N59°41'20"E A DISTANCE OF 308.72 FEET; THENCE N29°42'39"E A DISTANCE OF 130.37 FEET; THENCE N27°02'58"E A DISTANCE OF 134.67 FEET; THENCE N03°46'14"E A DISTANCE OF 247.74 FEET TO THE NORTH LINE OF SAID PARCEL 3; THENCE N89°15'39"E ALONG SAID NORTH LINE A DISTANCE OF 30.09 FEET; THENCE S03°46'14"W A DISTANCE OF 256.65 FEET; THENCE S27°06'24"W A DISTANCE OF 141.21 FEET; THENCE S29°37'56"W A DISTANCE OF 138.77 FEET; THENCE S59°41'20"W A DISTANCE OF 311.46 FEET; THENCE S38°15'53"W A DISTANCE OF 272.12 FEET; THENCE S31°00'10"W A DISTANCE OF 691.30 FEET; THENCE S00°44'46"E A DISTANCE OF 152.27 FEET;



PRECISION SURVEY & MAPPING

PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. KENYON AVENUE, SUITE 150
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TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 03/20/24

SCALE: 1" = 500'

FILE: R13500

SHEET: 7 OF 8

W/O #:

**PERMANENT
EASEMENT**

LEGAL DESCRIPTION

THENCE S18°13'26"E A DISTANCE OF 118.93 FEET; THENCE S18°55'17"E A DISTANCE OF 1,104.63 FEET; THENCE S76°36'29"E A DISTANCE OF 387.54 FEET; THENCE S52°27'31"E A DISTANCE OF 620.67 FEET; THENCE S49°44'45"E A DISTANCE OF 75.53 FEET; THENCE N48°17'03"E A DISTANCE OF 436.67 FEET; THENCE S40°27'15"E A DISTANCE OF 138.19 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 338.48 FEET, HAVING A RADIUS OF 1,080.00 FEET, THROUGH A CENTRAL ANGLE OF 17°57'26" AND A CHORD WHICH BEARS S31°28'32"E A DISTANCE OF 337.10 FEET; THENCE S22°29'49"E A DISTANCE OF 194.22 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 803.48 FEET, HAVING A RADIUS OF 1,336.00 FEET, THROUGH A CENTRAL ANGLE OF 34°27'29" AND A CHORD WHICH BEARS S05°16'04"E A DISTANCE OF 791.43 FEET; THENCE S11°57'40"W A DISTANCE OF 248.90 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 202.56 FEET, HAVING A RADIUS OF 520.00 FEET, THROUGH A CENTRAL ANGLE OF 22°19'08" AND A CHORD WHICH BEARS S00°48'06"W A DISTANCE OF 201.28 FEET; THENCE S10°21'28"E A DISTANCE OF 162.44 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 510.65 FEET, HAVING A RADIUS OF 675.56 FEET, THROUGH A CENTRAL ANGLE OF 43°18'34" AND A CHORD WHICH BEARS S11°08'44"W A DISTANCE OF 498.58 FEET; THENCE S32°36'44"W A DISTANCE OF 313.86 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 443.08 FEET, HAVING A RADIUS OF 966.95 FEET, THROUGH A CENTRAL ANGLE OF 26°15'16" AND A CHORD WHICH BEARS S19°29'22"W A DISTANCE OF 439.22 FEET; THENCE S06°29'58"W A DISTANCE OF 198.44 FEET; THENCE S55°57'41"W A DISTANCE OF 21.53 FEET; THENCE S10°57'09"W A DISTANCE OF 52.31 FEET; THENCE S33°59'39"E A DISTANCE OF 20.60 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 443.18 FEET, HAVING A RADIUS OF 1,155.69 FEET, THROUGH A CENTRAL ANGLE OF 21°58'18" AND A CHORD WHICH BEARS S24°00'22"W A DISTANCE OF 440.47 FEET; THENCE S34°59'31"W A DISTANCE OF 133.04 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 397.87 FEET, HAVING A RADIUS OF 599.90 FEET, THROUGH A CENTRAL ANGLE OF 38°00'01" AND A CHORD WHICH BEARS S16°16'56"W A DISTANCE OF 390.62 FEET; THENCE S02°25'39"E A DISTANCE OF 129.96 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 723.49 FEET, HAVING A RADIUS OF 1,074.69 FEET, THROUGH A CENTRAL ANGLE OF 38°34'19" AND A CHORD WHICH BEARS S16°51'30"W A DISTANCE OF 709.90 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 634.96 FEET, HAVING A RADIUS OF 1,107.99 FEET, THROUGH A CENTRAL ANGLE OF 32°50'05" AND A CHORD WHICH BEARS S49°30'01"W A DISTANCE OF 626.30 FEET; THENCE S66°08'21"W A DISTANCE OF 202.44 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 881.22 FEET, HAVING A RADIUS OF 1,920.00 FEET, THROUGH A CENTRAL ANGLE OF 26°17'49" AND A CHORD WHICH BEARS S52°59'26"W A DISTANCE OF 873.51 FEET; THENCE S41°00'18"W A DISTANCE OF 333.93 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 320.48 FEET, HAVING A RADIUS OF 865.01 FEET, THROUGH A CENTRAL ANGLE OF 21°13'40" AND A CHORD WHICH BEARS S35°44'23"W A DISTANCE OF 318.65 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 385.98 FEET, HAVING A RADIUS OF 1,075.00 FEET, THROUGH A CENTRAL ANGLE OF 20°34'20" AND A CHORD WHICH BEARS S40°25'38"W A DISTANCE OF 383.91 FEET; THENCE S50°42'48"W A DISTANCE OF 427.51 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 529.05 FEET, HAVING A RADIUS OF 1,080.00 FEET, THROUGH A CENTRAL ANGLE OF 28°04'02" AND A CHORD WHICH BEARS S64°44'49"W A DISTANCE OF 523.78 FEET; THENCE S78°46'50"W A DISTANCE OF 162.37 FEET; THENCE S00°00'00"E A DISTANCE OF 125.11 FEET; THENCE N90°00'00"W A DISTANCE OF 909.16 FEET; THENCE S00°05'44"E A DISTANCE OF 2,637.94 FEET TO THE SOUTH LINE OF SAID SECTION 13; THENCE N89°42'43"W ALONG SAID SOUTH LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 641,906 SQUARE FEET OR 14.736 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Juliana 03/20/24
 CHRISTOPHER P. JULIANA, P.L.S. #21158 DATE
 FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

 **PRECISION SURVEY & MAPPING**
 PROFESSIONAL LAND SURVEYING CONSULTANTS
 9025 E. KENYON AVENUE, SUITE 150
 DENVER, COLORADO 80237
 TEL: 303-753-8799

DRN. BY: A.S.
 CHKD. BY: J.L.
 DATE: 03/20/24
 SCALE: 1" = 500'

FILE: R13500
 SHEET: 8 OF 8
 W/O #:

**PERMANENT
EASEMENT**

LINE AND CURVE TABLES

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°55'40"W	39.73'
L2	N41°05'34"E	442.05'
L3	N46°55'53"E	289.28'
L4	N01°10'21"E	183.47'
L5	S88°47'47"E	30.00'
L6	S88°47'58"E	80.02'
L7	S01°11'25"W	60.89'
L8	N88°47'58"W	53.10'
L9	S01°09'50"W	166.09'
L10	S46°55'53"W	300.42'
L11	S41°05'48"W	414.48'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	41.58'	70.00'	34°01'58"	N39°52'01"W	40.97'



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DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 02/17/26
SCALE: 1" = 150'

FILE: R13500
SHEET: 2 OF 3
W/O #: _____

**PERMANENT
EASEMENT**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF PARCEL C AND PARCEL D DESCRIBED AT RECEPTION NO. 2025052446, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 23, ASSUMED TO BEAR N88°05'52"W A DISTANCE OF 2561.50 FEET FROM A 2-1/2" ALUMINUM CAP STAMPED L.S. #25369 FOUND AT THE CENTER QUARTER CORNER OF SAID SECTION 23 TO A 3-1/4" ALUMINUM CAP STAMPED L.S. #34989 FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 23;

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID PARCEL C, SAID POINT BEARS N52°38'55"E A DISTANCE OF 868.48 FEET FROM SAID WEST QUARTER CORNER;

THENCE N89°55'40"W ALONG SAID SOUTH LINE A DISTANCE OF 39.73 FEET; THENCE N41°05'34"E A DISTANCE OF 442.05 FEET; THENCE N46°55'53"E A DISTANCE OF 289.28 FEET; THENCE N01°10'21"E A DISTANCE OF 183.47 FEET TO THE NORTH LINE OF SAID PARCEL C; THENCE S88°47'47"E ALONG SAID NORTH LINE A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL C; THENCE S88°47'58"E ALONG THE NORTH LINE OF SAID PARCEL D A DISTANCE OF 80.02 FEET TO THE NORTHEAST CORNER OF SAID PARCEL D; THENCE S01°11'25"W ALONG THE EAST LINE OF SAID PARCEL D A DISTANCE OF 60.89 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 41.58 FEET, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 34°01'58" AND A CHORD WHICH BEARS N39°52'01"W A DISTANCE OF 40.97 FEET; THENCE N88°47'58"W A DISTANCE OF 53.10 FEET TO THE EAST LINE OF SAID PARCEL C; THENCE S01°09'50"W ALONG SAID EAST LINE A DISTANCE OF 166.09 FEET; THENCE S46°55'53"W A DISTANCE OF 300.42 FEET; THENCE S41°05'48"W A DISTANCE OF 414.48 FEET TO THE POINT OF BEGINNING; WHEN SAID CENTER QUARTER CORNER BEARS S71°52'38"E A DISTANCE OF 1967.30 FEET.

SAID PARCEL CONTAINS 30,285 SQUARE FEET OR 0.695 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

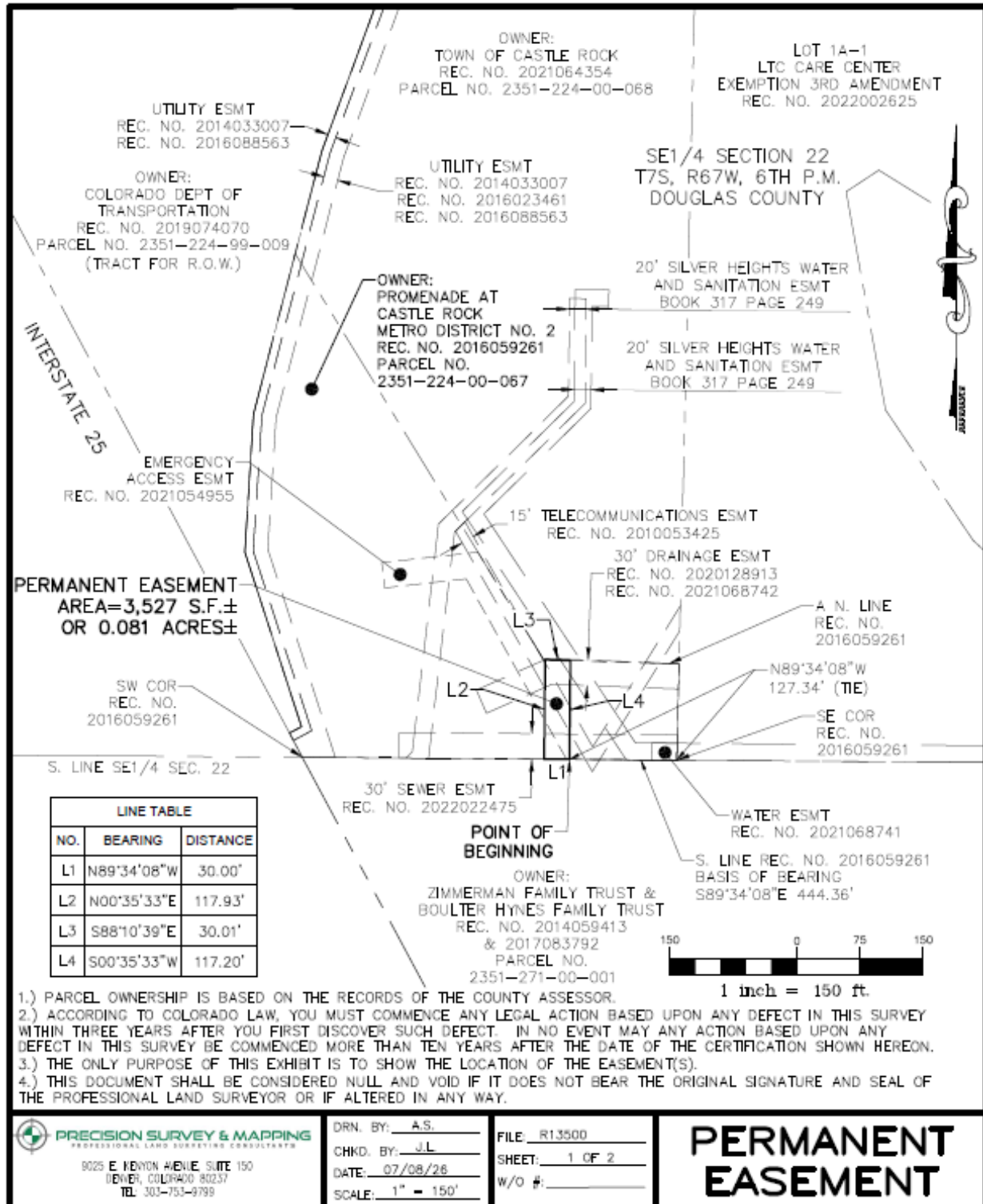

Christopher P. Julia (Signature)
CHRISTOPHER P. JULIA, P.L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.
02/17/26
DATE

 **PRECISION SURVEY & MAPPING**
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 02/17/26
SCALE: 1" = 150'

FILE: R13500
SHEET: 3 OF 3
W/O #: _____

**PERMANENT
EASEMENT**



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO. 2016059261, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID LANDS, ASSUMED TO BEAR S89°34'08"E A DISTANCE OF 444.36 FEET FROM THE SOUTHWEST CORNER OF SAID LANDS TO THE SOUTHEAST CORNER OF SAID LANDS;

BEGINNING AT A POINT ON SAID SOUTH LINE, SAID POINT BEARS N89°34'08"W A DISTANCE OF 127.34 FEET FROM SAID SOUTHEAST CORNER;

THENCE CONTINUING N89°34'08"W ALONG SAID SOUTH LINE A DISTANCE OF 30.00 FEET; THENCE N00°35'33"E A DISTANCE OF 117.93 FEET TO A NORTH LINE OF SAID LANDS; THENCE S88°10'39"E ALONG SAID NORTH LINE A DISTANCE OF 30.01 FEET; THENCE S00°35'33"W A DISTANCE OF 117.20 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTHWEST CORNER BEARS N89°34'08"W A DISTANCE OF 317.03 FEET.

SAID PARCEL CONTAINS 3,527 SQUARE FEET OR 0.081 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

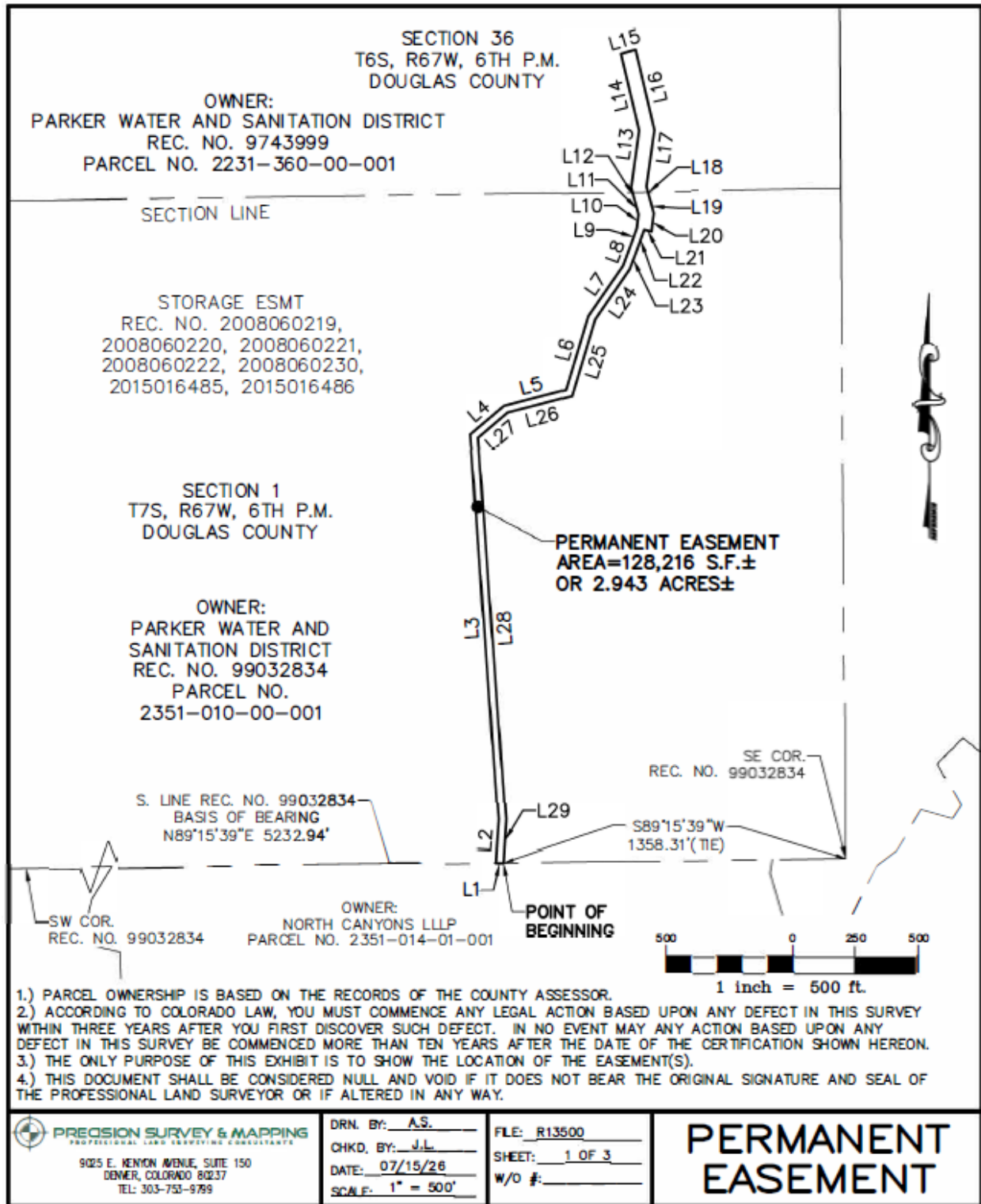

Christopher P. Julian
NUMBER 31158
07/08/26
CHRISTOPHER P. JULIAN, P.L.S. 31158 DATE
FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.

 **PRECISION SURVEY & MAPPING**
PROFESSIONAL LAND SURVEYING CONSULTANTS
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DENVER, COLORADO 80237
TEL. 303-753-9799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 07/08/26
SCALE: 1" = 150'

FILE: R13500
SHEET: 2 OF 2
W/O #:

**PERMANENT
EASEMENT**



LINE TABLES

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S89°15'39"W	30.09'
L2	N03°46'14"E	169.78'
L3	N04°10'13"W	1533.03'
L4	N49°46'23"E	176.30'
L5	N75°32'06"E	250.29'
L6	N16°45'12"E	305.39'
L7	N34°36'47"E	242.97'
L8	N20°41'55"E	85.10'
L9	N19°36'53"E	73.87'
L10	N07°08'24"E	53.81'
L11	N15°22'33"W	47.15'
L12	N15°09'12"W	63.29'
L13	N08°03'45"E	227.84'
L14	N13°21'05"W	312.73'
L15	N73°33'30"E	60.09'

LINE TABLE		
NO.	BEARING	DISTANCE
L16	S13°21'05"E	327.31'
L17	S08°03'45"W	226.82'
L18	S15°08'06"E	50.89'
L19	S15°22'33"E	58.98'
L20	S07°25'18"W	72.27'
L21	N76°37'21"W	29.82'
L22	S19°42'03"W	84.08'
L23	S20°40'36"W	82.27'
L24	S34°36'47"W	242.05'
L25	S16°45'12"W	317.57'
L26	S75°32'06"W	260.33'
L27	S49°46'23"W	154.17'
L28	S04°10'13"E	1519.85'
L29	S03°46'14"W	169.50'



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DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 07/15/26

SCALE: 1" = 500'

FILE: R13500

SHEET: 2 OF 3

W/O #: _____

**PERMANENT
EASEMENT**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 67 WEST AND SECTION 36, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO. 99032834 AND 9743999, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AT RECEPTION NO. 99032834, ASSUMED TO BEAR N89°15'39"E A DISTANCE OF 5232.94 FEET FROM THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED AT RECEPTION NO. 99032834 TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AT RECEPTION NO. 99032834;

BEGINNING AT A POINT ON SAID SOUTH LINE, SAID POINT BEARS S89°15'39"W ALONG SAID SOUTH LINE A DISTANCE OF 1358.31 FEET FROM SAID SOUTHEAST CORNER;

THENCE CONTINUING S89°15'39"W ALONG SAID SOUTH LINE A DISTANCE OF 30.09 FEET; THENCE N03°46'14"E A DISTANCE OF 169.78 FEET; THENCE N04°10'13"W A DISTANCE OF 1533.03 FEET; THENCE N49°46'23"E A DISTANCE OF 176.30 FEET; THENCE N75°32'06"E A DISTANCE OF 250.29 FEET; THENCE N16°45'12"E A DISTANCE OF 305.39 FEET; THENCE N34°36'47"E A DISTANCE OF 242.97 FEET; THENCE N20°41'55"E A DISTANCE OF 85.10 FEET; THENCE N19°36'53"E A DISTANCE OF 73.87 FEET; THENCE N07°08'24"E A DISTANCE OF 53.81 FEET; THENCE N15°22'33"W A DISTANCE OF 47.15 FEET; THENCE N15°09'12"W A DISTANCE OF 63.29 FEET; THENCE N08°03'45"E A DISTANCE OF 227.84 FEET; THENCE N13°21'05"W A DISTANCE OF 312.73 FEET; THENCE N73°33'30"E A DISTANCE OF 60.09 FEET; THENCE S13°21'05"E A DISTANCE OF 327.31 FEET; THENCE S08°03'45"W A DISTANCE OF 226.82 FEET; THENCE S15°08'06"E A DISTANCE OF 50.89 FEET; THENCE S15°22'33"E A DISTANCE OF 58.98 FEET; THENCE S07°25'18"W A DISTANCE OF 72.27 FEET; THENCE N76°37'21"W A DISTANCE OF 29.82 FEET; THENCE S19°42'03"W A DISTANCE OF 84.08 FEET; THENCE S20°40'36"W A DISTANCE OF 82.27 FEET; THENCE S34°36'47"W A DISTANCE OF 242.05 FEET; THENCE S16°45'12"W A DISTANCE OF 317.57 FEET; THENCE S75°32'06"W A DISTANCE OF 260.33 FEET; THENCE S49°46'23"W A DISTANCE OF 154.17 FEET; THENCE S04°10'13"E A DISTANCE OF 1519.85 FEET; THENCE S03°46'14"W A DISTANCE OF 169.50 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTHWEST CORNER BEARS S89°15'39"W ALONG SAID SOUTH LINE A DISTANCE OF 3874.63 FEET.

SAID PARCEL CONTAINS 128,216 SQUARE FEET OR 2.943 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


CHRISTOPHER P. JULIAN, S. 31158, 07/15/26
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS

9025 E. NEWTON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 07/15/26

SCALE: 1" = 500'

FILE: R13500

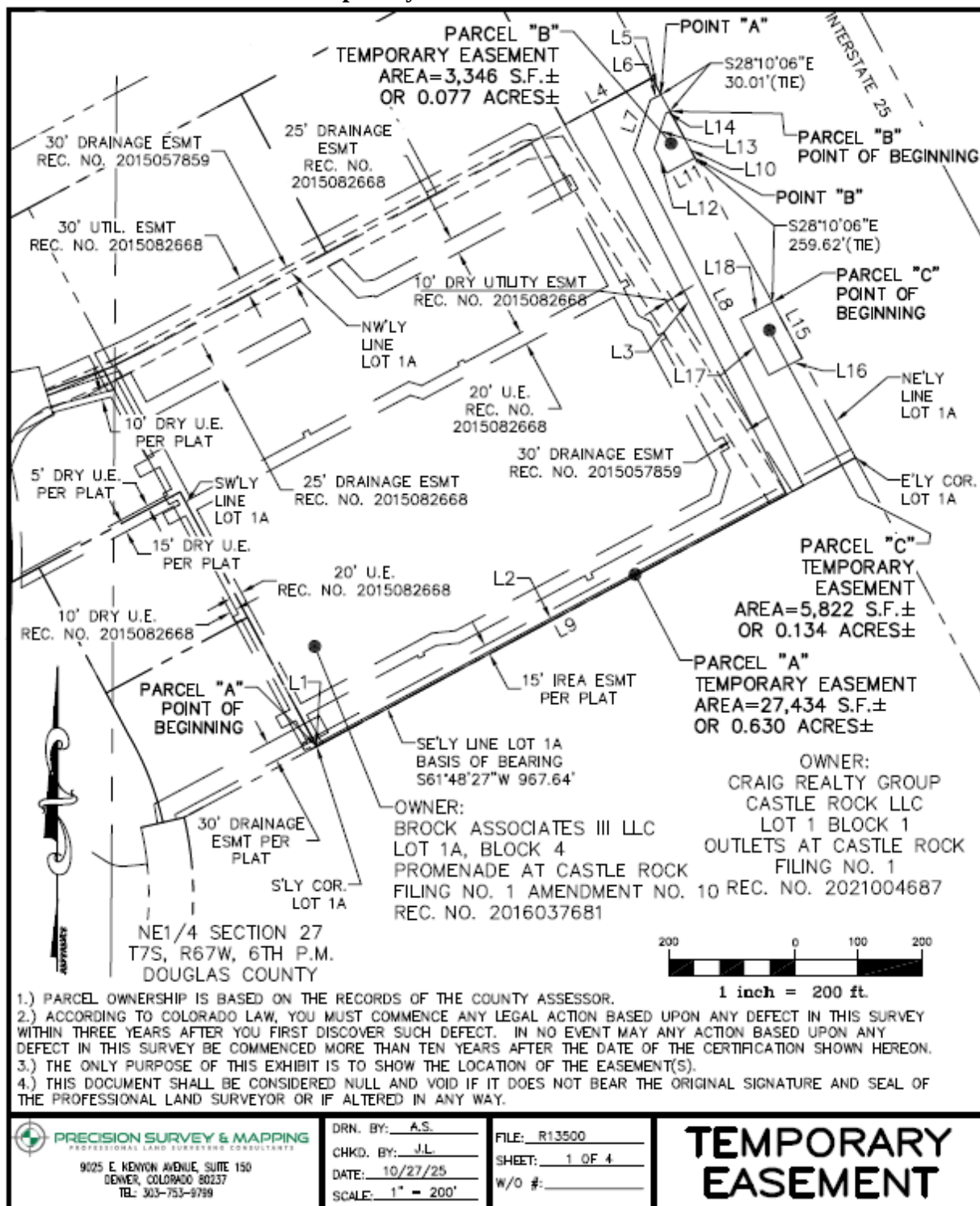
SHEET: 3 OF 3

W/O #:

**PERMANENT
EASEMENT**

EXHIBIT 2B

Temporary Construction Easements



LINE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N28°13'01"W	3.51'
L2	N61°48'27"E	844.00'
L3	N26°47'50"W	678.83'
L4	N61°49'18"E	107.40'
L5	S28°10'06"E	30.06'
L6	S63°18'19"W	18.98'
L7	S18°18'19"W	83.44'
L8	S26°47'50"E	595.29'
L9	S61°48'27"W	873.93'
L10	S28°10'06"E	83.79'
L11	S61°49'54"W	50.82'
L12	N26°47'50"W	43.66'
L13	N18°18'19"E	58.55'
L14	N63°18'19"E	7.32'
L15	S28°10'06"E	100.03'
L16	S63°12'10"W	59.41'
L17	N26°47'50"W	100.00'
L18	N63°12'10"E	57.02'



PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS

9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 10/27/25

SCALE: 1" = 200'

FILE: R13500

SHEET: 2 OF 4

W/O #: _____

**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

THREE PARCELS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 10, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2016037681, SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1A, ASSUMED TO BEAR S61°48'27"W A DISTANCE OF 967.64 FEET FROM THE EASTERLY CORNER OF SAID LOT 1A TO THE SOUTHERLY CORNER OF SAID LOT 1A;

PARCEL "A"
BEGINNING AT SAID SOUTHERLY CORNER;

THENCE N28°13'01"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1A A DISTANCE OF 3.51 FEET; THENCE N61°48'27"E A DISTANCE OF 844.00 FEET; THENCE N26°47'50"W A DISTANCE OF 678.83 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 1A; THENCE N61°49'18"E ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 107.40 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1A; THENCE S28°10'06"E ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 30.06 FEET TO POINT "A"; THENCE S63°18'19"W A DISTANCE OF 18.98 FEET; THENCE S18°18'19"W A DISTANCE OF 83.44 FEET; THENCE S26°47'50"E A DISTANCE OF 595.29 FEET TO SAID SOUTHEASTERLY LINE; THENCE S61°48'27"W ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 873.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27,434 SQUARE FEET OR 0.630 ACRES, MORE OR LESS.

PARCEL "B"
BEGINNING AT A POINT ON SAID NORTHEASTERLY LINE, SAID POINT BEARS S28°10'06"E A DISTANCE OF 30.01 FEET FROM SAID POINT "A";

THENCE S28°10'06"E ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 83.79 FEET TO POINT "B"; THENCE S61°49'54"W A DISTANCE OF 50.82 FEET; THENCE N26°47'50"W A DISTANCE OF 43.66 FEET; THENCE N18°18'19"E A DISTANCE OF 58.55 FEET; THENCE N63°18'19"E A DISTANCE OF 7.32 FEET TO THE POINT OF BEGINNING; WHENCE SAID EASTERLY CORNER BEARS S28°10'06"E A DISTANCE OF 622.04 FEET.

SAID PARCEL CONTAINS 3,346 SQUARE FEET OR 0.077 ACRES, MORE OR LESS.



PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 10/27/25
SCALE: 1" = 200'

FILE: R13500
SHEET: 3 OF 4
W/O #: _____

**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

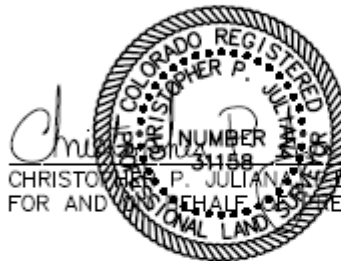
PARCEL "C"

BEGINNING AT A POINT ON SAID NORTHEASTERLY LINE, SAID POINT BEARS S28°10'06"E A DISTANCE OF 259.62 FEET FROM SAID POINT "B";

THENCE S28°10'06"E ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 100.03 FEET; THENCE S63°12'10"W A DISTANCE OF 59.41 FEET; THENCE N26°47'50"W A DISTANCE OF 100.00 FEET; THENCE N63°12'10"E A DISTANCE OF 57.02 FEET TO THE POINT OF BEGINNING; WHENCE SAID EASTERLY CORNER BEARS S28°10'06"E A DISTANCE OF 278.64 FEET.

SAID PARCEL CONTAINS 5,822 SQUARE FEET OR 0.134 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



CHRISTOPHER P. JULIAN, S.L.S. 31158 DATE 10/27/25
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS

9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 10/27/25

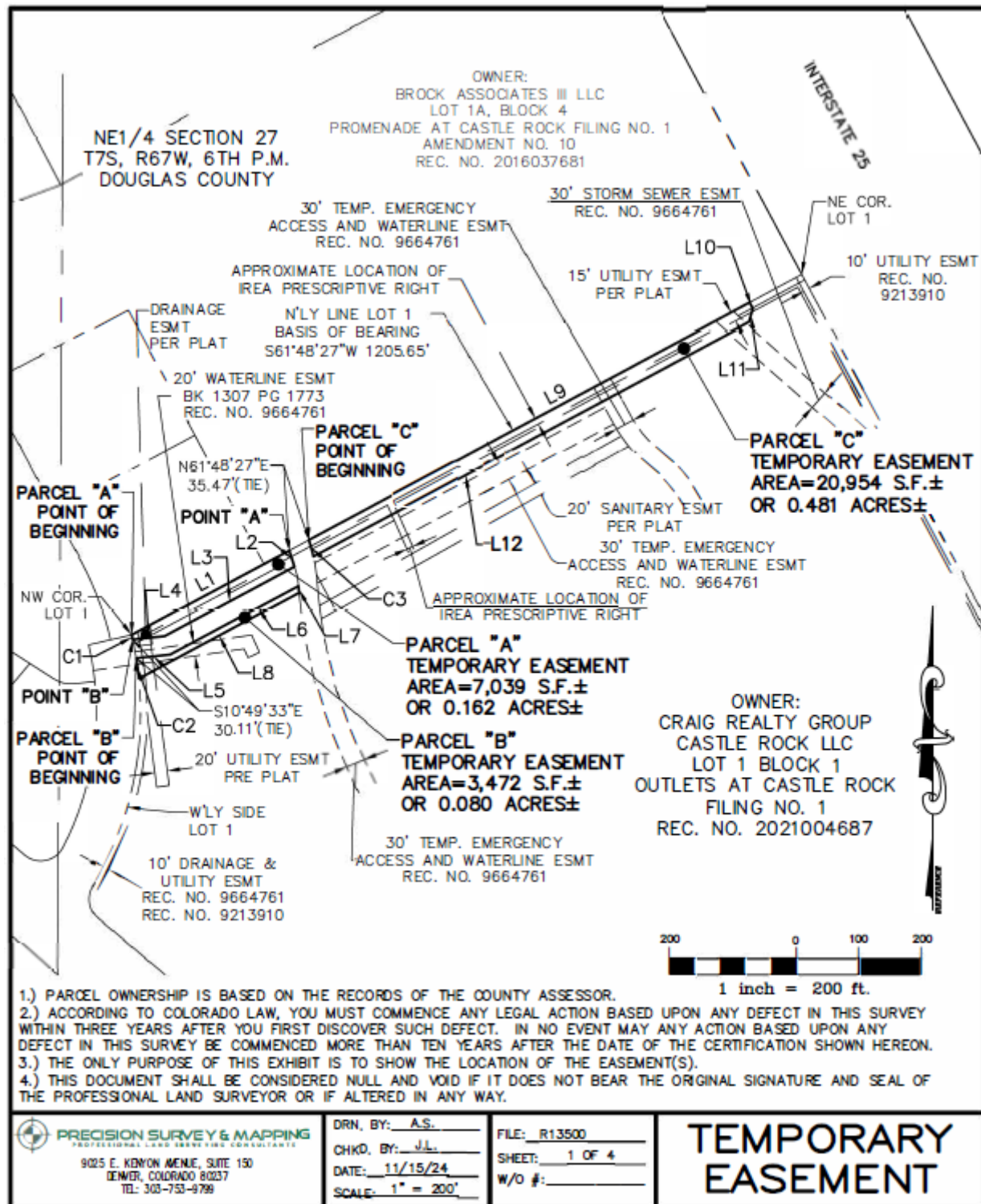
SCALE: 1" = 200'

FILE: R13500

SHEET: 4 OF 4

W/O #:

**TEMPORARY
EASEMENT**



LINE AND CURVE TABLE

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	7.51'	538.00'	0°47'58"	N12°19'45"W	7.51'
C2	32.63'	538.00'	3°28'29"	N07°29'06"W	32.62'
C3	27.19'	251.00'	6°12'20"	N15°19'47"W	27.17'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N61°48'27"E	283.55'
L2	S17°44'20"E	26.94'
L3	S61°48'27"W	233.59'
L4	S84°03'19"W	50.85'
L5	N84°03'19"E	54.18'
L6	N61°48'27"E	230.65'
L7	S05°39'13"E	10.83'
L8	S61°48'27"W	288.18'
L9	N61°48'27"E	792.92'
L10	S26°47'50"E	11.14'
L11	S16°48'27"W	21.71'
L12	S61°48'27"W	783.35'



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DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 11/15/24
SCALE: 1" = 200'

FILE: R13500
SHEET: 2 OF 4
W/O #: _____

**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

TWO PARCELS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2021004687, SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTHERLY LINE OF SAID LOT 1, ASSUMED TO BEAR S61°48'27"W A DISTANCE OF 1205.65 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1;

PARCEL "A"

BEGINNING AT SAID NORTHWEST CORNER;

THENCE N61°48'27"E ALONG SAID NORTHERLY LINE A DISTANCE OF 283.55 FEET TO POINT "A"; THENCE S17°44'20"E A DISTANCE OF 26.94 FEET; THENCE S61°48'27"W A DISTANCE OF 233.59 FEET; THENCE S84°03'19"W A DISTANCE OF 50.85 FEET TO THE WESTERLY SIDE OF SAID LOT 1, ALSO BEING POINT "B"; THENCE ALONG SAID WESTERLY SIDE AND ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 7.51 FEET, HAVING A RADIUS OF 538.00 FEET, THROUGH A CENTRAL ANGLE OF 00°47'58" AND A CHORD WHICH BEARS N12°49'45"W A DISTANCE OF 7.51 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7,039 SQUARE FEET OR 0.162 ACRES, MORE OR LESS.

PARCEL "B"

BEGINNING AT A POINT ON SAID WESTERLY SIDE, SAID POINT BEARS S10°49'33"E A DISTANCE OF 30.11 FEET FROM SAID POINT "B";

THENCE N84°03'19"E A DISTANCE OF 54.18 FEET; THENCE N61°48'27"E A DISTANCE OF 230.65 FEET; THENCE S05°39'13"E A DISTANCE OF 10.83 FEET; THENCE S61°48'27"W A DISTANCE OF 288.18 FEET TO SAID WESTERLY SIDE; THENCE ALONG SAID WESTERLY SIDE AND ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 32.63 FEET, HAVING A RADIUS OF 538.00 FEET, THROUGH A CENTRAL ANGLE OF 03°28'29" AND A CHORD WHICH BEARS N07°29'06"W A DISTANCE OF 32.62 FEET TO THE POINT OF BEGINNING; WHENCE SAID NORTHEAST CORNER BEARS N60°06'50"E A DISTANCE OF 1217.16 FEET.

SAID PARCEL CONTAINS 3,472 SQUARE FEET OR 0.080 ACRES, MORE OR LESS.



DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 11/15/24
SCALE: 1" = 200'

FILE: R13500
SHEET: 3 OF 4
W/O #: _____

**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

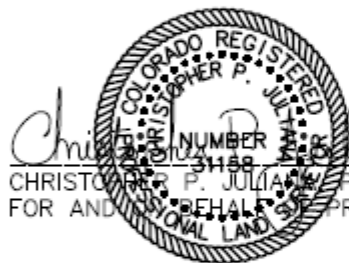
PARCEL "C"

BEGINNING AT A POINT ON SAID NORTHERLY LINE, SAID POINT BEARS N61°48'27"E A DISTANCE OF 35.47 FEET FROM SAID POINT "A";

THENCE CONTINUING N61°48'27"E ALONG SAID NORTHERLY LINE A DISTANCE OF 792.92 FEET; THENCE S26°47'50"E A DISTANCE OF 11.14 FEET; THENCE S16°48'27"W A DISTANCE OF 21.71 FEET; THENCE S61°48'27"W A DISTANCE OF 783.35 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 27.19 FEET, HAVING A RADIUS OF 251.00 FEET, THROUGH A CENTRAL ANGLE OF 06°12'20" AND A CHORD WHICH BEARS N15°19'47"W A DISTANCE OF 27.17 FEET TO THE POINT OF BEGINNING; WHENCE SAID NORTHEAST CORNER BEARS N61°48'27"E A DISTANCE OF 886.63 FEET.

SAID PARCEL CONTAINS 20,954 SQUARE FEET OR 0.481 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Christopher P. Julian _____ 11/15/24
CHRISTOPHER P. JULIAN, P.L.S. 31158 DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS

9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 11/15/24

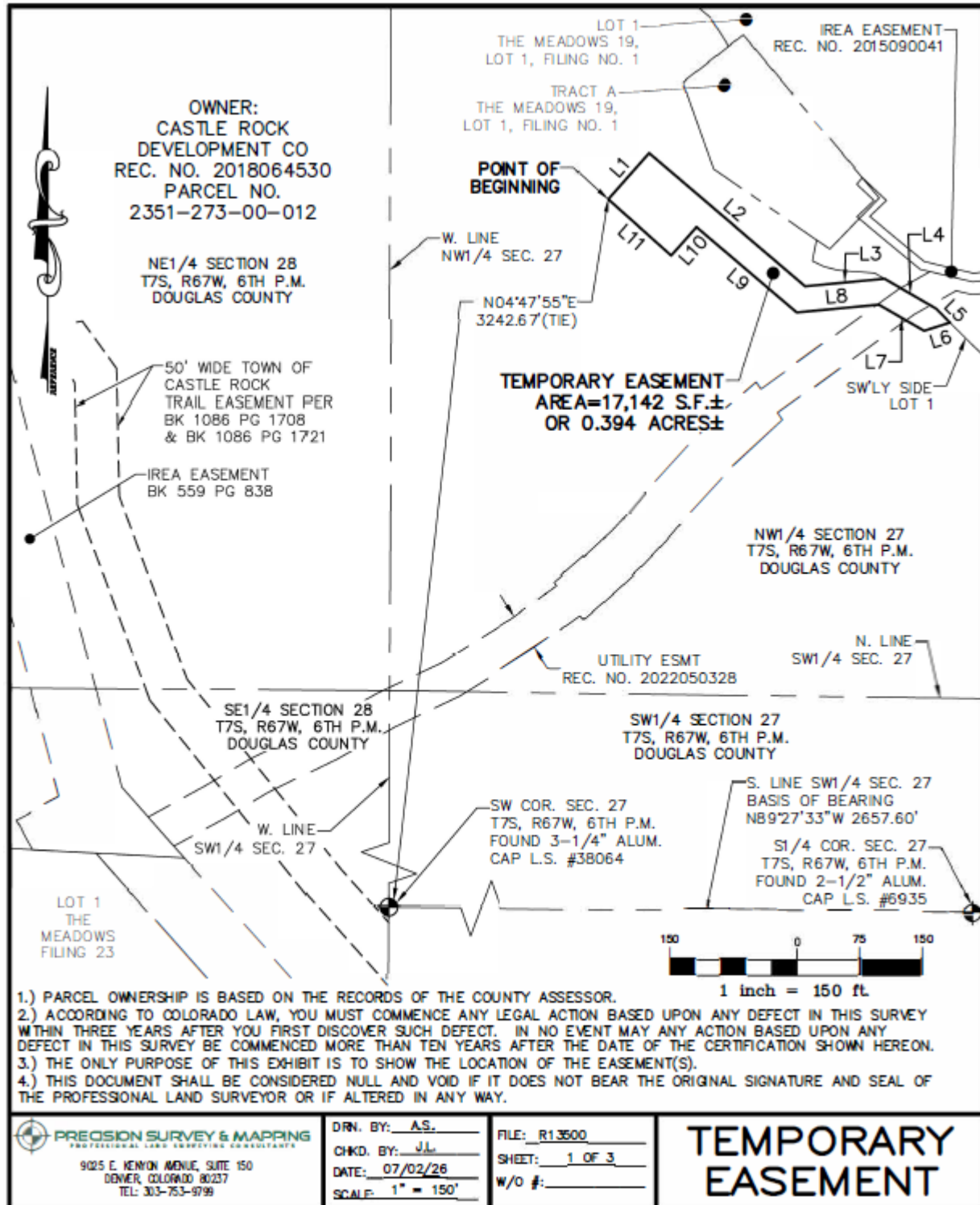
SCALE: 1" = 200'

FILE: R13500

SHEET: 4 OF 4

W/O #: _____

**TEMPORARY
EASEMENT**



LINE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N41°38'49"E	73.14'
L2	S49°34'34"E	243.19'
L3	N84°37'34"E	94.85'
L4	S59°57'04"E	70.71'
L5	S45°01'21"E	23.38'
L6	S72°18'47"W	32.39'
L7	N59°57'00"W	61.93'
L8	S84°37'34"W	97.93'
L9	N49°37'42"W	156.50'
L10	S41°38'49"W	45.14'
L11	N48°21'11"W	100.00'



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PROFESSIONAL LAND SURVEYING CONSULTANTS

9025 E. NEWTON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 07/02/26

SCALE: 1" = 150'

FILE: R13500

SHEET: 2 OF 3

W/O #:

**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO. 2018064530, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, ASSUMED TO BEAR N89°27'33"W A DISTANCE OF 2657.60 FEET FROM A 2-1/2" ALUMINUM CAP STAMPED L.S. #6935 FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 27 TO A 3-1/4" ALUMINUM CAP STAMPED L.S. #38064 FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 27;

BEGINNING AT A POINT THAT BEARS N04°47'55"E A DISTANCE OF 3242.67 FEET FROM SAID SOUTHWEST CORNER;

THENCE N41°38'49"E A DISTANCE OF 73.14 FEET; THENCE S49°34'34"E A DISTANCE OF 243.19 FEET; THENCE N84°37'34"E A DISTANCE OF 94.85 FEET TO THE SOUTHWESTERLY SIDE OF LOT 1, THE MEADOWS 19, LOT 1 FILING NO. 1, FILED IN SAID CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2023006012; THENCE ALONG SAID SOUTHWESTERLY SIDE THE FOLLOWING TWO (2) COURSES: 1). THENCE S59°57'04"E A DISTANCE OF 70.71 FEET; 2). THENCE S45°01'21"E A DISTANCE OF 23.38 FEET; THENCE S72°18'47"W A DISTANCE OF 32.39 FEET; THENCE N59°57'00"W A DISTANCE OF 61.93 FEET; THENCE S84°37'34"W A DISTANCE OF 97.93 FEET; THENCE N49°37'42"W A DISTANCE OF 156.50 FEET; THENCE S41°38'49"W A DISTANCE OF 45.14 FEET; THENCE N48°21'11"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTH QUARTER CORNER BEARS S36°14'00"E A DISTANCE OF 4037.09 FEET.

SAID PARCEL CONTAINS 17,142 SQUARE FEET OR 0.394 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

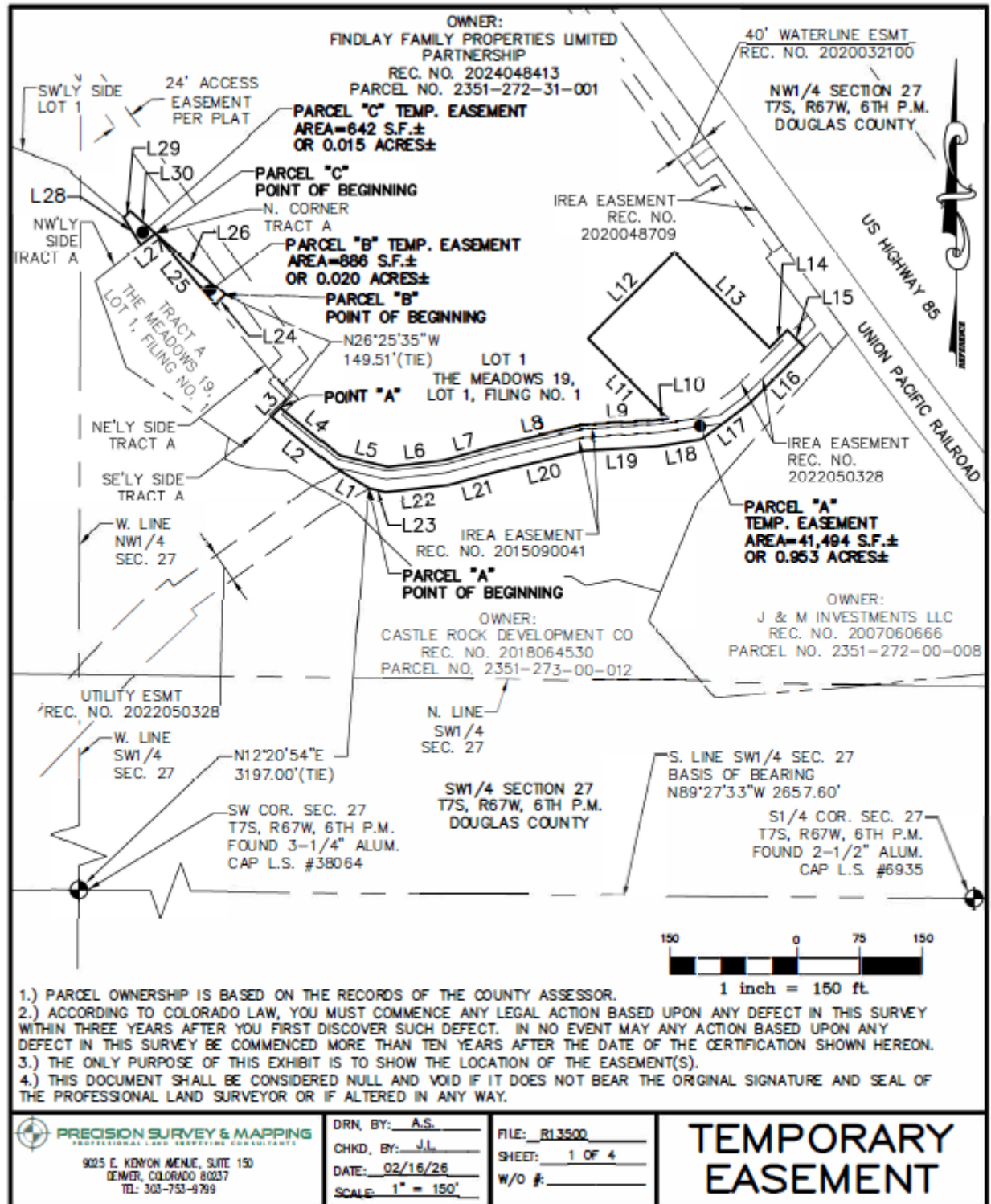

Christopher P. Julian
NUMBER 31158
DATE 07/02/26
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

 **PRECISION SURVEY & MAPPING**
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. KENDON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 07/02/26
SCALE: 1" = 150'

FILE: R13500
SHEET: 3 OF 3
W/O #:

**TEMPORARY
EASEMENT**



LINE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N58°46'48"W	49.11'
L2	N50°29'22"W	93.88'
L3	N44°13'37"E	15.05'
L4	S50°29'22"E	89.17'
L5	S76°34'06"E	59.09'
L6	N83°15'50"E	67.07'
L7	N74°19'26"E	57.96'
L8	N76°38'06"E	110.74'
L9	N86°39'39"E	86.84'
L10	N81°00'17"E	16.80'
L11	N44°53'20"W	135.16'
L12	N45°06'40"E	145.00'
L13	S44°53'20"E	160.00'
L14	N45°06'40"E	30.00'
L15	S44°53'20"E	30.00'
L16	S45°06'40"W	93.68'
L17	S53°10'40"W	71.23'
L18	S81°00'17"W	53.32'
L19	S86°39'39"W	85.69'
L20	S76°38'06"W	107.50'
L21	S74°19'26"W	59.77'
L22	S83°31'23"W	75.59'
L23	N76°34'06"W	20.18'

LINE TABLE		
NO.	BEARING	DISTANCE
L24	S41°38'49"W	16.17'
L25	N39°57'37"W	110.76'
L26	S48°21'13"E	109.58'

LINE TABLE		
NO.	BEARING	DISTANCE
L27	S52°01'22"W	22.12'
L28	N32°01'33"W	37.98'
L29	N41°38'49"E	11.08'
L30	S48°21'03"E	40.44'



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9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 02/16/26
SCALE: 1" = 150'

FILE: R13500
SHEET: 2 OF 4
W/O #: _____

**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

THREE PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, THE MEADOWS 19, LOT 1, FILING NO. 1, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2023006012, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, ASSUMED TO BEAR N89°27'33"W A DISTANCE OF 2657.60 FEET FROM A 2-1/2" ALUMINUM CAP STAMPED L.S. #6935 FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 27 TO A 3-1/4" ALUMINUM CAP STAMPED L.S. #38064 FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 27;

PARCEL "A"

BEGINNING AT A POINT THAT BEARS N12°20'54"E A DISTANCE OF 3197.00 FEET FROM SAID SOUTHWEST CORNER;

THENCE N58°46'48"W A DISTANCE OF 49.11 FEET; THENCE N50°29'22"W A DISTANCE OF 93.88 FEET TO THE SOUTHEASTERLY SIDE OF TRACT A OF SAID PLAT; THENCE N44°13'37"E ALONG SAID SOUTHEASTERLY SIDE A DISTANCE OF 15.05 FEET TO POINT "A"; THENCE S50°29'22"E A DISTANCE OF 89.17 FEET; THENCE S76°34'06"E A DISTANCE OF 59.09 FEET; THENCE N83°15'50"E A DISTANCE OF 67.07 FEET; THENCE N74°19'26"E A DISTANCE OF 57.96 FEET; THENCE N76°38'06"E A DISTANCE OF 110.74 FEET; THENCE N86°39'39"E A DISTANCE OF 86.84 FEET; THENCE N81°00'17"E A DISTANCE OF 16.80 FEET; THENCE N44°53'20"W A DISTANCE OF 135.16 FEET; THENCE N45°06'40"E A DISTANCE OF 145.00 FEET; THENCE S44°53'20"E A DISTANCE OF 160.00 FEET; THENCE N45°06'40"E A DISTANCE OF 30.00 FEET; THENCE S44°53'20"E A DISTANCE OF 30.00 FEET; THENCE S45°06'40"W A DISTANCE OF 93.68 FEET; THENCE S53°10'40"W A DISTANCE OF 71.23 FEET; THENCE S81°00'17"W A DISTANCE OF 53.32 FEET; THENCE S86°39'39"W A DISTANCE OF 85.69 FEET; THENCE S76°38'06"W A DISTANCE OF 107.50 FEET; THENCE S74°19'26"W A DISTANCE OF 59.77 FEET; THENCE S83°31'23"W A DISTANCE OF 75.59 FEET; THENCE N76°34'06"W A DISTANCE OF 20.18 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTH QUARTER CORNER BEARS S32°05'12"E A DISTANCE OF 3715.71 FEET.

SAID PARCEL CONTAINS 41,494 SQUARE FEET OR 0.953 ACRES, MORE OR LESS.



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9025 E. KENYON AVENUE, SUITE 150
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TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 02/16/26

SCALE: 1" = 150'

FILE: R13500

SHEET: 3 OF 4

W/O #: _____

**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

PARCEL "B"

BEGINNING AT A POINT THAT BEARS N26°25'35"W A DISTANCE OF 149.51 FEET FROM SAID POINT "A";

THENCE S41°38'49"W A DISTANCE OF 16.17 FEET TO THE NORTHEASTERLY SIDE OF SAID TRACT A; THENCE N39°57'37"W ALONG SAID NORTHEASTERLY SIDE A DISTANCE OF 110.76 FEET TO THE NORTH CORNER OF SAID TRACT A; THENCE S48°21'13"E A DISTANCE OF 109.58 FEET TO THE POINT OF BEGINNING; WHEN SAID SOUTH QUARTER CORNER BEARS S32°24'23"E A DISTANCE OF 4001.07 FEET.

SAID PARCEL CONTAINS 886 SQUARE FEET OR 0.020 ACRES, MORE OR LESS.

PARCEL "C"

BEGINNING AT SAID NORTH CORNER OF TRACT A;

THENCE S52°01'22"W ALONG THE NORTHWESTERLY SIDE OF SAID TRACT A A DISTANCE OF 22.12 FEET TO THE SOUTHWESTERLY SIDE OF SAID LOT 1; THENCE N32°01'33"W ALONG SAID SOUTHWESTERLY SIDE A DISTANCE OF 37.98 FEET; THENCE N41°38'49"E A DISTANCE OF 11.08 FEET; THENCE S48°21'03"E A DISTANCE OF 40.44 FEET TO THE POINT OF BEGINNING; WHEN SAID SOUTH QUARTER CORNER BEARS S32°49'35"E A DISTANCE OF 4106.54 FEET.

SAID PARCEL CONTAINS 642 SQUARE FEET OR 0.015 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
NUMBER 31158 DATE 02/16/26
CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.



PRECISION SURVEY & MAPPING
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DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 02/16/26

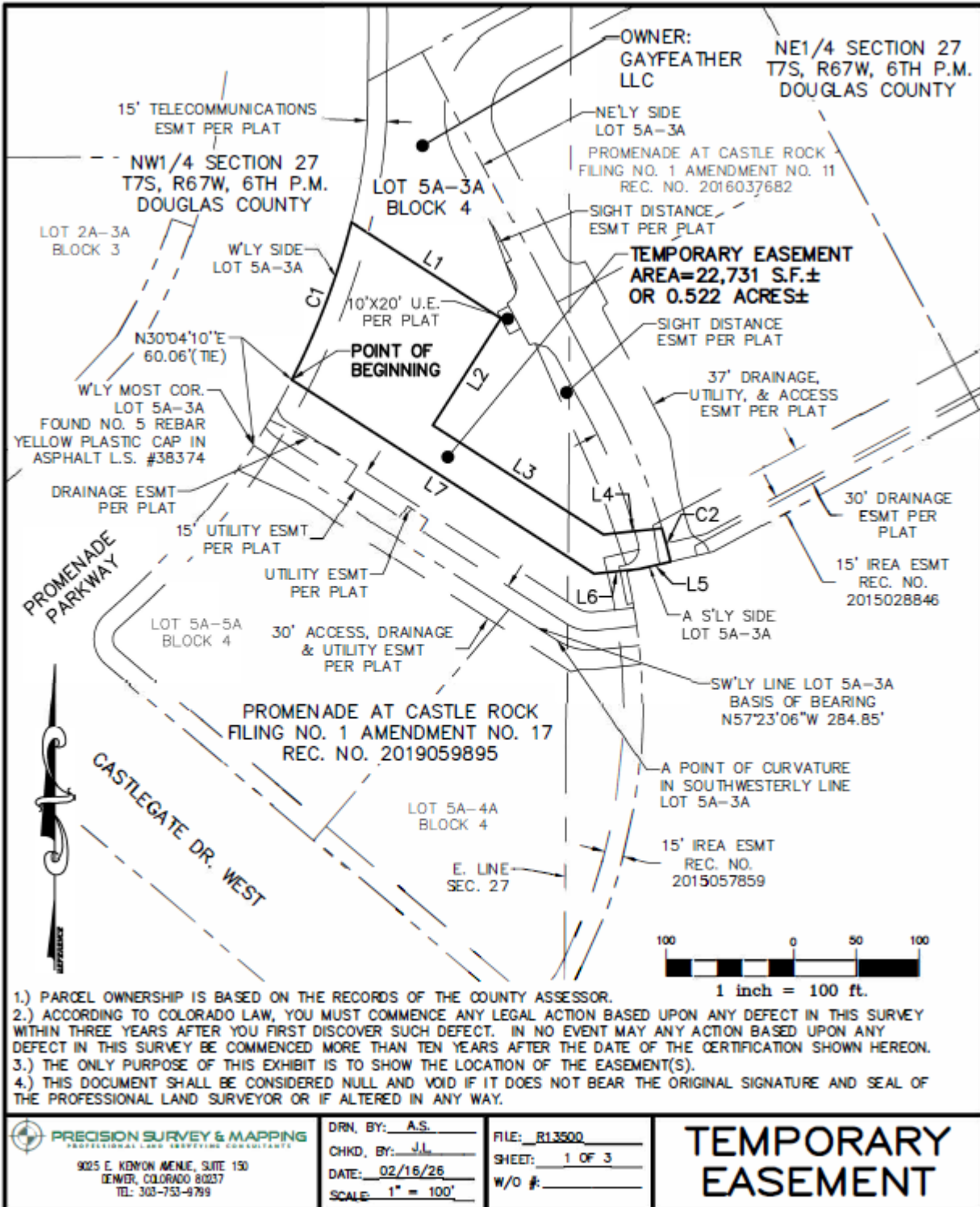
SCALE: 1" = 150'

FILE: R13500

SHEET: 4 OF 4

W/O #:

**TEMPORARY
EASEMENT**



LINE AND CURVE TABLES

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S57°23'06"E	140.55'
L2	S32°36'54"W	100.00'
L3	S57°23'06"E	160.09'
L4	N84°03'19"E	46.70'
L5	S76°52'36"W	25.14'
L6	S84°03'19"W	36.28'
L7	N57°23'06"W	284.02'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	133.07'	599.00'	12°43'43"	N20°49'54"E	132.80'
C2	27.16'	502.80'	3°05'43"	S14°29'23"E	27.16'



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DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 02/16/26

SCALE: 1" = 100'

FILE: R13500

SHEET: 2 OF 3

W/O #: _____

**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 5A-3A, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 17, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2019059895, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5A-3A ASSUMED TO BEAR N57°23'06"W A DISTANCE OF 284.85 FEET FROM A POINT OF CURVATURE IN SAID SOUTHWESTERLY LINE TO A NO. 5 REBAR WITH A YELLOW PLASTIC CAP STAMPED L.S. #38374 FOUND AT THE WESTERLY MOST CORNER OF SAID LOT 5A-3A;

BEGINNING AT POINT ON THE WESTERLY SIDE OF SAID LOT 5A-3A, SAID POINT BEARS N30°04'10"E A DISTANCE OF 60.06 FEET FROM SAID WESTERLY MOST CORNER;

THENCE ALONG SAID WESTERLY SIDE AND ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 133.07 FEET, HAVING A RADIUS OF 599.00 FEET, THROUGH A CENTRAL ANGLE OF 12°43'43" AND A CHORD WHICH BEARS N20°49'54"E A DISTANCE OF 132.80 FEET; THENCE S57°23'06"E A DISTANCE OF 140.55 FEET; THENCE S32°36'54"W A DISTANCE OF 100.00 FEET; THENCE S57°23'06"E A DISTANCE OF 160.09 FEET; THENCE N84°03'19"E A DISTANCE OF 46.70 FEET TO THE NORTHEASTERLY SIDE OF SAID LOT 5A-3A; THENCE ALONG SAID NORTHEASTERLY SIDE AND ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 27.16 FEET, HAVING A RADIUS OF 502.80 FEET, THROUGH A CENTRAL ANGLE OF 03°05'43" AND A CHORD WHICH BEARS S14°29'23"E A DISTANCE OF 27.16 FEET TO A SOUTHERLY SIDE OF SAID LOT 5A-3A; THENCE S76°52'36"W ALONG SAID SOUTHERLY SIDE A DISTANCE OF 25.14 FEET; THENCE S84°03'19"W A DISTANCE OF 36.28 FEET; THENCE N57°23'06"W A DISTANCE OF 284.02 FEET TO THE POINT OF BEGINNING; WHEN SAID POINT OF CURVATURE BEARS S45°35'51"E A DISTANCE OF 293.71 FEET.

SAID PARCEL CONTAINS 22,731 SQUARE FEET OR 0.522 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Juliana _____ 02/16/26
CHRISTOPHER P. JULIANA, P.L.S. 31158 DATE
FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.



PRECISION SURVEY & MAPPING
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CHKD. BY: J.L.

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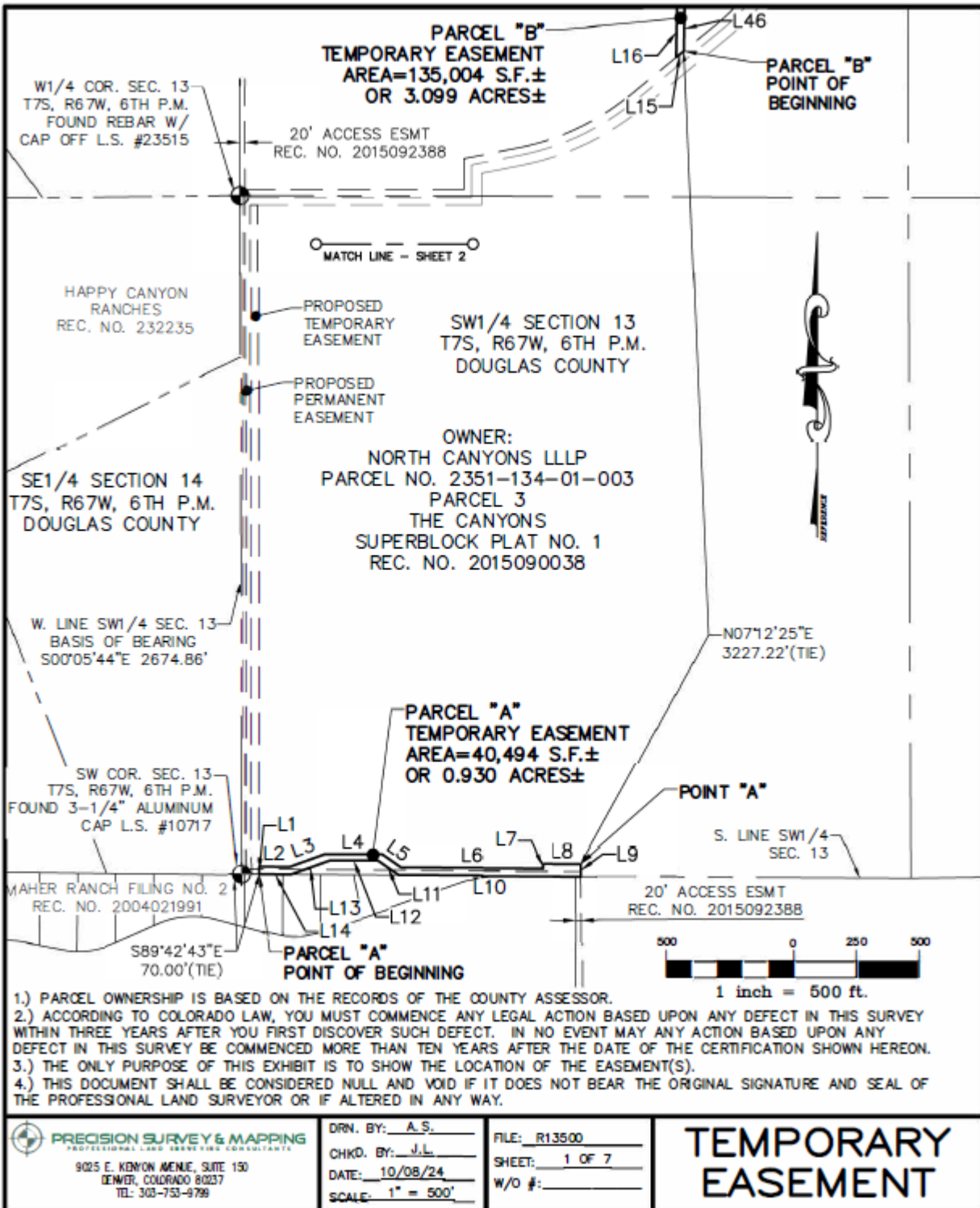
SCALE: 1" = 100'

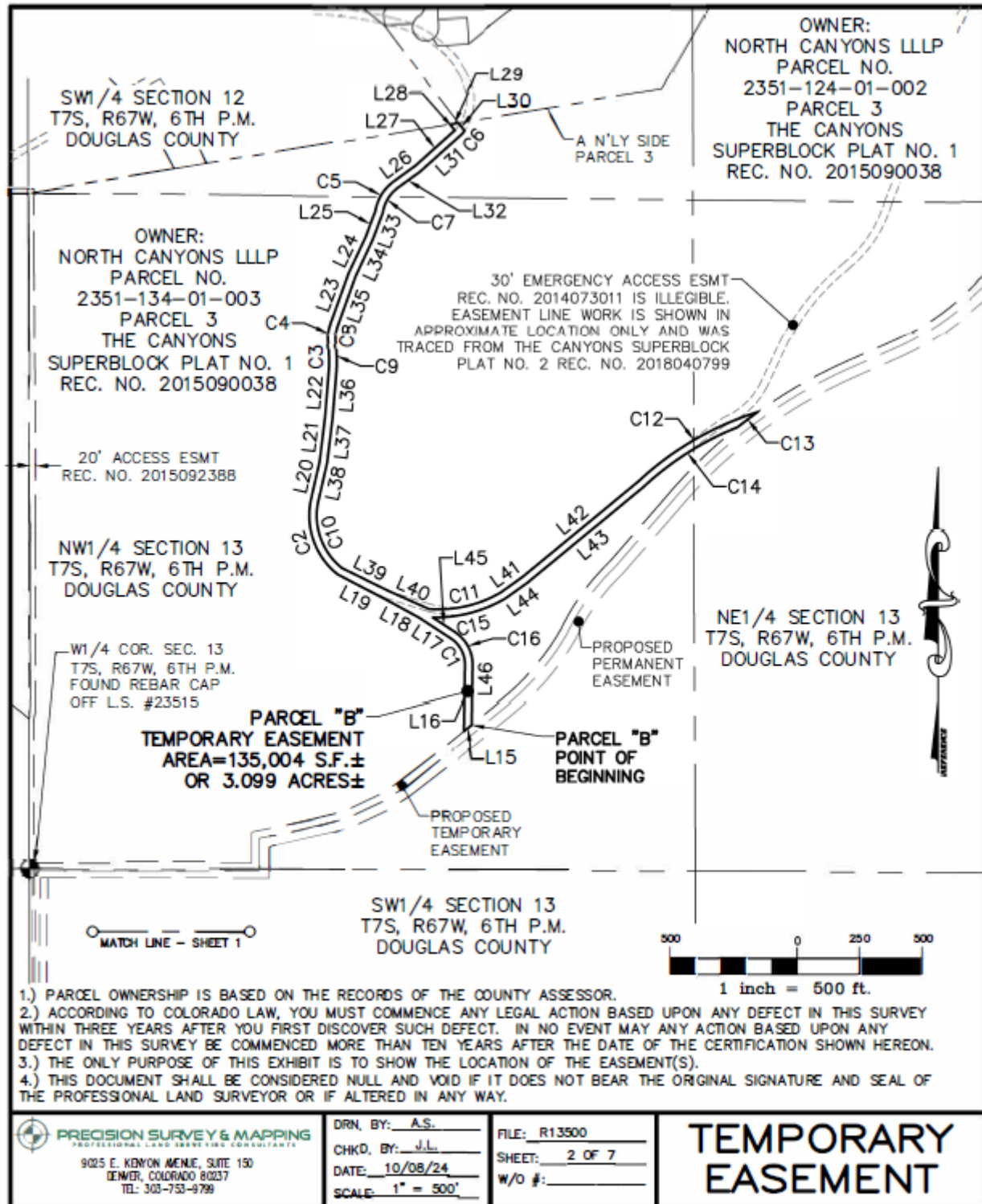
FILE: R13500

SHEET: 3 OF 3

W/O #:

**TEMPORARY
EASEMENT**





CURVE TABLES

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	123.94'	124.46'	57°03'16"	N28°32'45"W	118.88'
C2	346.26'	297.93'	66°35'21"	N18°09'40"W	327.10'
C3	110.40'	658.44'	9°36'23"	N01°57'51"W	110.27'
C4	77.12'	181.25'	24°22'43"	N07°13'04"E	76.54'
C5	132.29'	180.39'	42°01'02"	N30°08'37"E	129.34'
C6	14.76'	215.59'	3°55'19"	S36°42'18"W	14.75'
C7	112.42'	150.39'	42°49'47"	S29°27'31"W	109.82'
C8	63.82'	151.25'	24°10'31"	S07°17'03"W	63.34'
C9	115.41'	688.44'	9°36'17"	S01°55'25"E	115.27'
C10	308.78'	267.93'	66°01'48"	S17°45'55"E	291.97'
C11	294.76'	491.08'	34°23'28"	N77°03'53"E	290.36'
C12	554.51'	1235.80'	25°42'32"	N59°47'48"E	549.87'
C13	100.03'	1990.00'	2°52'48"	S52°58'14"W	100.02'
C14	447.70'	1205.80'	21°16'24"	S57°32'05"W	445.13'
C15	298.44'	557.66'	30°39'46"	S75°30'10"W	294.89'
C16	154.04'	154.46'	57°08'18"	S28°29'14"E	147.74'



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DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 10/08/24

SCALE: 1" = 500'

FILE: R13500

SHEET: 3 OF 7

W/O #: _____

**TEMPORARY
EASEMENT**

LINE TABLES

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N00°05'44"W	30.00'
L2	S89°42'43"E	120.67'
L3	N70°20'30"E	145.51'
L4	N90°00'00"E	228.37'
L5	S55°14'54"E	89.75'
L6	S89°42'43"E	562.89'
L7	N00°00'00"E	19.38'
L8	N90°00'00"E	147.44'
L9	S00°00'00"E	50.13'
L10	N89°42'43"W	719.78'
L11	N55°14'54"W	99.74'
L12	N90°00'00"W	189.44'
L13	S70°20'30"W	162.65'
L14	N89°42'43"W	125.75'

LINE TABLE		
NO.	BEARING	DISTANCE
L15	S50°42'48"W	39.31'
L16	N00°57'47"E	258.41'
L17	N56°54'40"W	153.16'
L18	N61°32'10"W	148.55'
L19	N62°24'01"W	214.07'
L20	N13°00'09"E	139.36'
L21	N06°57'17"E	176.24'
L22	N04°38'53"E	189.55'
L23	N19°46'47"E	214.40'
L24	N25°13'34"E	157.18'
L25	N20°33'06"E	109.97'
L26	N54°04'44"E	114.27'
L27	N48°08'11"E	210.93'
L28	N37°26'12"W	29.92'
L29	N80°40'56"E	34.01'
L30	S37°26'12"E	38.72'
L31	S48°08'11"W	226.02'

LINE TABLE		
NO.	BEARING	DISTANCE
L32	S54°04'44"W	115.02'
L33	S20°33'06"W	114.33'
L34	S25°13'34"W	156.98'
L35	S19°46'47"W	212.87'
L36	S04°38'53"W	190.62'
L37	S06°57'17"W	178.43'
L38	S13°00'09"W	141.52'
L39	S63°47'50"E	205.87'
L40	S65°52'20"E	177.16'
L41	N54°25'16"E	109.93'
L42	N50°29'29"E	589.99'
L43	S50°29'29"W	591.96'
L44	S54°25'16"W	111.32'
L45	S56°54'40"E	104.64'
L46	S00°57'47"W	233.25'



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DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 10/08/24
SCALE: 1" = 500'

FILE: R13500
SHEET: 4 OF 7
W/O #: _____

**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

TWO PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER, NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF PARCEL 3, THE CANYONS SUPERBLOCK PLAT NO. 1, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2015090038, SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 13, ASSUMED TO BEAR S00°05'44"E A DISTANCE OF 2674.86 FEET FROM A REBAR WITH CAP OFF STAMPED L.S. #23515 FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 13 TO A 3-1/4" ALUMINUM CAP STAMPED L.S. #10717 FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 13;

PARCEL "A"

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 13, SAID POINT BEARS S89°42'43"E A DISTANCE OF 70.00 FEET FROM SAID SOUTHWEST CORNER;

THENCE N00°05'44"W A DISTANCE OF 30.00 FEET; THENCE S89°42'43"E A DISTANCE OF 120.67 FEET; THENCE N70°20'30"E A DISTANCE OF 145.51 FEET; THENCE N90°00'00"E A DISTANCE OF 228.37 FEET; THENCE S55°14'54"E A DISTANCE OF 89.75 FEET; THENCE S89°42'43"E A DISTANCE OF 562.89 FEET; THENCE N00°00'00"E A DISTANCE OF 19.38 FEET; THENCE N90°00'00"E A DISTANCE OF 147.44 FEET TO POINT "A"; THENCE S00°00'00"E A DISTANCE OF 50.13 FEET TO SAID SOUTH LINE; THENCE N89°42'43"W ALONG SAID SOUTH LINE A DISTANCE OF 719.78 FEET; THENCE N55°14'54"W A DISTANCE OF 99.74 FEET; THENCE N90°00'00"W A DISTANCE OF 189.44 FEET; THENCE S70°20'30"W A DISTANCE OF 162.65 FEET TO SAID SOUTH LINE; THENCE N89°42'43"W ALONG SAID SOUTH LINE A DISTANCE OF 125.75 FEET TO THE POINT OF BEGINNING; WHENCE SAID WEST QUARTER CORNER BEARS N01°35'40"W A DISTANCE OF 2676.25 FEET.

SAID PARCEL CONTAINS 40,494 SQUARE FEET OR 0.930 ACRES, MORE OR LESS.

PARCEL "B"

BEGINNING AT A POINT THAT BEARS N07°12'25"E A DISTANCE OF 3227.22 FEET FROM SAID POINT "A";

THENCE S50°42'48"W A DISTANCE OF 39.31 FEET; THENCE N00°57'47"E A DISTANCE OF 258.41 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 123.94 FEET, HAVING A RADIUS OF 124.46 FEET, THROUGH A CENTRAL ANGLE OF 57°03'16" AND A CHORD WHICH BEARS N28°32'45"W A DISTANCE OF 118.88 FEET; THENCE N56°54'40"W A DISTANCE OF 153.16 FEET; THENCE N61°32'10"W A DISTANCE OF 148.55 FEET; THENCE N62°24'01"W A DISTANCE OF 214.07 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 346.26 FEET, HAVING A RADIUS OF 297.93 FEET, THROUGH A CENTRAL ANGLE OF 66°35'21" AND A CHORD WHICH BEARS N18°09'40"W A DISTANCE OF 327.10 FEET; THENCE N13°00'09"E A DISTANCE OF 139.36 FEET; THENCE N06°57'17"E A DISTANCE OF 176.24 FEET; THENCE N04°38'53"E A DISTANCE OF 189.55 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 110.40 FEET, HAVING A RADIUS OF 658.44 FEET, THROUGH A CENTRAL ANGLE OF 09°36'23" AND A CHORD WHICH



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DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 10/08/24

SCALE: 1" = 500'

FILE: R13500

SHEET: 5 OF 7

W/O #:

**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

BEARS N01°57'51"W A DISTANCE OF 110.27 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 77.12 FEET, HAVING A RADIUS OF 181.25 FEET, THROUGH A CENTRAL ANGLE OF 24°22'43" AND A CHORD WHICH BEARS N07°13'04"E A DISTANCE OF 76.54 FEET; THENCE N19°46'47"E A DISTANCE OF 214.40 FEET; THENCE N25°13'34"E A DISTANCE OF 157.18 FEET; THENCE N20°33'06"E A DISTANCE OF 109.97 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 132.29 FEET, HAVING A RADIUS OF 180.39 FEET, THROUGH A CENTRAL ANGLE OF 42°01'02" AND A CHORD WHICH BEARS N30°08'37"E A DISTANCE OF 129.34 FEET; THENCE N54°04'44"E A DISTANCE OF 114.27 FEET; THENCE N48°08'11"E A DISTANCE OF 210.93 FEET; THENCE N37°26'12"W A DISTANCE OF 29.92 FEET TO A NORTHERLY SIDE OF SAID LANDS; THENCE N80°40'56"E ALONG SAID NORTHERLY SIDE A DISTANCE OF 34.01 FEET; THENCE S37°26'12"E A DISTANCE OF 38.72 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 14.76 FEET, HAVING A RADIUS OF 215.59 FEET, THROUGH A CENTRAL ANGLE OF 03°55'19" AND A CHORD WHICH BEARS S36°42'18"W A DISTANCE OF 14.75 FEET; THENCE S48°08'11"W A DISTANCE OF 226.02 FEET; THENCE S54°04'44"W A DISTANCE OF 115.02 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 112.42 FEET, HAVING A RADIUS OF 150.39 FEET, THROUGH A CENTRAL ANGLE OF 42°49'47" AND A CHORD WHICH BEARS S29°27'31"W A DISTANCE OF 109.82 FEET; THENCE S20°33'06"W A DISTANCE OF 114.33 FEET; THENCE S25°13'34"W A DISTANCE OF 156.98 FEET; THENCE S19°46'47"W A DISTANCE OF 212.87 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 63.82 FEET, HAVING A RADIUS OF 151.25 FEET, THROUGH A CENTRAL ANGLE OF 24°10'31" AND A CHORD WHICH BEARS S07°17'03"W A DISTANCE OF 63.34 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 115.41 FEET, HAVING A RADIUS OF 688.44 FEET, THROUGH A CENTRAL ANGLE OF 09°36'17" AND A CHORD WHICH BEARS S01°55'25"E A DISTANCE OF 115.27 FEET; THENCE S04°38'53"W A DISTANCE OF 190.62 FEET; THENCE S06°57'17"W A DISTANCE OF 178.43 FEET; THENCE S13°00'09"W A DISTANCE OF 141.52 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 308.78 FEET, HAVING A RADIUS OF 267.93 FEET, THROUGH A CENTRAL ANGLE OF 66°01'48" AND A CHORD WHICH BEARS S17°45'55"E A DISTANCE OF 291.97 FEET; THENCE S63°47'50"E A DISTANCE OF 205.87 FEET; THENCE S65°52'20"E A DISTANCE OF 177.16 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 294.76 FEET, HAVING A RADIUS OF 491.08 FEET, THROUGH A CENTRAL ANGLE OF 34°23'28" AND A CHORD WHICH BEARS N77°03'53"E A DISTANCE OF 290.36 FEET; THENCE N54°25'16"E A DISTANCE OF 109.93 FEET; THENCE N50°29'29"E A DISTANCE OF 589.99 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 554.51 FEET, HAVING A RADIUS OF 1,235.80 FEET, THROUGH A CENTRAL ANGLE OF 25°42'32" AND A CHORD WHICH BEARS N59°47'48"E A DISTANCE OF 549.87 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 100.03 FEET, HAVING A RADIUS OF 1,990.00 FEET, THROUGH A CENTRAL ANGLE OF 02°52'48" AND A CHORD WHICH BEARS S52°58'14"W A DISTANCE OF 100.02 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 447.70 FEET, HAVING A RADIUS OF 1,205.80 FEET, THROUGH A CENTRAL ANGLE OF 21°16'24" AND A CHORD WHICH BEARS S57°32'05"W A DISTANCE OF 445.13 FEET; THENCE S50°29'29"W A DISTANCE OF 591.96 FEET; THENCE S54°25'16"W A DISTANCE OF 111.32 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 298.44 FEET, HAVING A RADIUS OF 557.66 FEET, THROUGH A CENTRAL ANGLE OF 30°39'46" AND A CHORD WHICH BEARS S75°30'10"W A DISTANCE OF 294.89 FEET; THENCE S56°54'40"E A DISTANCE OF 104.64 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC



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SHEET: 6 OF 7

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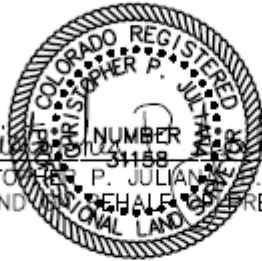
**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

LENGTH OF 154.04 FEET, HAVING A RADIUS OF 154.46 FEET, THROUGH A CENTRAL ANGLE OF 57°08'18" AND A CHORD WHICH BEARS S28°29'14"E A DISTANCE OF 147.74 FEET; THENCE S00°57'47"W A DISTANCE OF 233.25 FEET TO THE POINT OF BEGINNING; WHENCE SAID WEST QUARTER CORNER BEARS S71°56'44"W A DISTANCE OF 1840.00 FEET.

SAID PARCEL CONTAINS 135,004 SQUARE FEET OR 3.099 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

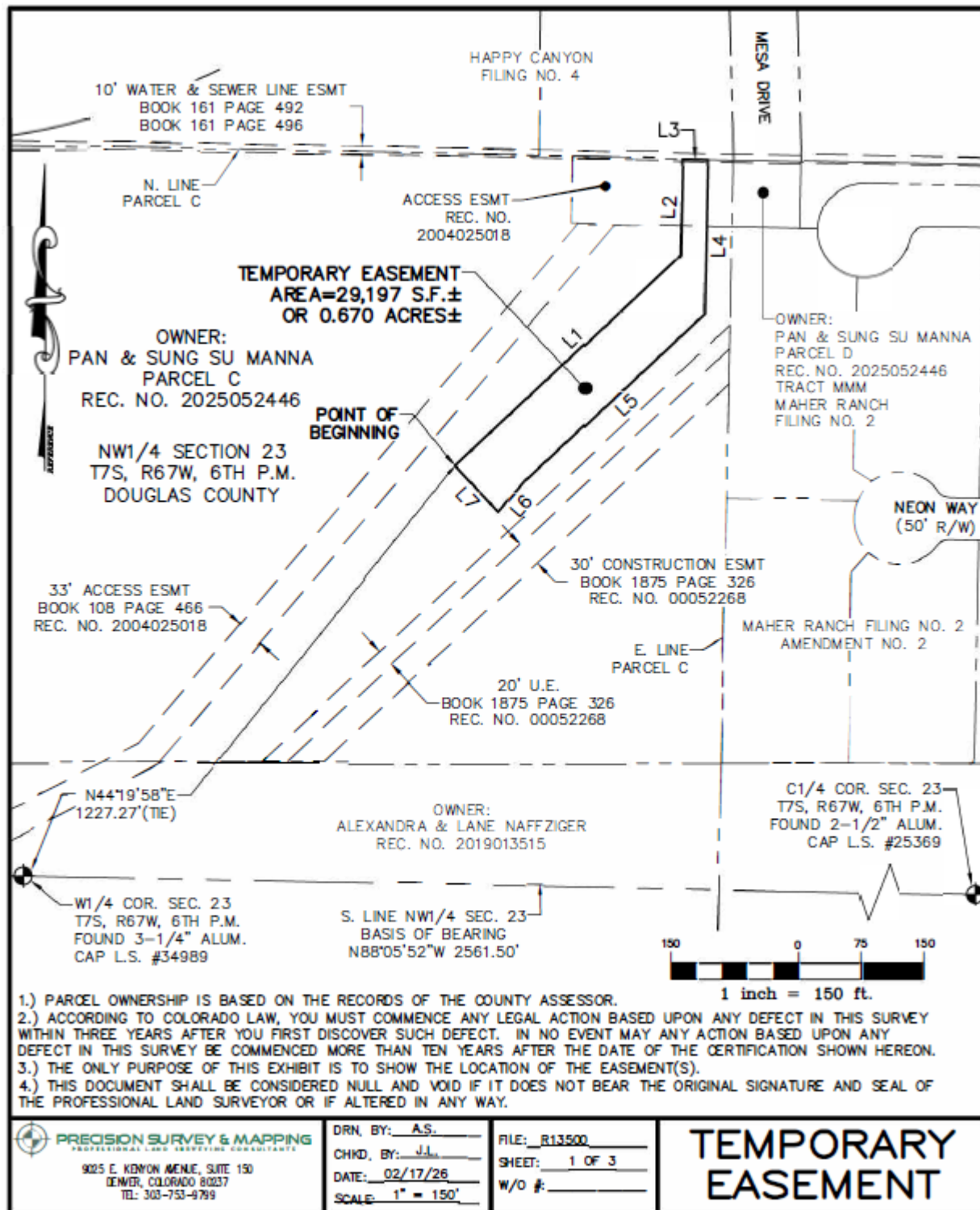
 *Christopher P. Julian*
CHRISTOPHER P. JULIAN, L.S. 31158 DATE 10/08/24
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

 **PRECISION SURVEY & MAPPING**
PROFESSIONAL LAND SURVEYORS & CONSULTANTS
9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 10/08/24
SCALE: 1" = 500'

FILE: R13500
SHEET: 7 OF 7
W/O #: _____

**TEMPORARY
EASEMENT**



LINE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N46°56'09"E	364.49'
L2	N01°10'21"E	115.00'
L3	S88°47'47"E	30.00'
L4	S01°10'21"W	183.47'
L5	S46°55'53"W	289.28'
L6	S41°05'34"W	49.16'
L7	N43°04'38"W	75.03'



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PROFESSIONAL LAND SURVEYING CONSULTANTS

9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 02/17/26

SCALE: 1" = 150'

FILE: R13500

SHEET: 2 OF 3

W/O #:

**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF PARCEL C DESCRIBED AT RECEPTION NO. 2025052446, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 23, ASSUMED TO BEAR N88°05'52"W A DISTANCE OF 2561.50 FEET FROM A 2-1/2" ALUMINUM CAP STAMPED L.S. #25369 FOUND AT THE CENTER QUARTER CORNER OF SAID SECTION 23 TO A 3-1/4" ALUMINUM CAP STAMPED L.S. #34989 FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 23;

BEGINNING AT A POINT THAT BEARS N44°19'58"E A DISTANCE OF 1227.27 FEET FROM SAID WEST QUARTER CORNER;

THENCE N46°56'09"E A DISTANCE OF 364.49 FEET; THENCE N01°10'21"E A DISTANCE OF 115.00 FEET TO THE NORTH LINE OF SAID PARCEL C; THENCE S88°47'47"E ALONG SAID NORTH LINE A DISTANCE OF 30.00 FEET; THENCE S01°10'21"W A DISTANCE OF 183.47 FEET; THENCE S46°55'53"W A DISTANCE OF 289.28 FEET; THENCE S41°05'34"W A DISTANCE OF 49.16 FEET; THENCE N43°04'38"W A DISTANCE OF 75.03 FEET TO THE POINT OF BEGINNING; WHENCE SAID CENTER QUARTER CORNER BEARS S60°30'28"E A DISTANCE OF 1955.87 FEET.

SAID PARCEL CONTAINS 29,197 SQUARE FEET OR 0.670 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian (Signature)
CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.
DATE 02/17/26

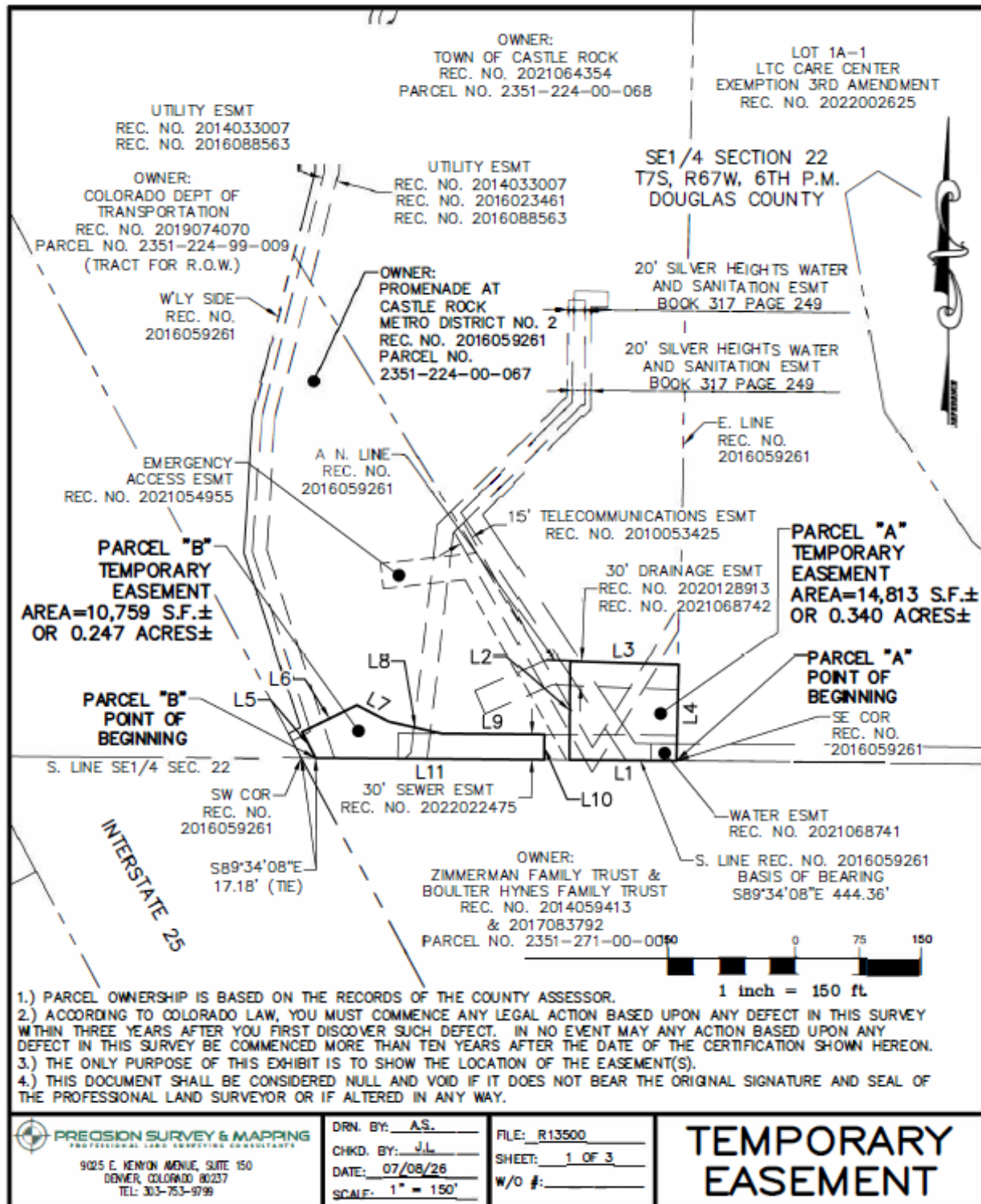


PRECISION SURVEY & MAPPING
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9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 02/17/26
SCALE: 1" = 150'

FILE: R13500
SHEET: 3 OF 3
W/O #:

**TEMPORARY
EASEMENT**



LINE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°34'08"W	127.34'
L2	N00°35'33"E	117.20'
L3	S88°10'39"E	128.87'
L4	S01°20'52"W	114.09'
L5	N27°31'56"W	34.85'
L6	N63°56'28"E	72.41'
L7	S62°38'52"E	42.80'
L8	S77°20'38"E	64.71'
L9	S89°34'08"E	120.06'
L10	S00°35'33"W	30.00'
L11	N89°34'08"W	269.85'



PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS

8025 E. NEWTON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 07/08/26

SCALE: 1" = 150'

FILE: R13500

SHEET: 2 OF 3

W/O #:

**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

TWO PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO. 2016059261, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID LANDS, ASSUMED TO BEAR S89°34'08"E A DISTANCE OF 444.36 FEET FROM THE SOUTHWEST CORNER OF SAID LANDS TO THE SOUTHEAST CORNER OF SAID LANDS;

PARCEL "A"
BEGINNING AT SAID SOUTHEAST CORNER;

THENCE N89°34'08"W ALONG SAID SOUTH LINE A DISTANCE OF 127.34 FEET; THENCE N00°35'33"E A DISTANCE OF 117.20 FEET TO A NORTH LINE OF SAID LANDS; THENCE S88°10'39"E ALONG SAID NORTH LINE A DISTANCE OF 128.87 FEET TO THE EAST LINE OF SAID LANDS; THENCE S01°20'52"W ALONG SAID EAST LINE A DISTANCE OF 114.09 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 14,813 SQUARE FEET OR 0.340 ACRES, MORE OR LESS.

PARCEL "B"
BEGINNING AT A POINT ON SAID SOUTH LINE, SAID POINT BEARS S89°34'08"E A DISTANCE OF 17.18 FEET FROM SAID SOUTHWEST CORNER;

THENCE N27°31'56"W A DISTANCE OF 34.85 FEET; THENCE N63°56'28"E A DISTANCE OF 72.41 FEET; THENCE S62°38'52"E A DISTANCE OF 42.80 FEET; THENCE S77°20'38"E A DISTANCE OF 64.71 FEET; THENCE S89°34'08"E A DISTANCE OF 120.06 FEET; THENCE S00°35'33"W A DISTANCE OF 30.00 FEET TO SAID SOUTH LINE; THENCE N89°34'08"W ALONG SAID SOUTH LINE A DISTANCE OF 269.85 FEET TO THE POINT OF BEGINNING; WHEN SAID SOUTHEAST CORNER BEARS S89°34'08"E A DISTANCE OF 427.18 FEET.

SAID PARCEL CONTAINS 10,759 SQUARE FEET OR 0.247 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



CHRISTOPHER P. JULIAN, P.L.S. 31158 DATE 07/08/26
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS

9025 E HENON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 07/08/26

SCALE: 1" = 150'

FILE: R13500

SHEET: 3 OF 3

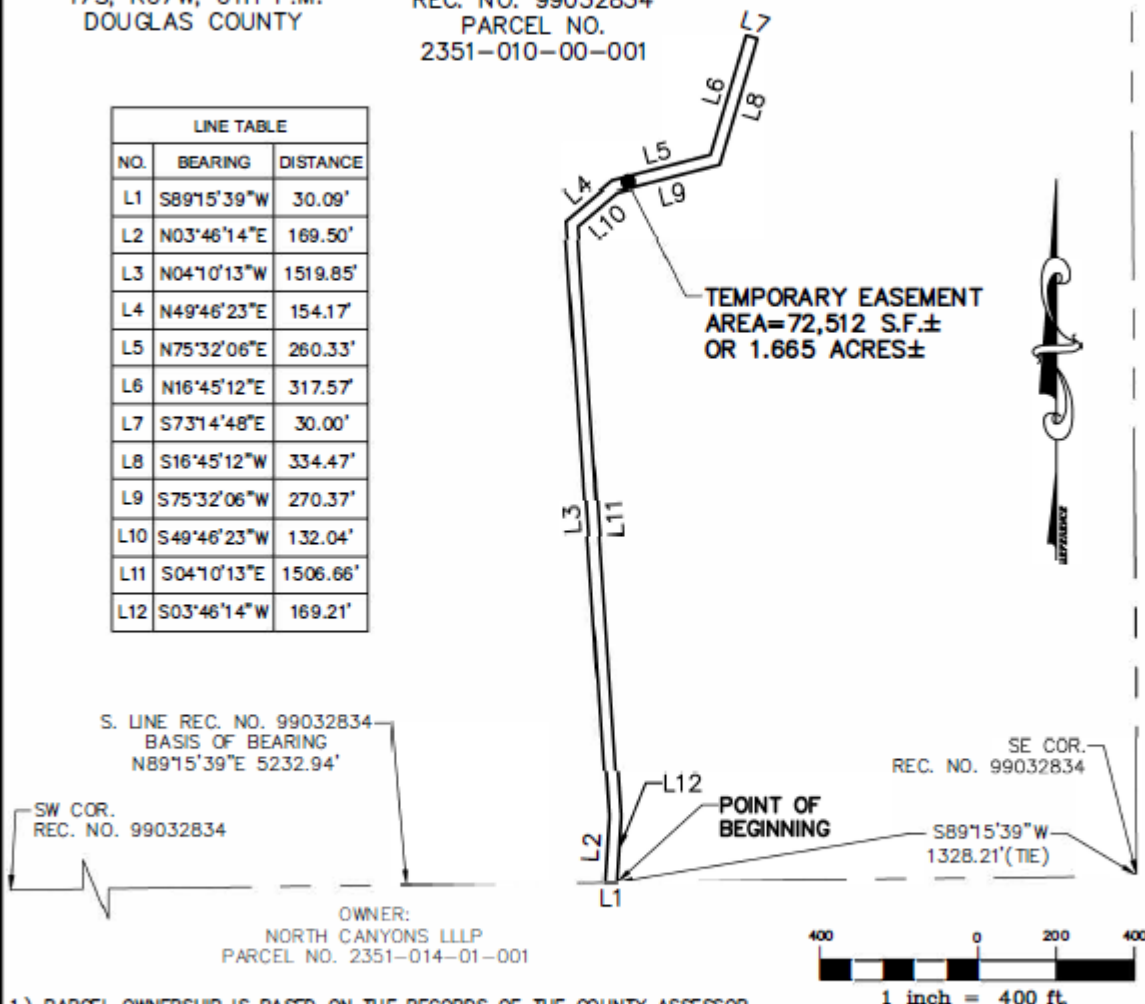
W/O #:

**TEMPORARY
EASEMENT**

SECTION 1
T7S, R67W, 6TH P.M.
DOUGLAS COUNTY

OWNER:
PARKER WATER AND
SANITATION DISTRICT
REC. NO. 99032834
PARCEL NO.
2351-010-00-001

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S89°15'39"W	30.09'
L2	N03°46'14"E	169.50'
L3	N04°10'13"W	1519.85'
L4	N49°46'23"E	154.17'
L5	N75°32'06"E	260.33'
L6	N16°45'12"E	317.57'
L7	S73°14'48"E	30.00'
L8	S16°45'12"W	334.47'
L9	S75°32'06"W	270.37'
L10	S49°46'23"W	132.04'
L11	S04°10'13"E	1506.66'
L12	S03°46'14"W	169.21'



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 2.) ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.

PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. KENYON AVENUE, SUITE 130
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 06/14/23
SCALE: 1" = 400'

FILE: R13500
SHEET: 1 OF 2
W/O #:

**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO. 99032834, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID LANDS, ASSUMED TO BEAR N89°15'39"E A DISTANCE OF 5232.94 FEET FROM THE SOUTHWEST CORNER OF SAID LANDS TO THE SOUTHEAST CORNER OF SAID LANDS;

BEGINNING AT A POINT ON SAID SOUTH LINE, SAID POINT BEARS S89°15'39"W A DISTANCE OF 1328.21 FEET FROM SAID SOUTHEAST CORNER;

THENCE S89°15'39"W ALONG SAID SOUTH LINE A DISTANCE OF 30.09 FEET; THENCE N03°46'14"E A DISTANCE OF 169.50 FEET; THENCE N04°10'13"W A DISTANCE OF 1,519.85 FEET; THENCE N49°46'23"E A DISTANCE OF 154.17 FEET; THENCE N75°32'06"E A DISTANCE OF 260.33 FEET; THENCE N16°45'12"E A DISTANCE OF 317.57 FEET; THENCE S73°14'48"E A DISTANCE OF 30.00 FEET; THENCE S16°45'12"W A DISTANCE OF 334.47 FEET; THENCE S75°32'06"W A DISTANCE OF 270.37 FEET; THENCE S49°46'23"W A DISTANCE OF 132.04 FEET; THENCE S04°10'13"E A DISTANCE OF 1,506.66 FEET; THENCE S03°46'14"W A DISTANCE OF 169.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 72,512 SQUARE FEET OR 1.665 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.
06/14/23
DATE

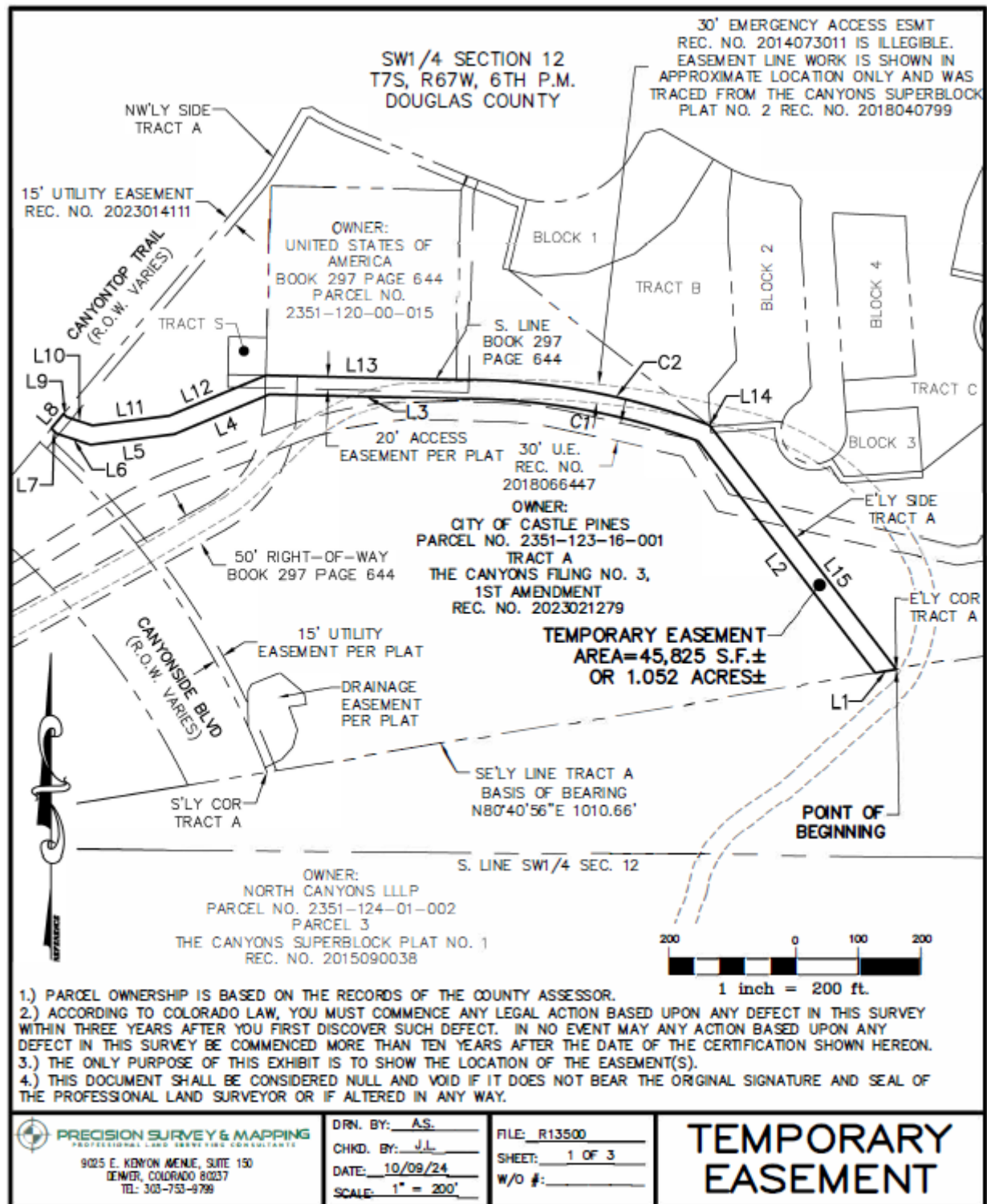


PRECISION SURVEY & MAPPING
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9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 06/14/23
SCALE: 1" = 400'

FILE: R13500
SHEET: 2 OF 2
W/O #: _____

**TEMPORARY
EASEMENT**



LINE AND CURVE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S80°40'56"W	34.01'
L2	N37°26'12"W	463.15'
L3	N88°41'41"W	303.11'
L4	S67°16'27"W	163.72'
L5	S82°50'56"W	133.94'
L6	N71°45'03"W	56.79'
L7	N46°03'20"W	11.71'
L8	N39°59'02"E	30.07'
L9	S46°03'20"E	6.94'
L10	S71°45'03"E	43.18'
L11	N82°50'56"E	123.07'
L12	N67°16'27"E	166.00'
L13	S88°41'41"E	300.00'
L14	S52°13'56"E	4.00'
L15	S37°26'12"E	485.57'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	383.15'	1073.78'	20°26'40"	N79°53'59"W	381.12'
C2	409.41'	1111.30'	21°06'30"	S79°54'52"E	407.10'



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PROFESSIONAL LAND SURVEYORS CONSULTANTS
9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-8799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 10/09/24
SCALE: 1" = 200'

FILE: R13500
SHEET: 2 OF 3
W/O #: _____

**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF TRACT A, THE CANYONS FILING NO. 3, 1ST AMENDMENT, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2023021279, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTHEASTERLY LINE OF SAID TRACT A, ASSUMED TO BEAR N80°40'56"E A DISTANCE OF 1010.66 FEET FROM THE SOUTHERLY CORNER OF SAID TRACT A TO THE EASTERLY CORNER OF SAID TRACT A;

BEGINNING AT SAID EASTERLY CORNER;

THENCE S80°40'56"W ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 34.01 FEET; THENCE N37°26'12"W A DISTANCE OF 463.15 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 383.15 FEET, HAVING A RADIUS OF 1,073.78 FEET, THROUGH A CENTRAL ANGLE OF 20°26'40" AND A CHORD WHICH BEARS N79°53'59"W A DISTANCE OF 381.12 FEET; THENCE N88°41'41"W A DISTANCE OF 303.11 FEET; THENCE S67°16'27"W A DISTANCE OF 163.72 FEET; THENCE S82°50'56"W A DISTANCE OF 133.94 FEET; THENCE N71°45'03"W A DISTANCE OF 56.79 FEET; THENCE N46°03'20"W A DISTANCE OF 11.71 FEET TO THE NORTHWESTERLY SIDE OF SAID TRACT A; THENCE N39°59'02"E ALONG SAID NORTHWESTERLY SIDE A DISTANCE OF 30.07 FEET; THENCE S46°03'20"E A DISTANCE OF 6.94 FEET; THENCE S71°45'03"E A DISTANCE OF 43.18 FEET; THENCE N82°50'56"E A DISTANCE OF 123.07 FEET; THENCE N67°16'27"E A DISTANCE OF 166.00 FEET TO THE SOUTH LINE OF A PARCEL OF LAND, FILED IN SAID CLERK AND RECORDER'S OFFICE AT BOOK 297 AND PAGE 644; THENCE S88°41'41"E ALONG SAID SOUTH LINE A DISTANCE OF 300.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 409.41 FEET, HAVING A RADIUS OF 1,111.30 FEET, THROUGH A CENTRAL ANGLE OF 21°06'30" AND A CHORD WHICH BEARS S79°54'52"E A DISTANCE OF 407.10 FEET TO THE EASTERLY SIDE OF SAID LANDS; THENCE ALONG SAID EASTERLY SIDE THE FOLLOWING TWO (2) COURSES: 1.) THENCE S52°13'56"E A DISTANCE OF 4.00 FEET; 2.) THENCE S37°26'12"E A DISTANCE OF 485.57 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 45,825 SQUARE FEET OR 1.052 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian (Signature) 10/09/24
CHRISTOPHER P. JULIAN, S.L.S. 31158 DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



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PROFESSIONAL LAND SURVEYING CONSULTANTS
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DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 10/09/24
SCALE: 1" = 200'

FILE: R13500
SHEET: 3 OF 3
W/O #:

**TEMPORARY
EASEMENT**