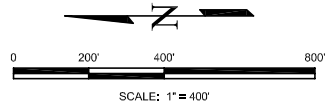
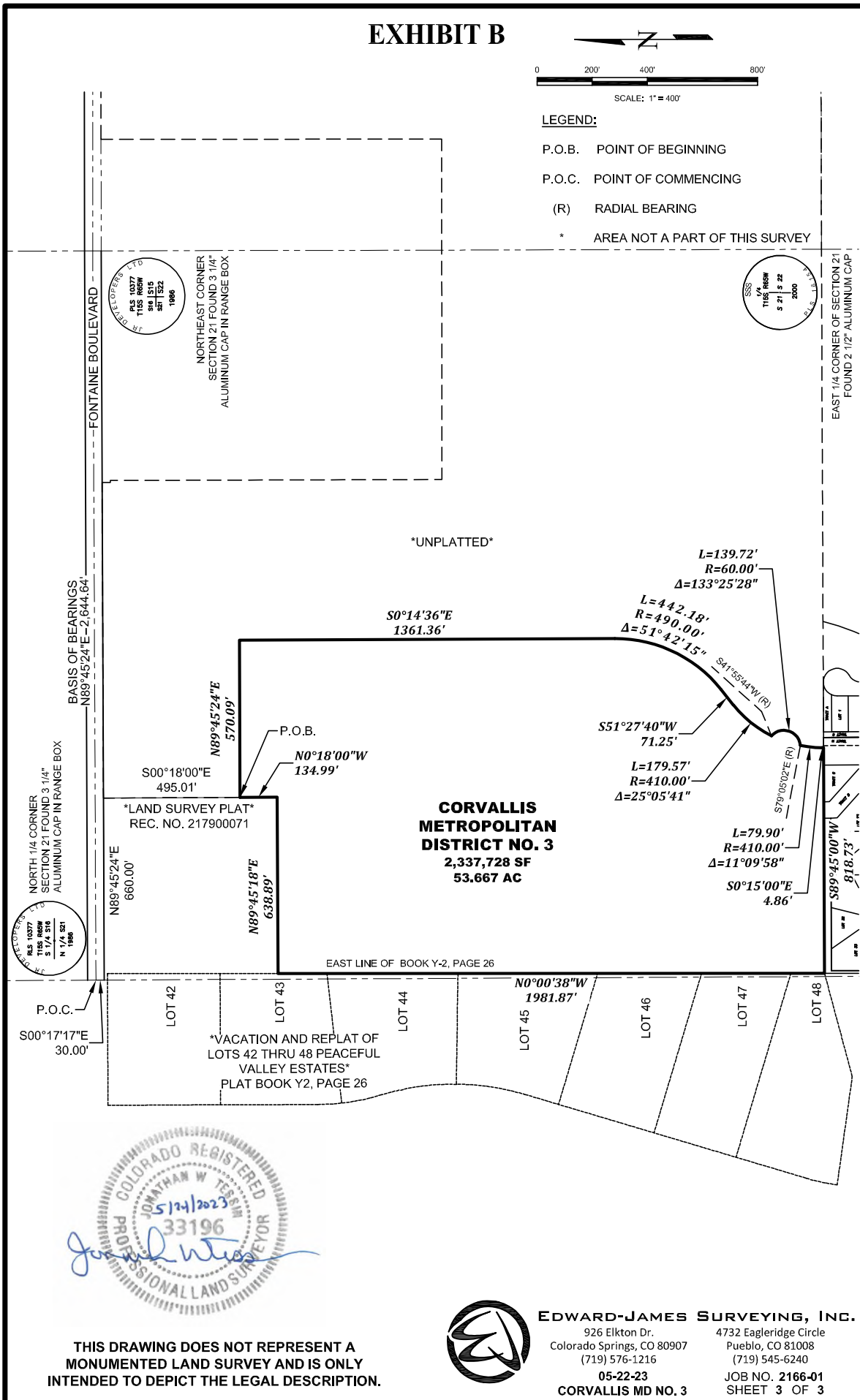


# EXHIBIT B



**LEGEND:**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (R) RADIAL BEARING
- \* AREA NOT A PART OF THIS SURVEY



RECORDED  
 RLS 10377  
 515 R20W  
 31/4 S11  
 N 1/4 S21  
 1480

RECORDED  
 RLS 10378  
 1165 R20W  
 31/4 S15  
 SRT 1522  
 1986

RECORDED  
 RLS 11313  
 1166 R20W  
 5 21 S 22  
 2000

COLORADO REGISTERED  
 JONATHAN W. TESSER  
 5/24/2023  
 33196  
 PROFESSIONAL LAND SURVEYOR R

THIS DRAWING DOES NOT REPRESENT A  
 MONUMENTED LAND SURVEY AND IS ONLY  
 INTENDED TO DEPICT THE LEGAL DESCRIPTION.



**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Dr. 4732 Eagleridge Circle  
 Colorado Springs, CO 80907 Pueblo, CO 81008  
 (719) 576-1216 (719) 545-6240  
 05-22-23 JOB NO. 2166-01  
 CORVALLIS MD NO. 3 SHEET 3 OF 3



EXHIBIT "A"

**LEGAL DESCRIPTION:** CORVALLIS METROPOLITAN DISTRICT NO. 3

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE LINE BETWEEN THE MONUMENTED NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE WESTERLY END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "JR DEVELOPERS RLS 10377 S1/4 S16 N1/4 S21 T15S, R65W 1986," AND THE EASTERLY END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "JR DEVELOPERS PLS 10377 S16 S15 S21 S22 T15S, R65W 1986," BEING ASSUMED TO BEAR N89°45'24"E, A DISTANCE OF 2,644.64 FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "JR DEVELOPERS RLS 10377 S1/4 S16 N1/4 S21 T15S, R65W 1986"; THENCE S00°17'17"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FONTAINE BOULEVARD; THENCE N89°45'24"E ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF NORTHEAST QUARTER OF SAID SECTION 21, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD, A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 217900071; THENCE S00°18'00"E ON THE EASTERLY LINE OF SAID PARCEL A DISTANCE OF 495.01 FEET TO THE POINT OF BEGINNING; THENCE N89°45'24"E A DISTANCE OF 570.09 FEET; THENCE S00°14'36"E A DISTANCE OF 1,361.36 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 51°42'15", A RADIUS OF 490.00 FEET, A DISTANCE OF 442.18 FEET TO A POINT OF TANGENT; THENCE S51°27'40"W A DISTANCE OF 71.25 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 25°05'41", A RADIUS OF 410.00 FEET, A DISTANCE OF 179.57 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S41°55'44"W, HAVING A DELTA OF 133°25'28", A RADIUS OF 60.00 FEET, A DISTANCE OF 139.72 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S79°05'02"E, HAVING A DELTA OF 11°09'58", A RADIUS OF 410.00 FEET, A DISTANCE OF 79.90 FEET TO A POINT OF TANGENT; THENCE S00°15'00"E A DISTANCE OF 4.86 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 21; THENCE S89°45'00"W ON THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 818.73 FEET TO THE EASTERLY LINE OF VACATION AND REPLAT OF LOTS 42 THRU 48 PEACEFUL VALLEY ESTATES PLAT, AS RECORDED UNDER BOOK Y-2 AT PAGE 26, AND AS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY AS RECORDED UNDER RECEPTION NUMBER 219900206; THENCE N00°00'38"W, ON SAID EASTERLY LINE, A DISTANCE OF 1,981.87 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE PARCEL OF LAND AS DESCRIBED IN THE LAND SURVEY PLAT RECORDED UNDER RECEPTION NUMBER 217900071; THENCE ON THE BOUNDARY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. N89°45'18"E A DISTANCE OF 638.89 FEET;
2. N00°18'00"W A DISTANCE OF 134.99 FEET TO THE POINT OF BEGINNING.



May 22, 2023  
Job No. 2166-01  
Page 2 of 3

CONTAINING A CALCULATED AREA OF 2,337,728 SQUARE FEET OR 53.667 ACRES,  
MORE OR LESS.

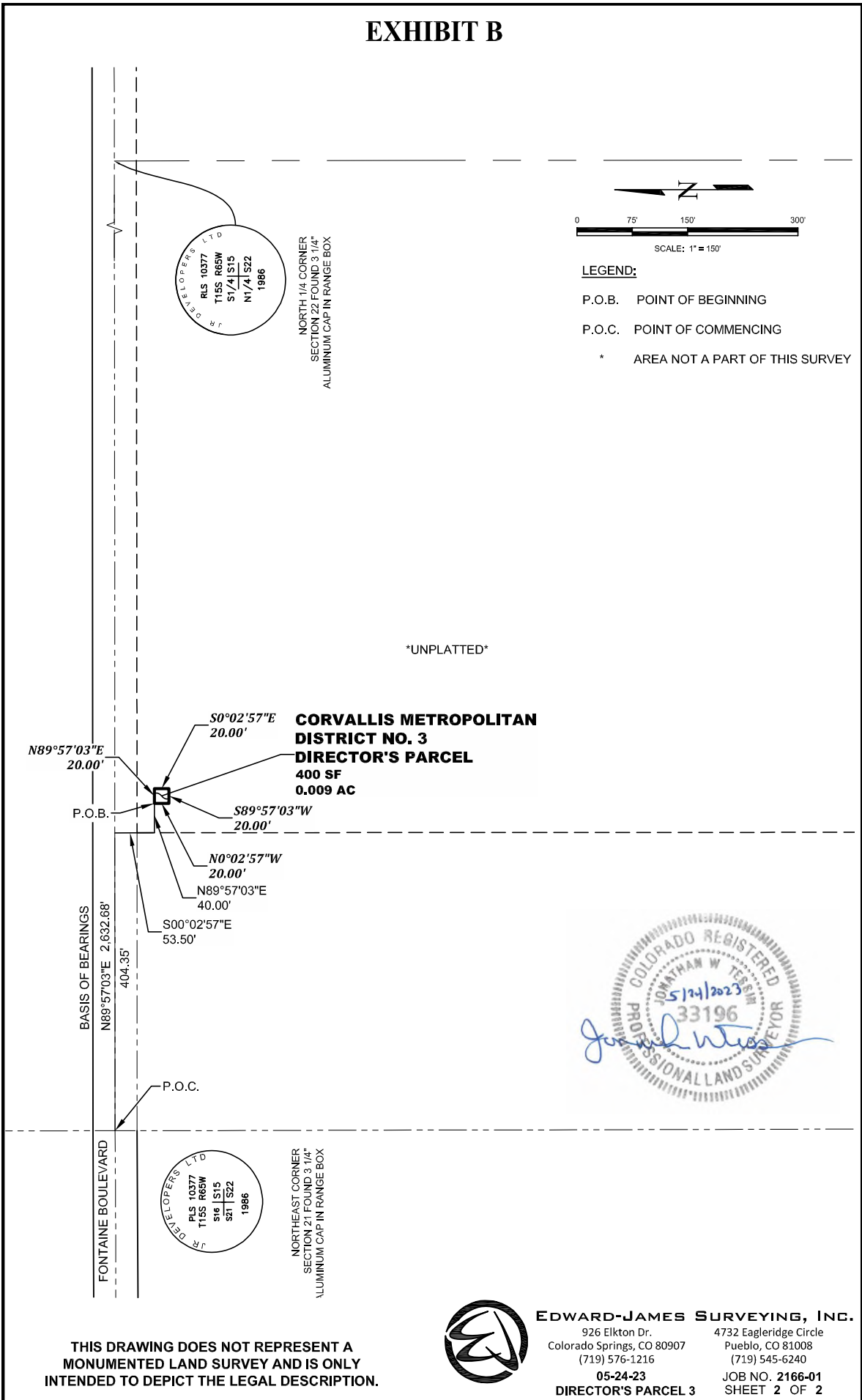
**LEGAL DESCRIPTION STATEMENT**

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE  
STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS  
PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE,  
INFORMATION, AND BELIEF IS CORRECT.



\_\_\_\_\_  
JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 33196  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

# EXHIBIT B



THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE LEGAL DESCRIPTION.



**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Dr. 4732 Eagleridge Circle  
 Colorado Springs, CO 80907 Pueblo, CO 81008  
 (719) 576-1216 (719) 545-6240  
 05-24-23 JOB NO. 2166-01  
 DIRECTOR'S PARCEL 3 SHEET 2 OF 2



EXHIBIT "A"

**LEGAL DESCRIPTION:** CORVALLIS METROPOLITAN DISTRICT NO. 3 DIRECTOR'S PARCEL

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE LINE BETWEEN THE MONUMENTED NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE WESTERLY END BY 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "JR DEVELOPERS PLS 10377 S16 S15 S21 S22 T15S, R65W 1986," AND THE EASTERLY END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "S1/4 S15, N1/4 S22 T15S, R65W, 1986," BEING ASSUMED TO BEAR N89°57'03"E A DISTANCE OF 2,632.68 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "JR DEVELOPERS PLS 10377 S16 S15 S21 S22 T15S, R65W 1986"; THENCE N89°57'03"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 A DISTANCE OF 404.35 FEET; THENCE S00°02'57"E A DISTANCE OF 53.50 FEET; THENCE N89°57'03"E ON A LINE 53.50 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE N89°57'03"E A DISTANCE OF 20.00 FEET; THENCE S00°02'57"E A DISTANCE OF 20.00 FEET; THENCE S89°57'03"W A DISTANCE OF 20.00 FEET; THENCE N00°02'57"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 400 SQUARE FEET, OR 0.009 ACRES, MORE OR LESS.

LEGAL DESCRIPTION STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS CORRECT.



JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 33196  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.