



Legal Descriptions and Depictions of the TCE Area
(Page 1 of 3)

Sheet 1 of 3

**EXHIBIT B – H-111 REG. STATION
TEMPORARY CONSTRUCTION EASEMENT**

A parcel of land lying in the northwest one-quarter (NW1/4) of Section 12, Township 7 North, Range 69 West, of the 6th Principal Meridian, County of Larimer, State of Colorado, being a portion of Lot 1, plat of POU DRE RIVER WHITEWATER PARK, County of Larimer Records, described as follows:

Beginning at the northeast corner of Lot 3, said plat of POU DRE RIVER WHITEWATER PARK;

Thence S00°22'09"W, 76.99 feet, along the east line of said Lot 3;
Thence S89°42'52"W, 86.81 feet, along the south line of said Lot 3;
Thence N49°07'17"W, 17.35 feet, along the southwest line of said Lot 3;
Thence N00°22'09"E, 66.71 feet, along the west line of said Lot 3;
Thence N89°37'51"W, 1.87 feet, along the south line of that 20 foot wide Shared Access Agreement as described in Reception Number 20170056673, Larimer County Records;
Thence N00°20'37"E, 4.37 feet, along the west line of said Shared Access Agreement;
Thence along a curve to the left, having a radius of 12.23, a central angle of 54°00'44", a length of 11.53 feet and a chord that bears N25°39'53"W, 11.11 feet, along said south line;
Thence along a curve to the left, having a radius of 33.00 feet, a central angle of 58°19'47", a length of 33.60 feet and a chord that bears N80°06'38"W, 32.16 feet, along said south line;
Thence along a curve to the right, having a radius of 127.03 feet, a central angle of 14°04'00", a length of 31.19 feet and a chord that bears S77°45'42"W, 31.11 feet, along said south line;
Thence N80°05'17"W, 29.52 feet;
Thence S39°50'02"E, 145.53 feet;
Thence N88°44'10"E, 123.50 feet, to the southeast line of said Lot 1;
Thence N56°43'09"E, 165.50 feet, along said southeast line;
Thence N33°16'51"W, 50.00 feet;
Thence S56°43'09"W, 84.60 feet;
Thence N61°07'32"W, 137.55 feet, to the east line of that 30 foot wide Utility Easement as described in Reception Number 20170056676, Larimer County Records;
Thence S00°20'37"W, 45.67 feet, along said east line, to the east line of said Share Access Agreement;
Thence along a non-tangent curve to the right having a radius of 77.00 feet, a central angle of 12°25'39", a length of 16.70 feet and a chord that bears S05°49'08"E, 16.67 feet, along said east line, to the north line of said Lot 3;
Thence S89°37'51"E, 59.97 feet, along said north line, to the Point of Beginning.

469387 acres) more or less.

As shown and described on Exhibit B Sheet 3 of 3 attached hereto and made a part hereof.

All lineal distance units are represented in U.S. Survey Feet.

For the purposes of this description, bearings are based on said plat of POU DRE RIVER WHITEWATER PARK

EXHIBIT A TO ORDINANCE NO. 002, 2025

Short Elliott Hendrickson

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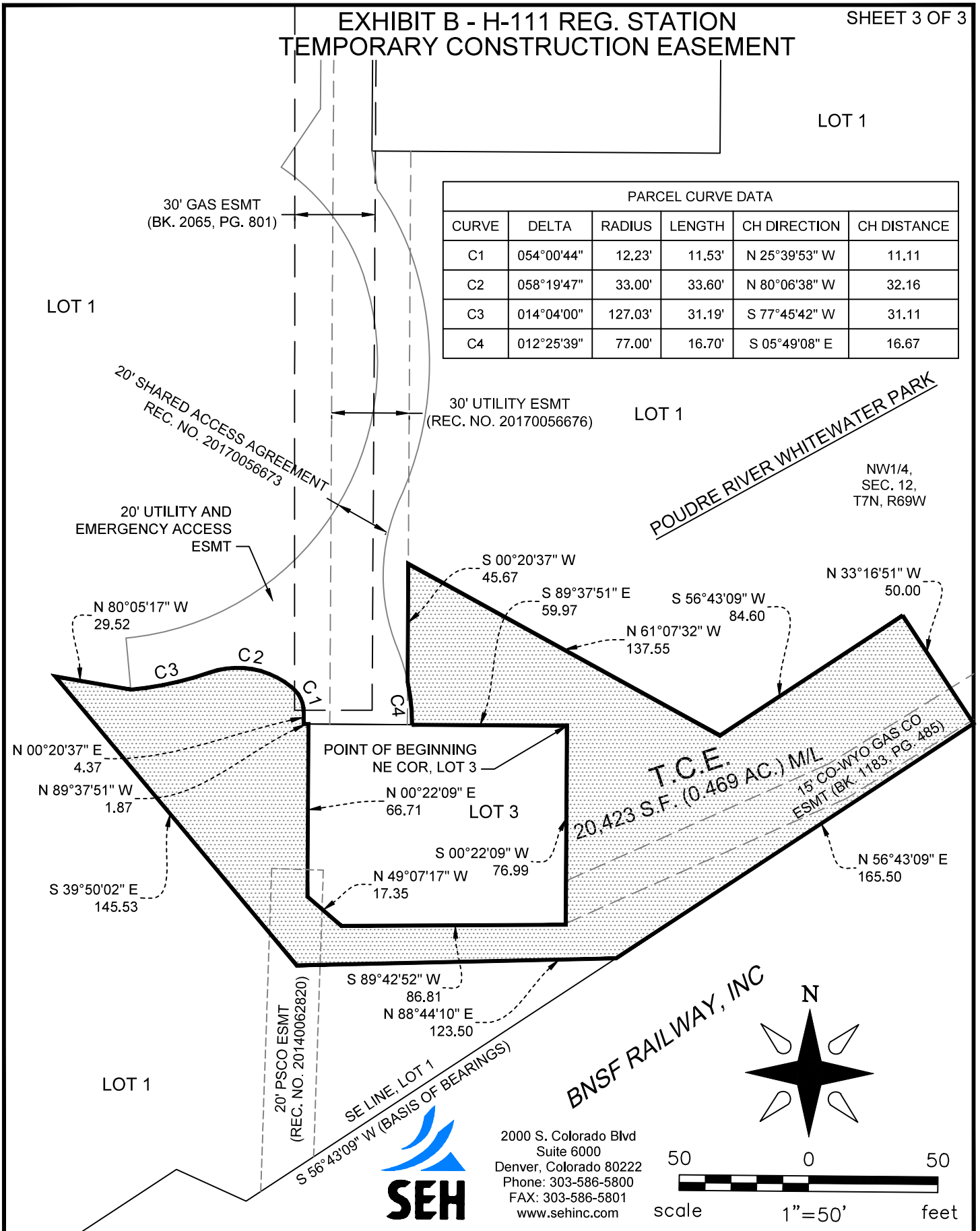
The author of this description is Monte L. Sudbeck, PLS 38503, prepared on behalf of SEH, 2000 S Colorado Blvd, Suite 6000, Denver, CO 80222, on December 16, 2024, under Job No. 178293-20.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.



Monte L. Sudbeck, PLS 38503

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PARCEL CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CH DIRECTION	CH DISTANCE
C1	054°00'44"	12.23'	11.53'	N 25°39'53" W	11.11
C2	058°19'47"	33.00'	33.60'	N 80°06'38" W	32.16
C3	014°04'00"	127.03'	31.19'	S 77°45'42" W	31.11
C4	012°25'39"	77.00'	16.70'	S 05°49'08" E	16.67



2000 S. Colorado Blvd
Suite 6000
Denver, Colorado 80222
Phone: 303-586-5800
FAX: 303-586-5801
www.sehinc.com

