

EXHIBIT "A"

**TRACT OR PARCEL RW-4
PROJECT NO.: SPFF M240-214
PROJECT CODE: 25894
SE1/4 SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: OCTOBER 30, 2024**

DESCRIPTION

A tract or parcel of land, RW-4, being a portion of the unplatted parcel of land described in the Office of the El Paso County Clerk and Recorder at Reception No. 208070808, situated in the SE1/4 of Section 7, Township 14 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at the southeast corner of said unplatted parcel, from which the southeast corner of said Section 7, (a 3.25" Aluminum Cap stamped "LS 22573 1992") bears South 09°14'05" East, a distance of 453.97 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence South 89°36'21" West, along the south line of said unplatted parcel, also being the north right-of-way line of US Highway 24, a distance of 29.83 feet;
2. Thence North 29°40'30" East, a distance of 59.54 feet, to the east line of said unplatted parcel;
3. Thence South 00°23'39" East, along the east line of said unplatted parcel, a distance of 51.53 feet, more or less, to the TRUE POINT OF BEGINNING.

The above-described tract or parcel of land contains 769 square feet, 0.018 acres, more or less.

Basis of Bearings: Bearings are based on a grid bearing of North 00°23'14" West along the west line of the southwest quarter of Section 8 from the southwest corner of Section 8 (a found 3 ¼ inch aluminum cap in range box, stamped "D.B. & Co. PLS 29413") to the west quarter corner of Section 8 (a found 3 ½ inch US Department of the Interior brass cap, stamped "T14S R65W S7|S8, 1967").

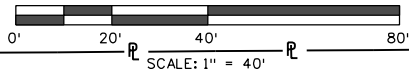
Lorelei A. Ward, PLS 34982
Farnsworth Group Inc.
5775 Mark Dabling Blvd. - Suite 190
Colorado Springs, CO 80919



EXHIBIT "B"

LEGEND

POB POINT OF BEGINNING
 ⊙ CHANGE IN COURSE ONLY



NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

PANAMINT CT
 60' ROW



SE1/4 SEC 7
 T-14-S R-65-W
 6TH PM

UNPLATTED

520
 PETERSON RD

OWNER: PHA STORES INC
 REC 208070808
 SCHED 5407400111



769 SQ FT (0.018 ACRES)

10' TEL & ELEC ESMT
 PER REC 208070808

POB RW-4
 TO SE COR SEC 7
 S09° 14' 05" E 453.97'

N29° 40' 30" E
 59.54'

S00° 23' 39" E
 51.53'

S89° 36' 21" W
 29.83'

US HWY 24

SECTION 7
 SECTION 8

PETERSON RD

N00° 23' 14" W

BASIS OF BEARINGS
 W LINE SW 1/4

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 COLORADO SPRINGS, CO 80919
 (719)590-9194 / www.f-w.CDM



US HWY 24 AT PETERSON RD
 EXHIBIT "B"

TRACT OR PARCEL NUMBER RW-4

PHA STORES INC

Project No.:
 SPFF M240-214

Project Code:
 25894

Date:
 10-30-24

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EXHIBIT "A"

**PERMANENT EASEMENT PE-4
PROJECT NO.: SPFF M240-214
PROJECT CODE: 25894
SE1/4 SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: OCTOBER 30, 2024**

DESCRIPTION

A permanent easement, PE-4, being a portion of the unplatted parcel of land described in the Office of the El Paso County Clerk and Recorder at Reception No. 208070808, situated in the SE1/4 of Section 7, Township 14 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at the northeast corner of said unplatted parcel, from which the southeast corner of said Section 7, (a 3.25" Aluminum Cap stamped "LS 22573 1992") bears South 06°32'03" East, a distance of 652.32 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence South 00°23'39" East, along the east line of said unplatted parcel, a distance of 148.47 feet;
2. Thence South 29°40'30" West, a distance of 59.54 feet, to the south line of said unplatted parcel;
3. Thence South 89°36'21" West, along the south line of said unplatted parcel, and the north right-of-way line of US Highway 24, a distance of 9.72 feet;
4. Thence North 29°40'30" East, a distance of 71.62 feet;
5. Thence North 00°26'04" West, a distance of 138.02 feet, to the north line of said unplatted parcel;
6. Thence North 89°36'21" East, along the north line of said unplatted parcel, a distance of 3.77 feet, more or less, to the TRUE POINT OF BEGINNING.

The above-described permanent easement contains 1,085 square feet, 0.025 acres, more or less. The purpose of the above-described permanent easement is for maintenance of roadway improvements.

Basis of Bearings: Bearings are based on a grid bearing of North 00°23'14" West along the west line of the southwest quarter of Section 8 from the southwest corner of Section 8 (a found 3 ¼ inch aluminum cap in range box, stamped "D.B. & Co. PLS 29413") to the west quarter corner of Section 8 (a found 3 ½ inch US Department of the Interior brass cap, stamped "T14S R65W S7|S8, 1967").

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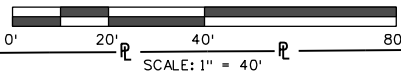
EXHIBIT "B"

LEGEND

POB POINT OF BEGINNING
 ⊙ CHANGE IN COURSE ONLY

NOTE:

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PANAMINT CT
 60' ROW

POB PE-4
 TO SE COR SEC 7
 S06° 32' 03" E 652.32'
 N89° 36' 21" E
 3.77'

SE1/4 SEC 7
 T-14-S R-65-W
 6TH PM

UNPLATTED

520
 PETERSON RD



1,085 SQ FT (0.025 ACRES)

OWNER: PHA STORES INC
 REC 208070808
 SCHED 5407400111

10' TEL & ELEC ESMT
 PER REC 208070808

S29° 40' 30" W
 59.54'

N29° 40' 30" E
 71.62'

S89° 36' 21" W
 9.72'

US HWY 24

N00° 26' 04" W 138.02'
 S00° 23' 39" E 148.47'

PETERSON RD

SECTION 7
 SECTION 8

N00° 23' 14" W

BASIS OF BEARINGS
 W LINE SW 1/4



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US HWY 24 AT PETERSON RD
 EXHIBIT "B"

PERMANENT EASEMENT NUMBER PE-4

PHA STORES INC

Project No.:
 SPFF M240-214

Project Code:
 25894

Date:
 10-30-24

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EXHIBIT "A"

**TEMPORARY EASEMENT TE-4
PROJECT NO.: SPFF M240-214
PROJECT CODE: 25894
SE1/4 SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: OCTOBER 30, 2024**

DESCRIPTION

A temporary easement, TE-4, being a portion of the unplatted parcel of land described in the Office of the El Paso County Clerk and Recorder at Reception No. 208070808, situated in the SE1/4 of Section 7, Township 14 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Beginning at a point on the north line of said unplatted parcel, from which the southeast corner of said Section 7, (a 3.25" Aluminum Cap stamped "LS 22573 1992") bears South 06°51'47" East, a distance of 652.73 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence South 00°26'04" East, a distance of 138.02 feet;
2. Thence South 29°40'30" West, a distance of 19.93 feet;
3. Thence North 00°26'04" West, a distance of 155.27 feet, to the north line of said unplatted parcel;
4. Thence North 89°36'21" East, a distance of 10.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above-described temporary easement contains 1,466 square feet, 0.034 acres, more or less.

Basis of Bearings: Bearings are based on a grid bearing of North 00°23'14" West along the west line of the southwest quarter of Section 8 from the southwest corner of Section 8 (a found 3 ¼ inch aluminum cap in range box, stamped "D.B. & Co. PLS 29413") to the west quarter corner of Section 8 (a found 3 ½ inch US Department of the Interior brass cap, stamped "T14S R65W S7|S8, 1967").

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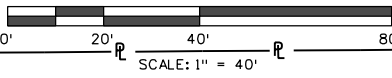
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LEGEND

POB POINT OF BEGINNING
 ⊙ CHANGE IN COURSE ONLY

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PANAMINT CT
 60' ROW

POB TE-4
 TO SE COR SEC 7
 S06° 51' 47" E 652.73'

N89° 36' 21" E
 10.00'



TE-4

1,466 SQ FT (0.034 ACRES)

OWNER: PHA STORES INC
 REC 208070808
 SCHED 5407400111

SE1/4 SEC 7
 T-14-S R-65-W
 6TH PM

UNPLATTED

520
 PETERSON RD

10' TEL & ELEC ESMT
 PER REC 208070808

N00° 26' 04" W 155.27'
 S00° 26' 04" E 138.02'

S29° 40' 30" W
 19.93'

SECTION 7
 SECTION 8

PETERSON RD

N00° 23' 14" W

BASIS OF BEARINGS
 W LINE SW 1/4

US HWY 24

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US HWY 24 AT PETERSON RD
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