

EXHIBIT "A"
CITY OF COLORADO SPRINGS
PROJECT: SOUTH ACADEMY BOULEVARD WIDENING

DATE: July 21, 2022

TEMPORARY CONSTRUCTION EASEMENT: TCE-89

SITUATED IN THE NW ¼ OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO
COUNTY, COLORADO
LEGAL DESCRIPTION

A Temporary Construction Easement No. TCE-89 being a part of that certain parcel of land as described in Reception Number 204168238 of the El Paso County Clerk and Recorder's Office Records, containing 273 sq. ft. (0.006 acres) more or less, in Lot 2, Replat of Lot 2 Pace Plaza Subdivision, recorded in Plat Book A4, Page 46, El Paso County Clerk and Recorder's Office Records, in the Northwest Quarter Section 26, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said temporary construction easement being more particularly described as follows:

Commencing at the Southwest Corner of Section 23, Township 14 South, Range 66 West, of the Sixth Principal Meridian, as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap); Thence S. 1°24'13" E., a distance of 2,089.64 feet to the southwest corner of said Lot 2; Thence N. 0°17'43" W., along the west line of said Lot 2 and the east right of way line of Academy Boulevard, a distance of 34.16 feet, to the **TRUE POINT OF BEGINNING**;

1. Thence N. 0°17'43" W., continuing along said west lot line, a distance of 5.53 feet;
2. Thence S. 27°09'22" E., a distance of 27.85 feet;
3. Thence S. 60°17'36" E., a distance of 16.32 feet;
4. Thence N. 89°19'53" E., a distance of 28.20 feet;
5. Thence S. 0°50'01" E., a distance of 6.22 feet to a point on the south line of said Lot 2, said point also being on the north right of way line of Chelton Road;
6. Thence S. 89°01'51" W., along said south lot line, a distance of 2.00 feet;
7. Thence N. 0°50'01" W., a distance of 1.73 feet;
8. Thence S. 89°19'53" W., a distance of 27.44 feet;
9. Thence N. 60°17'36" W., a distance of 15.23 feet;
10. Thence N. 27°09'22" W., a distance of 27.32 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described temporary construction easement contains 273 sq. ft. (0.006 acres), more or less.

The purpose of the above described temporary construction easement is for road improvement purposes.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments (a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 56.20' S34 S35 S3 S2 T15S R66W 2012 PLS 24313" and a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 38.26' S34 S35 S3 S2 T15S R66W 2012 PLS 24313) to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

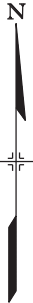
Prepared by:
Stan Vermilyea, P.L.S. 25381
For and on the behalf of AECOM
2315 Briargate Parkway, Suite 150
Colorado Springs, CO 80920



Exhibit B

NW 1/4 Section 26
 T.14 S., R.66W., Sixth
 Principal Meridian

PATENT OF THE UNITED STATES
 BOOK 20 AT PAGE 264
 PATENT OF THE UNITED STATES
 BOOK 35 AT PAGE 149
 RECIPROCAL EASEMENT AGREEMENT
 BOOK 5002 AT PAGE 904
 -ASSUMPTION AGREEMENT
 BOOK 5149 AT PAGE 580
 -FIRST AMENDMENT
 BOOK 5448 AT PAGE 637
 -SECOND AMENDMENT
 BOOK 5478 AT PAGE 713
 -THIRD AMENDMENT
 RECEPTION NO. 207024192
 BOUNDARY LINE AGREEMENT
 BOOK 5002 AT PAGE 969
 INSTRUMENT RECORDED
 -BOOK 5034 AT PAGE 926
 -BOOK 5050 AT PAGE 1145
 -BOOK 5050 AT PAGE 1147



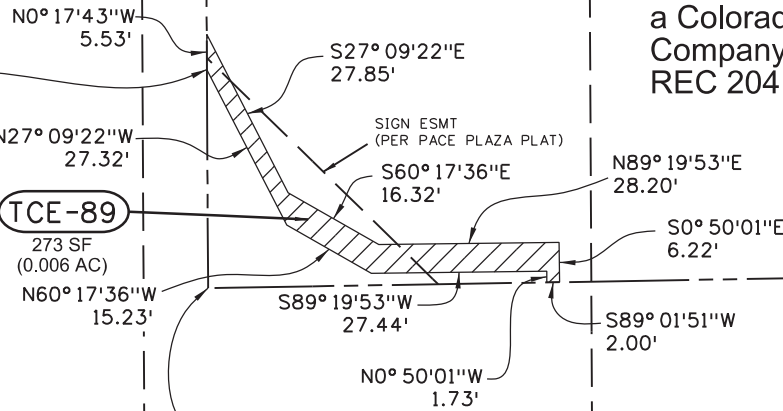
Scale: 1" = 30'

Section 27, T.14S., R.66W.
 Section 26, T.14S., R.66W.

Point of Beginning
 TCE-89
 Tie from southwest
 corner of Lot 2
 N0° 17'43"W 34.16'



ACADEMY BLVD



ELECTRIC EASEMENT
 B1327 PG9 &
 QCD B3688 P14

Pace Bally Plaza LLC
 a Colorado Limited Liability
 Company
 REC 204168238

REPLAT OF LOT 2
 PACE PLAZA SUB
 PB A4, P 46
 LOT 2

Point of Commencement TCE-89
 Found 2" aluminum washer
 PLS 19625
 Tie to SW corner of Sec 23,
 T.14 S., R.66W., 6th P.M.
 N1° 24'13"W 2,089.64'

CHELTON ROAD

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0° 29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments as described in the monument record filed by P.L.S. 28658, dated September 13, 2016 to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments as described in the monument record filed by L.S. 17665, dated March 23, 1990.

Note: This exhibit does not represent a monumented land survey. It is intended only to depict the attached property description.

AECOM JN: 60603801

DRAWN BY: JKB

DATE: 6/13/2022

SCALE: 1" = 30'

AECOM

2315 BRIARGATE PARKWAY, SUITE 150
 COLORADO SPRINGS, CO 80920
 (719) 531-0001
 FAX (719) 531-0007
 AECOM PN: 60603801

COLORADO
 SPRINGS



Exhibit B - TCE-89 Pace Bally Plaza LLC

TITLE:

South Academy Boulevard Widening

REVISION:

N/A

DRAWING NO.

89-Exhibit_TCE-89.dgn

SHEET NO.

3 of 3

EXHIBIT "A"
CITY OF COLORADO SPRINGS
PROJECT: SOUTH ACADEMY BOULEVARD WIDENING

DATE: July 21, 2022

TEMPORARY CONSTRUCTION EASEMENT: TCE-90

SITUATED IN THE NW ¼ OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO
COUNTY, COLORADO
LEGAL DESCRIPTION

A Temporary Construction Easement No. TCE-90 being a part of that certain parcel of land as described in Reception Number 204168238 of the El Paso County Clerk and Recorder's Office Records, containing 1,517 sq. ft. (0.035 acres), more or less, in Lot 1, Pace Plaza Filing No. 2, recorded in Plat Book C-4, Page 141, El Paso County Clerk and Recorder's Office Records, in the Northwest Quarter Section 26, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said temporary construction easement being more particularly described as follows:

Commencing at the Southwest Corner of Section 23, Township 14 South, Range 66 West, of the Sixth Principal Meridian, as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap); Thence S. 1°42'20" E., a distance of 1,642.12 feet to a corner on the west line of said Lot 1, also being the southwest corner of Lot 2, said Pace Plaza Filing No. 2; Thence N. 89°42'33" E., along the south line of said Lot 2, a distance of 3.08 feet, to the **TRUE POINT OF BEGINNING**;

1. Thence N. 89°42'33" E., continuing along said south lot line, a distance of 3.50 feet;
2. Thence S. 0°23'08" E., a distance of 39.68 feet;
3. Thence N. 89°06'15" E., a distance of 15.34 feet;
4. Thence S. 0°53'45" E., a distance of 23.99 feet;
5. Thence S. 89°06'15" W., a distance of 17.05 feet;
6. Thence S. 0°23'08" E., a distance of 49.78 feet;
7. Thence N. 89°36'52" E., a distance of 3.84 feet;
8. Thence S. 0°23'08" E., a distance of 10.00 feet;
9. Thence S. 89°36'52" W., a distance of 3.84 feet;
10. Thence S. 0°23'08" E., a distance of 102.32 feet;
11. Thence S. 2°45'46" W., a distance of 68.85 feet to a point on the south line of said Lot 1;

12. Thence S. 89°41'13" W., along said south lot line, a distance of 1.76 feet to the southwest corner of said Lot 1;
13. Thence N. 0°17'43" W., along the west line of said Lot 1 and the east right of way line of Academy Boulevard, a distance of 41.95 feet;
14. Thence N. 2°45'46" E., a distance of 26.95 feet;
15. Thence N. 0°23'08" W., a distance of 165.96 feet;
16. Thence N. 89°09'51" E., a distance of 2.00 feet;
17. Thence N. 0°23'08" W., a distance of 59.70 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described temporary construction easement contains 1,517 sq. ft. (0.035 acres), more or less.

The purpose of the above described temporary construction easement is for road improvement purposes.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments (a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 56.20' S34 S35 S3 S2 T15S R66W 2012 PLS 24313" and a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 38.26' S34 S35 S3 S2 T15S R66W 2012 PLS 24313) to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea, P.L.S. 25381
For and on the behalf of AECOM
2315 Briargate Parkway, Suite 150
Colorado Springs, CO 80920



Exhibit B
 NW 1/4 Section 26
 T.14 S., R.66W., Sixth
 Principal Meridian

Point of Commencement TCE-90
 Found #3 rebar with unreadable
 yellow plastic cap
 Tie to SW corner of Sec 23,
 T.14 S., R.66W., 6th P.M.
 N1° 42'20"W 1,642.12'

Point of Beginning TCE-90
 Tie from west corner of
 Lot 1/SW Lot 2
 N89° 42'33"E 3.08'

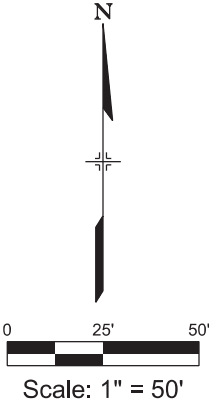
LOT 2

Pace Bally Plaza LLC
 a Colorado Limited
 Liability Company
 REC 204168238

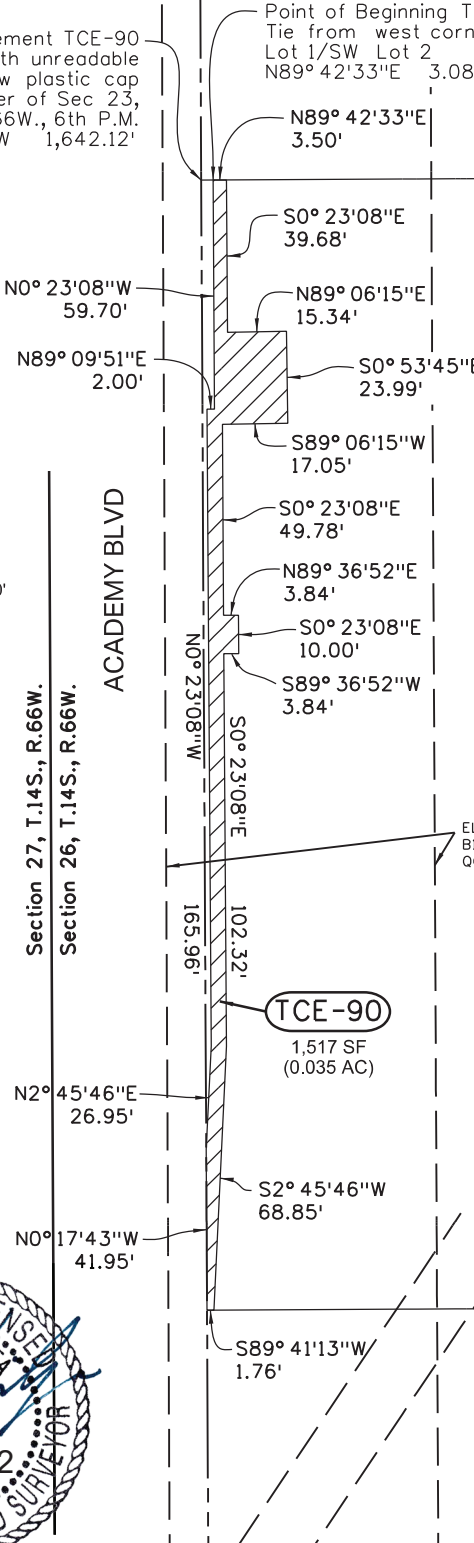
PAGE PLAZA
 FILING No 2
 PB C4, P 141

LOT 1

- PATENT OF THE UNITED STATES
BOOK 20 AT PAGE 264
- PATENT OF THE UNITED STATES
BOOK 35 AT PAGE 149
- RECIPROCAL EASEMENT AGREEMENT
BOOK 5002 AT PAGE 904
-ASSUMPTION AGREEMENT
BOOK 5149 AT PAGE 570 & 580
-FIRST AMENDMENT
BOOK 5448 AT PAGE 637
-SECOND AMENDMENT
BOOK 5478 AT PAGE 713
-ASSUMPTION AGREEMENT
BOOK 6206 AT PAGE 489
-THIRD AMENDMENT
RECEPTION NO. 207024192
- BOUNDARY LINE AGREEMENT
BOOK 5002 AT PAGE 969
- INSTRUMENT RECORDED
-BOOK 5034 AT PAGE 926
-BOOK 5050 AT PAGE 1145
-BOOK 5050 AT PAGE 1147



ACADEMY BLVD
 Section 27, T.14S., R.66W.
 Section 26, T.14S., R.66W.



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0° 29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments as described in the monument record filed by P.L.S. 28658, dated September 13, 2016 to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments as described in the monument record filed by L.S. 17665, dated March 23, 1990.

REPLAT OF LOT 2
 PACE PLAZA SUB LOT 2



Note: This exhibit does not represent a monumented land survey. It is intended only to depict the attached property description.

AECOM JN: 60603801
 DRAWN BY: JKB DATE: 6/14/2022 SCALE: 1" = 50'

Exhibit B - TCE-90
Pace Bally Plaza LLC

TITLE:
 South Academy Boulevard Widening

REVISION:	DRAWING NO.	SHEET NO.
N/A	90-Exhibit_TCE-90.dgn	3 of 3

7/20/2022 3:18:36 PM \$FILE\$

EXHIBIT "A"
CITY OF COLORADO SPRINGS
PROJECT: SOUTH ACADEMY BOULEVARD WIDENING

DATE: July 21, 2022

TEMPORARY CONSTRUCTION EASEMENT: TCE-90A, TCE-90B and TCE-90C
SITUATED IN THE NW ¼ OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO
COUNTY, COLORADO
LEGAL DESCRIPTION

A Temporary Construction Easement No. TCE-90A being a part of that certain parcel of land as described in Reception Number 204168238 of the El Paso County Clerk and Recorder's Office Records, containing 2,212 sq. ft. (0.051 acres), more or less, in Lot 1, Pace Plaza Filing No. 2, recorded in Plat Book C-4, Page 141, El Paso County Clerk and Recorder's Office Records, in the Northwest Quarter Section 26, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said temporary construction easement being more particularly described as follows:

Commencing at the Southwest Corner of Section 23, Township 14 South, Range 66 West, of the Sixth Principal Meridian, as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap); Thence S. 1°49'33" E., a distance of 1,513.12 feet to a corner on the west line of said Lot 1, also being the northwest corner of Lot 2, said Pace Plaza Filing No. 2; Thence N. 89°42'33" E., along the north line of said Lot 2, a distance of 3.92 feet to the **TRUE POINT OF BEGINNING;**

1. Thence 25.26 feet along the arc of a curve to the right, said curve having a radius of 40.00 feet, a central angle of 36°10'57" and a chord which bears N. 38°15'26" E., a distance of 24.84 feet;
2. Thence N. 35°05'02" W., a distance of 9.50 feet;
3. Thence N. 0°27'14" E., a distance of 42.02 feet;
4. Thence N. 19°26'28" E., a distance of 9.51 feet;
5. Thence 14.01 feet along the arc of a curve to the right, said curve having a radius of 70.00 feet, a central angle of 11°28'15" and a chord which bears N. 65°38'31" W., a distance of 13.99 feet;
6. Thence 6.26 feet along the arc of a curve to the right, said curve having a radius of 30.00 feet, a central angle of 11°57'03" and a chord which bears N. 53°55'52" W., a distance of 6.25 feet, to a point on said west line of Lot 1, said point also being on the east right of way of Academy Boulevard;
7. Thence N. 0°17'43" W., along said west lot line, a distance of 5.52 feet;

8. Thence S. $75^{\circ}29'37''$ E., a distance of 48.13 feet;
9. Thence S. $0^{\circ}17'31''$ E., a distance of 51.25 feet;
10. Thence S. $61^{\circ}18'51''$ W., a distance of 25.28 feet;
11. Thence 24.35 feet along the arc of a curve to the left, said curve having a radius of 36.00 feet, a central angle of $38^{\circ}45'14''$ and a chord which bears S. $41^{\circ}56'14''$ W., a distance of 23.89 feet, to a point on said north line of Lot 2;
12. Thence S. $89^{\circ}42'33''$ W., along said north lot line, a distance of 4.30 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described temporary construction easement contains 2,212 sq. ft. (0.051 acres), more or less.

The purpose of the above described temporary construction easement is for road improvement purposes.

ALSO

A Temporary Construction Easement No. TCE-90B being a part of that certain parcel of land as described in Reception Number 204168238 of the El Paso County Clerk and Recorder's Office Records, containing 3,603 sq. ft. (0.083 acres), more or less, in Lot 1, Pace Plaza Filing No. 2, recorded in Plat Book C-4, Page 141, El Paso County Clerk and Recorder's Office Records, in the Northwest Quarter Section 26, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said temporary construction easement being more particularly described as follows:

Commencing at the Southwest Corner of Section 23, Township 14 South, Range 66 West, of the Sixth Principal Meridian, as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap); Thence S. $1^{\circ}49'33''$ E., a distance of 1,513.12 feet to a corner on the west line of said Lot 1, also being the northwest corner of Lot 2, said Pace Plaza Filing No. 2; Thence N. $0^{\circ}17'43''$ W., along said west line and the east right of way line of Academy Boulevard, a distance of 162.21 feet to the **TRUE POINT OF BEGINNING**;

1. Thence N. $0^{\circ}17'43''$ W., continuing along said west lot line, a distance of 63.02 feet;
2. Thence N. $89^{\circ}42'29''$ E., a distance of 13.67 feet;
3. Thence N. $0^{\circ}23'08''$ W., a distance of 253.20 feet;
4. Thence N. $34^{\circ}58'07''$ E., a distance of 10.55 feet;

5. Thence 15.55 feet along the arc of a curve to the left, said curve having a radius of 71.00 feet, a central angle of 12°32'57" and a chord which bears N. 28°41'39" E., a distance of 15.52 feet to a point on the north line of said Lot 1;
6. Thence N. 89°42'17" E., along said north lot line, a distance of 5.28 feet;
7. Thence S. 24°41'03" W., a distance of 20.35 feet;
8. Thence S. 0°17'31" E., a distance of 261.95 feet;
9. Thence S. 89°42'29" W., a distance of 10.00 feet;
10. Thence S. 0°17'31" E., a distance of 57.99 feet;
11. Thence S. 89°36'52" W., a distance of 13.55 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described temporary construction easement contains 3,603 sq. ft. (0.083 acres), more or less.

The purpose of the above described temporary construction easement is for road improvement purposes.

ALSO

A Temporary Construction Easement No. TCE-90C being a part of that certain parcel of land as described in Reception Number 204168238 of the El Paso County Clerk and Recorder's Office Records, containing 142 sq. ft. (0.003 acres), more or less, in Lot 1, Pace Plaza Filing No. 2, recorded in Plat Book C-4, Page 141, El Paso County Clerk and Recorder's Office Records, in the Northwest Quarter Section 26, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said temporary construction easement being more particularly described as follows:

Commencing at the Southwest Corner of Section 23, Township 14 South, Range 66 West, of the Sixth Principal Meridian, as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap); Thence S. 1°49'33" E., a distance of 1,513.12 feet to a corner on the west line of said Lot 1, also being the northwest corner of Lot 2, said Pace Plaza Filing No. 2; Thence N. 0°17'43" W., along said west line and the east right of way line of Academy Boulevard, a distance of 480.45 feet to the **TRUE POINT OF BEGINNING**;

1. Thence N. 0°17'43" W., continuing along said west line, a distance of 20.16 feet to the northwest corner of said Lot 1;
2. Thence N. 89°42'17" E., along the north line of said Lot 1, a distance of 13.63 feet;

3. Thence 7.78 feet along the arc of a curve to the right, said curve having a radius of 59.00 feet, a central angle of $7^{\circ}33'34''$ and a chord which bears S. $31^{\circ}11'20''$ W., a distance of 7.78 feet;
4. Thence S. $34^{\circ}58'07''$ W., a distance of 16.57 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described temporary construction easement contains 142 sq. ft. (0.003 acres), more or less.

The purpose of the above described temporary construction easement is for road improvement purposes.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. $0^{\circ}29'05''$ W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments (a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 56.20' S34 S35 S3 S2 T15S R66W 2012 PLS 24313" and a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 38.26' S34 S35 S3 S2 T15S R66W 2012 PLS 24313) to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea, P.L.S. 25381
For and on the behalf of AECOM
2315 Briargate Parkway, Suite 150
Colorado Springs, CO 80920



Exhibit B

NW 1/4 Section 26
T.14 S., R.66W., Sixth
Principal Meridian



0 30' 60'

Scale: 1" = 60'

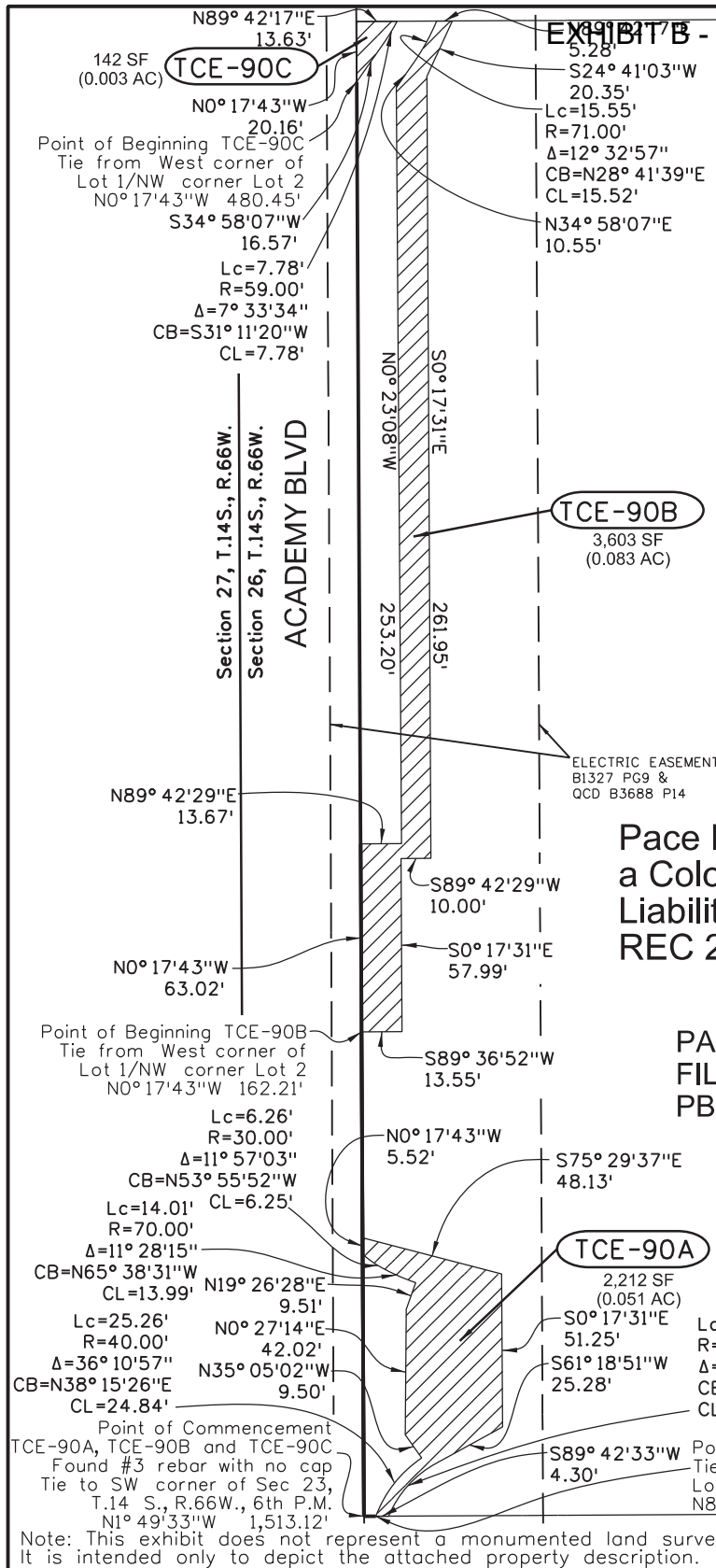
Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0° 29' 05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments as described in the monument record filed by P.L.S. 28658, dated September 13, 2016 to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments as described in the monument record filed by L.S. 17665, dated March 23, 1990.



Pace Bally Plaza LLC
a Colorado Limited
Liability Company
REC 204168238

PACE PLAZA
FILING No 2
PB C4, P 141
Lot 1

- PATENT OF THE UNITED STATES BOOK 20 AT PAGE 264
- PATENT OF THE UNITED STATES BOOK 35 AT PAGE 149
- RECIPROCAL EASEMENT AGREEMENT BOOK 5002 AT PAGE 904
- ASSUMPTION AGREEMENT BOOK 5149 AT PAGE 570 & 580
- FIRST AMENDMENT BOOK 5448 AT PAGE 637
- SECOND AMENDMENT BOOK 5478 AT PAGE 713
- ASSUMPTION AGREEMENT BOOK 6206 AT PAGE 489
- THIRD AMENDMENT RECEPTION NO. 207024192
- BOUNDARY LINE AGREEMENT BOOK 5002 AT PAGE 969
- INSTRUMENT RECORDED
- BOOK 5034 AT PAGE 926
- BOOK 5050 AT PAGE 1145
- BOOK 5050 AT PAGE 1147



Note: This exhibit does not represent a monumented land survey. It is intended only to depict the attached property description.

AECOM JN: 60603801

DRAWN BY: JKB

DATE: 6/21/2022

SCALE: 1"=60'

2315 BRIARGATE PARKWAY, SUITE 150
COLORADO SPRINGS, CO 80920
(719) 531-0001
FAX (719) 531-0007
AECOM PN: 60603801



Exhibit B - TCE-90A, TCE-90B AND TCE-90C Pace Bally Plaza LLC

TITLE:

South Academy Boulevard Widening

REVISION:

N/A

DRAWING NO.

90-Exhibit_TCE-90A-C.dgn

SHEET NO.

5 of 5

EXHIBIT "A"
CITY OF COLORADO SPRINGS
PROJECT: SOUTH ACADEMY BOULEVARD WIDENING

DATE: July 21, 2022

TEMPORARY CONSTRUCTION EASEMENT: TCE-91

SITUATED IN THE NW ¼ OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO
COUNTY, COLORADO
LEGAL DESCRIPTION

A Temporary Construction Easement No. TCE-91 being a part of that certain parcel of land as described in Reception Number 204168238 of the El Paso County Clerk and Recorder's Office Records, containing 767 sq. ft. (0.018 acres), more or less, in Lot 2, Pace Plaza Filing No. 2, recorded in Plat Book C-4, Page 141, El Paso County Clerk and Recorder's Office Records, in the Northwest Quarter Section 26, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said temporary construction easement being more particularly described as follows:

Commencing at the Southwest Corner of Section 23, Township 14 South, Range 66 West, of the Sixth Principal Meridian, as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap); Thence S. 1°49'33" E., a distance of 1,513.12 feet to the northwest corner of said Lot 2; Thence N. 89°42'33" E., along the north line of said Lot 2, a distance of 3.92 feet to the **TRUE POINT OF BEGINNING**;

1. Thence N. 89°42'33" E., along said north lot line, a distance of 4.30 feet;
2. Thence 3.99 feet along the arc of a curve to the left, said curve having a radius of 36.00 feet, a central angle of 6°20'52" and a chord which bears S. 19°23'11" W., a distance of 3.99 feet;
3. Thence S. 0°23'08" E., a distance of 86.76 feet;
4. Thence S. 53°28'22" E., a distance of 19.50 feet;
5. Thence S. 36°31'38" W., a distance of 26.79 feet;
6. Thence S. 0°23'08" E., a distance of 5.40 feet to the south line of said Lot 2;
7. Thence S. 89°42'33" W., along said south lot line, a distance of 3.50 feet;
8. Thence N. 0°23'08" W., a distance of 125.85 feet;
9. Thence 3.36 feet along the arc of a curve to the right, said curve having a radius of 40.00 feet, a central angle of 4°48'40" and a chord which bears N. 17°45'38" E., a distance of 3.36 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described temporary construction easement contains 767 sq. ft. (0.018 acres), more or less.

The purpose of the above described temporary construction easement is for road improvement purposes.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments (a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 56.20' S34 S35 S3 S2 T15S R66W 2012 PLS 24313" and a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 38.26' S34 S35 S3 S2 T15S R66W 2012 PLS 24313) to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea, P.L.S. 25381
For and on the behalf of AECOM
2315 Briargate Parkway, Suite 150
Colorado Springs, CO 80920

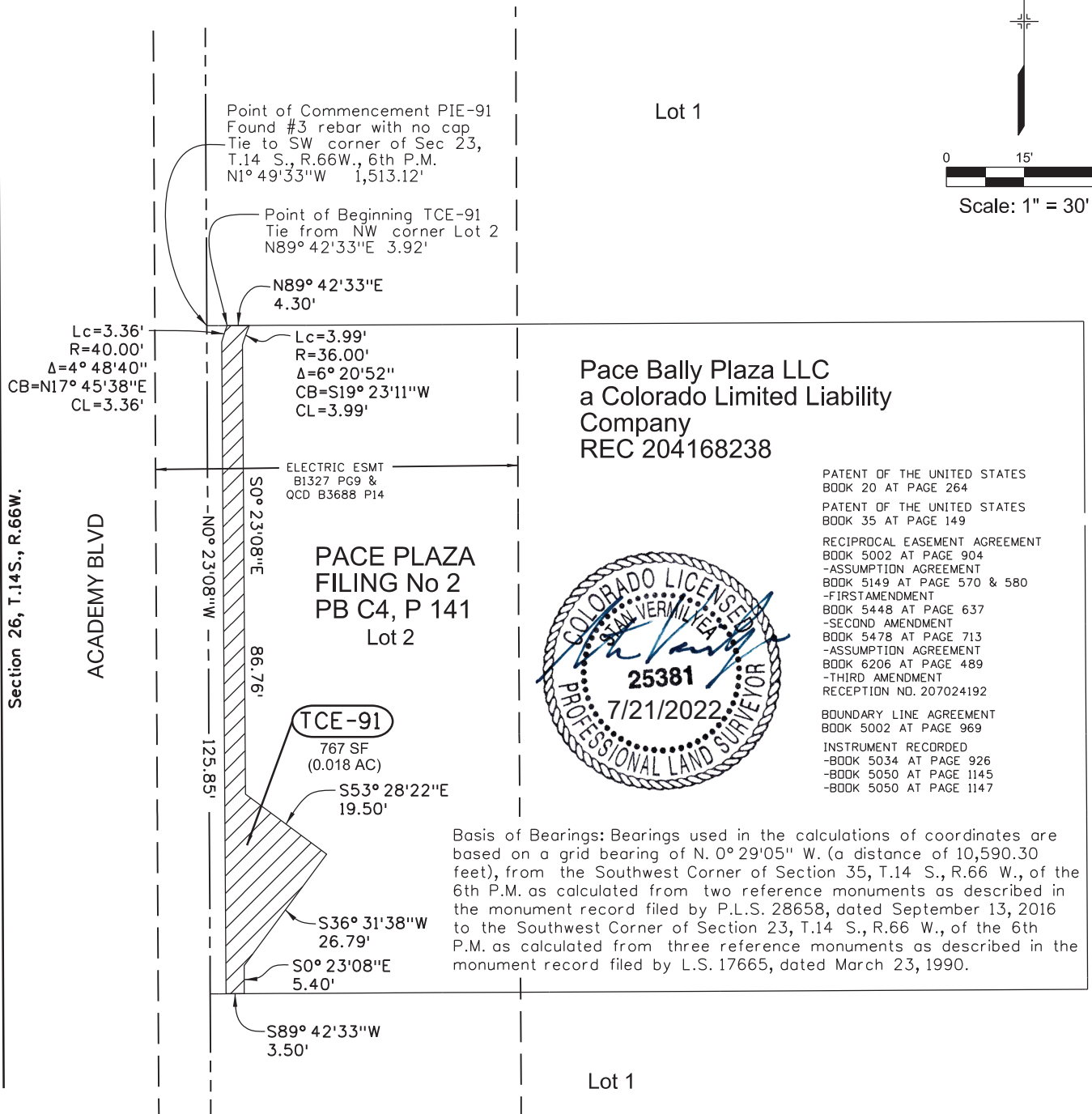


Exhibit B

NW 1/4 Section 26
T.14 S., R.66W., Sixth
Principal Meridian



Scale: 1" = 30'



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0° 29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments as described in the monument record filed by P.L.S. 28658, dated September 13, 2016 to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments as described in the monument record filed by L.S. 17665, dated March 23, 1990.

Note: This exhibit does not represent a monumented land survey. It is intended only to depict the attached property description.

AECOM JN: 60603801
DRAWN BY: JKB DATE: 6/22/2022 SCALE: 1" = 30'

2315 BRIARGATE PARKWAY, SUITE 150
COLORADO SPRINGS, CO 80920
(719) 531-0001
FAX (719) 531-0007
AECOM PN: 60603801

Exhibit B - TCE-91 Pace Bally Plaza LLC

TITLE: South Academy Boulevard Widening		
REVISION: N/A	DRAWING NO. 91-Exhibit_TCE-91.dgn	SHEET NO. 3 of 3

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EXHIBIT "A"
CITY OF COLORADO SPRINGS
PROJECT: SOUTH ACADEMY BOULEVARD WIDENING

DATE: July 21, 2022

TEMPORARY CONSTRUCTION EASEMENT: TCE-92 and TCE-92A
SITUATED IN THE NW ¼ OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO
COUNTY, COLORADO
LEGAL DESCRIPTION

A Temporary Construction Easement No. TCE-92 being a part of that certain parcel of land as described in Reception Number 204168238 of the El Paso County Clerk and Recorder's Office Records, containing 789 sq. ft. (0.018 acres), more or less, in Lot 4, Pace Plaza, replat of Lot 1, Block 1, recorded in Plat Book Y-3, Page 140, El Paso County Clerk and Recorder's Office Records, in the Northwest Quarter Section 26, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said temporary construction easement being more particularly described as follows:

Commencing at the Southwest Corner of Section 23, Township 14 South, Range 66 West, of the Sixth Principal Meridian, as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap); Thence S. 2°54'36" E., a distance of 885.94 feet to the most westerly northwest corner of said Lot 4; Thence N. 44°42'17" E, along the west line of said Lot 4 and the east right of way line of Academy Boulevard, a distance of 18.38 feet to a point on the south right of way line of Pace Drive; Thence N. 89°42'17" E., along the north line of said Lot 4 and said south right of way line, a distance of 8.68 feet to the **TRUE POINT OF BEGINNING**;

1. Thence N. 89°42'17" E., continuing along said north lot line, a distance of 5.45 feet;
2. Thence S. 42°26'46" W., a distance of 16.56 feet;
3. Thence S. 0°23'08" E., a distance of 47.34 feet;
4. Thence S. 34°45'15" E., a distance of 19.57 feet;
5. Thence S. 27°42'08" E., a distance of 30.63 feet;
6. Thence S. 0°17'31" E., a distance of 17.87 feet;
7. Thence S. 24°41'03" W., a distance of 21.24 feet to the south line of said Lot 4;
8. Thence S. 89°42'17" W., along said south lot line, a distance of 5.28 feet;
9. Thence 70.85 feet along the arc of a curve to the left, said curve having a radius of 71.00 feet, a central angle of 57°10'25" and a chord which bears N. 6°10'03" W., a distance of 67.95 feet;

10. Thence N. 34°45'15" W., a distance of 14.08 feet;
11. Thence N. 0°23'08" W., a distance of 50.15 feet;
12. Thence N. 42°26'46" E., a distance of 14.43 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above temporary construction easement contains 789 sq. ft. (0.018 acres), more or less.

The purpose of the above described temporary construction easement is for road improvement purposes.

ALSO

A Temporary Construction Easement No. TCE-92A being a part of that certain parcel of land as described in Reception Number 204168238 of the El Paso County Clerk and Recorder's Office Records, containing 1,142 sq. ft. (0.026 acres), more or less, in Lot 4, Pace Plaza, replat of Lot 1, Block 1, recorded in Plat Book Y-3, Page 140, El Paso County Clerk and Recorder's Office Records, in the Northwest Quarter Section 26, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said temporary construction easement being more particularly described as follows:

Commencing at the Southwest Corner of Section 23, Township 14 South, Range 66 West, of the Sixth Principal Meridian, as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap); Thence S. 2°54'36" E., a distance of 885.94 feet to the most westerly northwest corner of said Lot 4; Thence S. 0°17'43" E., along the west line of said Lot 4 and the east right of way line of Academy Boulevard, a distance of 51.51 feet to the **TRUE POINT OF BEGINNING**;

1. Thence S. 34°45'15" E., a distance of 17.74 feet;
2. Thence 64.01 feet along the arc of a curve to the right, said curve having a radius of 59.00 feet, a central angle of 62°09'49" and a chord which bears S. 3°40'21" E., a distance of 60.92 feet to the south line of said Lot 4;
3. Thence S. 89°42'17" W., along said south lot line, a distance of 13.63 feet to the southwest corner of said Lot 4;
4. Thence N. 0°17'43" W., along said west lot line, a distance of 75.44 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described temporary construction easement contains 1,142 sq. ft. (0.026 acres), more or less.

The purpose of the above described temporary construction easement is for road improvement purposes.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments (a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 56.20' S34 S35 S3 S2 T15S R66W 2012 PLS 24313" and a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 38.26' S34 S35 S3 S2 T15S R66W 2012 PLS 24313) to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

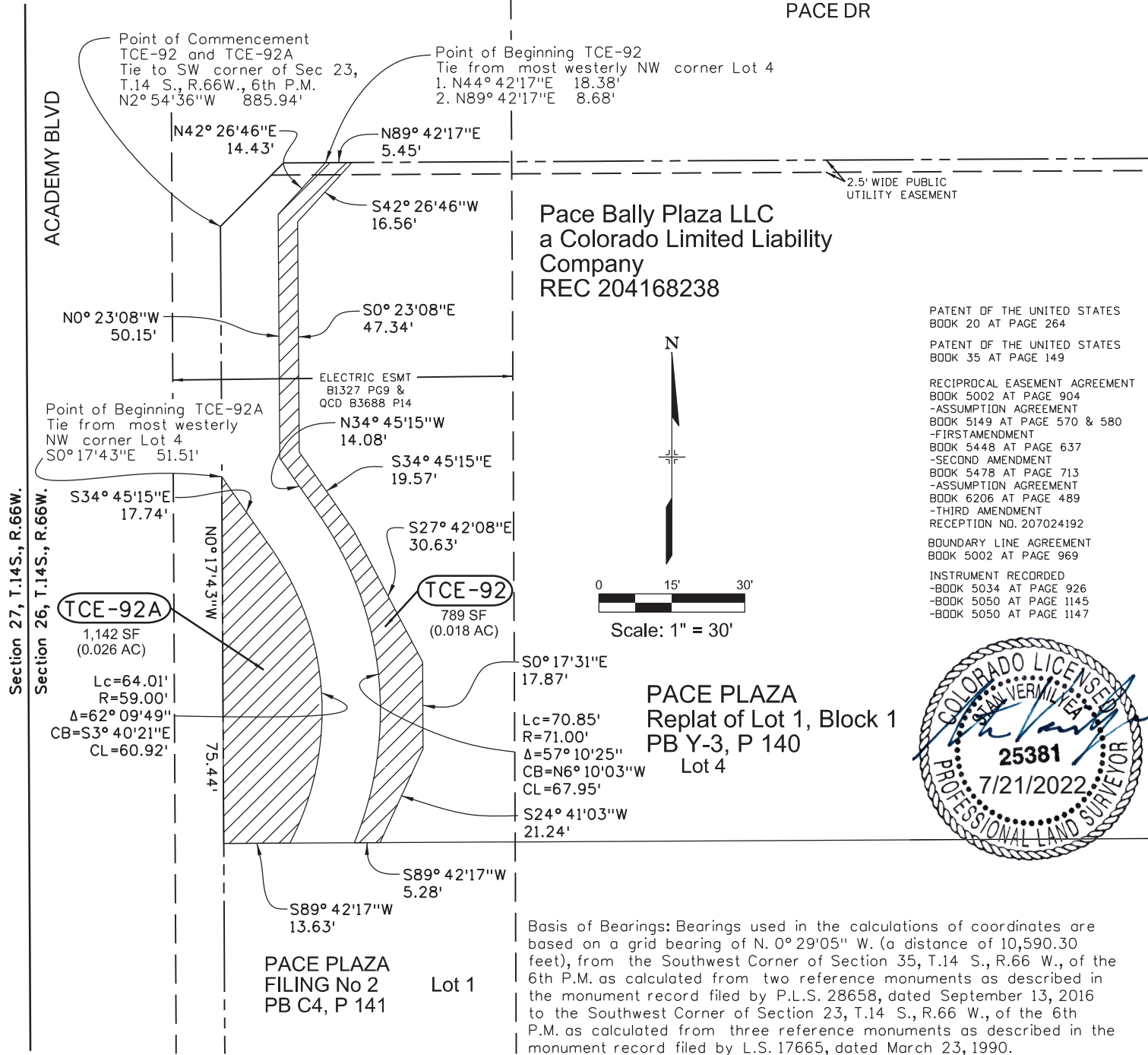
Prepared by:
Stan Vermilyea, P.L.S. 25381
For and on the behalf of AECOM
2315 Briargate Parkway, Suite 150
Colorado Springs, CO 80920



Exhibit B

NW 1/4 Section 26
T.14 S., R.66W., Sixth
Principal Meridian

PACE DR



Note: This exhibit does not represent a monumented land survey. It is intended only to depict the attached property description.

AECOM JN: 60603801
DRAWN BY: JKB DATE: 6/22/2022 SCALE: 1" = 30'

AECOM
2315 BRIARGATE PARKWAY, SUITE 150
COLORADO SPRINGS, CO 80920
(719) 531-0001
FAX (719) 531-0007
AECOM PN: 60603801

COLORADO SPRINGS

PPRTA
PIKES PEAK RURAL TRANSPORTATION AUTHORITY

Exhibit B - TCE-92 and TCE-92A
Pace Bally Plaza LLC

TITLE:
South Academy Boulevard Widening

REVISION: N/A DRAWING NO. 92-Exhibit_TCE-92.dgn SHEET NO. 4 of 4

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