

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

DATE: March 21, 2023

**TEMPORARY CONSTRUCTION EASEMENT: TCE-56**  
SITUATED IN THE NE ¼ OF SECTION 27, 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-56 being a part of that certain parcel of land as described in Book 6010, Page 1364 of the El Paso County Clerk and Recorder's Office Records, containing 1,415 sq. ft. (0.032 acres), more or less, in Lot 1, Hardee's Subdivision Filing No. 2, recorded in Plat Book E-5, Page 127, at Reception Number 2182635, El Paso County Clerk and Recorder's Office Records, in the Northeast Quarter of Section 27, 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°04'15" W., a distance of 1,948.74 feet to the northeast corner of said Lot 1, monumented with chiseled x in the sidewalk; Thence S. 89°43'08" W., along the north line of said Lot 1, a distance of 3.57 feet to the **TRUE POINT OF BEGINNING**;

1. Thence S. 0°23'08" E., a distance of 124.32 feet;
2. Thence S. 89°16'08" W., a distance of 14.64 feet;
3. Thence S. 59°38'51" W., a distance of 66.74 feet to the northerly line of a 4 foot sidewalk easement per said plat of Hardee's Subdivision Filing No. 2;
4. Thence S. 89°36'40" W., along said northerly easement line, a distance of 20.28 feet;
5. Thence N. 0°21'09" W., a distance of 3.35 feet;
6. Thence N. 89°38'51" E., a distance of 8.94 feet;
7. Thence N. 50°38'51" E., a distance of 22.15 feet;
8. Thence N. 90°00'00" E., a distance of 17.85 feet;
9. Thence N. 59°38'51" E., a distance of 38.40 feet;

10. Thence N. 89°16'08" E., a distance of 8.03 feet;
11. Thence N. 0°23'08" W., a distance of 120.82 feet;
12. Thence N. 16°29'19" E., a distance of 0.58 feet to said north lot line;
13. Thence N. 89°43'08" E., along said north lot line, a distance of 7.26 feet, more or less, to the **TRUE POINT OF BEGINNING.**

The above described temporary construction easement contains 1,415 sq. ft. (0.032 acres), more or less.

The purpose of the above 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 6<sup>th</sup> 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 6<sup>th</sup> 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

NE 1/4 Section 27

T.14 S., R.66W., Sixth Principal Meridian

Lot 2  
Hardee's  
Subdivision No.3

POINT OF BEGINNING TCE-56  
Tie from the Northeast corner of Lot 1  
S 89°43'08" W, 3.57'

Northeast corner of Lot 1  
Tie to SW corner of Sec 23  
T.14S., R.66W., of the 6th P.M.  
N 2°04'15" E, 1,948.74'

20' wide Access and  
Utility Easement  
Book 5260, Page 607

2.5' wide Sidewalk Easement  
per plot

15' wide Electrical Easement  
Book 5336, Page 1370

JH Foods Limited  
A Colorado limited  
partnership  
Book 6010, Page 1364

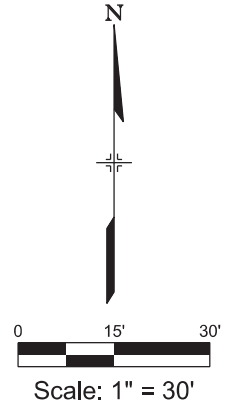
Lot 1  
Hardee's  
Subdivision No.2  
Rec.#2182635

Avigation Easement  
Book 5381, Page 793

Declaration of Use  
Restriction  
-Rec.#97091700  
-Rec.#97091701  
-Rec.#200040785

**TCE-56**  
1,415 SF  
(0.032 AC)  
25' wide Access and  
Utility Easement  
Book 5189, Page 92

N89° 16'08"E  
8.03'  
Traffic  
Control  
Easement  
per plot



ACADEMY BOULEVARD



4' wide  
Sidewalk  
Easement  
per plot

CHELTON ROAD  
Pikes Peak Park  
Subdivision No.21

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: 60675689

DRAWN BY: JKB

DATE: 3/21/2023

SCALE: 1" = 30'

**AECOM**

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



Exhibit B - TCE-56

JH Foods Limited

TITLE:

South Academy Boulevard Widening

REVISION:

N/A

DRAWING NO.

56-Exhibit\_TCE-56Rev.dgn

SHEET NO.

3 of 3

3/21/2023 3:04:54 PM \$FILE\$