

## EXHIBIT "A"

**PERMANENT EASEMENT PE-12  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17 & SE 1/4 SECTION 8,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

### DESCRIPTION

A permanent easement, PE-12, being a portion of Renaissance at Indigo South, Filing No. 2, Tract A, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 220714478, situated in the northeast 1/4 of Section 17 and the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

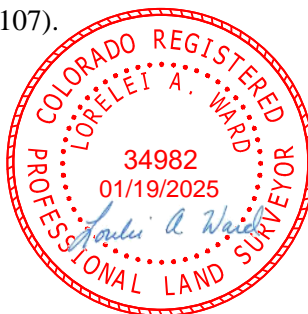
Beginning at a point on the southerly right-of-way line of Dublin Boulevard and the east property line of said Tract A, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 45°05'41" West, a distance of 1,837.76 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the east property line of Tract A South 01°10'02" East, a distance of 4.00 feet;
2. Thence on the arc of a curve to the left, a radius of 1,936.00 feet, a central angle of 04°34'29", a distance of 154.78 feet, (a chord bearing of South 83°28'59" West, and a chord length of 154.54 feet);
3. Thence South 81°11'45" West, a distance of 71.39 feet;
4. Thence North 86°00'36" West to a point on the southerly right-of-way line of Dublin Boulevard, a distance of 18.06 feet, more or less;
5. Thence along said right-of-way line North 81°11'45" East, a distance of 89.00 feet;
6. Thence continuing along said right-of-way line on the arc of a curve to the right, a radius of 1940.00 feet, a central angle of 04°34'51", a distance of 155.10 feet, (a chord bearing of North 83°29'10" East, and a chord length of 155.06 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 941 sq. ft. (0.022 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

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



**EXHIBIT "B"**

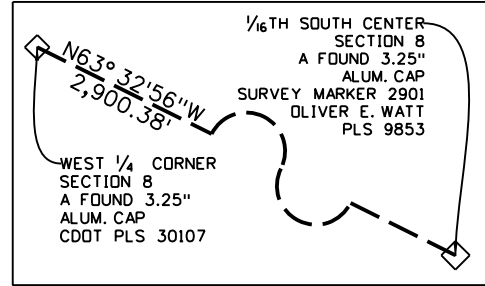
## LEGEND

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.**

## BASIS OF BEARINGS



SEC. 8  
T-13-S, R-65-W  
6TH P.M.

1/16TH SOUTH CENTER  
SECTION 8  
A FOUND 3.25"  
ALUM. CAP  
SURVEY MARKER 2901  
OLIVER E. WATT  
PLS 9853

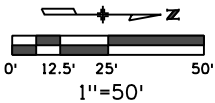
-RADIUS=1,940.00'  
ARC LENGTH=155.10'  
DELTA=04° 34'51"  
CHORD LENGTH=155.06'  
CHORD BEARING=N83° 29'10"E

LOT 24      RADIUS=1,936.00'  
 ARC LENGTH=154.78'  
 DELTA=04° 34'29"  
 CHORD LENGTH=154.54'  
 CHORD BEARING=S83° 28'59"W

PE-12 TRACT  
STETSON RIDGE METRO DISTRICT  
C/O CLIFTON LARSON ALLEN LLP  
RENAISSANCE AT INDIGO SOUTH  
FILING NO. 2  
REC. NO. 220714478

—P.O.B.  
PE-12

S01° 10' 02" E  
4.00'



TRACT A  
941 SQ FT  
0.022 ACRES

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## DUBLIN WIDENING PROJECT

PE-12

**EXHIBIT "B"**

STETSON RIDGE  
METROPOLITAN DISTRICT

Project No.:  
5430007

Project Code:  
2024040

Date:  
1-17-2025

Page 2 of 2

**EXHIBIT "A"**

**TEMPORARY EASEMENT TE-12  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17 & SE 1/4 SECTION 8,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

**DESCRIPTION**

A temporary easement, TE-12, being a portion of Renaissance at Indigo South, Filing No. 2, Tract A, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 220714478, situated in the northeast 1/4 of Section 17 and the southeast 1/4 of Section 8, Township 13 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 southerly right-of-way line of Dublin Boulevard and the west property line of said Tract A, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 17°19'09" West, a distance of 1,491.52 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said right-of-way line North 81°11'43" East, a distance of 622.94 feet;
2. Thence South 86°00'36" East, a distance of 18.06 feet;
3. Thence North 81°11'45" East, a distance of 71.39 feet;
4. Thence on the arc of a curve to the right, a radius of 1936.00 feet, a central angle of 04°34'29", a distance of 154.58 feet, (a chord bearing of North 83°28'59" East, and a chord length of 154.54 feet), more or less, to a point on the east property line of Tract A;
5. Thence along said property line South 01°18'51" East, a distance of 20.03 feet;
6. Thence on the arc of a curve to the left, a radius of 1916.00 feet, a central angle of 04°32'39", a distance of 151.96 feet, (a chord bearing of South 83°28'04" West, and a chord length of 151.92 feet);
7. Thence South 81°20'12" West, a distance of 695.00 feet;
8. Thence South 41°50'47" West to a point on the east property line of Tract A, a distance of 28.81 feet, more or less;
9. Thence along said property line North 01°18'51" West, a distance of 40.91 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 19,427 sq. ft. (0.446 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

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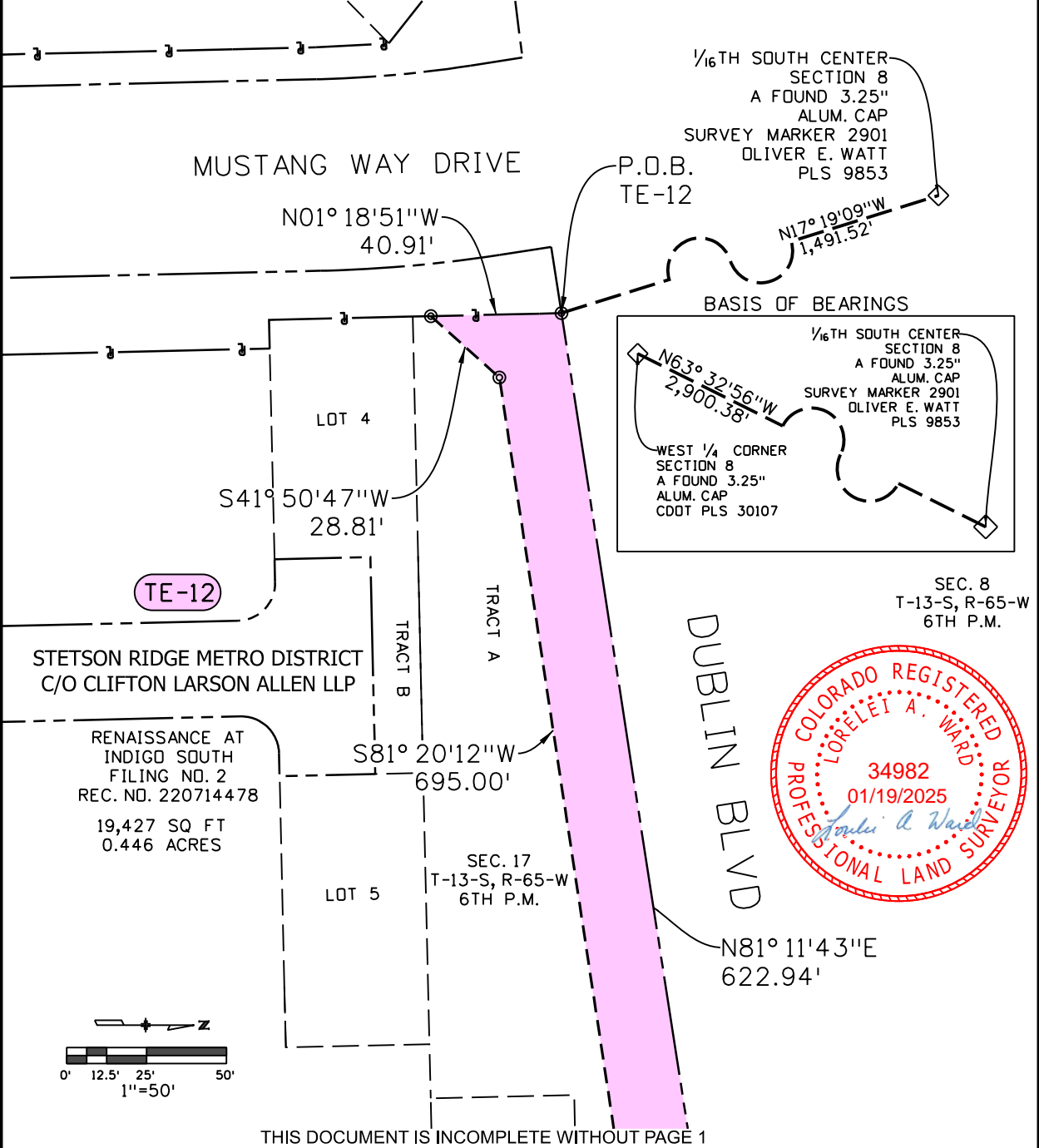
EXHIBIT "B"

LEGEND

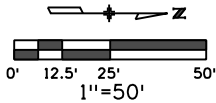
POB POINT OF BEGINNING  
⊙ CHANGE IN COURSE ONLY

NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS  
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TE-12  
EXHIBIT "B"  
STETSON RIDGE  
METROPOLITAN DISTRICT

Project No.:  
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Project Code:  
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1-17-2025

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EXHIBIT "B"

LEGEND

POB      POINT OF BEGINNING  
⊙      CHANGE IN COURSE ONLY

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SEC. 8  
T-13-S, R-65-W  
6TH P.M.

LOT 13

N81° 11' 43" E  
622.94'

TE-12

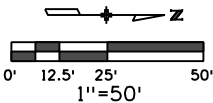
STETSON RIDGE METRO DISTRICT  
C/O CLIFTON LARSON ALLEN LLP

RENAISSANCE AT  
INDIGO SOUTH  
FILING NO. 2  
REC. NO. 220714478

19,427 SQ FT  
0.446 ACRES

LOT 14

SEC. 17  
T-13-S, R-65-W  
6TH P.M.



TRACT E

LOT 19

DUBLIN BLVD



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TE-12  
EXHIBIT "B"  
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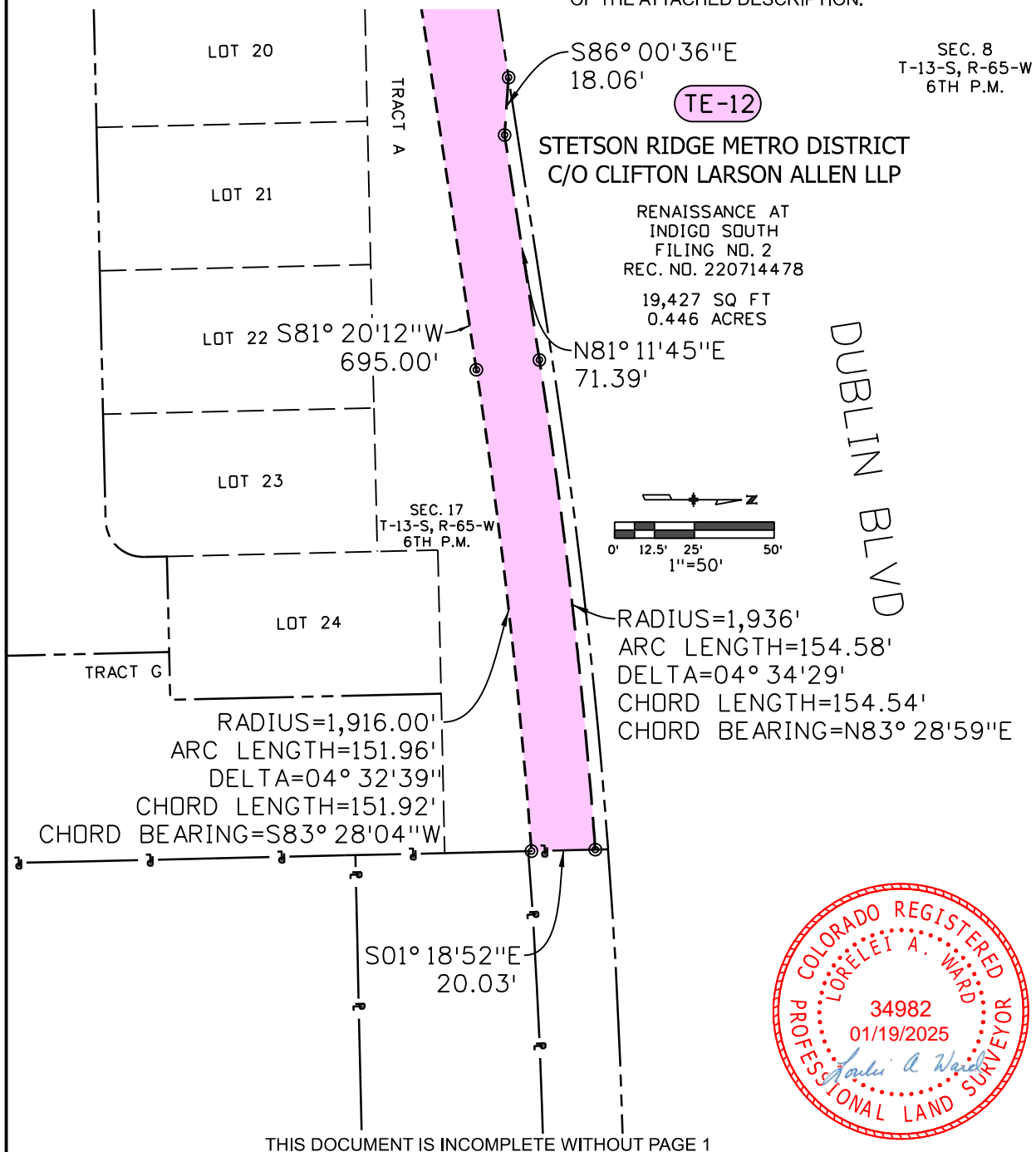
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CHANGE IN COURSE ONLY

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