

EXHIBIT "A"

**PROJECT CODE: 18525
PROJECT NUMBER. AQC M240-134
PARCEL NUMBER: RW-1
DATE: MARCH 5, 2014**

LEGAL DESCRIPTION

A TRACT OR PARCEL NO. RW-1 OF THE CITY OF COLORADO SPRINGS, STATE OF COLORADO, PROJECT NO. AQC M240-134, LOCATED IN AN UNPLATTED PARCEL OF LAND MARKED RESERVED LYING BETWEEN CASCADE AVE. AND TEJON STREET, RECORDED IN BOOK 5661 AT PAGE 0609 OF THE RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID UNPLATTED PARCEL OF LAND MARKED RESERVED LYING BETWEEN CASCADE AVE. AND TEJON STREET;

- 1) THENCE N03°06'43"E ALONG THE WESTERLY LINE OF SAID UNPLATTED PARCEL OF LAND, A DISTANCE OF 34.57 FEET;
- 2) THENCE ALONG THE ARC OF A 28.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 63°49'22", AN ARC LENGTH OF 31.75 FEET (THE LONG CHORD OF WHICH BEARS S83°32'16"E, A LONG CHORD DISTANCE OF 30.13 FEET) TO A POINT ON THE EASTERLY LINE OF SAID UNPLATTED PARCEL OF LAND;
- 3) THENCE ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A 533.20 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°33'02", AN ARC LENGTH OF 42.35 FEET (THE LONG CHORD OF WHICH BEARS S29°29'15"W, A LONG CHORD DISTANCE OF 42.34 FEET) TO THE SOUTHEAST CORNER OF SAID UNPLATTED PARCEL OF LAND;
- 4) THENCE N62°26'51"W ALONG THE SOUTHERLY LINE OF SAID UNPLATTED PARCEL OF LAND, A DISTANCE OF 12.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 706 SQUARE FEET OR 0.016 ACRES, MORE OR LESS.

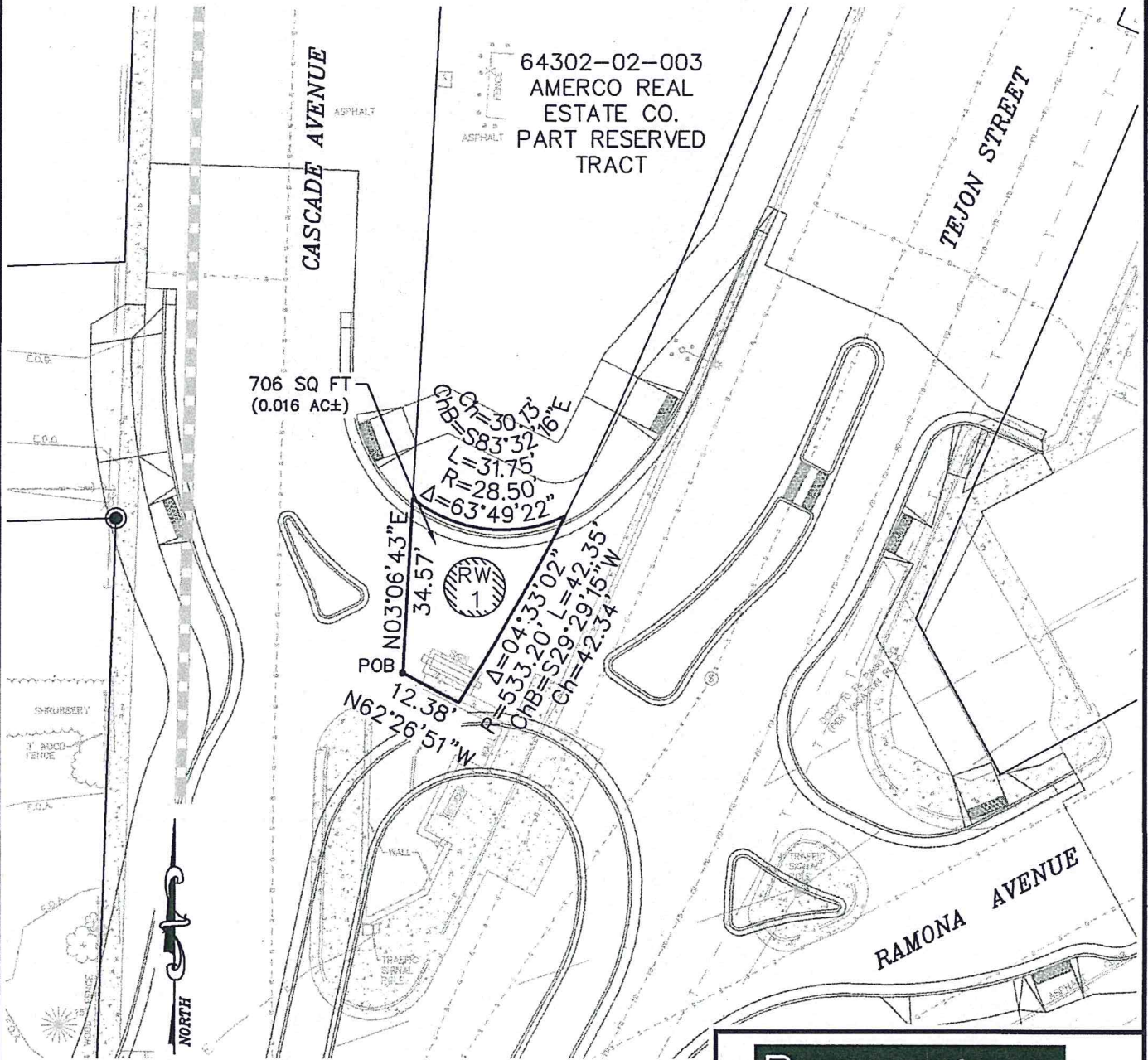
BASIS OF BEARINGS: ALL BEARINGS USED HEREIN ARE BASED ON THE LINE BETWEEN "FIMS" CONTROL POINTS "SG_1" (Pt. 5003) AND "CB_3" (Pt. 5011). THE BEARING OF THIS LINE WAS DETERMINED TO BE N85°53'38"W BY USING THE PUBLISHED COORDINATES FROM THE CITY OF COLORADO SPRINGS UTILITIES "FIMS" SYSTEM.

THE FOREGOING DESCRIPTION HAS BEEN PREPARED BY OR UNDER MY DIRECT SUPERVISION.

FOR AND ON BEHALF OF
RAMPART SURVEYS, INC.
KEVIN F. LLOYD, COLORADO P.L.S. NO. 26965
PO BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

EXHIBIT "A"
R.O.W. TO CITY FOR CURB/GUTTER & ASPHALT STREET
CITY OF COLORADO SPRINGS
TEJON STREET ROUNDABOUT

A TRACT OR PARCEL NO. RW-1 OF THE CITY OF COLORADO SPRINGS, STATE OF COLORADO, PROJECT NO. AQC M240-134, LOCATED IN AN UNPLATTED PARCEL OF LAND MARKED RESERVED LYING BETWEEN CASCADE AVE. AND TEJON STREET, RECORDED IN BOOK 5661 AT PAGE 0609 OF THE RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
 SHEET 1 OF 1



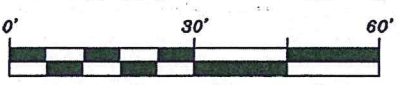
64302-02-003
 AMERCO REAL
 ESTATE CO.
 PART RESERVED
 TRACT

706 SQ FT
 (0.016 AC±)

CH=30.13'
 L=31.75'
 R=28.50'
 Δ=63°49'22"

Δ=04°33'02"
 P=533.20'
 Ch=529.29'15".35'
 Ch=42.34'

POB
 N03°06'43"E
 34.57'
 N62°26'51"W
 12.38'



SCALE: 1" = 30'
 JOB NO.: 12105
 MARCH 6, 2014

THIS SURVEY DOES NOT REPRESENT
 A MONUMENTED SURVEY.

RAMPART
SURVEYS

P.O. Box 5101
 Woodland Park, CO. 80866
 (719) 687-0920

R:\DWG\121055\TP\Chris Johnson 3-11-14\12105EXH SITE-1.dwg, EXHIBIT A (RW-1), 3/11/2014 12:45:57 PM, RAMPART SURVEYS

EXHIBIT "A"

PROJECT CODE: 18525
PROJECT NUMBER. AQC M240-134
PARCEL NUMBER: PE-1
DATE: MARCH 5, 2014

LEGAL DESCRIPTION

A TRACT OR PARCEL NO. PE-1 OF THE CITY OF COLORADO SPRINGS, STATE OF COLORADO, PROJECT NO. AQC M240-134, LOCATED IN AN UNPLATTED PARCEL OF LAND MARKED RESERVED LYING BETWEEN CASCADE AVE. AND TEJON STREET, RECORDED IN BOOK 5661 AT PAGE 0609 OF THE RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID UNPLATTED PARCEL OF LAND MARKED RESERVED LYING BETWEEN CASCADE AVE. AND TEJON STREET;
THENCE N03°06'43"E ALONG THE WESTERLY LINE OF SAID UNPLATTED PARCEL OF LAND, A DISTANCE OF 34.57 FEET TO THE POINT OF BEGINNING;

- 1) THENCE N03°06'43"E CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 25.14 FEET;
- 2) THENCE S63°07'16"E, A DISTANCE OF 30.35 FEET;
- 3) THENCE N26°52'44"E, A DISTANCE OF 19.17 FEET;
- 4) THENCE N40°39'25"E, A DISTANCE OF 15.88 FEET;
- 5) THENCE N23°23'45"E, A DISTANCE OF 25.28 FEET;
- 6) THENCE S66°42'47"E, A DISTANCE OF 2.48 FEET TO A POINT ON THE EASTERLY LINE OF SAID UNPLATTED PARCEL OF LAND;
- 7) THENCE S23°17'13"W ALONG SAID EASTERLY LINE, A DISTANCE OF 36.05 FEET TO A POINT OF CURVE;
- 8) THENCE CONTINUING ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A 533.20 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°55'30", AN ARC LENGTH OF 36.53 FEET (THE LONG CHORD OF WHICH BEARS S25°14'58"W, A LONG CHORD DISTANCE OF 36.52 FEET);
- 9) THENCE ALONG THE ARC OF A 28.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 63°49'22", AN ARC LENGTH OF 31.75 FEET (THE LONG CHORD OF WHICH BEARS N83°32'16"W, A LONG CHORD DISTANCE OF 30.13 FEET) TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 992 SQUARE FEET OR 0.023 ACRES, MORE OR LESS.

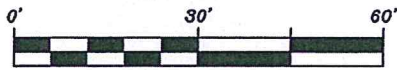
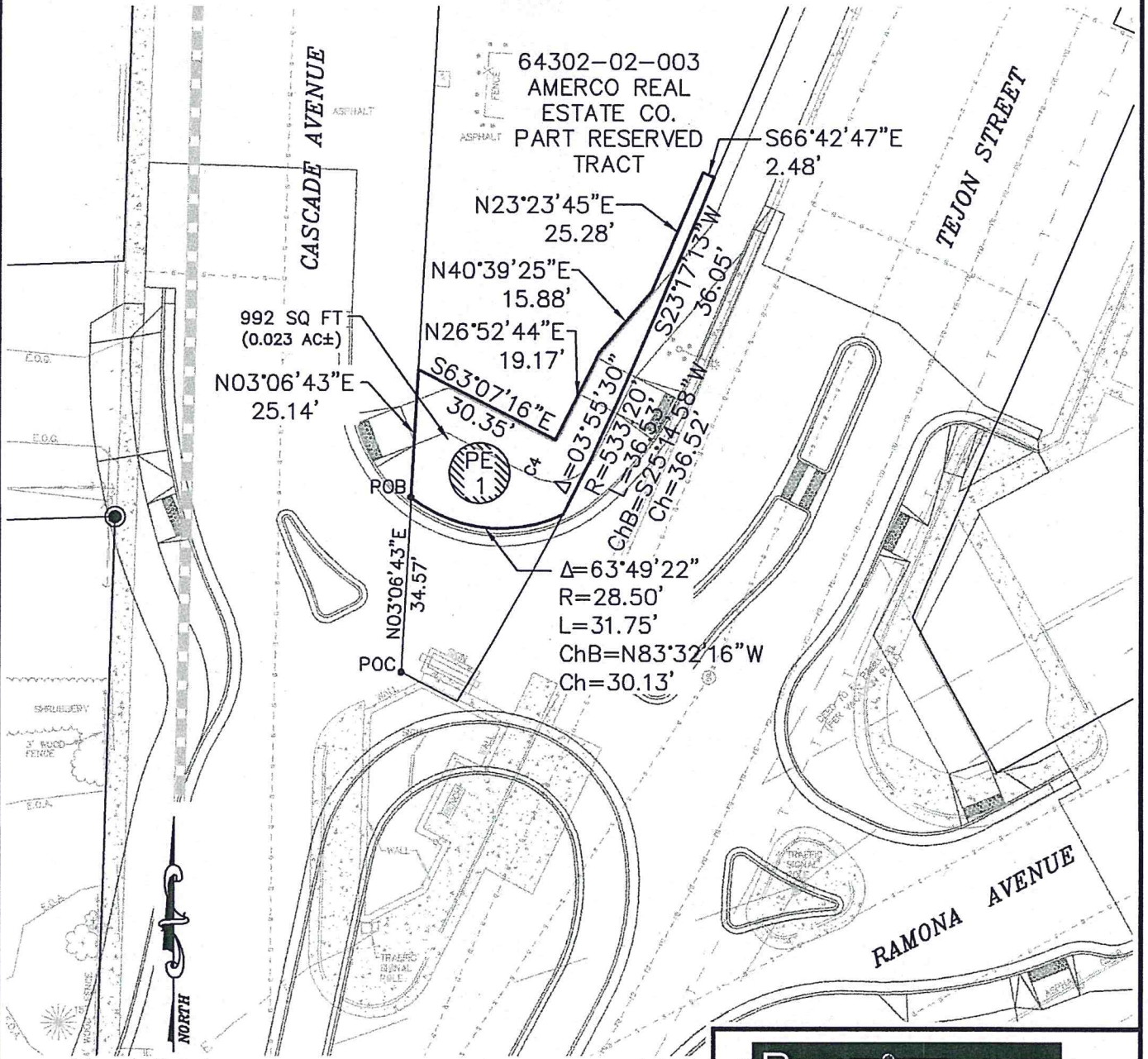
BASIS OF BEARINGS: ALL BEARINGS USED HEREIN ARE BASED ON THE LINE BETWEEN "FIMS" CONTROL POINTS "SG_1" (Pt. 5003) AND "CB_3" (Pt. 5011). THE BEARING OF THIS LINE WAS DETERMINED TO BE N85°53'38"W BY USING THE PUBLISHED COORDINATES FROM THE CITY OF COLORADO SPRINGS UTILITIES "FIMS" SYSTEM.

THE FOREGOING DESCRIPTION HAS BEEN PREPARED BY OR UNDER MY DIRECT SUPERVISION.

FOR AND ON BEHALF OF
RAMPART SURVEYS, INC.
KEVIN F. LLOYD, COLORADO P.L.S. NO. 26965
PO BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

EXHIBIT "A"
PERMANENT PUBLIC IMPROVEMENTS EASEMENT
CITY OF COLORADO SPRINGS
TEJON STREET ROUNDABOUT

A TRACT OR PARCEL NO. PE-1 OF THE CITY OF COLORADO SPRINGS, STATE OF COLORADO, PROJECT NO. AQC M240-134, LOCATED IN AN UNPLATTED PARCEL OF LAND MARKED RESERVED LYING BETWEEN CASCADE AVE. AND TEJON STREET, RECORDED IN BOOK 5661 AT PAGE 0609 OF THE RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
 SHEET 1 OF 1



SCALE: 1" = 30'
 JOB NO.: 12105
 MARCH 6, 2014

THIS SURVEY DOES NOT REPRESENT
 A MONUMENTED SURVEY.

RAMPART
SURVEYS

P.O. Box 5101
 Woodland Park, CO. 80866
 (719) 687-0920

R:\DWG\12105STP\Chris Johnson 3-11-14\12105EXH SITE-1.dwg, EXHIBIT A (PE-1), 3/11/2014 12:44:37 PM, RAMPART SURVEYS

EXHIBIT "A"

**PROJECT CODE: 18525
PROJECT NUMBER. AQC M240-134
PARCEL NUMBER: PE-1a
DATE: MARCH 5, 2014**

LEGAL DESCRIPTION

A TRACT OR PARCEL NO. PE-1a OF THE CITY OF COLORADO SPRINGS, STATE OF COLORADO, PROJECT NO. AQC M240-134, LOCATED IN AN UNPLATTED PARCEL OF LAND MARKED RESERVED LYING BETWEEN CASCADE AVE. AND TEJON STREET, RECORDED IN BOOK 5661 AT PAGE 0609 OF THE RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID UNPLATTED PARCEL OF LAND MARKED RESERVED LYING BETWEEN CASCADE AVE. AND TEJON STREET;
THENCE N03°06'43"E ALONG THE WESTERLY LINE OF SAID UNPLATTED PARCEL OF LAND, A DISTANCE OF 59.71 FEET TO THE POINT OF BEGINNING;

- 1) THENCE N03°06'43"E CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 5.46 FEET;
- 2) THENCE N73°12'29"E, A DISTANCE OF 49.83 FEET;
- 3) THENCE S23°23'45"W, A DISTANCE OF 4.82 FEET;
- 4) THENCE S40°39'25"W, A DISTANCE OF 15.88 FEET;
- 5) THENCE S26°52'44"W, A DISTANCE OF 19.17 FEET;
- 6) THENCE N63°07'16"W, A DISTANCE OF 30.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 704 SQUARE FEET OR 0.016 ACRES, MORE OR LESS.

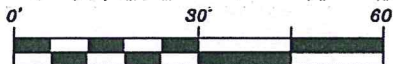
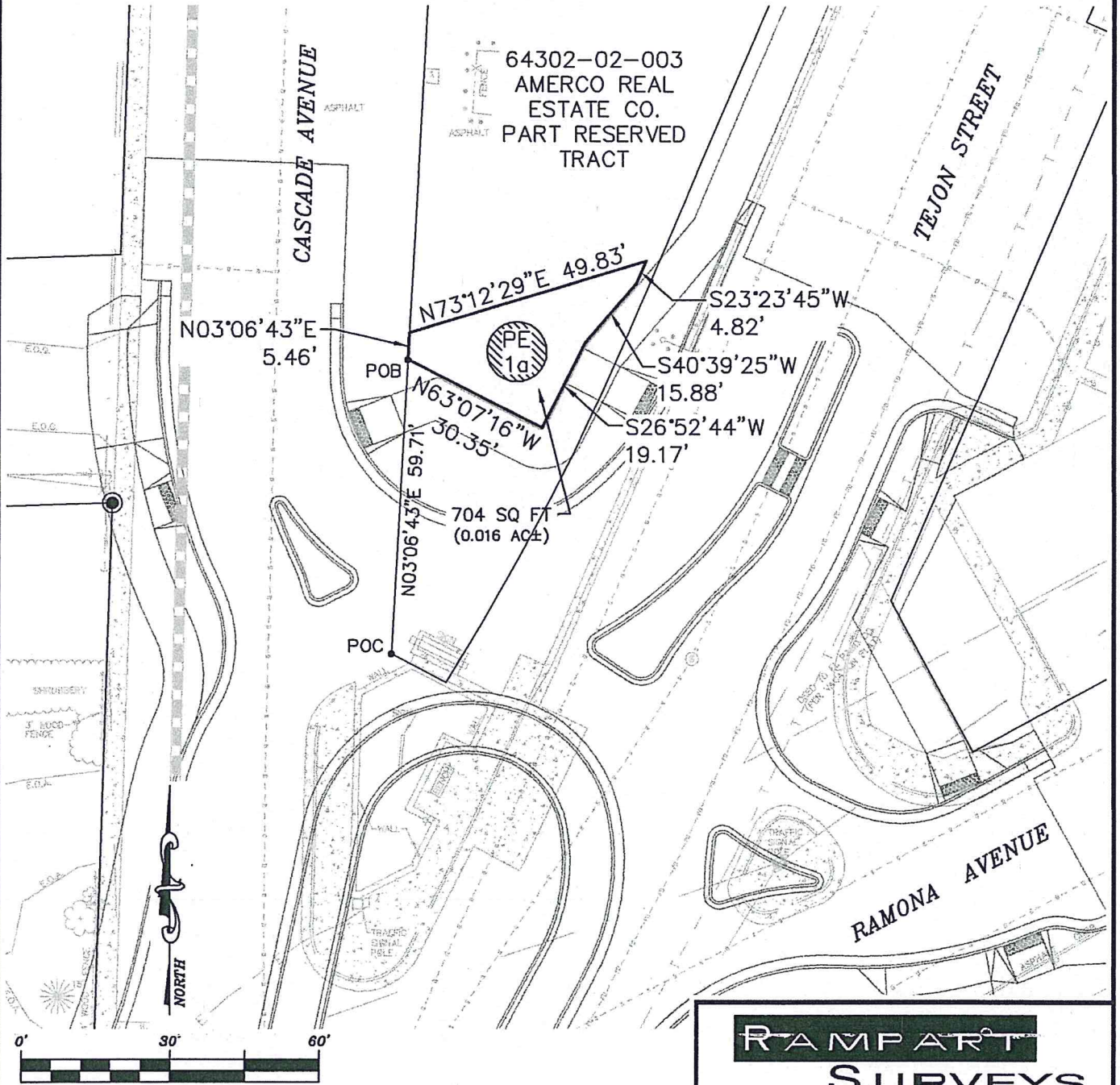
BASIS OF BEARINGS: ALL BEARINGS USED HEREIN ARE BASED ON THE LINE BETWEEN "FIMS" CONTROL POINTS "SG_1" (Pt. 5003) AND "CB_3" (Pt. 5011). THE BEARING OF THIS LINE WAS DETERMINED TO BE N85°53'38"W BY USING THE PUBLISHED COORDINATES FROM THE CITY OF COLORADO SPRINGS UTILITIES "FIMS" SYSTEM.

THE FOREGOING DESCRIPTION HAS BEEN PREPARED BY OR UNDER MY DIRECT SUPERVISION.

FOR AND ON BEHALF OF
RAMPART SURVEYS, INC.
KEVIN F. LLOYD, COLORADO P.L.S. NO. 26965
PO BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

EXHIBIT "A"
PERMANENT SIGHT DISTANCE EASEMENT
 CITY OF COLORADO SPRINGS
 TEJON STREET ROUNDABOUT

A TRACT OR PARCEL NO. PE-1a OF THE CITY OF COLORADO SPRINGS, STATE OF COLORADO, PROJECT NO. AQC M240-134, LOCATED IN AN UNPLATTED PARCEL OF LAND MARKED RESERVED LYING BETWEEN CASCADE AVE. AND TEJON STREET, RECORDED IN BOOK 5661 AT PAGE 0609 OF THE RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
 SHEET 1 OF 1



SCALE: 1" = 30'
 JOB NO.: 12105
 MARCH 6, 2014

THIS SURVEY DOES NOT REPRESENT
 A MONUMENTED SURVEY.

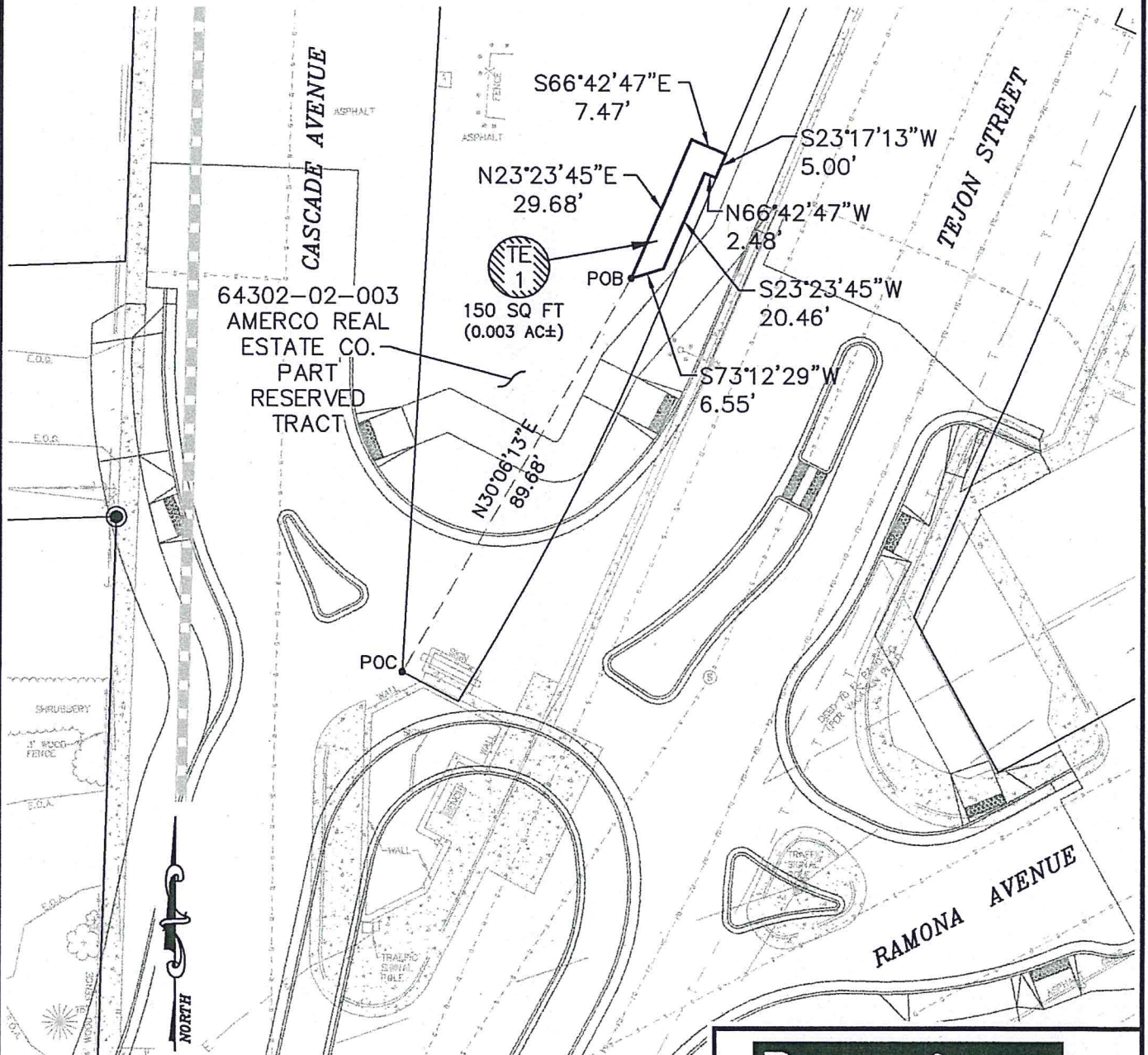
RAMPART
SURVEYS

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R:\DWG\1212105STP\Chris Johnson 3-11-14\12105EXH SITE-1.dwg, EXHIBIT A (PE-1a), 3/11/2014 12:45:31 PM, RAMPART SURVEYS

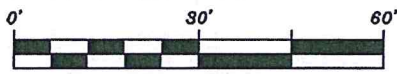
EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
 CITY OF COLORADO SPRINGS
 TEJON STREET ROUNDABOUT

A TRACT OR PARCEL NO. TE-1 OF THE CITY OF COLORADO SPRINGS, STATE OF COLORADO, PROJECT NO. AQC M240-134. LOCATED IN AN UNPLATTED PARCEL OF LAND MARKED RESERVED LYING BETWEEN CASCADE AVE. AND TEJON STREET, RECORDED IN BOOK 5661 AT PAGE 0609 OF THE RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
 SHEET 1 OF 1



64302-02-003
 AMERCO REAL
 ESTATE CO.
 PART
 RESERVED
 TRACT

TE
 1
 150 SQ FT
 (0.003 AC±)



SCALE: 1" = 30'
 JOB NO.: 12105
 MARCH 6, 2014

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 A MONUMENTED SURVEY.

RAMPART
SURVEYS

P.O. Box 5101
 Woodland Park, CO. 80866
 (719) 687-0920

R:\DWG\12105STF\dwg\12105EXH SITE-1.dwg, 3/12/2014 1:17:20 PM, RAMPART SURVEYS