

**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.

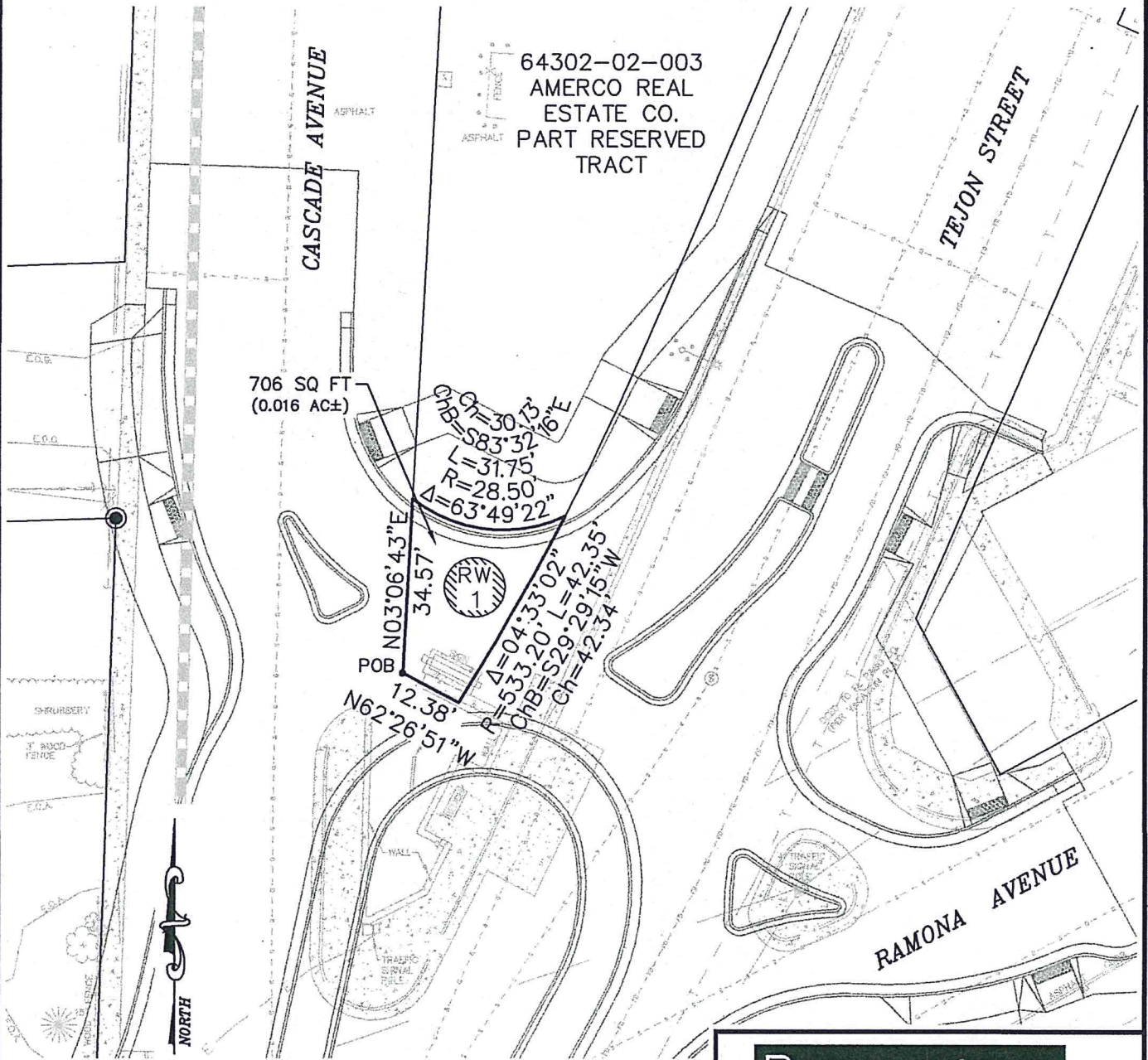
BASIS OF BEARINGS: ALL BEARINGS USED HEREIN ARE BASED ON THE LINE BETWEEN "FIMS" CONTROL POINTS "SG\_1" (Pt. 5003) AND "CB\_3" (Pt. 5011). THE BEARING OF THIS LINE WAS DETERMINED TO BE N85°53'38"W BY USING THE PUBLISHED COORDINATES FROM THE CITY OF COLORADO SPRINGS UTILITIES "FIMS" SYSTEM.

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



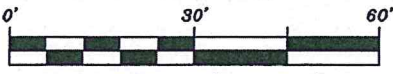
64302-02-003  
 AMERCO REAL  
 ESTATE CO.  
 PART RESERVED  
 TRACT

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'

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

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