

RESOLUTION NO. 206 - 23

A RESOLUTION AUTHORIZING THE ACQUISITION OF PERMANENT EASEMENTS TOTALING 7,786 SQUARE FEET AND TEMPORARY CONSTRUCTION EASEMENTS TOTALING 10,445 SQUARE FEET FROM CAPITAL CORONA II, LP AND MTCOR, LLC, USING PPRTA FUNDS FOR THE ACADEMY BOULEVARD – FOUNTAIN TO JET WING DRIVE PROJECT

WHEREAS, in connection with the Academy Boulevard – Fountain to Jet Wing Drive Project, the City of Colorado Springs Engineering Division of the Public Works Department has identified the need to acquire permanent and temporary construction easements from Capital Corona I, LP and MTCOR, LLC (the “Property Owners”); and

WHEREAS, the acquisition of the permanent and temporary easements will allow the City to construct retaining walls and sidewalks; and

WHEREAS, the City has been negotiating with the Property Owners for the acquisition of permanent easements totaling 7,786 square feet as described and depicted on Exhibit A, and temporary easements totaling 10,445 square feet described and depicted on Exhibit B (the “Easements”); and

WHEREAS, the Property Owners have agreed to sell the Easement to the City; and

WHEREAS, the purchase price of \$104,800.00 was negotiated based upon the City’s Appraisal; and

WHEREAS, The Pikes Peak Rural Transportation Authority Board is scheduled to consider the acquisition at its December 13, 2023 meeting.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:**

Section 1. City Council finds the acquisition of the Easements to be in the best interest of the citizens of Colorado Springs.

Section 2. Pursuant to the City of Colorado Springs Procedural Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021 (“Real Estate Manual”), City Council hereby authorizes the acquisition of the Easement for the amount of \$104,800.00 based on the appraisal plus the direct costs of the real estate transaction.

Section 3. The City of Colorado Springs Real Estate Services Manager and the Public Works Director are authorized to enter into a Memorandum of Agreement with the Property Owners and to execute all documents necessary to complete the conveyance.

Section 4. This Resolution is contingent on funding of the Purchase by the Pikes Peak Rural Transportation Authority ("PPRTA").

Section 5. This Resolution shall be in full force and effect immediately upon its adoption.

Dated at Colorado Springs, Colorado this 12<sup>th</sup> day of December 2023.

  
Randy Helms, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk



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

DATE: July 21, 2022

**PUBLIC IMPROVEMENT EASEMENT: PIE-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 Public Improvement Easement No. PIE-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 396 sq. ft. (0.009 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 public improvement 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, said point also being the **TRUE POINT OF BEGINNING**;

1. 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;
2. Thence S. 27°09'22" E., a distance of 27.32 feet;
3. Thence S. 60°17'36" E., a distance of 15.23 feet;
4. Thence N. 89°19'53" E., a distance of 27.44 feet;
5. Thence S. 0°50'01" E., a distance of 1.73 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 52.98 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 396 sq. ft. (0.009 acres), more or less.

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

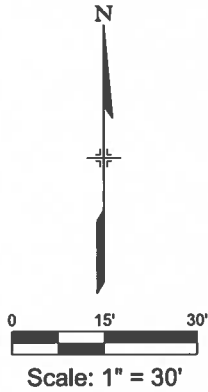
Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6<sup>th</sup> P.M. as calculated from two reference monuments (a 3-1/4" aluminum cap stamped "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

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



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

PACE PLAZA  
FILING NO. 2

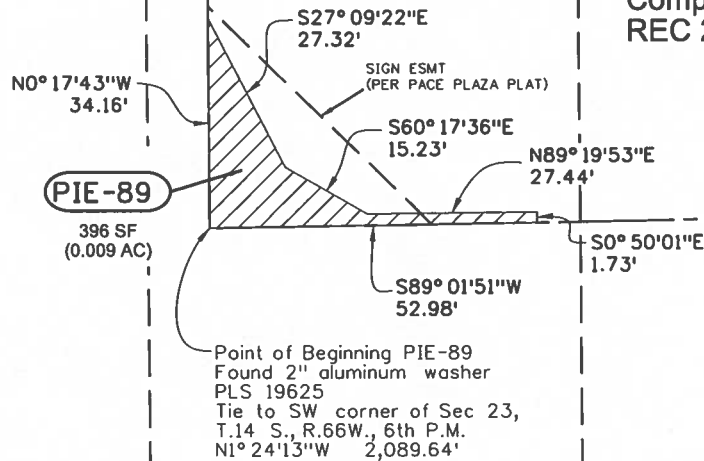
LOT 1

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 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

ELECTRIC EASEMENT  
B1327 PG9 &  
OCD 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



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



## Exhibit B - PIE-89

### Pace Bally Plaza LLC

TITLE:

South Academy Boulevard Widening

REVISION:

N/A

DRAWING NO.

89-Exhibit\_PIE-89.dgn

SHEET NO.

3 of 3

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

DATE: July 21, 2022

**PUBLIC IMPROVEMENT EASEMENT: PIE-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 Public Improvement Easement No. PIE-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 423 sq. ft. (0.010 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 public improvement 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, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence N. 89°42'33" E., along the south line of said Lot 2, a distance of 3.08 feet;
2. Thence S. 0°23'08" E., a distance of 59.70 feet;
3. Thence S. 89°09'51" W., a distance of 2.00 feet;
4. Thence S. 0°23'08" E., a distance of 165.96 feet;
5. Thence S. 2°45'46" W., a distance of 26.95 feet to a point on the west line of said Lot 1, said point also being on the east right of way line of Academy Boulevard;
6. Thence N. 0°17'43" W., along said west lot line, a distance of 252.59 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 423 sq. ft. (0.010 acres), more or less.

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

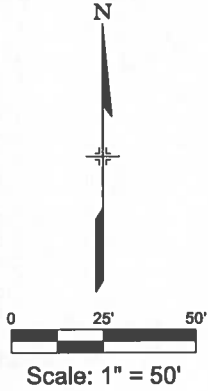
Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0 °29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6<sup>th</sup> P.M. as calculated from two reference monuments (a 3-1/4" aluminum cap stamped "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

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



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

ACADEMY BLVD

Point of Beginning PIE-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'

LOT 2

N89° 42'33"E  
3.08'

S0° 23'08"E  
59.70'

S89° 09'51"W  
2.00'

**PIE-90**

423 SF  
(0.010 AC)

N0° 17'43"W  
196.961  
252.59'

S0° 23'08"E  
3180.222

S2° 45'46"W  
26.95'

Pace Bally Plaza LLC  
a Colorado Limited  
Liability Company  
REC 204168238

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

16.5' WIDE  
AT&T CABLE  
BOOK 2075, PG 30

ELECTRIC EASEMENT  
B1327 PG 9 &  
QCD B3688 P14

- 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

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  
PB A4, P 46

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'

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

<b>Exhibit B - PIE-90</b>		
<b>Pace Bally Plaza LLC</b>		
TITLE: <b>South Academy Boulevard Widening</b>		
REVISION: N/A	DRAWING NO. 90-Exhibit_PIE-90.dgn	SHEET NO. 3 of 3

7/20/2022 3:10:40 PM \$FILES



**EXHIBIT "A"**

**CITY OF COLORADO SPRINGS**

**PROJECT: SOUTH ACADEMY BOULEVARD WIDENING**

**DATE: July 21, 2022**

**PUBLIC IMPROVEMENT EASEMENT: PIE-90A and PIE-90B**

**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 Public Improvement Easement No. PIE-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 1,139 sq. ft. (0.026 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 public improvement 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, said point being the **TRUE POINT OF BEGINNING**;

1. Thence N. 0°17'43" W., along said west line and the east right of way line of Academy Boulevard, a distance of 87.73 feet;
2. Thence 6.26 feet along the arc of a curve to the left, said curve having a radius of 30.00 feet, a central angle of 11°57'03" and a chord which bears S. 53°55'52" E., a distance of 6.25 feet;
3. Thence 14.01 feet along the arc of a curve to the left, said curve having a radius of 70.00 feet, a central angle of 11°28'15" and a chord which bears S. 65°38'31" E., a distance of 13.99 feet;
4. Thence S. 19°26'28" W., a distance of 9.51 feet;
5. Thence S. 0°27'14" W., a distance of 42.02 feet;
6. Thence S. 35°05'02" E., a distance of 9.50 feet;
7. Thence 25.26 feet along the arc of a curve to the left, said curve having a radius of 40.00 feet, a central angle of 36°10'57" and a chord which bears S. 38°15'26" W., a distance of 24.84 feet to a point on the north line of said Lot 2;

8. Thence S.  $89^{\circ}42'33''$  W., along said north lot line, a distance of 3.92 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 1,139 sq. ft. (0.026 acres), more or less.

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

**ALSO**

A Public Improvement Easement No. PIE-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 3,728 sq. ft. (0.086 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 public improvement 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 225.22 feet to the **TRUE POINT OF BEGINNING**;

1. Thence N.  $0^{\circ}17'43''$  W., continuing along said west lot line, a distance of 255.23 feet;
2. Thence N.  $34^{\circ}58'07''$  E., a distance of 16.57 feet;
3. Thence 7.78 feet along the arc of a curve to the left, said curve having a radius of 59.00 feet, a central angle of  $7^{\circ}33'34''$ , and a chord which bears N.  $31^{\circ}11'20''$  E., a distance of 7.78 feet to the north line of said Lot 1;
4. Thence N.  $89^{\circ}42'17''$  E., along said north lot line, a distance of 13.26 feet;
5. Thence 15.55 feet along the arc of a curve to the right, said curve having a radius of 71.00 feet, a central angle of  $12^{\circ}32'57''$  and a chord which bears S.  $28^{\circ}41'39''$  W., a distance of 15.52 feet;
6. Thence S.  $34^{\circ}58'07''$  W., a distance of 10.55 feet;
7. Thence S.  $0^{\circ}23'08''$  E., a distance of 253.20 feet;
8. Thence S.  $89^{\circ}42'29''$  W., a distance of 13.67 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 3,728 sq. ft. (0.086 acres), more or less.

The purpose of the above described public improvement 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 "A"**  
**CITY OF COLORADO SPRINGS**  
**PROJECT: SOUTH ACADEMY BOULEVARD WIDENING**

DATE: July 21, 2022

**PUBLIC IMPROVEMENT EASEMENT: PIE-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 Public Improvement Easement No. PIE-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 386 sq. ft. (0.009 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 public improvement 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, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence N. 89°42'33" E., along the north line of said Lot 2, a distance of 3.92 feet;
2. Thence 3.36 feet along the arc of a curve to the left, said curve having a radius of 40.00 feet, a central angle of 4°48'40" and a chord which bears S. 17°45'38" W., a distance of 3.36 feet;
3. Thence S. 0°23'08" E., a distance of 125.85 feet to a point on the south line of said Lot 2;
4. Thence S. 89°42'33" W., along said south lot line, a distance of 3.08 feet to the southwest corner of said Lot 2;
5. 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 129.04 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 386 sq. ft. (0.009 acres), more or less.

The purpose of the above described public improvement 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

EXHIBIT A Page 13 of 16

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



Scale: 1" = 30'

Lot 1

Point of Beginning PIE-91  
Found #3 rebar with no cap  
Tie to SW corner of Sec 23,  
T.14 S., R.66W., 6th P.M.  
N1° 49'33"W 1,513.12'

N89° 42'33"E  
3.92'

Lc=3.36'  
R=40.00'  
Δ=4° 48'40"  
CB=517° 45'38"W  
CL=3.36'

ELECTRIC ESMT  
B1327 PG9 &  
QCD B3688 P14

**Pace Bally Plaza LLC**  
a Colorado Limited Liability  
Company  
REC 204168238

- PATENT OF THE UNITED STATES  
BOOK 20 AT PAGE 264
- PATENT OF THE UNITED STATES  
BOOK 35 AT PAGE 149
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BOOK 5448 AT PAGE 637
- SECOND AMENDMENT  
BOOK 5478 AT PAGE 713
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BOOK 6206 AT PAGE 489
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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



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

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.

Lot 1

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

ACADEMY BLVD

N0° 17'43"W 129.04'  
S0° 23'08"E 125.85'

**PIE-91**  
386 SF  
(0.009 AC)

S89° 42'33"W  
3.08'

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 - PIE-91 Pace Bally Plaza LLC

TITLE:  
**South Academy Boulevard Widening**

REVISION: N/A    DRAWING NO. 91-Exhibit\_PIE-91.dgn    SHEET NO. 3 of 3

7/20/2022 3:35:46 PM \$FILES

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

DATE: July 21, 2022

**PUBLIC IMPROVEMENT EASEMENT: PIE-92**

**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 Public Improvement Easement No. PIE-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 1,714 sq. ft. (0.039 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 public improvement 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, said point also being the **TRUE POINT OF BEGINNING**;

1. 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;
2. 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;
3. Thence S. 42°26'46" W., a distance of 14.43 feet;
4. Thence S. 0°23'08" E., a distance of 50.15 feet;
5. Thence S. 34°45'15" E., a distance of 14.08 feet;
6. Thence 70.85 feet along the arc of a curve to the right, said curve having a radius of 71.00 feet, a central angle of 57°10'25" and a chord which bears S. 6°10'03" E., a distance of 67.95 feet to a point on the south line of Lot 4;
7. Thence S. 89°42'17" W., along said south line, a distance of 13.26 feet;
8. Thence 64.01 feet along the arc of a curve to the left, said curve having a radius of 59.00 feet, a central angle of 62°09'49" and a chord which bears N. 3°40'21" W., a distance of 60.92 feet;



9. Thence N. 34°45'15" W., a distance of 17.74 feet to a point on said west line of Lot 4;

10. Thence N. 0°17'43" W., along said west lot line, a distance of 51.51 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 1,714 sq. ft. (0.039 acres), more or less.

The purpose of the above described public improvement 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

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

PACE DR

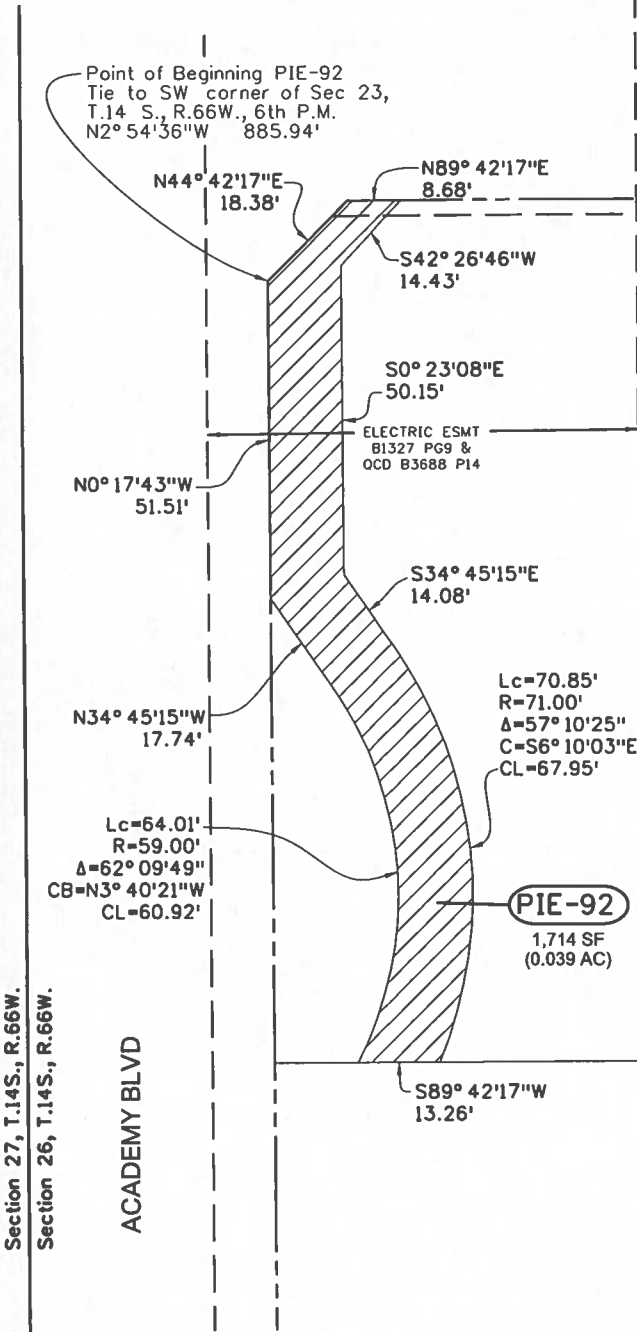
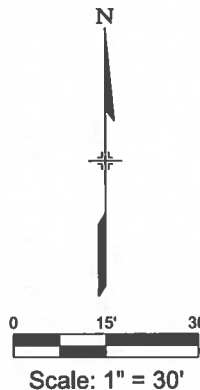
PACE PLAZA  
REPLAT OF LOT 1, BLOCK 1  
PB Y3, P 140

Lot 4

Pace Bally Plaza LLC  
a Colorado Limited Liability  
Company  
REC 204168238

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.

- 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






Lot 1

PACE PLAZA  
FILING No 2  
PB C4, P 141



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

<h2>Exhibit B - PIE-92</h2> <h3>Pace Bally Plaza LLC</h3>		
TITLE: South Academy Boulevard Widening		
REVISION: N/A	DRAWING NO. 92-Exhibit_PIE-92.dgn	SHEET NO. 3 of 3

7/20/2022 3:40:03 PM \$FILES

**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 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).

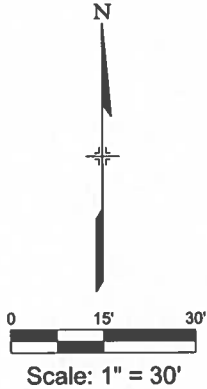
Prepared by:  
Stan Vermilyea, P.L.S. 25381  
For and on the behalf of AECOM  
2315 Briargate Parkway, Suite 150  
Colorado Springs, CO 80920



# Exhibit B

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



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

N0° 17'43"W  
5.53'

S27° 09'22"E  
27.85'

N27° 09'22"W  
27.32'

SIGN ESMT  
(PER PACE PLAZA PLAT)

S60° 17'36"E  
16.32'

**TCE-89**  
273 SF  
(0.006 AC)

N89° 19'53"E  
28.20'

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

N60° 17'36"W  
15.23'

S89° 19'53"W  
27.44'

S0° 50'01"E  
6.22'

N0° 50'01"W  
1.73'

S89° 01'51"W  
2.00'

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**

COLORADO  
SPRINGS

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



## 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 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**  
 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

**PACE PLAZA**  
 FILING No 2  
 PB C4, P 141

LOT 1

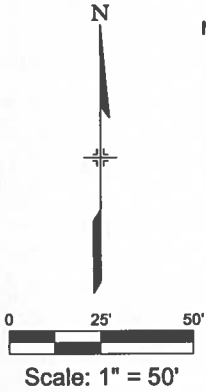
- PATENT OF THE UNITED STATES  
BOOK 20 AT PAGE 264
- PATENT OF THE UNITED STATES  
BOOK 35 AT PAGE 149
- RECIPROCAL EASEMENT AGREEMENT  
BOOK 5002 AT PAGE 904
- ASSUMPTION AGREEMENT  
BOOK 5149 AT PAGE 570 & 580
- FIRST AMENDMENT  
BOOK 5448 AT PAGE 637
- SECOND AMENDMENT  
BOOK 5478 AT PAGE 713
- ASSUMPTION 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

16.5' WIDE  
 AT&T CABLE  
 BOOK 2075, PG 30

ELECTRIC EASEMENT  
 B1327 PG 9 &  
 QCD B3688 P14

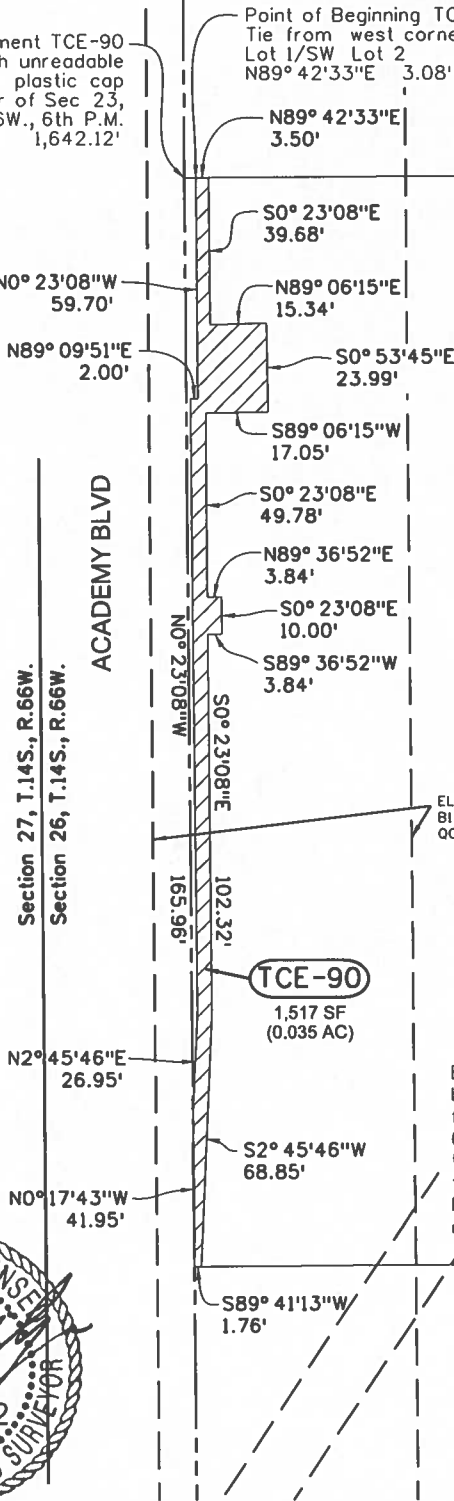
Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0° 29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments as described in the monument record 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



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

ACADEMY BLVD



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'



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



**Exhibit B - TCE-90**  
**Pace Bally Plaza LLC**

TITLE:

**South Academy Boulevard Widening**

REVISION:

N/A

DRAWING NO.

90-Exhibit\_TCE-90.dgn

SHEET NO.

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°29'37" E., a distance of 48.13 feet;
9. Thence S. 0°17'31" E., a distance of 51.25 feet;
10. Thence S. 61°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°45'14" and a chord which bears S. 41°56'14" W., a distance of 23.89 feet, to a point on said north line of Lot 2;
12. Thence S. 89°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°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 162.21 feet to the **TRUE POINT OF BEGINNING**;

1. Thence N. 0°17'43" W., continuing along said west lot line, a distance of 63.02 feet;
2. Thence N. 89°42'29" E., a distance of 13.67 feet;
3. Thence N. 0°23'08" W., a distance of 253.20 feet;
4. Thence N. 34°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.

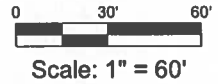
**Basis of Bearings:** Bearings used in the calculations of coordinates are based on a grid bearing of N.  $0^{\circ}29'05''$  W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6<sup>th</sup> P.M. as calculated from two reference monuments (a 3-1/4" 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

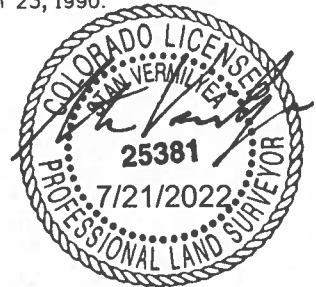


# Exhibit B

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



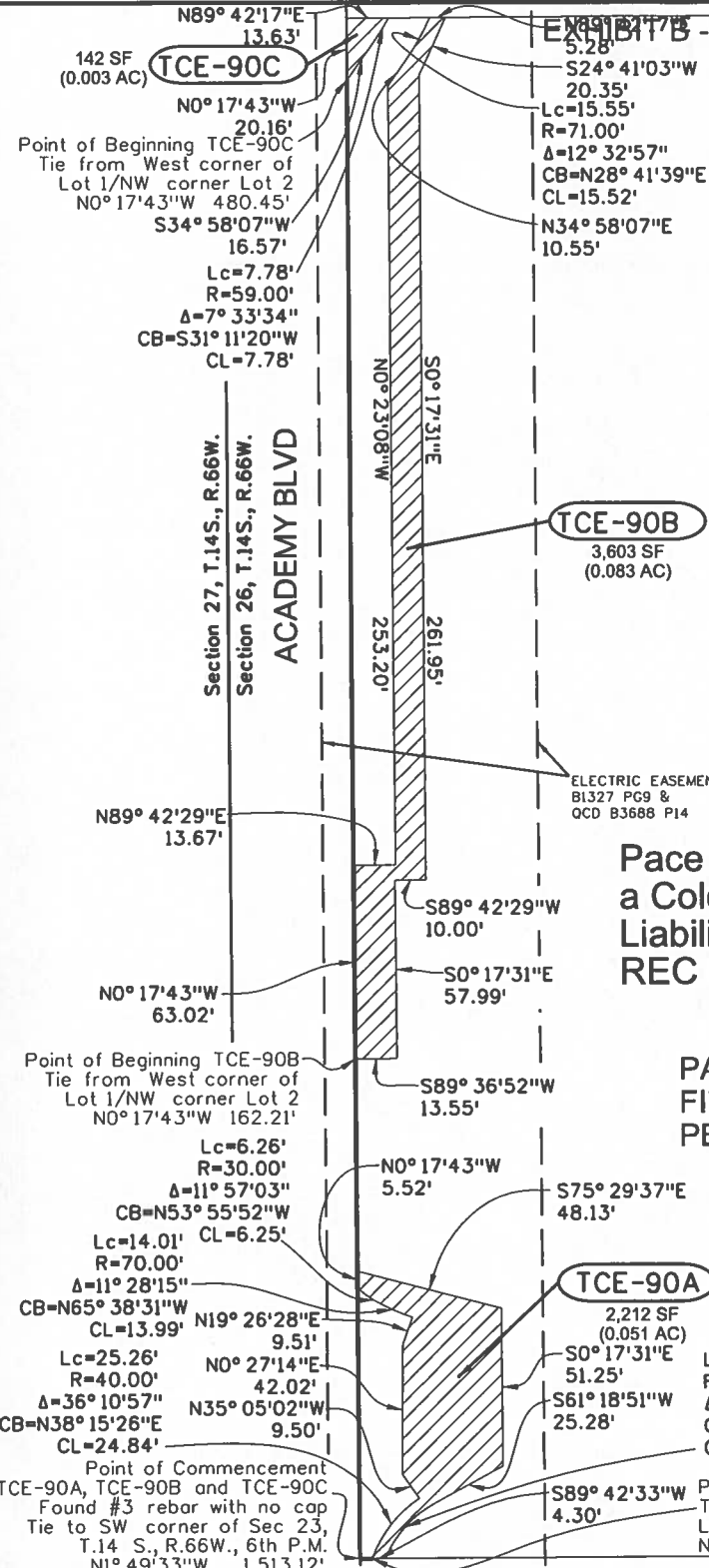
Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0° 29' 05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments as described in the monument record 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.

Lot 2

7/20/2022 3:31:05 PM \$FILE\$

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.

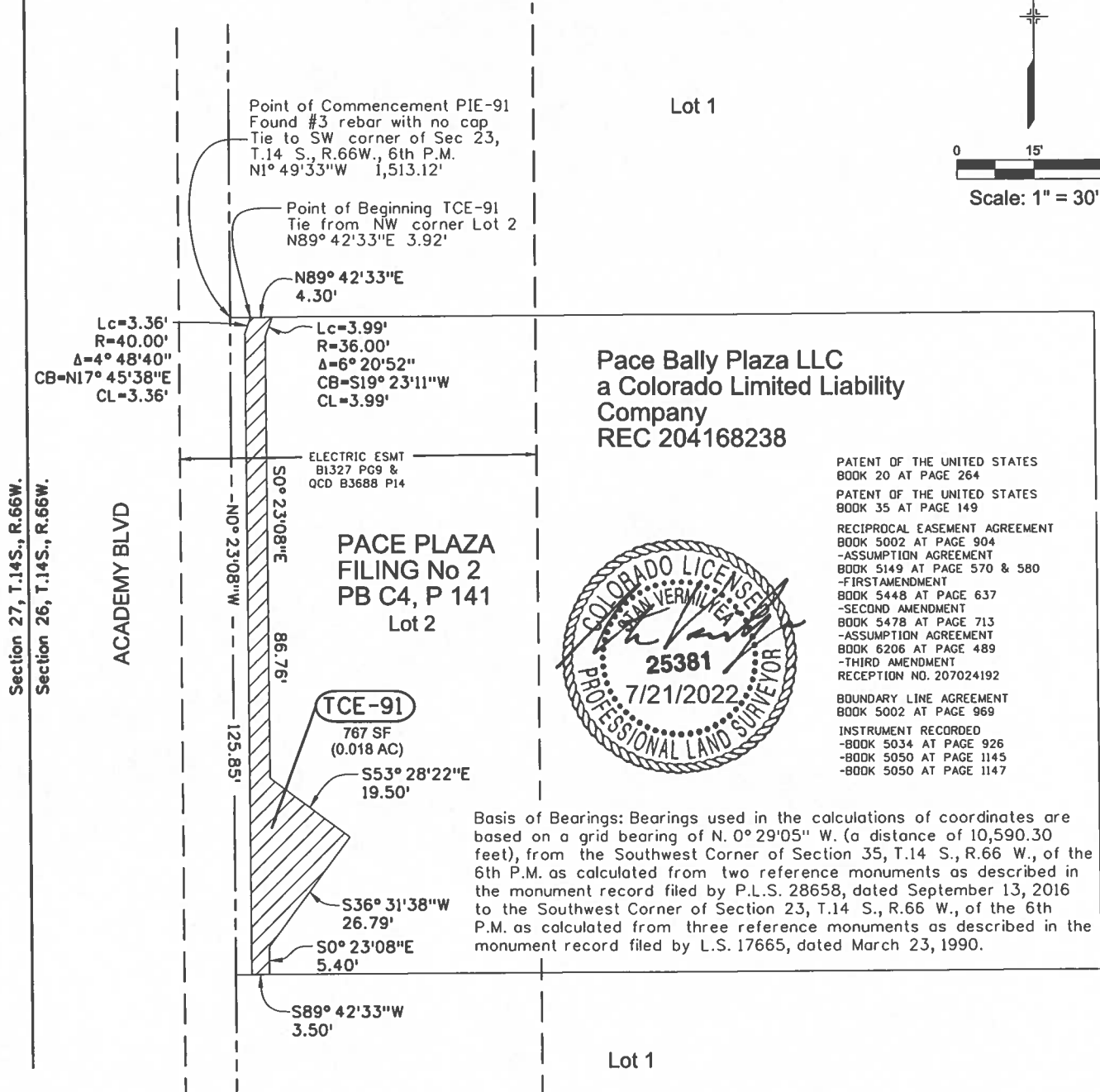
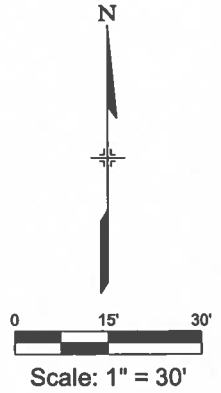
**Basis of Bearings:** Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6<sup>th</sup> P.M. as calculated from two reference monuments (a 3-1/4" aluminum cap 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

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



**Pace Bally Plaza LLC**  
a Colorado Limited Liability  
Company  
REC 204168238

- 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



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		

<h2>Exhibit B - TCE-91</h2> <h3>Pace Bally Plaza LLC</h3>		
TITLE: South Academy Boulevard Widening		
REVISION: N/A	DRAWING NO. 91-Exhibit_TCE-91.dgn	SHEET NO. 3 of 3

7/20/2022 3:37:27 PM \$FILES



**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 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).

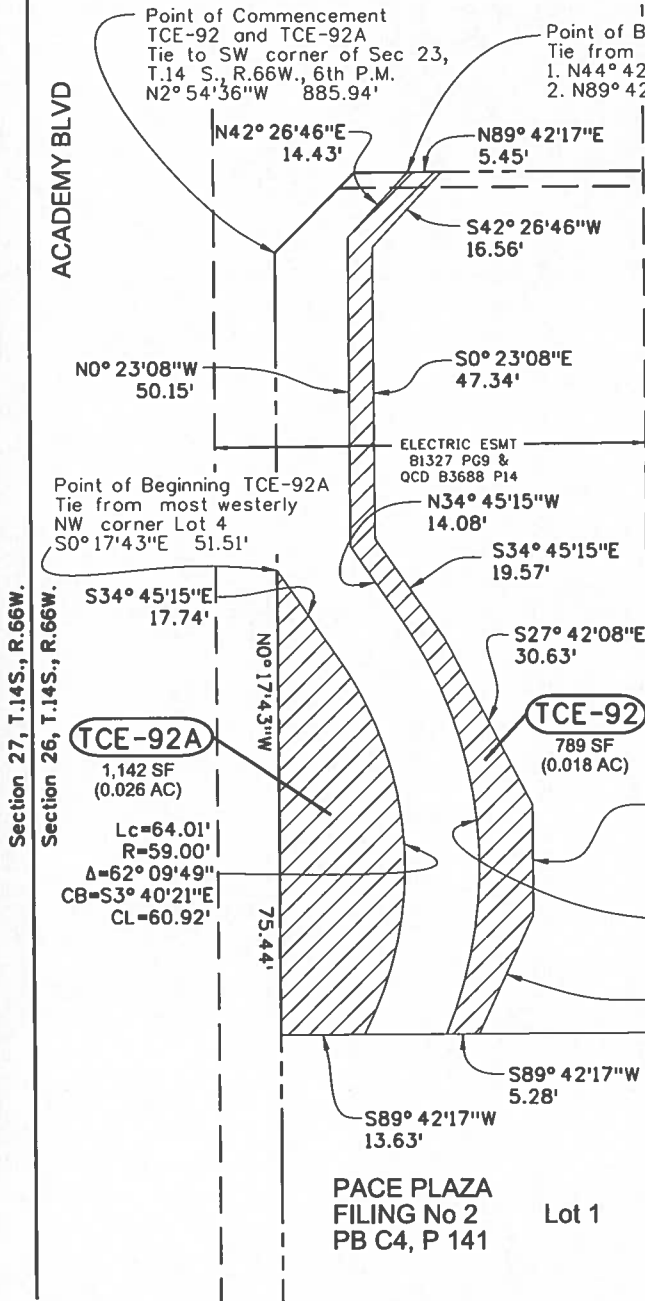
Prepared by:  
Stan Vermilyea, P.L.S. 25381  
For and on the behalf of AECOM  
2315 Briargate Parkway, Suite 150  
Colorado Springs, CO 80920



# Exhibit B

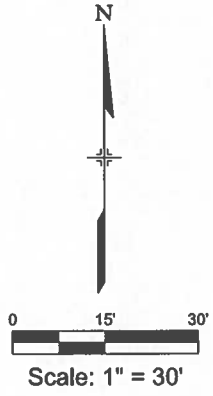
NW 1/4 Section 26  
T.14 S., R.66W., Sixth  
Principal Meridian

PACE DR

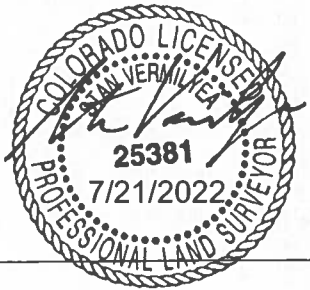


Pace Bally Plaza LLC  
a Colorado Limited Liability  
Company  
REC 204168238

- 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
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- BOOK 5050 AT PAGE 1145
- BOOK 5050 AT PAGE 1147



PACE PLAZA  
Replat of Lot 1, Block 1  
PB Y-3, P 140  
Lot 4



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-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

7/20/2022 3:41:49 PM \$FILES