

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.

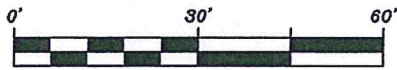
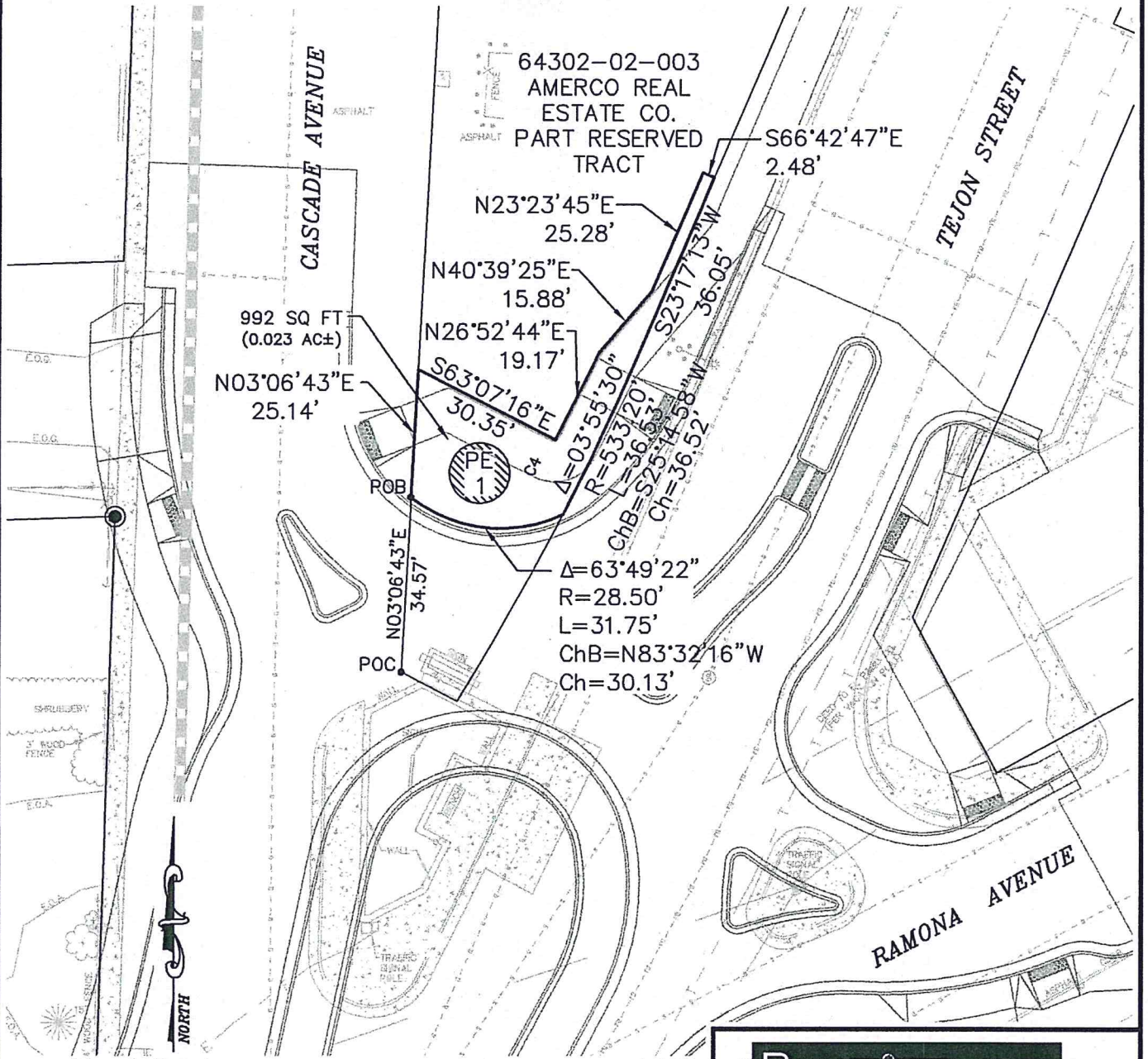
THE FOREGOING DESCRIPTION HAS BEEN PREPARED BY OR UNDER MY DIRECT SUPERVISION.

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

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