

RESOLUTION NO. 11 - 25

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY, PERMANENT EASEMENTS, AND TEMPORARY EASEMENTS USING PPRTA FUNDS FOR THE MARKSHEFFEL ROAD – NORTH CAREFREE TO DUBLIN PROJECT

WHEREAS, in connection with the Marksheffel Road – North Carefree to Dublin Project (“Project”), the City of Colorado Springs Public Works Department has identified the need to acquire permanent easements, temporary easements and real property to be used as an extension of the Marksheffel Road right-of-way, from Gerald M. and Sharon A. Oleszek, and Duane A. and Diane M. Van der Wege. (the “Property Owners”); and

WHEREAS, the acquisition of real property, permanent easements, and temporary construction easements will allow for the widening of the Marksheffel Road right-of way and the construction of its improvements for the Project; and

WHEREAS, the real property, permanent easements, and temporary construction easements are further described in the attached exhibits and identified in the table below:

Property Owner	TSN	Acquisition Amount	Exhibit
Gerald M. and Sharon A. Oleszek	5321001006	\$706,770.00	A
Duane A. and Diane M. Van Der Wege	5316002018	\$118,400.00	B
Gerald M. and Sharon A. Oleszek	5316002005	\$160,400.00	C
	TOTAL	\$985,570.00	

hereinafter referred to as (the “Properties”); and

WHEREAS, the City of Colorado Springs, on behalf of its Public Works Department, desires to purchase and the Property Owners desire to sell the Properties to the City for a total purchase price of \$985,570.00 as shown above; and

WHEREAS, the total purchase price of \$985,570.00 is supported by real estate appraisals conducted by an independent real estate appraiser; and

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

Section 1. City Council finds the acquisition of the Properties 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 Properties for the amount of \$985,570.00.

Section 3. The City of Colorado Springs Real Estate Services Manager and the Public Works Director are authorized to enter into Real Estate Purchase and Sale Agreements 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 28th day of January 2025.


Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk

EXHIBIT A

PARCEL DESIGNATION	5321001006
OWNER:	GERALD M. OLESZEK

Lot 2, Canty Subdivision according to the Plat thereof recorded August 26, 1982 in Plat Book R-3 at page 51 of the records of the El Paso County, Colorado Clerk and Recorder.

EXHIBIT B - PAGE 1 of 10

PARCEL DESIGNATION	5316002018	DATE:	January 23, 2024
OWNER:	DUANE A. & DIANA M. VAN DER WEGE		

EXHIBIT A

LEGAL DESCRIPTION

RIGHT OF WAY – RW-22

A portion of that parcel of land as described in Book 6388, Page 1468, of the records of El Paso County, said parcel is in the Southwest Quarter of Section 16, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the Southwest Corner of said Section 16 (being a 3 ¼" Aluminum cap "LS 17946), thence N. 84°37'41" E., a distance of 382.20 feet to a point, said point being on the southerly line of said property described in Book 6388, Page 1468, said point also being on the northerly right of way line of Huber Road, said point also being the **POINT OF BEGINNING**;

1. Thence N. 82°46'31" W., a distance of 224.71 feet;
2. Thence on the arc of a curve to the right, a radius of 82.50 feet, a central angle of 39°28'11", a distance of 56.83 feet, (a chord bearing N. 72°20'45" W., a distance of 55.72 feet);
3. Thence N. 0°21'14" W., a distance of 8.99 feet;
4. Thence N. 42°32'25" E., a distance of 11.81 feet;
5. Thence N. 44°07'11" W., a distance of 7.74 feet;
6. Thence N. 29°03'46" W., a distance of 47.23 feet;
7. Thence N. 0°21'14" W., to the northerly line of said property described in Book 6388, Page 1468, a distance of 210.25 feet;
8. Thence along said northerly line, S. 89°07'48" W., to the east right of way line of Marksheffel Road, a distance of 25.00 feet;
9. Thence along said east right of way line, S. 0°21'14" E., to said southerly line of property described in Book 6388, Page 1468, also being said northerly right of way line of Huber Road, a distance of 324.43 feet;

EXHIBIT B - PAGE 2 of 10

10. Thence along said southerly line and said northerly right of way line, N. 89°07'48" E., a distance of 320.74 feet, more or less, to the **POINT OF BEGINNING**.


Said parcel of land contains 15,587 square feet or 0.358 acres, more or less.

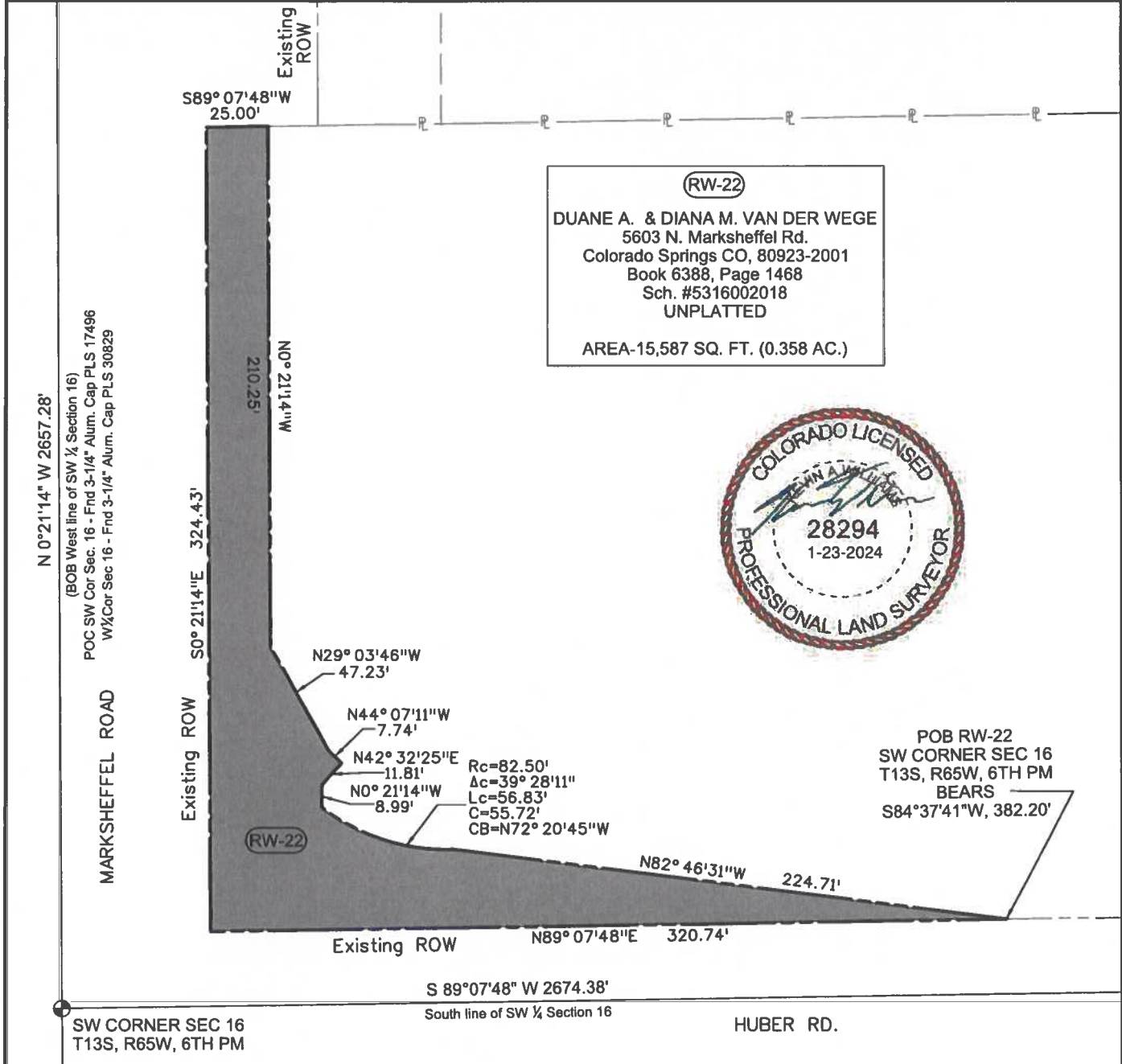
EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. The west line of the Southwest Quarter of Section 16 from the Southwest Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 17946) to the West Quarter Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 30829) bears N 0°21'14" W., a distance of 2,657.28 feet.

This description was prepared by:
Kevin Williams, P.L.S. 28294
On behalf of Wilson & Co.
990 S. Broadway, Ste. 220
Denver, CO 80209

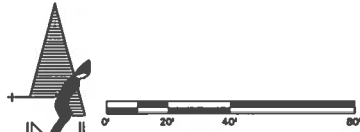


DATE: 23-JAN-2024	EXHIBIT B SKETCH RIGHT OF WAY RW-22 PARCEL 5316002018 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	 COLORADO SPRINGS OLYMPIC CITY USA
APPROVED BY: K. WILLIAMS		
18300ROW_RW-22_Exhibit.dgn		



NOTES:

1. This sketch does not constitute a land survey plat by Wilson & Co.
2. This sketch is a graphic representation of the burdened property. In the event Exhibit B is inconsistent with Exhibit A. Exhibit A shall control.
3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 and E_24 bears N 48°53'48" E a distance of 40,950.79 ft.



SHEET 1 OF 1

PARCEL DESIGNATION	5316002018	DATE:	February 27, 2024
OWNER:	DUANE A. & DIANA M. VAN DER WEGE		

EXHIBIT A

LEGAL DESCRIPTION

PERMANENT EASEMENT – PE-22

A portion of that parcel of land as described in Book 6388, Page 1468, of the records of El Paso County, said parcel is in the Southwest Quarter of Section 16, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the Southwest Corner of said Section 16 (being a 3 ¼" Aluminum cap "LS 17946), thence N. 43°43'30" E., a distance of 150.94 feet to a point, said point also being the **POINT OF BEGINNING**;

1. Thence N. 29°03'46" W., a distance of 41.64 feet;
2. Thence N. 00°21'14" W., to the northerly line of said property described in Book 6388, Page 1468, a distance of 210.25 feet;
3. Thence along said northerly line, N. 89°07'48" E., a distance of 20.00 feet;
4. Thence S. 00°21'14" E., a distance of 246.95 feet, more or less, to the **POINT OF BEGINNING**.


Said parcel of land contains 4,572 square feet or 0.105 acres, more or less.

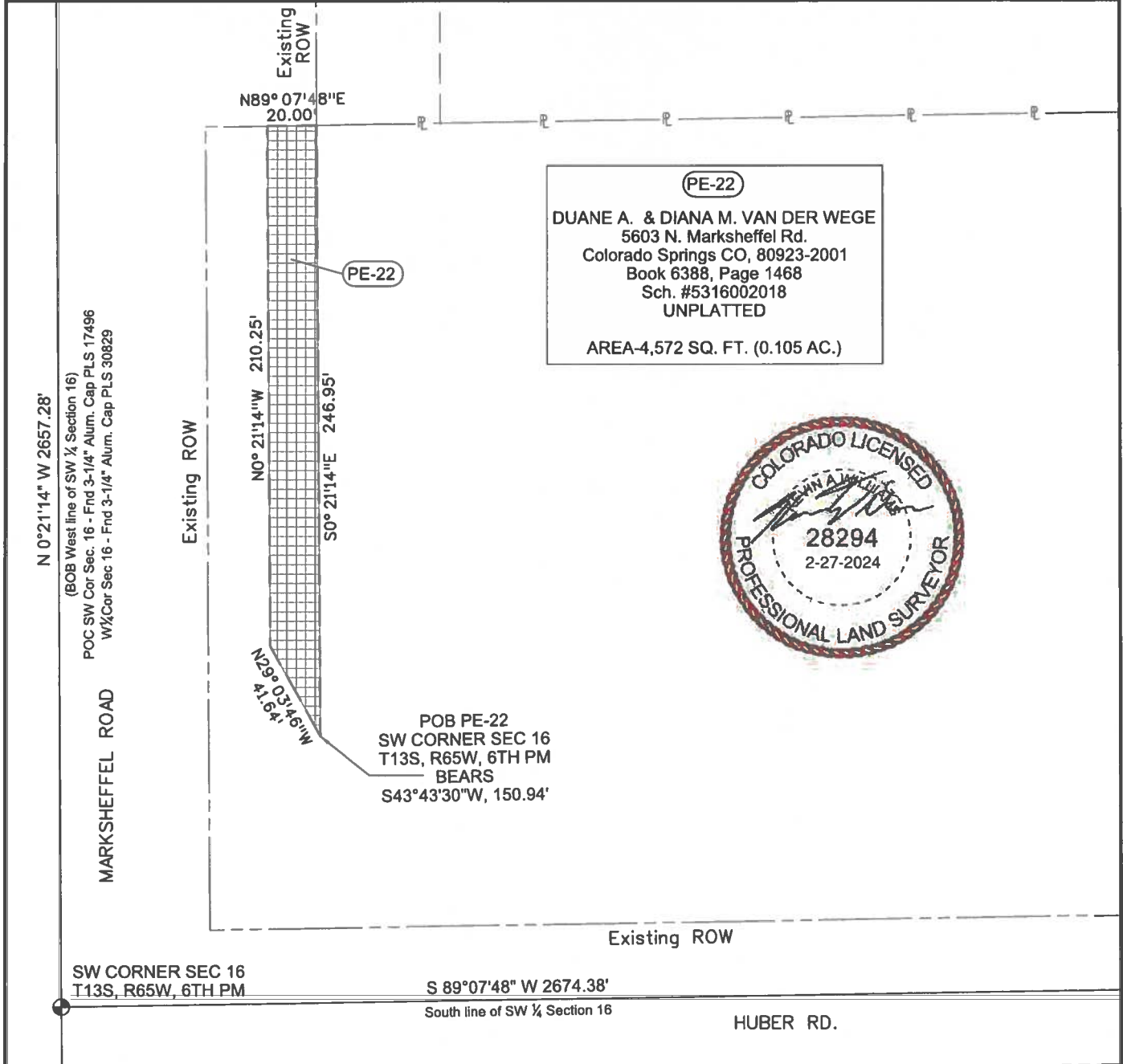
EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. The west line of the Southwest Quarter of Section 16 from the Southwest Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 17946) to the West Quarter Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 30829) bears N 0°21'14" W., a distance of 2,657.28 feet.

This description was prepared by:
Kevin Williams, P.L.S. 28294
On behalf of Wilson & Co.
990 S. Broadway, Ste. 220
Denver, CO 80209



DATE: 27-FEB-2024	<p align="center">EXHIBIT B SKETCH PERMANENT EASEMENT PE-22 PARCEL 5316002018 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO</p>	
APPROVED BY: K. WILLIAMS		
18300ROW_PE-22_Exhibit.dgn		



PE-22
 DUANE A. & DIANA M. VAN DER WEGE
 5603 N. Marksheffel Rd.
 Colorado Springs CO, 80923-2001
 Book 6388, Page 1468
 Sch. #5316002018
 UNPLATTED
 AREA-4,572 SQ. FT. (0.105 AC.)



POB PE-22
 SW CORNER SEC 16
 T13S, R65W, 6TH PM
 BEARS
 S43°43'30"W, 150.94'

SW CORNER SEC 16
 T13S, R65W, 6TH PM

S 89°07'48" W 2674.38'
 South line of SW ¼ Section 16

HUBER RD.

NOTES:

1. This sketch does not constitute a land survey plat by Wilson & Co.
2. This sketch is a graphic representation of the burdened property. In the event Exhibit B is inconsistent with Exhibit A. Exhibit A shall control.
3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 and E_24 bears N 48°53'48" E a distance of 40,950.79 ft.

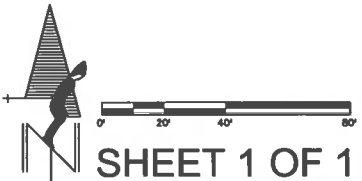


EXHIBIT B - PAGE 6 of 10

PARCEL DESIGNATION	5316002018	DATE:	May 1, 2024
OWNER:	DUANE A. & DIANA M. VAN DER WEGE		

EXHIBIT B

LEGAL DESCRIPTION

UTILITY EASEMENT – UE-22A

A portion of that parcel of land as described in Book 6388, Page 1468, of the records of El Paso County, said parcel is located in Lot 7, Block 1, Toy Ranches Estates, in the Southwest Quarter of Section 16, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the Southwest Corner of said Section 16 (being a 3 ¼" Aluminum cap "LS 17946), thence N. 16°06'23" E., a distance of 370.57 feet to a point on the north line of said parcel described in Book 6388, Page 1468 from which the northwest corner of said parcel bears S. 89°07'48" W., a distance of 45.00 feet, said point also being the **POINT OF BEGINNING**;

1. Thence S. 0°21'14" E., a distance of 246.95 feet
2. Thence S. 29°03'46" E., a distance of 5.60 feet;
3. Thence S. 44°07'11" E., a distance of 7.74 feet;
4. Thence S. 42°32'25" W., a distance of 11.81 feet;
5. Thence S. 0°21'14" E., a distance of 8.99 feet;
6. Thence on the arc of a curve to the left, a radius of 82.50 feet, a central angle of 37°23'45", a distance of 53.85 feet, (a chord bearing S. 71°18'32" E., a distance of 52.90 feet);
7. Thence N. 0°21'14" W., to the northerly line of said property described in Book 6388, Page 1468, a distance of 292.80 feet;
8. Thence along said northerly line, S. 89°07'48" W., a distance of 50.00 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 14,280 square feet or 0.328 acres, more or less.

EXHIBIT C SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

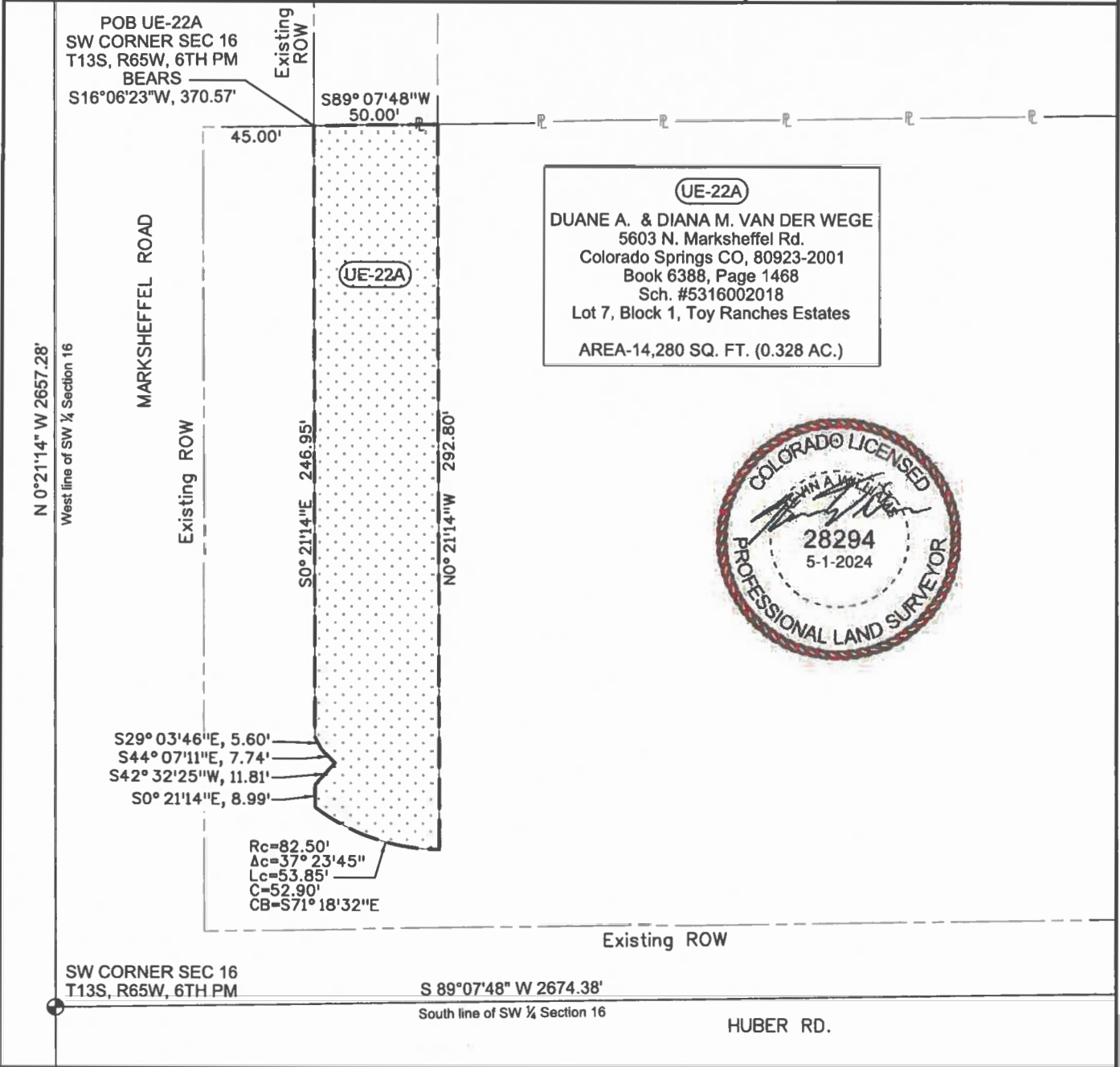
EXHIBIT B - PAGE 7 of 10

Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 (a EPC Brass Cap) and E_24 (a USCGS Brass Cap) bears N 48°53'48" E a distance of 40,950.79 ft.

This description was prepared by:
Kevin Williams, P.L.S. 28294
On behalf of Wilson & Co.
990 S. Broadway, Ste. 220
Denver, CO 80209

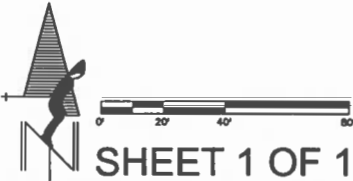


DATE: 1-MAY-2024	EXHIBIT C SKETCH UTILITY EASEMENT UE-22A PARCEL 5316002018 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	
APPROVED BY: K. WILLIAMS		
18300ROW_UE-22A_Exhibit.dgn		



NOTES:

1. This sketch does not constitute a land survey plat by Wilson & Co.
2. This sketch is a graphic representation of the burdened property. In the event Exhibit C is inconsistent with Exhibit B, Exhibit B shall control.
3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 (a EPC Brass Cap) and E_24 (a USCGS Brass Cap) bears N 48° 53' 48" E a distance of 40,950.79 ft.

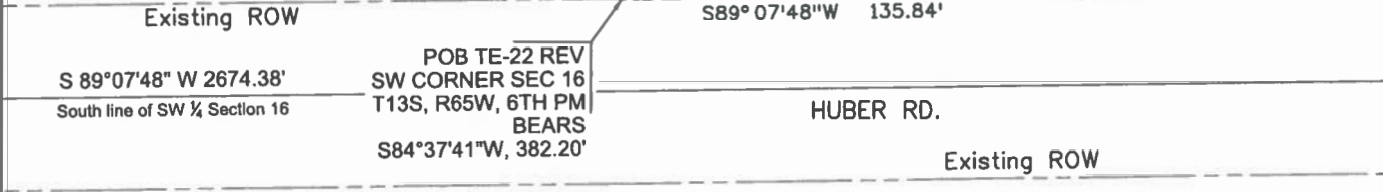
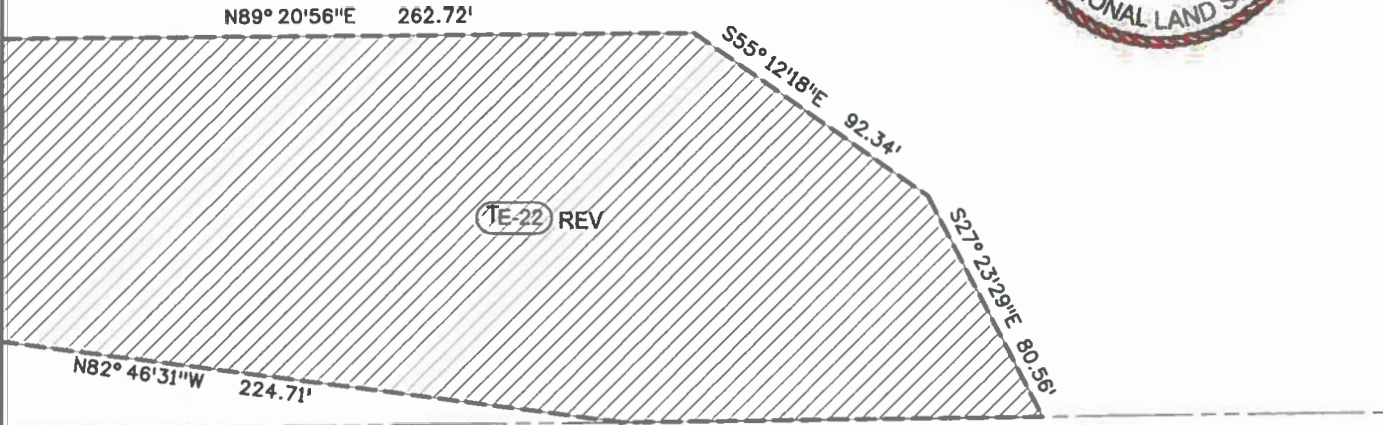


SHEET 1 OF 1

DATE: 4-APRIL-2024	EXHIBIT B SKETCH TEMPORARY EASEMENT TE-22 REV PARCEL 5316002018 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	 COLORADO SPRINGS OLYMPIC CITY USA
APPROVED BY: K. WILLIAMS		
18300ROW_TE-22-REV_Exhibit_1-2.dgn		

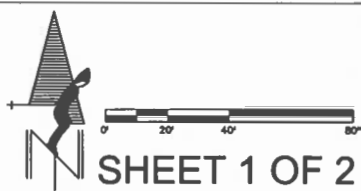
MATCHLINE SHEET 2 OF 2

(TE-22) REV
 DUANE A. & DIANA M. VAN DER WEGE
 5603 N. Marksheffel Rd.
 Colorado Springs CO, 80923-2001
 Book 6388, Page 1468
 Sch. #5316002018
 UNPLATTED
 AREA-49,436 SQ. FT. (1.135 AC.)



NOTES:

- This sketch does not constitute a land survey plat by Wilson & Co.
- This sketch is a graphic representation of the burdened property.
- Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 and E_24 bears N 48°53'48" E a distance of 40,950.79 ft.



DATE: 4-APRIL-2024

APPROVED BY: K. WILLIAMS

18300ROW_TE-22-REV_Exhibit_2-2.dgn

EXHIBIT B SKETCH
 TEMPORARY EASEMENT TE-22 REV
 PARCEL 5316002018
 SECTION 16
 T 13 S, R 65 W, 6TH P.M.
 CITY OF COLORADO SPRINGS,
 EL PASO COUNTY, COLORADO



TE-22 REV

DUANE A. & DIANA M. VAN DER WEGE
 5603 N. Marksheffel Rd.
 Colorado Springs CO, 80923-2001
 Book 6388, Page 1468
 Sch. #5316002018
 UNPLATTED

AREA-49,436 SQ. FT. (1.135 AC.)

Existing ROW



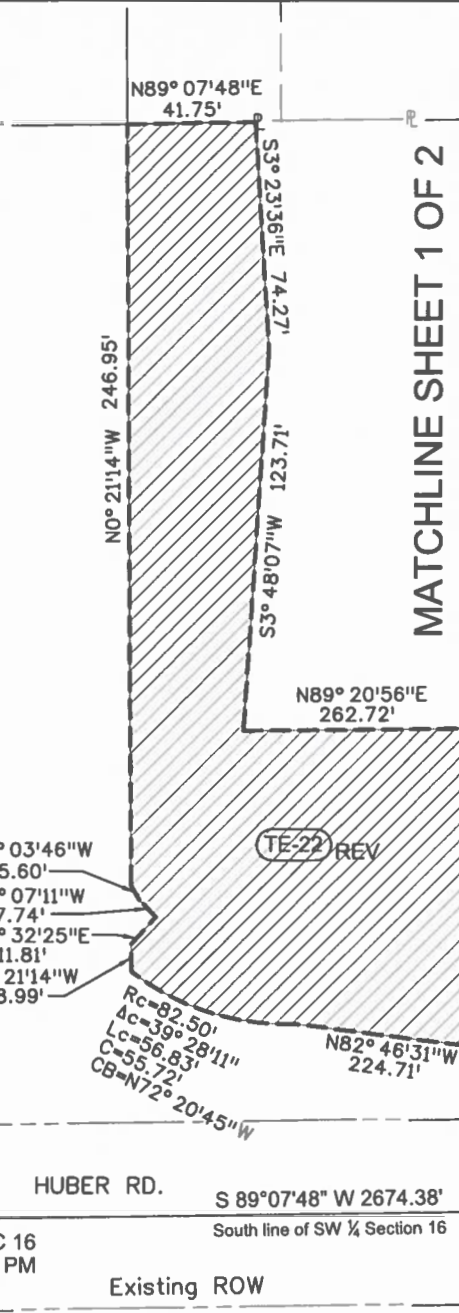
Existing ROW

MARKSHEFFEL ROAD

N 0°21'14" W 2657.28'

(BOB West line of SW ¼ Section 16)
 POC SW Cor Sec. 16 - Fnd 3-1/4" Alum. Cap PLS 17496
 W ¼ Cor Sec 16 - Fnd 3-1/4" Alum. Cap PLS 30829

Existing ROW



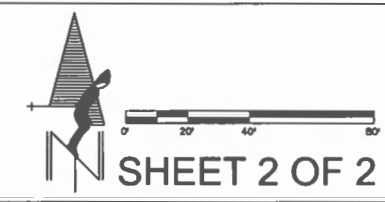
Existing ROW

STETSON HILLS BLVD.

SW CORNER SEC 16
 T13S, R65W, 6TH PM

NOTES:

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3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 and E_24 bears N 48°53'48" E a distance of 40,950.79 ft.



PARCEL DESIGNATION	5316002005	DATE:	December 13, 2023
OWNER:	GERALD M OLESZEK		

EXHIBIT A

LEGAL DESCRIPTION

RIGHT OF WAY – RW-27

A portion of that parcel of land as described in Reception 97049373, of the records of El Paso County, said parcel is located in Lot 2, Block 1, Toy Ranches Estates in the Southwest Quarter of Section 16, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 16 (being a 3 ¼" Aluminum cap LS 30829), thence S. 5°15'20" E., a distance of 1,000.58 feet, to a point being on the southerly property line of said property described in Reception 97049373, said point also being the **POINT OF BEGINNING**;

1. Thence along said southerly property line, S. 89°07'48" W., to the east right of way line of Marksheffel Road, a distance of 25.50 feet;
2. Thence along said east right of way line, N. 0°21'14" W., to the northerly property line of said property described in Reception 97049373, a distance of 334.95 feet;
3. Thence along said northerly property line, N. 89°19'33" E., a distance of 25.50 feet;
4. Thence S. 0°21'14" E., a distance of 334.86 feet, more or less, to the **POINT OF BEGINNING**.


Said parcel of land contains 8,540 sq. ft. or 0.196 acres, more or less.

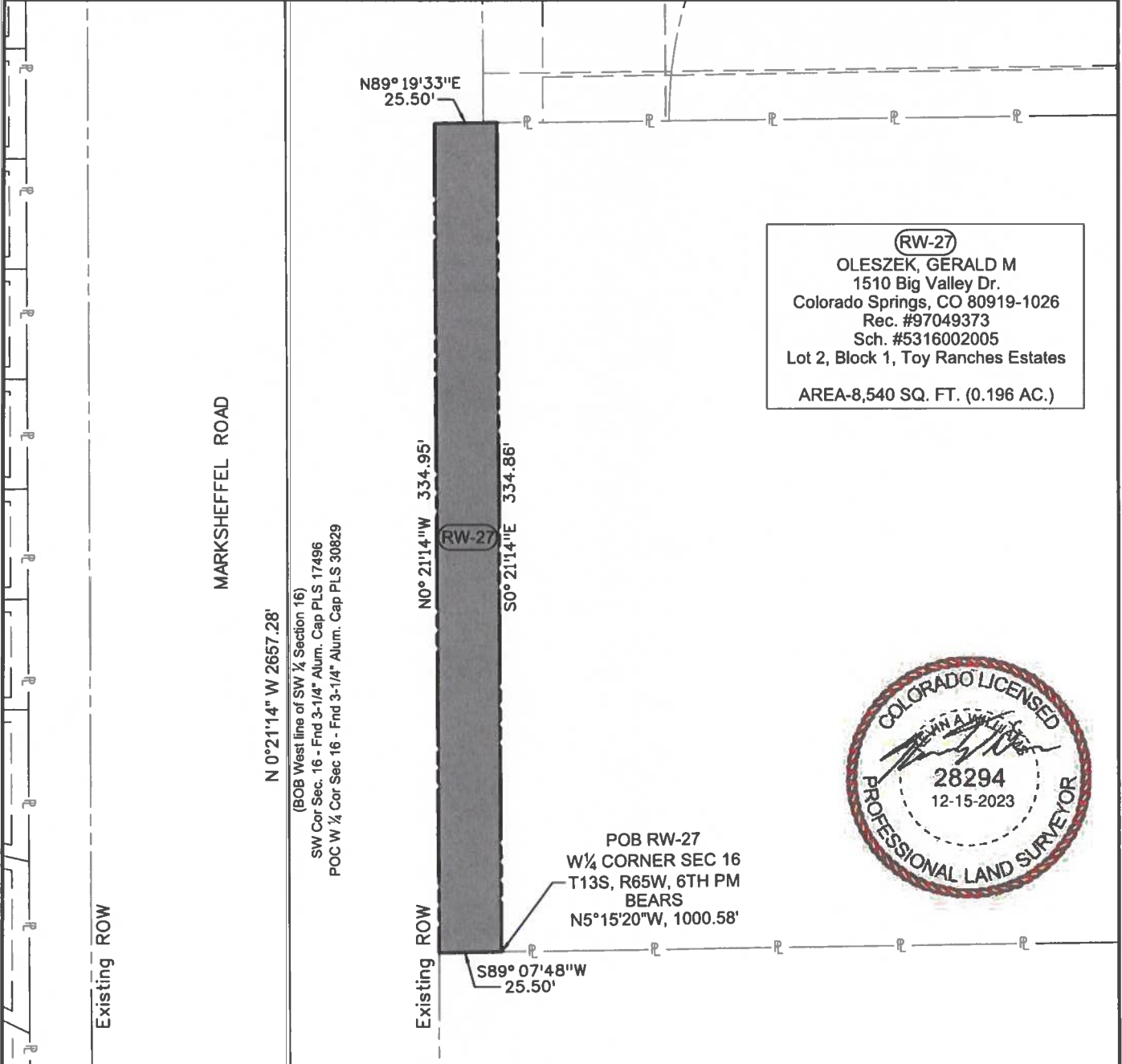
EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. The west line of the Southwest Quarter of Section 16 from the said Southwest Corner (a 3-1/4" aluminum cap, PLS 17496) to the West Quarter Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 30829) bears N 0°21'14" W., a distance of 2,657.28 feet.

This description was prepared by:
Kevin Williams, P.L.S. 28294
On behalf of Wilson & Co.
990 S. Broadway, Ste. 220
Denver, CO 80209

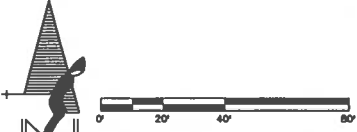


DATE: 13-DEC-2023	<p align="center">EXHIBIT B SKETCH RIGHT OF WAY RW-27 PARCEL 5316002005 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO</p>	
APPROVED BY: K. WILLIAMS		
18300ROW_RW-27_Exhibit.dgn		



NOTES:

1. This sketch does not constitute a land survey plat by Wilson & Co.
2. This sketch is a graphic representation of the burdened property. In the event Exhibit B is inconsistent with Exhibit A. Exhibit A shall control.
3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 and E_24 bears N 48°53'48" E a distance of 40,950.79 ft.



SHEET 1 OF 1

PARCEL DESIGNATION	5316002005	DATE:	October 10, 2024
OWNER:	GERALD M OLESZEK		

EXHIBIT A

LEGAL DESCRIPTION

RIGHT OF WAY – RW-27A

A portion of that parcel of land as described in Reception 97049373, of the records of El Paso County, said parcel is located in Lot 2, Block 1, Toy Ranches Estates in the Southwest Quarter of Section 16, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 16 (being a 3 ¼" Aluminum cap LS 30829), thence S. 27°27'44" E., a distance of 742.18 feet, to a point being on the north property line of said property described in Reception 97049373, said point also being the **POINT OF BEGINNING**;

1. Thence along said north property line, N. 89°19'33" E., to the northeast corner of said property, a distance of 330.00 feet;
2. Thence along the east line of said property, S. 0°21'14" E., a distance of 60.00 feet;
3. Thence S. 89°19'33" W., a distance of 330.00 feet;
4. Thence N. 0°21'14" W., a distance of 60.00 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 19,800 sq. ft. or 0.455 acres, more or less.

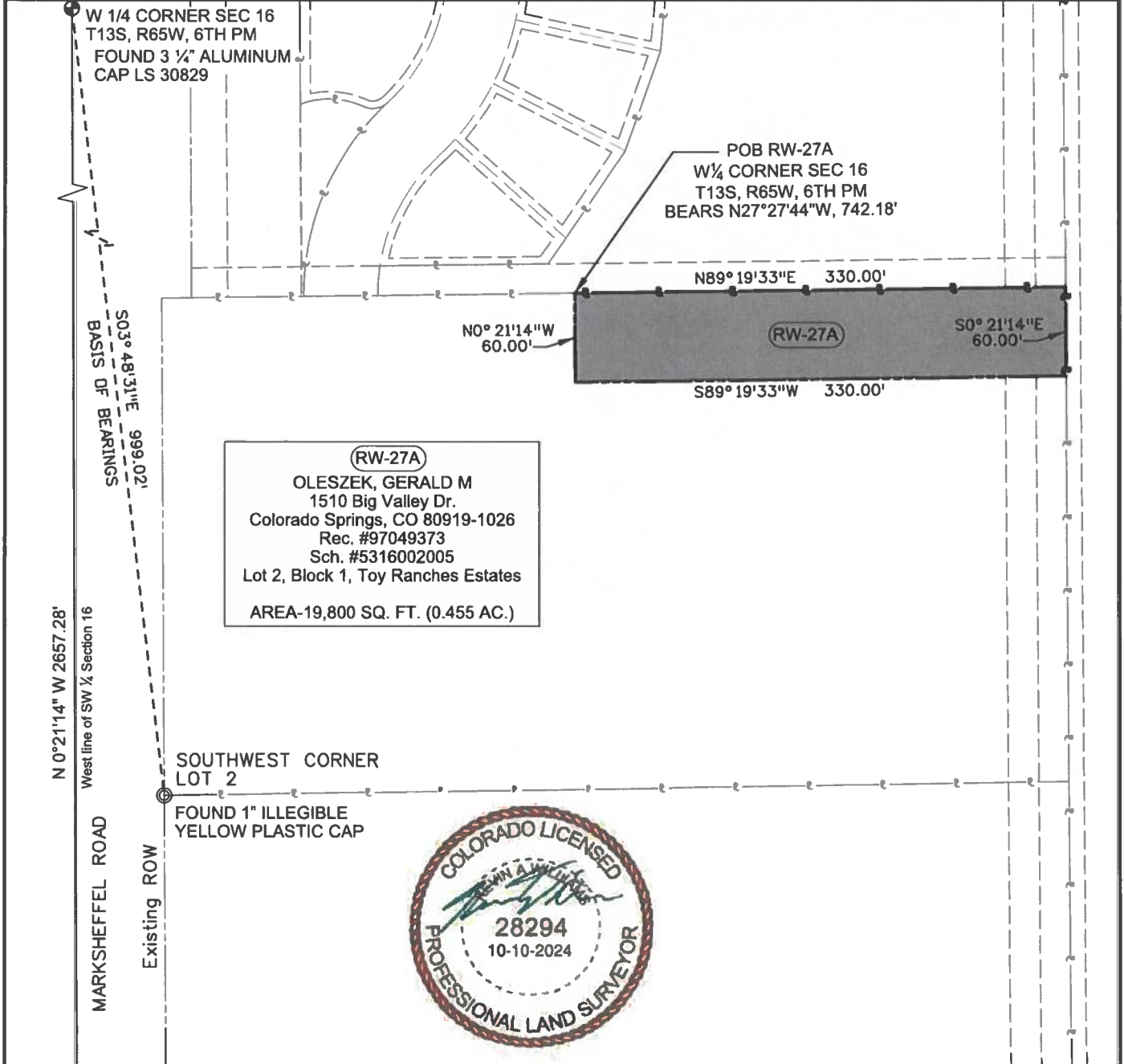
EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. A line connecting the West Quarter Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 30829), with the Southwest Corner of said Lot 2 (a 1" illegible yellow plastic cap), bears S 3°48'31" E., a distance of 999.02 feet.

This description was prepared by:
Kevin Williams, P.L.S. 28294
On behalf of Wilson & Co.
990 S. Broadway, Ste. 220
Denver, CO 80209

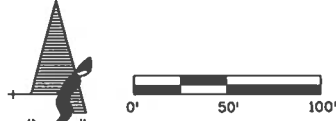


DATE: 10-OCT-2024	EXHIBIT B SKETCH RIGHT OF WAY RW-27A PARCEL 5316002005 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	
APPROVED BY: K. WILLIAMS		
18300ROW_RW-27A_Exhibit.dgn		



NOTES:

1. This sketch does not constitute a land survey plat by Wilson & Co.
2. This sketch is a graphic representation of the burdened property. In the event Exhibit B is inconsistent with Exhibit A. Exhibit A shall control.
3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 and E_24 bears N 48°53'48" E a distance of 40,950.79 ft.



SHEET 1 OF 1

PARCEL DESIGNATION	5316002005	DATE:	October 10, 2024
OWNER:	GERALD M OLESZEK		

EXHIBIT A

LEGAL DESCRIPTION

PERMANENT EASEMENT – PE-27 REV

A portion of that parcel of land as described in Reception Number 97049373, of the records of El Paso County, said parcel is located in Lot 2, Block 1, Toy Ranches Estates in the Southwest Quarter of Section 16, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 16 (being a 3 ¼" Aluminum cap LS 30829), thence S. 7°42'44" E., a distance of 667.56 feet, to a point being on the north property line of said property described in Reception Number 97049373, said point also being the **POINT OF BEGINNING**;

1. Thence along said north property line, N. 89°19'33" E., a distance of 252.70 feet;
2. Thence S. 0°21'14" E., a distance of 20.00 feet;
3. Thence S. 89°19'33" W., a distance of 252.70 feet;
4. Thence N. 0°21'14" W., a distance of 20.00 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 5,054 sq. ft. or 0.116 acres, more or less.

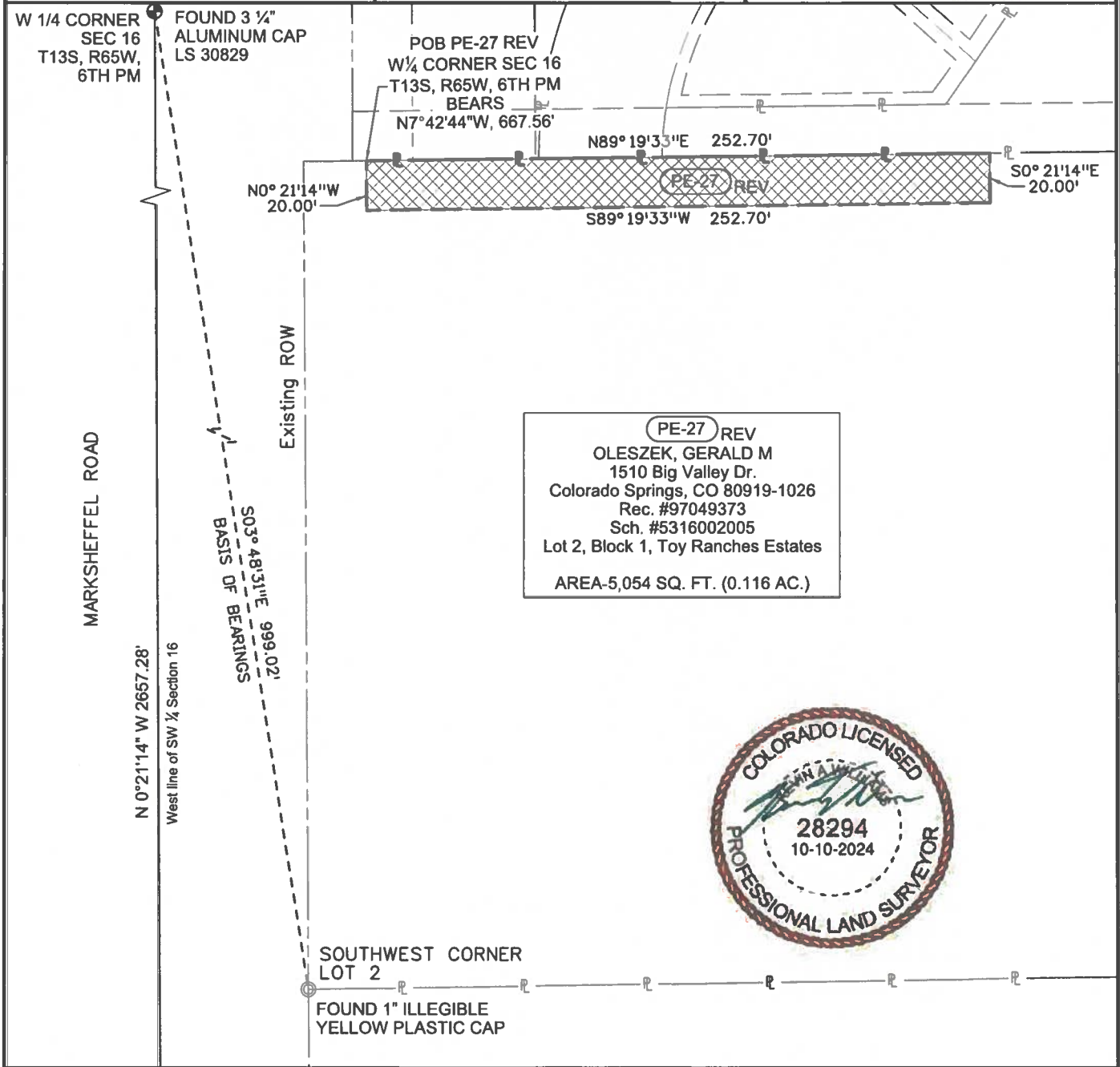
EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. A line connecting the West Quarter Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 30829), with the Southwest Corner of said Lot 2 (a 1" illegible yellow plastic cap), bears S 3°48'31" E., a distance of 999.02 feet.

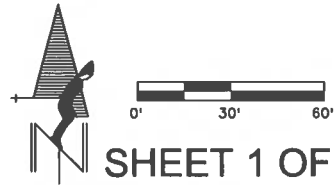
This description was prepared by:
Kevin Williams, P.L.S. 28294
On behalf of Wilson & Co.
990 S. Broadway, Ste. 220
Denver, CO 80209



DATE: 10-OCT-2024	EXHIBIT B SKETCH PERMANENT EASEMENT PE-27 REV PARCEL 5316002005 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	
APPROVED BY: K. WILLIAMS		
18300ROW_PE-27-REV_Exhibit.dgn		



- NOTES:**
1. This sketch does not constitute a land survey plat by Wilson & Co.
 2. This sketch is a graphic representation of the burdened property. In the event Exhibit B is inconsistent with Exhibit A. Exhibit A shall control.
 3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 and E_24 bears N 48°53'48" E a distance of 40,950.79 ft.



SHEET 1 OF 1

PARCEL DESIGNATION	5316002005	DATE:	May 1, 2024
OWNER:	GERALD M OLESZEK		

EXHIBIT B

LEGAL DESCRIPTION

UTILITY EASEMENT – UE-27A

A portion of that parcel of land as described in Reception 97049373, of the records of El Paso County, said parcel is located in Lot 2, Block 1, Toy Ranches Estates in the Southwest Quarter of Section 16, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 16 (being a 3 ¼" Aluminum cap LS 30829), thence S. 6°22'02" E., a distance of 1,002.26 feet, to a point being on the southerly property line of said property described in Reception 97049373 from which the southwest corner of said property bears S. 89°07'48" W., a distance of 45.00 feet, said point also being the **POINT OF BEGINNING**;

1. Thence N. 0°21'14" W., to the northerly property line of said property described in Reception 97049373, a distance of 334.80 feet;
2. Thence along said northerly property line, N. 89°19'33" E., a distance of 50.00 feet;
3. Thence S. 0°21'14" E., to the southerly property line of said property, a distance of 334.62 feet;
4. Thence along said southerly property line, S. 89°07'48" W., a distance of 50.00 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 16,735 sq. ft. or 0.384 acres, more or less.

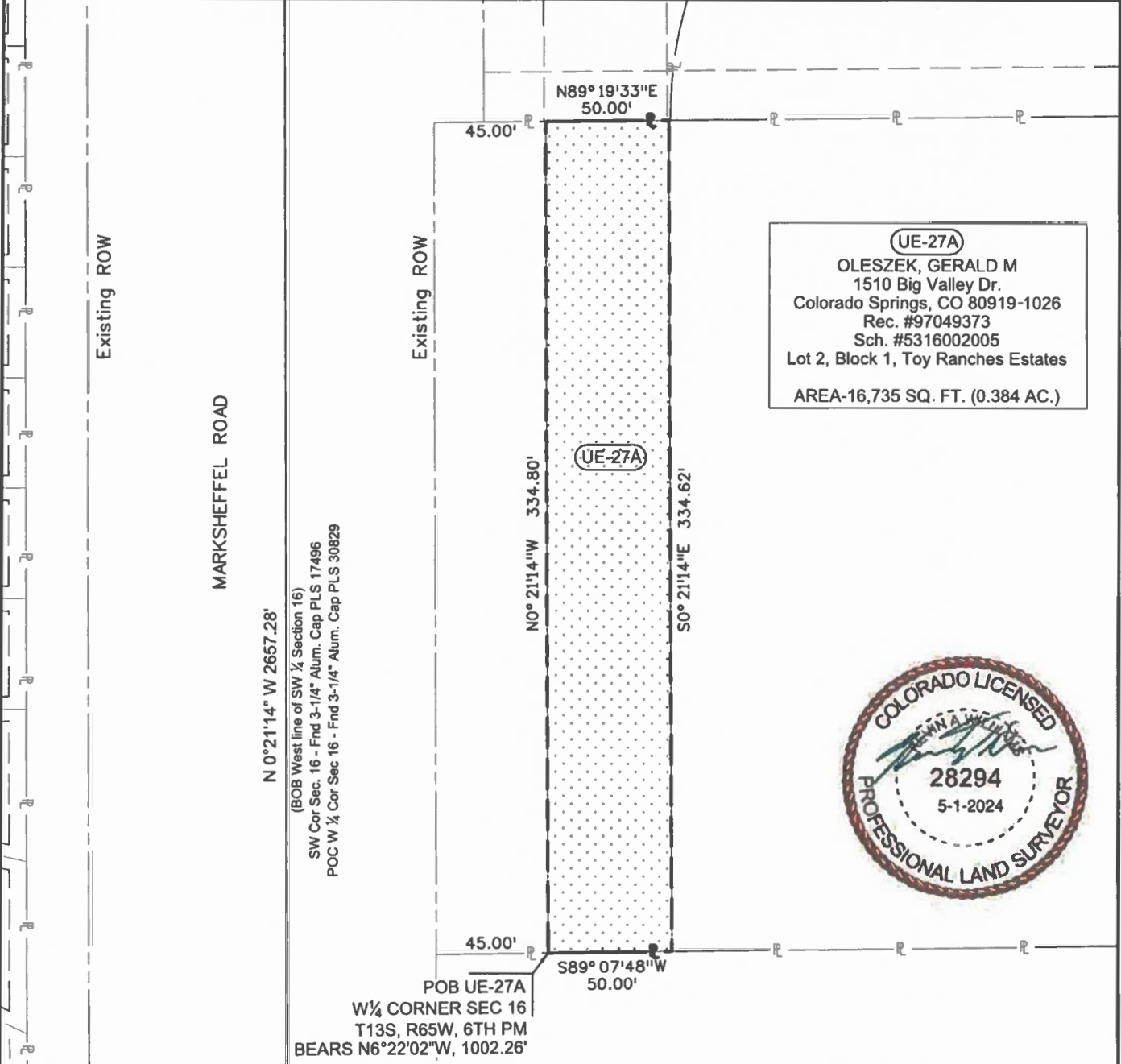
EXHIBIT C SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 (a EPC Brass Cap) and E_24 (a USCGS Brass Cap) bears N 48°53'48" E a distance of 40,950.79 ft.

This description was prepared by:
Kevin Williams, P.L.S. 28294
On behalf of Wilson & Co.
990 S. Broadway, Ste. 220
Denver, CO 80209

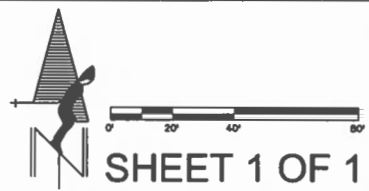


DATE: 1-MAY-2024	<p>EXHIBIT C SKETCH UTILITY EASEMENT UE-27A PARCEL 5316002005 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO</p>	
APPROVED BY: K. WILLIAMS		
18300ROW_UE-27A_Exhibit.dgn		



NOTES:

- This sketch does not constitute a land survey plat by Wilson & Co.
- This sketch is a graphic representation of the burdened property. In the event Exhibit C is inconsistent with Exhibit B, Exhibit B shall control.
- Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 (a EPC Brass Cap) and E_24 (a USCGS Brass Cap) bears N 48°53'48" E a distance of 40,950.79 ft.



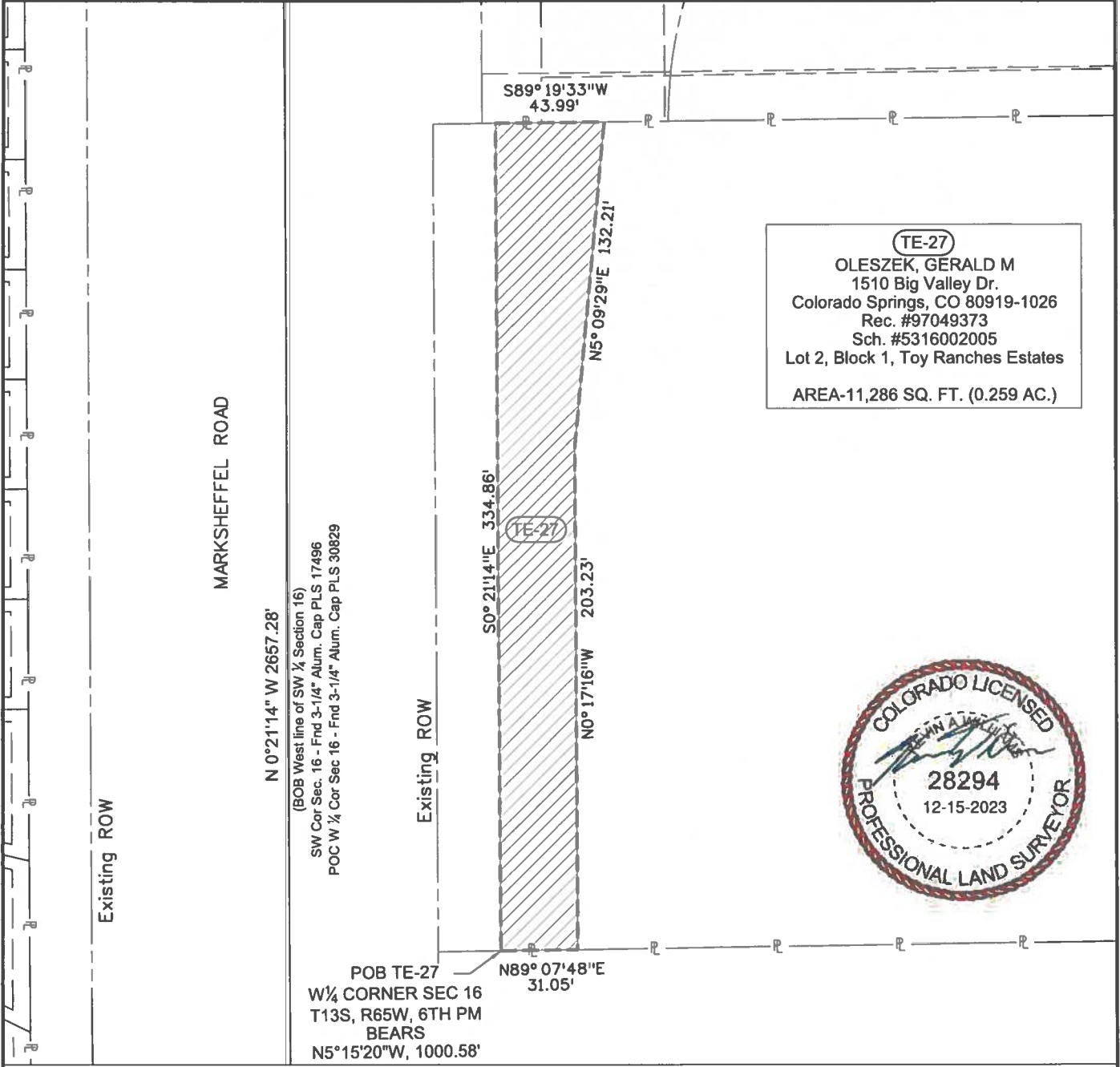
SHEET 1 OF 1

DATE: 13-DEC-2023

APPROVED BY: K. WILLIAMS

18300ROW_TE-27_Exhibit.dgn

EXHIBIT B SKETCH
 TEMPORARY EASEMENT TE-27
 PARCEL 5316002005
 SECTION 16
 T 13 S, R 65 W, 6TH P.M.
 CITY OF COLORADO SPRINGS,
 EL PASO COUNTY, COLORADO



TE-27
 OLESZEK, GERALD M
 1510 Big Valley Dr.
 Colorado Springs, CO 80919-1026
 Rec. #97049373
 Sch. #5316002005
 Lot 2, Block 1, Toy Ranches Estates
 AREA-11,286 SQ. FT. (0.259 AC.)



- NOTES:**
1. This sketch does not constitute a land survey plat by Wilson & Co.
 2. This sketch is a graphic representation of the burdened property.
 3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc.

