

DATE: 13-FEB-2025

APPROVED BY: K. WILLIAMS

18300ROW_TE-31A_Exhibit.dgn

EXHIBIT B SKETCH
TEMPORARY EASEMENT TE-31A
PARCEL 5316204032
SECTION 16
T 13 S, R 65 W, 6TH P.M.
CITY OF COLORADO SPRINGS,
EL PASO COUNTY, COLORADO



(TE-31A)

WAL-MART REAL ESTATE
P.O. Box 8050 M/S 0555
Bentonville, AR 72716-0555
Rec. 217055247
Sch. #5316204032
Lot 1, Block 1, Dublin Towne Centre
AREA-1,447 SQ. FT. (0.033 AC.)

MARKSHEFFEL ROAD

Existing ROW

N 0°21'20" W 2657.15'

(BOB West line of NW ¼ Section 16)
W 1/4 Cor Sec 16 - Fnd 3-1/4" Alum. Cap PLS 30829
POC NW Cor Sec. 16 - Fnd 2-1/2" Alum. Cap PLS 23515

POB TE-31A
NW CORNER SEC 16
T13S, R65W, 6TH PM
BEARS N8°31'36"W, 651.53'

N17°28'54"E 32.65'
N0°21'20"W 129.14'

TE-31A

S89°19'35"W 10.00'

Existing ROW

ANDERS RIDGE LANE



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. The line between stations DOT1 and E_24 bears N 48°53'48" E a distance of 40,950.79 ft.



0' 20' 40' 80'

SHEET 1 OF 1