PARCEL DESIGNATION:		4500000098		DATE:	July 19, 2015
OWNER:	THE CITY OF	OF COLORADO SPRINGS (Owner current as of the date of certification hereon)			

## EXHIBIT A LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section 5, Township 15 South, Range 64 West of the Sixth Principal Meridian, County of El Paso, State of Colorado, more particularly described as follows:

Commencing at the south Quarter Corner of said Section 5; Thence North 01°17'48" West on the east line of said Southeast Quarter of the Southwest Quarter of Section 5 a distance of 30.00 feet to the North Right of Way of Bradley Road and the Point of Beginning; Thence South 89°51'29" West on said north line a distance of 300.06 feet to the southeast corner of Lot 2, Ryans Subdivision as recorded under Reception Number 203219614; Thence North 01°17'48" West on the east line of said Lot 2 a distance of 1,284.27 feet to the north line of said Southeast Quarter of the Southwest Quarter of Section 5; Thence North 89°57'05" East on said north line a distance of 300.07 feet to the east line of said Southeast Quarter of the Southwest Quarter of Section 5; Thence South 01°17'48" East on said east line a distance of 1,283.78 feet to the Point of Beginning.

Said parcel contains 385,211 square feet or 8.8432 acres, more or less.

EXHIBIT B SKETCH is attached hereto and is only intended to depict Exhibit A – Legal Description. In the event that Exhibit A contains an ambiguity, Exhibit B may be used to solve said ambiguity.



Prepared for and on behalf of Colorado Springs Utilities by: Basil Micah Hanson, PLS 38020, of CRITIGEN LLC, 2 North Cascade Avenue, Suite 460, Colorado Springs, CO 80903

DATE: 29-JUNE-2015 EXHIBIT B SKETCH DRAWN BY: B HANSON PARCEL #4500000098 CITY OF CHECKED BY: L OSWALD **SECTION 5** COLORADO SPRINGS T 15 S, R 64 W, 6TH P.M. APPROVED BY: B HANSON EL PASO COUNTY, COLORADO DRAWING: 4500000098 EXB N89° 57' 05"E 300.07' SOUTHWEST SIXTEENTH CORNER SEC. 5, T15S, R64W FOUND 2" ALUM, CAP 4505001001 PLS 25955 ROBERTS, RUTH D. 4505001002 ROBERTS, RYAN B. LOT 1 **RYAN** LOT 2 SUBDIVISION RYAN SUBDIVISION 10' WATERLINE EASEMENT REC. NO. 203219614 AND 203219615 20' X 20' EASEMENT 4500000098 REC. NO. 203219614 **CITY OF COLORADO** 20' MOUNTAIN VIEW 27 28 **SPRINGS ELECTRIC EASEMENT** 284 BOOK 2421, PAGE 860 20' EL PASO COUNTY MUTUAL TELEPHONE COMPANY EASEMENT **BOOK 2404, PAGE 578 BLANKET MOUNTAIN VIEW ELECTRIC EASEMENT** S1/2 OF S1/2 SEC. 5 BOOK 3673, PAGE 871 ACCESS EASEMENT TO BENEFIT 13110 BRADLEY ROAD REC. NO. 203157613 AND 203157614 N01° 17' 48"W 30.00' SOUTH QUARTER CORNER SEC. 5, T15S, R64W FOUND 3 1/4" ALUM, CAP PLS 17496 S89° 51' 29"W 300.06 - BRADLEY ROAD 60' R.O.W. FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP, PLS 25955 1. This sketch does not constitute a land survey plat by CRITIGEN, LLC., and is only intended to depict Exhibit A - Legal Description. In the event that Exhibit A contains an ambiguity, Exhibit B may be used to solve said ambiguity. 2. Bearings are based on a line from NGS Station "Corral Bluffs" (PID JK1153), monumented by a 3" brass disk set in concrete to NGS Station "Clevenger" 200 300 400 (PID JK1353), monumented by a stainless steel rod set in concrete, said line was assumed to bear South 03°57'12" West according to a survey control diagram prepared by Kirkham Michael Consulting Engineers deposited with the El Paso SCALE: 1" = 200' County Surveyor on August 10, 2004 at Survey Deposit Number 204900110. SHEET 1 OF 1