

EXHIBIT A

EASEMENT DESCRIPTION

A 20 FOOT PERMANENT EASEMENT LOCATED IN ALLEY OF THE CITY OF COLORADO SPRINGS PLAT, RECORDED IN BOOK A AT PAGE 1, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, SAID PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, THE SALVATION ARMY SUBDIVISION RECORDED IN BOOK P-3 AT PAGE 64 NO. 857842; THENCE COINCIDENT WITH THE EASTERLY LINE OF SAID LOT 1 SOUTH 01°56'16" WEST A DISTANCE OF 30.93 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 88°10'12" EAST A DISTANCE OF 20.00' TO THE WESTERLY LINE OF LOT 2, PIKES PEAK REGION LODGE NO. 473 SUBDIVISION RECORDED IN PLAT B-4 AT PAGE 136 NO. 1519538; THENCE COINCIDENT WITH SAID WESTERLY LINE SOUTH 01°56'16" WEST A DISTANCE OF 11.96 FEET; THENCE NORTH 88°10'12" WEST A DISTANCE OF 20.00' TO SAID EASTERLY LINE OF LOT 1; THENCE COINCIDENT WITH SAID EASTERLY LINE OF LOT 1, NORTH 01°56'16" EAST A DISTANCE OF 11.96 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 239.16 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

THE BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 2, PIKES PEAK REGION LODGE NO. 473 SUBDIVISION, RECORDED IN PLAT B-4 AT PAGE 136 NO. 1519538. THE BEARING OF THE LINE BETWEEN THE NORTHWEST CORNER OF SAID LOT 2, A FOUND NO. 5 REBAR WITH RED PLASTIC CAP STAMPED "PLS 38020" AND THE SOUTHWEST CORNER OF SAID LOT 2, A FOUND 2" ALUMINUM CAP ILLEGIBLE, BEARS NORTH 01°56'16" EAST A DISTANCE OF 80.00 FEET.



BASIL MICAH HANSON, PLS 38020 _____ DATE
FOR AND ON BEHALF OF SAM, LLC

NOTES:

- 1) DRAWING ATTACHED AND BY THIS REFERENCE MADE PART HEREOF.
- 2) SURVEYING AND MAPPING, LLC (SAM) HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS OF WAY, VARIANCES AND/OR AGREEMENTS OF RECORD. BLANKET EASEMENTS MAY EXIST AND HAVE NOT BEEN REFERENCED HEREON.
- 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 4) THIS EXHIBIT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF ANY LAND BOUNDARY, FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

DATE: 05/18/2021

PARCEL DESIGNATION:

PROJECT: 1020058334
WEBER STREET



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OWNER:

CITY OF COLORADO SPRINGS

SHEET 1 OF 2 S18 T14S R66W