

EXHIBIT A

PARCEL PE-3

PERMANENT EASEMENT

LEGAL DESCRIPTION

A portion of the Southwest Quarter of Section 28, Township 14 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, that is described as follows:

BEGINNING at a point on the East line of the Southwest Quarter of said Section 28 from whence the Southeast Corner of said Section 28 bears South 85°15'30" East a distance of 2,628.5 feet;

THENCE South 59°05' West a distance of 111.6 feet;

THENCE North 30°55' West a distance of 50.0 feet to a point on the Southerly Right-of-Way line of State Highway #29 (South Circle Drive);

THENCE South 59°05' West on said line 100.0 feet for the **TRUE POINT OF BEGINNING** of the tract herein described;

THENCE continue South 59°05' West a distance of 100.0 feet;

THENCE Southeasterly to a point on the South line of said Southwest Quarter that is 185.0 feet West from the Southeast Corner of said Southwest Quarter;

THENCE East on said South line 110.0 feet; Thence Northwesterly to the **POINT OF BEGINNING**.

As recorded at the El Paso County Clerk and Recorder's Office by Warranty Deed at Reception Number 600755, Book 3232 and Page 01, dated September 25, 1979, and by Quit Claim Deed at Reception Number 098143674, dated October 5, 1998.

Also known by assessor's parcel number 64283-00-003.

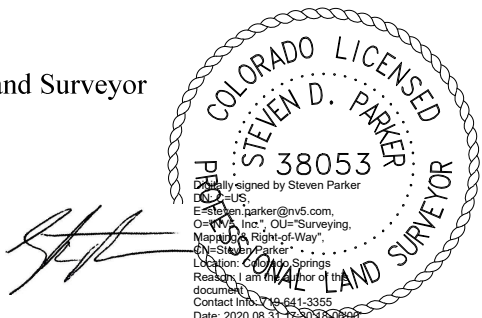
The area hereon described contains 18,332 square feet or 0.421 acres, more or less.

The purpose of this permanent easement is for the construction of roadway improvements, and maintenance of said improvements thereafter.

BASIS OF BEARINGS: The South line of SouthWest Quarter of said Section 28, from the SouthWest Corner, a computed position between the four reference monuments, all 3¼ inch aluminum caps stamped "CDOT 2002 LS 25361", North 88°52'43" East, to the South Quarter Corner, a computed position South 88°53'19" West 100.00 feet from a 3¼ inch aluminum Witness Corner stamped "D.B. & CO. 2000 PLS 32822", a distance of 2,726.73 feet.

I, Steven D. Parker, a duly registered Professional Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Steven D. Parker
Colorado Professional Land Surveyor
License Number 38053
August 31, 2020



Prepared for and on behalf of NV5, Inc.
5445 Mark Dabling Blvd., Suite 100
Colorado Springs, CO 80918
Tel: (719) 268-8529

EXHIBIT B PARCEL PE-3

PERMANENT EASEMENT

This exhibit does not represent a monumented survey.
It is intended only to depict the attached legal description.

Part of the Southwest Quarter of Section 28
Township 14 South, Range 66 West of the 6th P.M.
City of Colorado Springs, El Paso County, Colorado



So. Circle Drive
(Variable R.O.W.)
Bk 1930/Pg 71
Bk 1975/Pg 400
Sept 11, 1963

Janitell Joy
D Salisbury
SN 6428300002
RN 408366
Bk 2071, Pg 213
April 28, 1965
RN 214067312
July 29, 2014

Janitell Ralph D III
Living Trust,
RDJ Holdings LLC,
Accetta & Associates
Schedule No.
6428300004
Rec No. 408364
Bk 2071, Pg 221
April 28, 1965
Rec No. 214067312
July 29, 2014

Garden Valley Water
& Sanitation District
SN 6428300003
RN 600755
Bk 3232, Pg 01
September 25, 1979
RN 098143674
October 5, 1998

Colorado Springs,
Youth Sports Complex
Schedule No. 6433100005
Rec. No. 2016174
Bk 5825, Pg 1454
April 3, 1991

Basis of Bearings N88°52'43"E 2726.73' South Line Section 28



0' 25' 50'

Scale in U.S. Survey Feet
(1" = 50')

POB = Point of Beginning
Record Bearings &
Distances in Parathsis

Easement area contains 18,332 square feet or 0.421 acres, more or less.

Print Date: 8/31/2020

File Name: PE-3 Legal_Description_Exhibit.dgn

Horiz. Scale: 1 inch = 50 U.S. Survey Feet

EXHIBIT A FOR LEGAL DESCRIPTION

Owner: Garden Valley Water & Sanitation District
City of Colorado Springs, County of El Paso

Surveyor: SDP

Checker: ERW

Sheet Subset:



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