

EXHIBIT "A"
CITY OF COLORADO SPRINGS
PROJECT: SOUTH ACADEMY BOULEVARD WIDENING

DATE: March 16, 2023

PUBLIC IMPROVEMENT EASEMENT: PIE-80

SITUATED IN THE SW ¼ OF SECTION 26 AND THE NW ¼ OF SECTION 35,
TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION

A Public Improvement Easement No. PIE-80 being a part of that certain parcel of land as described in Reception Number 221048424 of the El Paso County Clerk and Recorder's Office Records, containing 381 sq. ft. (0.009 acres), more or less, in Lot 1, Block 1, Astro-Jet Subdivision Filing No. 2, recorded at Plat Book S-3, at Page 68, Reception Number 943701, of the El Paso County Clerk and Recorder's Office Records, in the Southwest Quarter of Section 26 and Northwest Quarter of Section 35, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said public improvement easement being more particularly described as follows:

Commencing at the Southwest Corner of Section 23, Township 14 South, Range 66 West, of the Sixth Principal Meridian, as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap); Thence S. 0°46'08" E., a distance of 5,266.36 feet to the northwest corner of said Lot 1, to the **TRUE POINT OF BEGINNING**;

1. Thence N. 89°40'02" E., along the northerly line of said Lot 1 and the south right of way Astrozon Boulevard, a distance of 35.61 feet;
2. Thence S. 70°47'20" W., a distance of 25.44 feet;
3. Thence S. 19°06'03" W., a distance of 34.39 feet to the westerly line of said Lot 1, coincidentally being the east right of way line of Academy Boulevard;
4. Thence N. 00°27'56" W., along said westerly lot line, a distance of 40.67 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 381 sq. ft. (0.009 acres), more or less.

The purpose of the above described public improvement easement is for road improvement purposes.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments (a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 56.20' S34 S35 S3 S2 T15S R66W 2012 PLS 24313" and a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 38.26' S34 S35 S3 S2 T15S R66W 2012 PLS 24313) to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap), as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea, P.L.S. 25381
For and on the behalf of AECOM
2315 Briargate Parkway, Suite 150
Colorado Springs, CO 80920



Exhibit B

SW 1/4 Section 26 and NW 1/4 Section 35
T.14 S., R.66W., Sixth Principal Meridian

ASTROZON BLVD.

SE Section 27
SW Section 26

NE Section 34
NW Section 35

SE Section 27
NE Section 34

SW Section 26
NW Section 35

POINT OF BEGINNING PIE-80
Northwest corner Lot 1
Tie to SW corner of Sec 23,
T.14 S., R.66W., 6th P.M.
N0°46'08"W, 5,266.36'

N89° 40'02"E
35.61'

S70° 47'20"W
25.44'

Electric Easement
-B1327, PG9
-QCD B3688, P14

N0° 27'56"W
40.67'

S19° 06'03"W
34.39'

PIE-80
381 SF
(0.009 AC)

Electric Easement
B1327, P9

Subject to
-Avigation Easement
Rec 203056945

5710 South Highway, LLC
REC 221048424

Astro-Jet Subdivision
Filing No. 2
Plat Book S-3, Page 68
Rec 943701

Lot 1,
Block 1

7' wide
Public Utility & Drainage
Easement
per plot

Non-Exclusive
Drainage, Utility &
Ingress/Egress
Easement
Rec 203132134

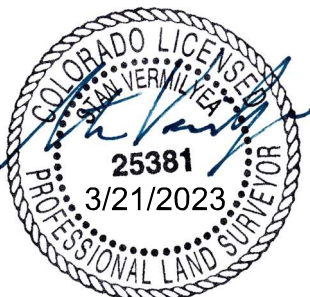
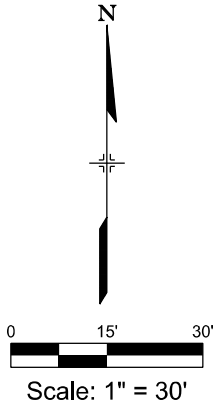
Lot 1

10' wide
Public Utility Easement
per plot




McDonald's
Subdivision No. 4

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0° 29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments as described in the monument record filed by P.L.S. 28658, dated September 13, 2016 to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments as described in the monument record filed by L.S. 17665, dated March 23, 1990.

Note: This exhibit does not represent a monumented land survey. It is intended only to depict the attached property description.



AECOM JN: 60603801		
DRAWN BY: JKB	DATE: 3/20/2023	SCALE: 1" = 30'

2315 BRIARGATE PARKWAY, SUITE 150
COLORADO SPRINGS, CO 80920
(719) 531-0001
FAX (719) 531-0007
AECOM PN: 60603801

<h2>Exhibit B - PIE-80</h2> <h3>5710 South Highway, LLC</h3>		
TITLE: South Academy Boulevard Widening		
REVISION: N/A	DRAWING NO. 80-Exhibit_PIE-80.dgn	SHEET NO. 3 of 3

3/20/2023 5:14:35 PM \$FILE\$