

RESOLUTION NO. 77 - 25

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY, PERMANENT EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS USING PPRTA FUNDS FOR THE DUBLIN BOULEVARD IMPROVEMENTS – PETERSON ROAD TO MARKSHEFFEL ROAD PROJECT

WHEREAS, in connection with the Dublin Boulevard Improvements – Peterson Road to Marksheffel Road Project ("Project"), the City of Colorado Springs Public Works Department has identified the need to acquire real property, permanent, and temporary construction easements to be used as for the improvements to Dublin Boulevard right-of-way, from Stetson Ridge Metropolitan District No. 1 (the "Property Owner"); and

WHEREAS, the acquisition of the real property, permanent easements, and temporary construction easements will allow for the improvements to the Dublin Boulevard right-of way and the construction of its improvements for the Project; and

WHEREAS, the real property, permanent easements, and temporary construction easements are further described in the attached exhibits, hereinafter referred to as (the "Property"); and

WHEREAS, the City of Colorado Springs, on behalf of its Public Works Department desires to purchase and the Property Owner desires to sell the Property to the City for a total purchase price of \$129,400.00; and

WHEREAS, the total purchase price of \$129,400.00 is supported by a real estate appraisal conducted by an independent real estate appraiser.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:**

Section 1. City Council finds the acquisition of the Property to be in the best interest of the citizens of Colorado Springs.

Section 2. Pursuant to the City of Colorado Springs Procedural Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021 ("Real Estate Manual"), City Council hereby authorizes the acquisition of the Property for the amount of \$129,400.00.


Section 3. The City of Colorado Springs Real Estate Services Manager and the Public Works Director are authorized to enter into Real Estate Purchase and Sale

Agreements with the Property Owner and to execute all documents necessary to complete the conveyance.

Section 4. This Resolution is contingent on funding of the Purchase by the Pikes Peak Rural Transportation Authority ("PPRTA").

Section 5. This Resolution shall be in full force and effect immediately upon its adoption.

Dated at Colorado Springs, Colorado this 24<sup>th</sup> day of June 2025.



Lynette Crow-Iverson, Council President

ATTEST:



Sarah B. Johnson, City Clerk



**EXHIBIT "A"**

**PERMANENT EASEMENT PE-9  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 16, 2025**

**DESCRIPTION**

A permanent easement, PE-9, being a portion of the Indigo Ranch at Stetson Ridge, Filing No. 4, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 206712308, situated in the northeast 1/4 of Section 17, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard and the easterly right-of-way line of Peterson Road, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 00°05'29" West a distance of 1,481.74 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence South 07°58'40" East, a distance of 5.50 feet;
2. Thence South 29°03'10" West, a distance of 5.50 feet;
3. Thence North 60°56'50" West to a point on the right-of-way line of Peterson Road and Dublin Boulevard, a distance of 5.00 feet;
4. Thence along said right-of-way line on the arc of a curve to the right, a radius of 100.00 feet, a length of 10.04 feet, a central angle of 05°45'05", (a chord bearing of North 38°44'05" East, a chord length of 10.03 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 35 sq. ft., (0.001 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919

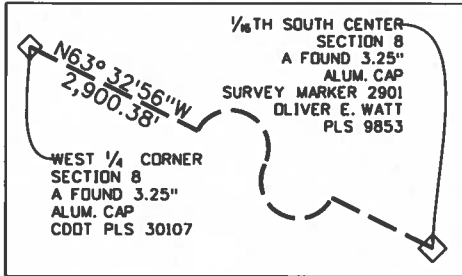


# EXHIBIT "B"

## LEGEND

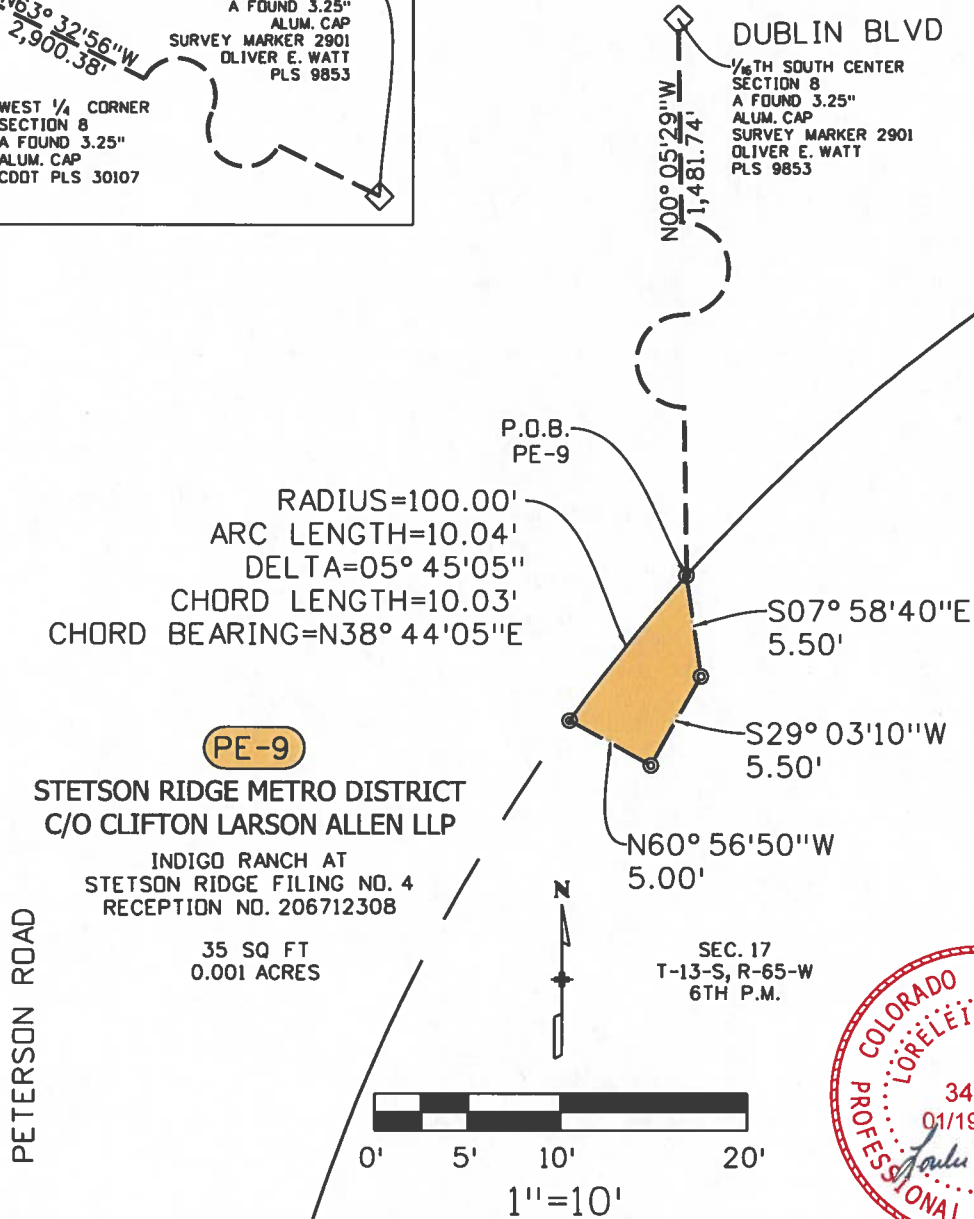
POB POINT OF BEGINNING  
 @ CHANGE IN COURSE ONLY

## BASIS OF BEARINGS



## NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.



PETERSON ROAD

35 SQ FT  
0.001 ACRES

SEC. 17  
T-13-S, R-65-W  
6TH P.M.



1"=10'

THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1



**Farnsworth**  
GROUP

5775 MARK DABLING BLVD - STE 100  
COLORADO SPRINGS, CO 80919  
(719)590-9194 / www.f-g.com



DUBLIN WIDENING PROJECT

PE-9

EXHIBIT "B"  
STETSON RIDGE  
METROPOLITAN DISTRICT

Project No.:  
5430007

Project Code:  
2024040

Date:  
1-16-2025

Page 2 of 2

**EXHIBIT "A"**

**PERMANENT EASEMENT PE-9A  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 16, 2025**

**DESCRIPTION**

A permanent easement, PE-9A, being a portion of the Indigo Ranch at Stetson Ridge, Filing No. 4, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 206712308, situated in the northeast 1/4 of Section 17, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 02°46'23" West a distance of 1,453.19 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said right-of-way line on the arc of a curve to the right, a radius of 100.00 feet, a central angle of 14°16'25", a distance of 24.91 feet, (a chord bearing of North 81°56'01" East, and a chord bearing of 24.85 feet);
2. Thence continuing along said right-of-way line North 89°04'14" East, a distance of 130.00 feet;
3. Thence South 01°56'12" East, a distance of 2.00 feet;
4. Thence South 88°03'48" West, a distance of 65.00 feet;
5. Thence South 89°06'20" West, a distance of 90.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 423 sq. ft., (0.010 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919



# EXHIBIT "B"

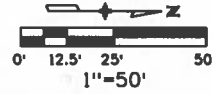
## LEGEND

POB POINT OF BEGINNING  
 ⊙ CHANGE IN COURSE ONLY

## NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

PETERSON ROAD



1/4TH SOUTH CENTER  
 SECTION 8  
 A FOUND 3.25"  
 ALUM. CAP  
 SURVEY MARKER 2901  
 OLIVER E. WATT  
 PLS 9853

SEC. 17  
 T-13-S, R-65-W  
 6TH P.M.

LOT 6

TRACT 'A'

P.O.B.  
 PE-9A

RADIUS=100.00'  
 ARC LENGTH=24.91'  
 DELTA=14°16'25"  
 CHORD LENGTH=24.85'  
 CHORD BEARING=N81°56'01"E

N02°46'23"W  
 1,453.19'

DUBLIN BLVD

S89°06'20"W  
 90.00'

PE-9A

LOT 5

STETSON RIDGE METRO DISTRICT  
 C/O CLIFTON LARSON ALLEN LLP  
 INDIGO RANCH AT  
 STETSON RIDGE FILING NO. 4  
 RECEPTION NO. 206712308

423 SQ FT  
 0.010 ACRES

N89°04'14"E  
 130.00'

S88°03'48"W  
 65.00'

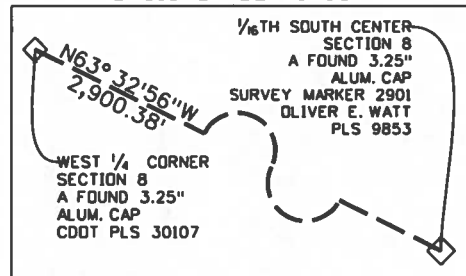
S01°56'12"E  
 2.00'

LOT 4

LOT 3



## BASIS OF BEARINGS



THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1



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DUBLIN WIDENING PROJECT

PE-9A

EXHIBIT "B"  
 STETSON RIDGE  
 METROPOLITAN DISTRICT

Project No.:  
 5430007

Project Code:  
 2024040

Date:  
 1-16-2025

Page 2 of 2

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**EXHIBIT "A"**

**PERMANENT EASEMENT PE-9B  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 16, 2025**

**DESCRIPTION**

A permanent easement, PE-9B, being a portion of the Indigo Ranch at Stetson Ridge, Filing No. 4, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 206712308, situated in the northeast 1/4 of Section 17, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard and the westerly right-of-way line of Mustang Rim Drive, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 14°13'15" West a distance of 1,481.52 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the westerly right-of-way line of Mustang Rim Drive South 08°48'15" East, a distance of 16.58 feet;
2. Thence continuing along said right-of-way line on the arc of a curve to the right, a radius of 370.00 feet, a central angle of 00°31'48", a length of 3.42 feet, (a chord bearing of South 08°32'21" East, and a chord length of 3.42 feet);
3. Thence North 56°58'21" West to a point on the southerly right-of-way line of Dublin Boulevard, a distance of 31.00 feet, more or less;
4. Thence along said right-of-way line on the arc of a curve to the left, a radius of 1,060.00 feet, a central angle of 01°14'59", a distance of 23.12 feet, (a chord bearing of North 82°52'09" East, and a chord length of 23.12 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 231 sq. ft., (0.005 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919





# EXHIBIT "B"

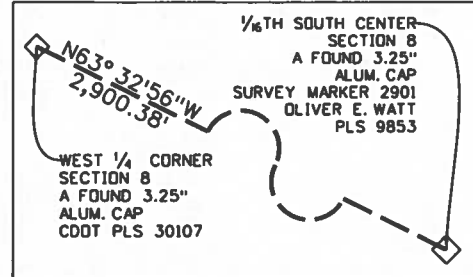
## LEGEND

POB POINT OF BEGINNING  
 © CHANGE IN COURSE ONLY

## NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

## BASIS OF BEARINGS



DUBLIN BLVD

1/16TH SOUTH CENTER  
 SECTION 8  
 A FOUND 3.25"  
 ALUM. CAP  
 SURVEY MARKER 2901  
 OLIVER E. WATT  
 PLS 9853

N4°13'15"W  
 1,481.52'

RADIUS=1,060.00'  
 ARC LENGTH=23.12'  
 DELTA=01°14'59"  
 CHORD LENGTH=23.12'  
 CHORD BEARING=N82°52'09"E

P.O.B.  
 PE-9B

N56°58'21"W  
 31.00'

S08°48'15"E  
 16.58'

PE-9B

STETSON RIDGE METRO DISTRICT  
 C/O CLIFTON LARSON ALLEN LLP  
 INDIGO RANCH AT  
 STETSON RIDGE FILING NO. 4  
 RECEPTION NO. 206712308

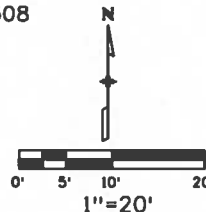
RADIUS=370.00'  
 ARC LENGTH=3.42'  
 DELTA=00°31'48"  
 CHORD LENGTH=3.42'  
 CHORD BEARING=S08°32'21"E

TRACT 'A'

231 SQ FT  
 0.005 ACRES

LOT 4

SEC. 17  
 T-13-S, R-65-W  
 6TH P.M.



MUSTANG RIM DR

THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1



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 COLORADO SPRINGS, CO 80918  
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DUBLIN WIDENING PROJECT

PE-9B

EXHIBIT "B"  
 STETSON RIDGE  
 METROPOLITAN DISTRICT

Project No.:  
 5430007

Project Code:  
 2024040

Date:  
 1-16-2025

Page 2 of 2

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**EXHIBIT "A"**

**TEMPORARY EASEMENT TE-9  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 16, 2025**

**DESCRIPTION**

A temporary easement, TE-9, being a portion of the Indigo Ranch at Stetson Ridge, Filing No. 4, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 206712308, situated in the northeast 1/4 of Section 17, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 02°46'23" West a distance of 1,453.19 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence North 89°06'20" East, a distance of 90.00 feet;
2. Thence North 88°03'48" East, a distance of 65.00 feet;
3. Thence North 01°56'12" West to a point on the southerly right-of-way line of Dublin Boulevard, a distance of 2.00 feet, more or less;
4. Thence along said right-of-way line North 89°04'13" East, a distance of 12.91 feet;
5. Thence on the arc of a curve to the left, a radius of 1060.00 feet, a central angle of 05°34'35", a length of 103.16 feet, (a chord bearing of North 86°16'56" East, and a chord length of 102.91 feet);
6. Thence South 56°58'21" East to a point on the westerly right-of-way line of Mustang Rim Drive, a distance of 31.00 feet, more or less;
7. Thence continuing along said right-of-way line on the arc of a curve to the right, a radius of 381.36 feet, a central angle of 06°45'08", a distance of 44.94 feet, (a chord bearing of South 04°47'40" East, and a chord length of 44.92 feet);
8. Thence continuing along said Mustang Rim Drive right-of-way line South 01°18'51" East, a distance of 46.00 feet;
9. Thence South 88°28'04" West, a distance of 6.00 feet;
10. Thence North 01°31'56" West, a distance of 82.00 feet;
11. Thence North 58°21'42" West, a distance of 28.00 feet;
12. Thence South 86°20'29" West, a distance of 296.73 feet;
13. Thence South 29°39'00" West, a distance of 41.50 feet;
14. Thence North 60°56'50" East to a point on the easterly right-of-way line of Peterson Road and the southerly right-of-way line of Dublin Boulevard, a distance of 15.00 feet;

15. Thence continuing along said right-of-way line on the arc of a curve to the right, a radius of 103.65 feet, a central angle of  $05^{\circ}33'59''$ , a distance of 10.07 feet, (a chord bearing of North  $32^{\circ}58'26''$  East, and a chord length of 10.07 feet);
16. Thence South  $60^{\circ}56'50''$  East, a distance of 5.00 feet;
17. Thence North  $29^{\circ}03'10''$  East, a distance of 5.50 feet;
18. Thence North  $07^{\circ}58'40''$  East to a point on the easterly right-of-way line of Peterson Road and the southerly right-of-way line of Dublin Boulevard, a distance of 5.50 feet, more or less;
19. Thence continuing along said right-of-way line on the arc of a curve to the right, a radius of 101.49 feet, a central angle of  $32^{\circ}41'07''$ , a distance of 57.90 feet, (a chord bearing of North  $58^{\circ}12'12''$  East, and a chord length of 57.12 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 4,676 sq. ft., (0.107 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North  $63^{\circ}32'56''$  West from the south center  $1/16^{\text{th}}$  corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west  $1/4$  corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919



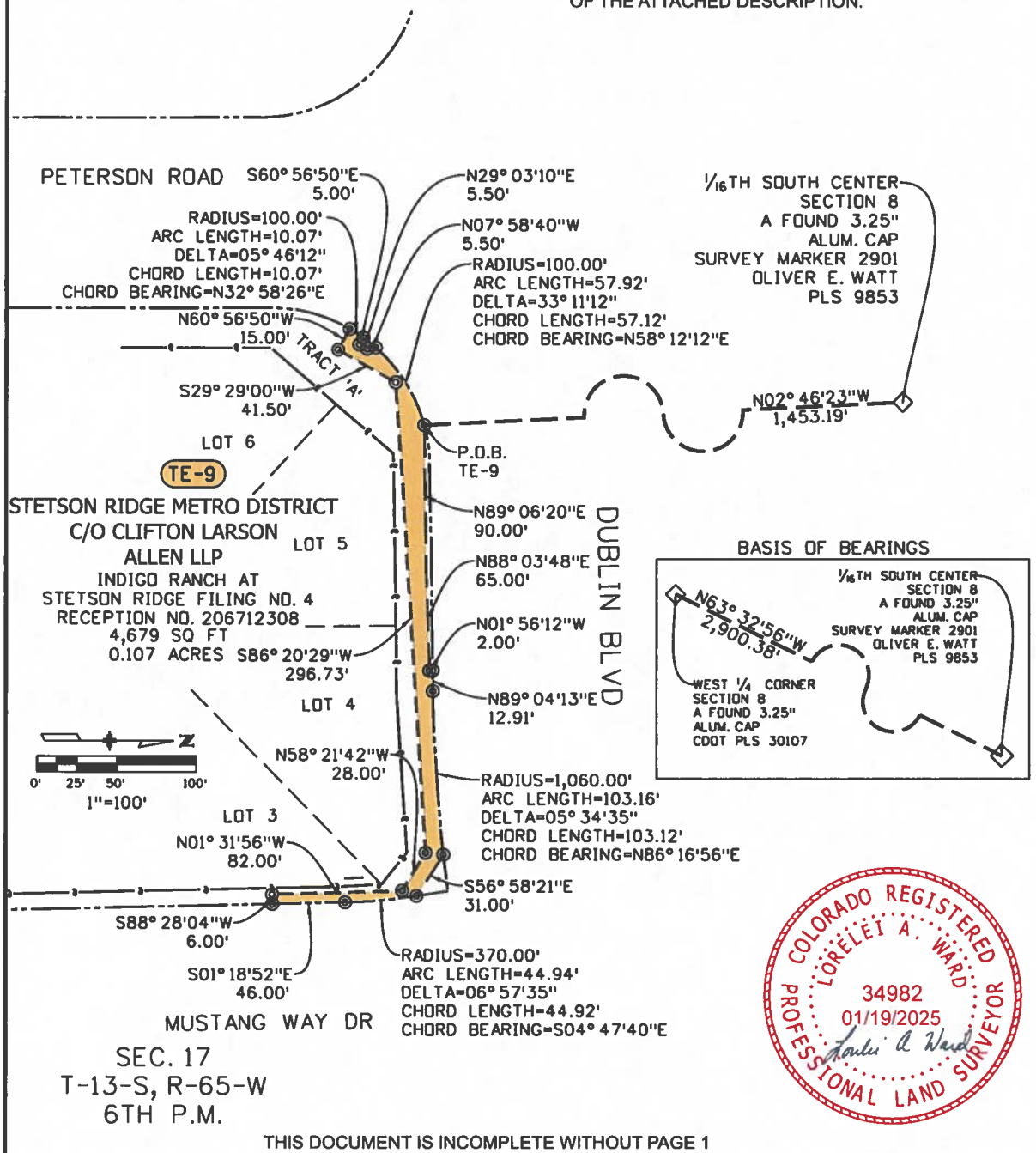
# EXHIBIT "B"

## LEGEND

POB POINT OF BEGINNING  
 @ CHANGE IN COURSE ONLY

## NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.



THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1



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## DUBLIN WIDENING PROJECT

TE-9

EXHIBIT "B"  
 STETSON RIDGE  
 METROPOLITAN DISTRICT

Project No.:  
 5430007

Project Code:  
 2024040

Date:  
 1-16-2025

Page 3 of 3

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**EXHIBIT "A"**

**RIGHT-OF-WAY PARCEL RW-10  
PROJECT NO.: 5430007  
SE 1/4 SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

**DESCRIPTION**

A right-of-way parcel, RW-10, being a portion of Tract A, Renaissance at Indigo North, Filing No. 2 subdivision, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 215713632, situated in the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said right-of-way parcel being more particularly described as follows:

Beginning at the southwest corner of said Tract A on the southerly right-of-way line of Dublin Boulevard, from which south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25-inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 17°26'29" West a distance of 1,371.08 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence North 08°48'15" West along the westerly right-of-way line of Mustang Rim Drive, a distance of 31.20 feet;
2. Thence South 68°59'12" East, a distance of 32.79 feet;
3. Thence North 80°53'13" East, a distance of 188.89 feet;
4. Thence North 83°19'06" East, a distance of 127.80 feet;
5. Thence on the arc of a curve to the right, a radius of 172.50 feet, a central angle of 09°12'21", a distance of 27.72 feet, (a chord bearing North 88°03'32 East, a distance of 27.69 feet);
6. Thence on the arc of a curve to the left, a radius of 127.50 feet, a central angle of 11°28'42", a distance of 25.54 feet, (a chord bearing North 86°55'21" East, a distance of 25.50 feet);
7. Thence North 81°11'00" East, a distance of 328.96 feet;
8. Thence on the arc of a curve to the right, a radius of 2062.50 feet, a central angle of 04°46'33", a distance of 171.92 feet, (a chord bearing North 83°34'17" East, a distance of 171.87 feet);
9. Thence South 01°38'58" East along the tract line of Renaissance at Indigo North, Filing No. 2 subdivision, a distance of 5.19 feet, more or less, to a point on the northerly right-of-way line of Dublin Boulevard;

10. Thence along said right-of-way line on the arc of a curve to the left, a radius of 2060.00 feet, a central angle of  $04^{\circ}41'02''$ , a distance of 168.41 feet, (a chord bearing South  $83^{\circ}32'16''$  West, a distance of 168.36 feet);
11. Thence continuing along said right-of-way line South  $81^{\circ}11'45''$  West, a distance of 729.02 feet, more or less to the TRUE POINT OF BEGINNING;

The above described right-of-way parcel contains 8,384 sq. ft. (0.192 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North  $63^{\circ}32'56''$  West from the south center  $1/16^{\text{th}}$  corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west  $1/4$  corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919



# EXHIBIT "B"

## LEGEND

POB POINT OF BEGINNING  
 @ CHANGE IN COURSE ONLY

## NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

1/16TH SOUTH CENTER  
 SECTION 8  
 A FOUND 3.25"  
 ALUM. CAP  
 SURVEY MARKER 2901 N08° 48'15"W  
 OLIVER E. WATT  
 PLS 9853

MUSTANG RIM DRIVE

N17° 26'29"W  
 1,571.08'

C1  
 RADIUS=172.50'  
 ARC LENGTH=27.72'  
 DELTA=09° 12'21"  
 CHORD LENGTH=27.69'  
 CHORD BEARING=N88° 03'  
 C2  
 RADIUS=127.50'  
 ARC LENGTH=25.54'  
 DELTA=11° 28'42"  
 CHORD LENGTH=25.50'  
 CHORD BEARING=N86° 55'21"E

P.O.B.  
 RW-10

DUBLIN BLVD

S68° 59'12"E  
 32.79'

N80° 53'13"E  
 188.89'

N83° 19'06"E  
 127.80'

TRACT A

S81° 11'45"W  
 729.02'

C1  
 C2

N81° 11'00"E  
 328.96'

LOT 5

RW-10

STETSON RIDGE  
 METROPOLITAN DISTRICT

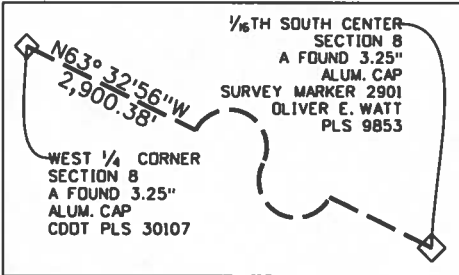
8,384 SQ FT  
 0.192 ACRES

SEC. 8  
 T-13-S, R-65-W  
 6TH P.M.

TRACT C

RENAISSANCE AT INDIGO  
 NORTH FILING No. 2  
 RECEPTION NO. 215713632

## BASIS OF BEARINGS



0' 25' 50' 100'  
 1"=100'

THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1



**Farnsworth**  
 GROUP

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 COLORADO SPRINGS, CO 80919  
 (719)590-9194 / www.f-w.com



DUBLIN WIDENING PROJECT

RW-10

EXHIBIT "B"  
 STETSON RIDGE  
 METROPOLITAN DISTRICT

Project No.:  
 5430007

Project Code:  
 2024040

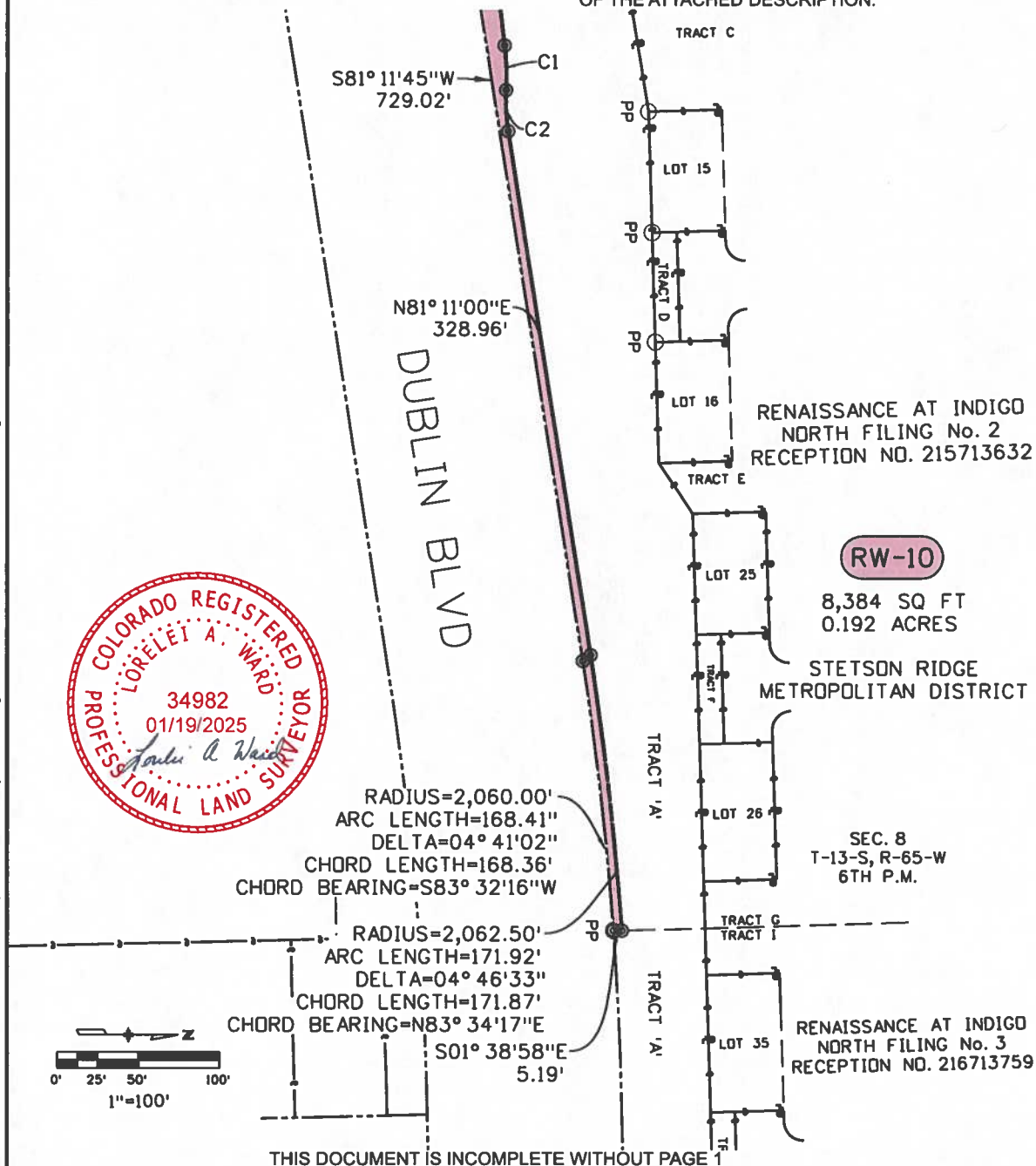
Date:  
 1-17-2025

Page 3 of 4

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POB POINT OF BEGINNING  
© CHANGE IN COURSE ONLY

**THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.**



THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1



## RW-10

EXHIBIT "B"  
STETSON RIDGE  
METROPOLITAN DISTRICT

Project No.:  
5430007

**Project Code:**  
**2024040**

Date:  
1-17-2025

Page 4 of 4



**EXHIBIT "A"**

**TEMPORARY EASEMENT TE-10  
PROJECT NO.: 5430007  
SE 1/4 SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

**DESCRIPTION**

A Temporary Easement, TE-10, being a portion of Tract A, Renaissance at Indigo North subdivision, Filing No. 2, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 215713632, situated in the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Mustang Rim Drive, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 17°42'10" West a distance of 1,327.01 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence South 68°59'12" East, a distance of 35.98 feet;
2. Thence North 80°53'13" East, a distance of 155.32 feet;
3. Thence N68°01'07"E, a distance of 146.90 feet;
4. Thence South 87°55'01" East, a distance of 188.33 feet;
5. Thence North 87°33'54" East, a distance of 67.73 feet;
6. Thence North 80°49'29" East, a distance of 290.29 feet;
7. Thence North 88°42'49" East, a distance of 28.21 feet, more or less, to a point on the tract line of Renaissance at Indigo North, Filing No. 2 subdivision;
8. Thence South 01°38'58" East along said tract line, a distance of 17.64 feet;
9. Thence on the arc of a curve to the left, a radius of 2062.50 feet, a central angle of 04°46'33", a distance of 171.92 feet, (a chord bearing South 83°34'17" West, a distance of 171.87 feet);
10. Thence South 81°11'00" West, a distance of 328.96 feet;
11. Thence on the arc of a curve to the right, a radius of 127.50 feet, a central angle of 11°28'42", a distance of 25.54 feet, (a chord bearing South 86°55'21" West, a distance of 25.50 feet);
12. Thence on the arc of a curve to the left, a radius of 172.50 feet, a central angle of 09°12'21", a distance of 27.72 feet, (a chord bearing South 88°03'32" West, a distance of 27.69 feet);
13. Thence South 83°19'06" West, a distance of 127.80 feet;
14. Thence South 80°53'13" West, a distance of 188.18 feet;
15. Thence North 68°59'12" West to a point on the easterly right-of-way line of Mustang Rim Drive, a distance of 32.79 feet, more or less;

16. Thence North 08°48'15" West along said right-of-way line, a distance of 13.04 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Temporary Easement contains 18,771 sq. ft. (0.431 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd – Suite 190  
Colorado Springs, CO 80919



# EXHIBIT "B"

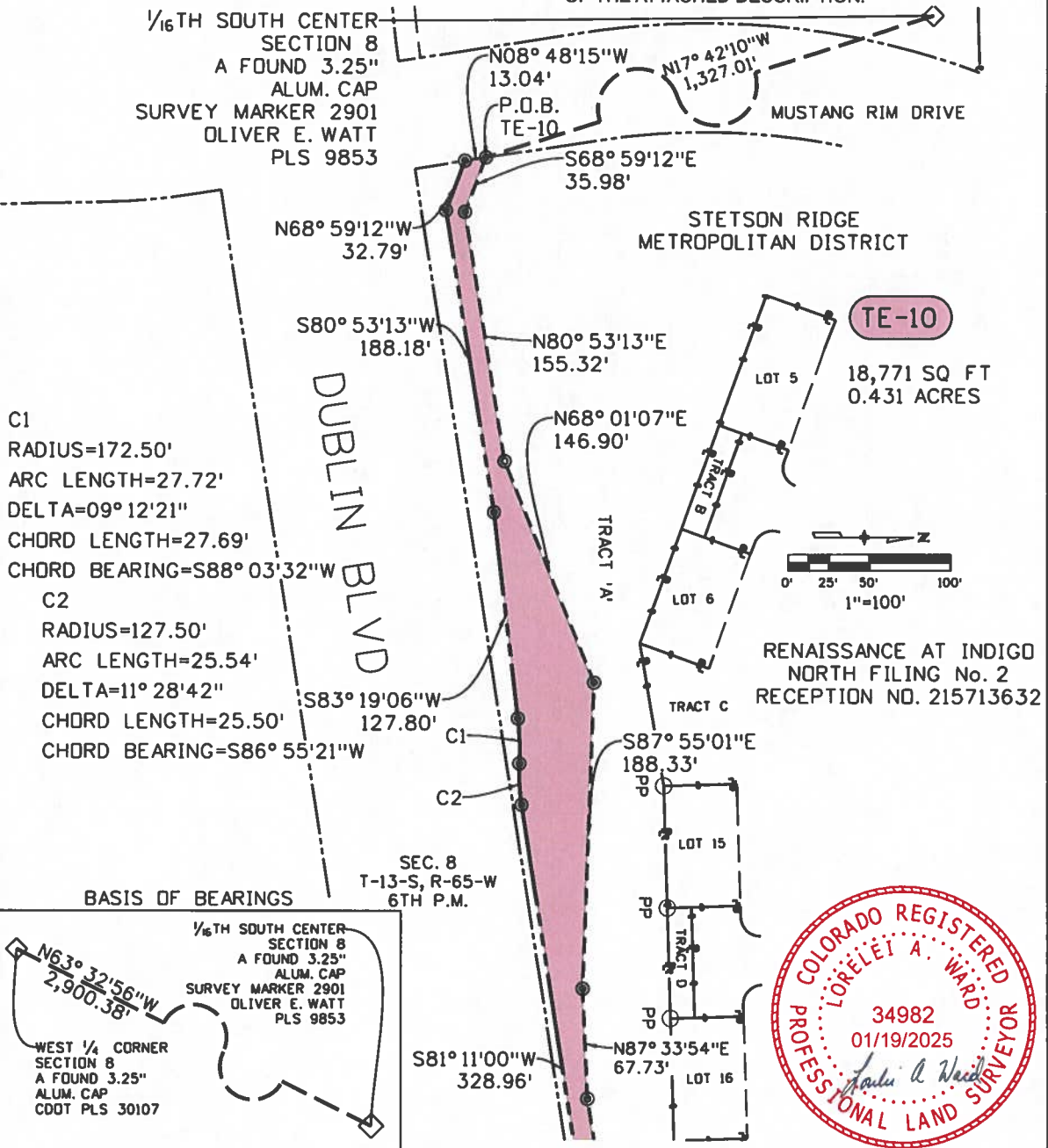
## LEGEND

POB POINT OF BEGINNING  
 ⊙ CHANGE IN COURSE ONLY

## NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

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**Farnsworth**  
 GROUP

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**DUBLIN WIDENING PROJECT**

**TE-10**

**EXHIBIT "B"**  
**STETSON RIDGE**  
**METROPOLITAN DISTRICT**

Project No.:  
 5430007

Project Code:  
 2024040

Date:  
 1-17-2025

Page 3 of 4

# EXHIBIT "B"

## LEGEND

POB POINT OF BEGINNING  
 ⊙ CHANGE IN COURSE ONLY

## NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

C1  
 RADIUS=172.50'  
 ARC LENGTH=27.72'  
 DELTA=09° 12' 21"  
 CHORD LENGTH=27.69'  
 CHORD BEARING=S88° 03' 32"W  
 C2  
 RADIUS=127.5'  
 ARC LENGTH=25.54'  
 DELTA=11° 28' 42"  
 CHORD LENGTH=25.50'  
 CHORD BEARING=S86° 55' 21"W

S81° 11' 00"W  
 328.96'

TRACT C  
 S87° 55' 01"E  
 188.33'

LOT 15

TRACT D

TRACT E

LOT 16

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

STETSON RIDGE  
 METROPOLITAN DISTRICT

TE-10

18,771 SQ FT  
 0.431 ACRES

SEC. 8  
 T-13-S, R-65-W  
 6TH P.M.

RENAISSANCE AT INDIGO  
 NORTH FILING No. 2  
 RECEPTION NO. 215713632

RADIUS=2,062.50'  
 ARC LENGTH=171.92'  
 DELTA=04° 46' 33"  
 CHORD LENGTH=171.87'  
 CHORD BEARING=S83° 34' 17"W

S01° 38' 58"E  
 17.64'

N88° 42' 49"E  
 28.21'

TRACT G  
 TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

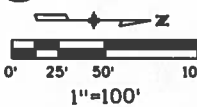
TRACT Q

TRACT R

TRACT S

TRACT T

DUBLIN BLVD



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DUBLIN WIDENING PROJECT

TE-10

EXHIBIT "B"  
 STETSON RIDGE  
 METROPOLITAN DISTRICT

Project No.:  
 5430007

Project Code:  
 2024040

Date:  
 1-17-2025

Page 4 of 4

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**EXHIBIT "A"**

**PERMANENT EASEMENT PE-11  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 20, 2025**

**DESCRIPTION**

A permanent easement, PE-11, being a portion of Renaissance at Indigo South, Filing No. 1, Tract A, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 218714247, situated in the northeast 1/4 of Section 17, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard and the easterly right-of-way line of Mustang Rim Drive, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 16°31'12" West a distance of 1,488.56 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the southerly right-of-way line of Dublin Boulevard North 81°12'29" East, a distance of 21.00 feet;
2. Thence South 01°18'51" East along the east property line of said Tract A, a distance of 20.00 feet;
3. Thence South 88°41'09" West to a point on the easterly right-of-way line of Mustang Rim Drive, a distance of 18.55 feet;
4. Thence along said right-of-way line North 08°48'01" West, a distance of 17.41 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 369 sq. ft. (0.008 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919



# EXHIBIT "B"

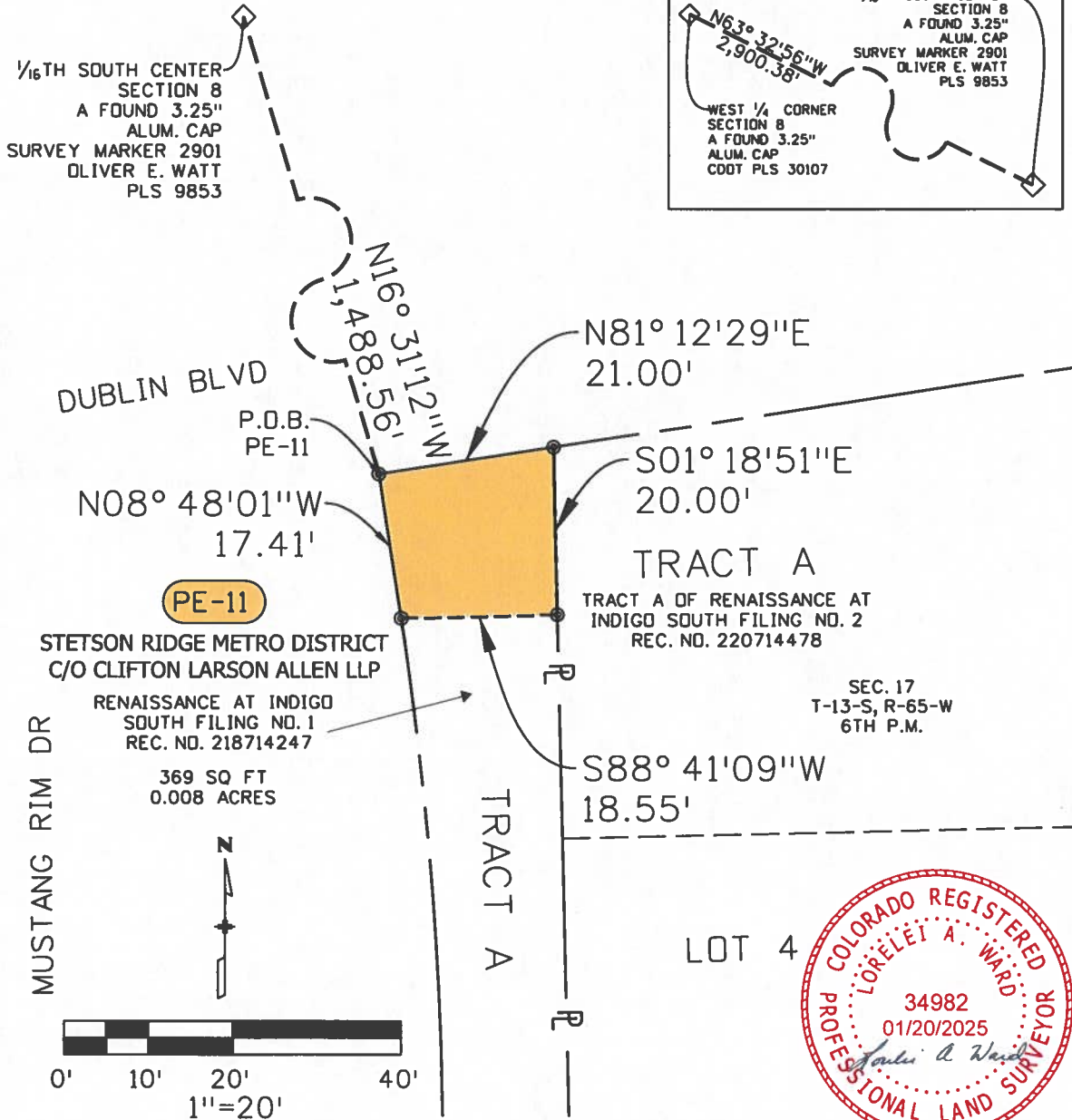
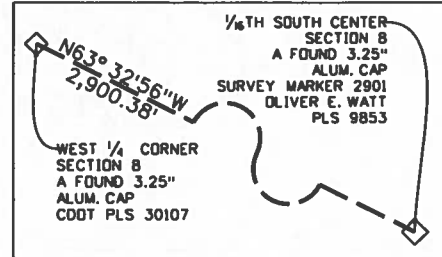
## LEGEND

POB POINT OF BEGINNING  
 © CHANGE IN COURSE ONLY

## NOTE:

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## BASIS OF BEARINGS



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DUBLIN WIDENING PROJECT  
 PE-11  
 EXHIBIT "B"  
 STETSON RIDGE  
 METROPOLITAN DISTRICT

Project No.:  
 5430007

Project Code:  
 2024040

Date:  
 1-20-2025

Page 2 of 2



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**EXHIBIT "A"**

**TEMPORARY EASEMENT TE-11  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 20, 2025**

**DESCRIPTION**

A temporary easement, TE-11, being a portion of Renaissance at Indigo South, Filing No. 1, Tract A, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 218714247, situated in the northeast 1/4 of Section 17, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Mustang Rim Drive, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 16°25'52" West a distance of 1,505.81 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence North 88°41'09" East to a point on the east property line of said Tract A, a distance of 18.55 feet;
2. Thence along said property line South 01°18'51" East, a distance of 20.91 feet;
3. Thence South 41°50'47" West, a distance of 2.19 feet;
4. Thence South 01°18'51" East, a distance of 44.00 feet;
5. Thence South 22°12'36" West to a point on the easterly right-of-way line of Mustang Rim Drive, a distance of 33.85 feet, more or less;
6. Thence along said right-of-way line North 01°18'51" West, a distance of 42.50 feet;
7. Thence continuing on said right-of-way line on the arc of a curve to the left, a radius of 430.00 feet, a central angle of 07°21'18", a distance of 55.20 feet, (a chord bearing of North 04°59'31" West, and a chord length of 55.16 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 1,206 sq. ft. (0.028 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919



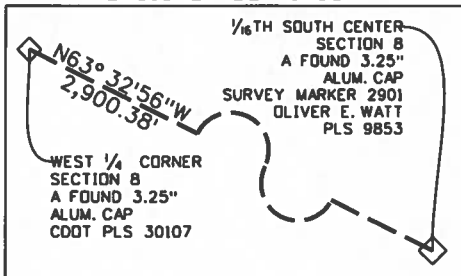


# EXHIBIT "B"

## LEGEND

POB POINT OF BEGINNING  
 © CHANGE IN COURSE ONLY

## BASIS OF BEARINGS



## NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

1/16TH SOUTH CENTER  
 SECTION 8  
 A FOUND 3.25"  
 ALUM. CAP  
 SURVEY MARKER 2901  
 OLIVER E. WATT  
 PLS 9853

TE-11

STETSON RIDGE METRO DISTRICT  
 C/O CLIFTON LARSON ALLEN LLP

TRACT A OF RENAISSANCE AT  
 INDIGO SOUTH FILING NO. 1  
 REC. NO. 218714247

1,206 SQ FT  
 0.028 ACRES

DUBLIN BLVD

TRACT A  
 RENAISSANCE AT INDIGO  
 SOUTH FILING NO. 2  
 REC. NO. 220714478

P.O.B.  
 TE-11

N88°41'09"E  
 18.55'

S01°18'51"E  
 20.91'

S41°50'47"W  
 2.19'

S01°18'51"E  
 44.00'

LOT 4

SEC. 17  
 T-13-S, R-65-W  
 6TH P.M.

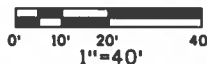
S22°12'36"W  
 33.85'

N01°18'51"W  
 42.50'

RADIUS=430.00'  
 ARC LENGTH=55.20'  
 DELTA=07°21'18"  
 CHORD LENGTH=55.16'  
 CHORD BEARING=N04°59'31"W

MUSTANG RIM DR

TRACT A OF RENAISSANCE AT  
 INDIGO SOUTH FILING NO. 1  
 REC. NO. 218714247



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DUBLIN WIDENING PROJECT

TE-11

EXHIBIT "B"  
 STETSON RIDGE  
 METROPOLITAN DISTRICT

Project No.:  
 5430007

Project Code:  
 2024040

Date:  
 1-20-2025

Page 2 of 2

## EXHIBIT "A"

**PERMANENT EASEMENT PE-12  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17 & SE 1/4 SECTION 8,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

### DESCRIPTION

A permanent easement, PE-12, being a portion of Renaissance at Indigo South, Filing No. 2, Tract A, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 220714478, situated in the northeast 1/4 of Section 17 and the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard and the east property line of said Tract A, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 45°05'41" West, a distance of 1,837.76 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the east property line of Tract A South 01°10'02" East, a distance of 4.00 feet;
2. Thence on the arc of a curve to the left, a radius of 1,936.00 feet, a central angle of 04°34'29", a distance of 154.78 feet, (a chord bearing of South 83°28'59" West, and a chord length of 154.54 feet);
3. Thence South 81°11'45" West, a distance of 71.39 feet;
4. Thence North 86°00'36" West to a point on the southerly right-of-way line of Dublin Boulevard, a distance of 18.06 feet, more or less;
5. Thence along said right-of-way line North 81°11'45" East, a distance of 89.00 feet;
6. Thence continuing along said right-of-way line on the arc of a curve to the right, a radius of 1940.00 feet, a central angle of 04°34'51", a distance of 155.10 feet, (a chord bearing of North 83°29'10" East, and a chord length of 155.06 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 941 sq. ft. (0.022 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919



# EXHIBIT "B"

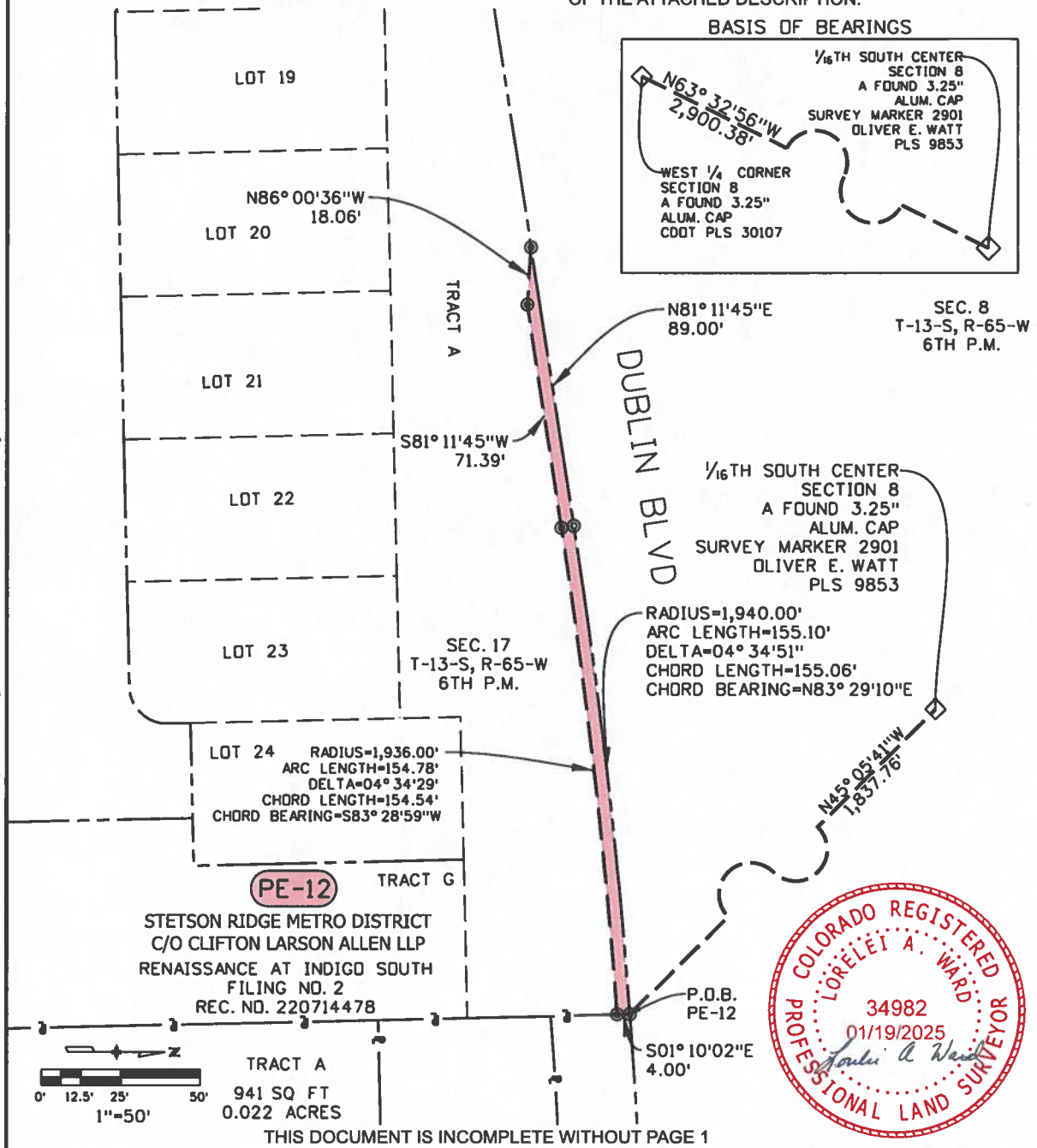
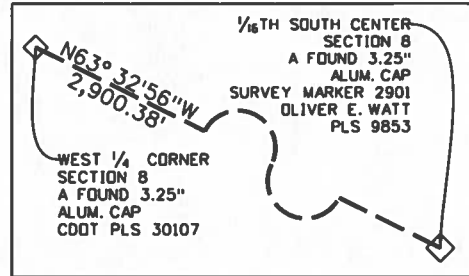
## LEGEND

POB  
● POINT OF BEGINNING  
○ CHANGE IN COURSE ONLY

## NOTE:

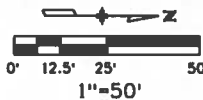
THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

## BASIS OF BEARINGS



PE-12

STETSON RIDGE METRO DISTRICT  
C/O CLIFTON LARSON ALLEN LLP  
RENAISSANCE AT INDIGO SOUTH  
FILING NO. 2  
REC. NO. 220714478



TRACT A  
941 SQ FT  
0.022 ACRES

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DUBLIN WIDENING PROJECT  
PE-12  
EXHIBIT "B"  
STETSON RIDGE  
METROPOLITAN DISTRICT

Project No.:  
5430007

Project Code:  
2024040

Date:  
1-17-2025

Page 2 of 2

**EXHIBIT "A"**

**TEMPORARY EASEMENT TE-12  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17 & SE 1/4 SECTION 8,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

**DESCRIPTION**

A temporary easement, TE-12, being a portion of Renaissance at Indigo South, Filing No. 2, Tract A, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 220714478, situated in the northeast 1/4 of Section 17 and the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard and the west property line of said Tract A, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 17°19'09" West, a distance of 1,491.52 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said right-of-way line North 81°11'43" East, a distance of 622.94 feet;
2. Thence South 86°00'36" East, a distance of 18.06 feet;
3. Thence North 81°11'45" East, a distance of 71.39 feet;
4. Thence on the arc of a curve to the right, a radius of 1936.00 feet, a central angle of 04°34'29", a distance of 154.58 feet, (a chord bearing of North 83°28'59" East, and a chord length of 154.54 feet), more or less, to a point on the east property line of Tract A;
5. Thence along said property line South 01°18'51" East, a distance of 20.03 feet;
6. Thence on the arc of a curve to the left, a radius of 1916.00 feet, a central angle of 04°32'39", a distance of 151.96 feet, (a chord bearing of South 83°28'04" West, and a chord length of 151.92 feet);
7. Thence South 81°20'12" West, a distance of 695.00 feet;
8. Thence South 41°50'47" West to a point on the east property line of Tract A, a distance of 28.81 feet, more or less;
9. Thence along said property line North 01°18'51" West, a distance of 40.91 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 19,427 sq. ft. (0.446 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919



**LEGEND**  
POB POINT OF BEGINNING  
◎ CHANGE IN COURSE ONLY

**NOTE:**  
THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

MUSTANG WAY DRIVE

1/16TH SOUTH CENTER SECTION 8 A FOUND 3.25" ALUM. CAP SURVEY MARKER 2901 OLIVER E. WATT PLS 9853

P.O.B. TE-12

N01°18'51"W 40.91'

N17°19'09"W 1,491.52'

BASIS OF BEARINGS

1/16TH SOUTH CENTER SECTION 8 A FOUND 3.25" ALUM. CAP SURVEY MARKER 2901 OLIVER E. WATT PLS 9853

N63°32'56"W 2,900.38'

WEST 1/4 CORNER SECTION 8 A FOUND 3.25" ALUM. CAP CDOT PLS 30107

LOT 4

S41°50'47"W 28.81'

TE-12

STETSON RIDGE METRO DISTRICT C/O CLIFTON LARSON ALLEN LLP

TRACT B

TRACT A

DUBLIN BLVD

S81°20'12"W 695.00'

SEC. 17 T-13-S, R-65-W 6TH P.M.

LOT 5

RENAISSANCE AT INDIGO SOUTH FILING NO. 2 REC. NO. 220714478 19,427 SQ FT 0.446 ACRES

N81°11'43"E 622.94'

SEC. 8 T-13-S, R-65-W 6TH P.M.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR LORELEI A. WARD 34982 01/19/2025

0' 12.5' 25' 50' 1"=50'

THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1

 <b>Farnsworth GROUP</b> 5775 MARK DABLING BLVD - STE 100 COLORADO SPRINGS, CO 80919 (719)590-9194 / www.f-g.com	 <b>COLORADO SPRINGS</b>	<b>DUBLIN WIDENING PROJECT</b>		Project No.: 5430007
		<b>TE-12</b>		Project Code: 2024040
		<b>EXHIBIT "B"</b>		Date: 1-17-2025
		<b>STETSON RIDGE METROPOLITAN DISTRICT</b>		Page 3 of 5

# EXHIBIT "B"

## LEGEND

POB POINT OF BEGINNING  
 © CHANGE IN COURSE ONLY

## NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS  
 INTENDED ONLY TO BE A GRAPHIC DEPICTION  
 OF THE ATTACHED DESCRIPTION.

SEC. 8  
 T-13-S, R-65-W  
 6TH P.M.

LOT 13

N81° 11' 43" E  
 622.94'

TE-12

STETSON RIDGE METRO DISTRICT  
 C/O CLIFTON LARSON ALLEN LLP

RENAISSANCE AT  
 INDIGO SOUTH  
 FILING NO. 2  
 REC. NO. 220714478

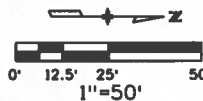
19,427 SQ FT  
 0.446 ACRES

S81° 20' 12" W  
 695.00'

TRACT A

LOT 14

SEC. 17  
 T-13-S, R-65-W  
 6TH P.M.



TRACT E

LOT 19

DUBLIN BLVD



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DUBLIN WIDENING PROJECT

TE-12

EXHIBIT "B"  
 STETSON RIDGE  
 METROPOLITAN DISTRICT

Project No.:  
 5430007

Project Code:  
 2024040

Date:  
 1-17-2025

Page 4 of 5

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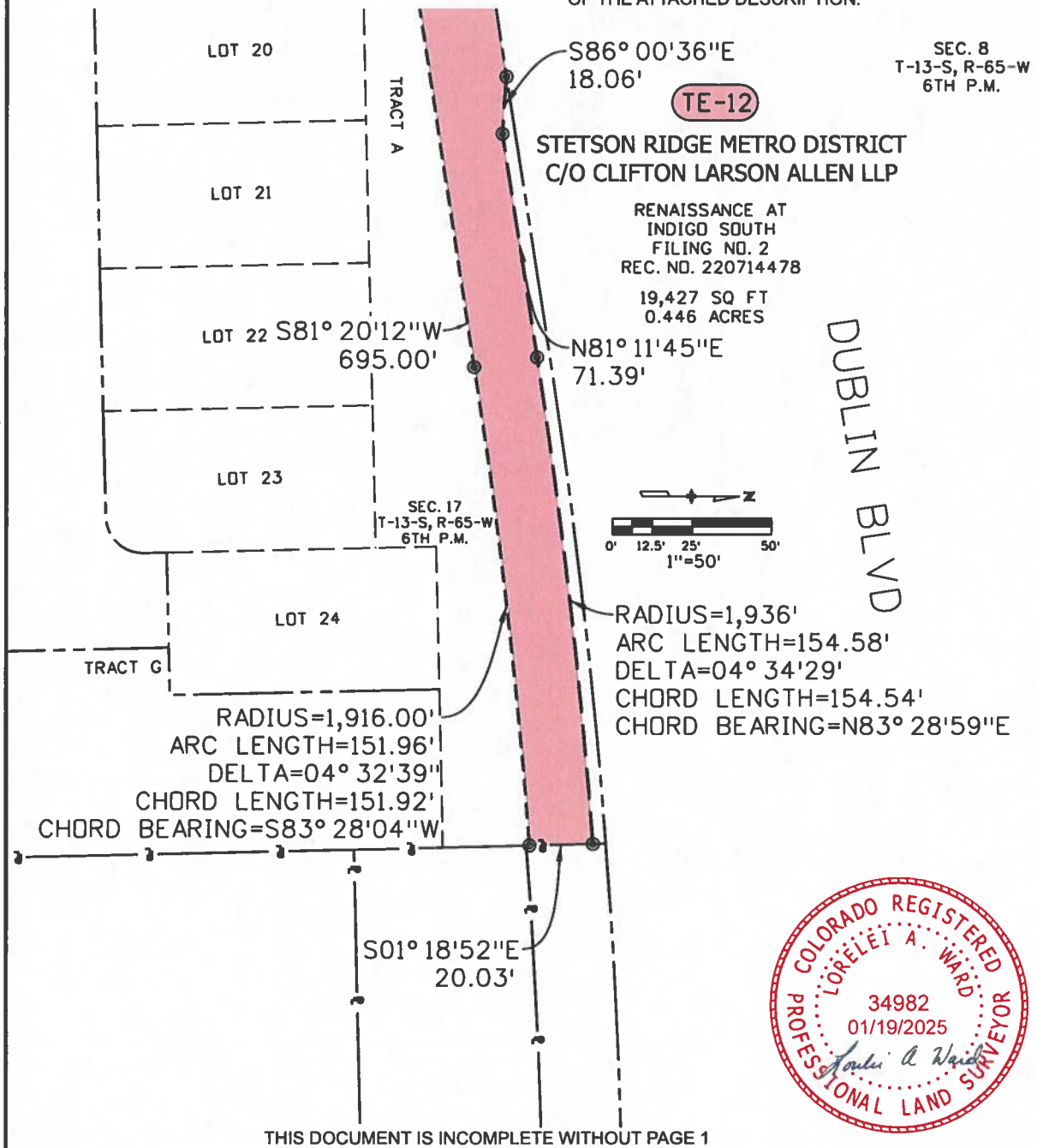
# EXHIBIT "B"

## LEGEND

POB  
⊙ POINT OF BEGINNING  
CHANGE IN COURSE ONLY

## NOTE:

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OF THE ATTACHED DESCRIPTION.



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## DUBLIN WIDENING PROJECT

TE-12  
EXHIBIT "B"  
STETSON RIDGE  
METROPOLITAN DISTRICT

Project No.:  
5430007

Project Code:  
2024040

Date:  
1-17-2025

Page 5 of 5

**EXHIBIT "A"**

**PERMANENT EASEMENT PE-13  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17 & SE 1/4 SECTION 8,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

**DESCRIPTION**

A permanent easement, PE-13, being a portion of The Reserve at Indigo Ranch, Filing No. 1, Tract D, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 213713386, situated in the northeast 1/4 of Section 17 and the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard and the westerly right-of-way line of Van Winkle Drive, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 47°31'29" West a distance of 1,913.78 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the westerly right-of-way line of Van Winkle Drive South 01°18'52" East, a distance of 23.00 feet;
2. Thence North 44°22'50" West, a distance of 26.00 feet;
3. Thence on the arc of a curve to the left, a radius of 1946.71 feet, a central angle of 02°42'58", a distance of 92.29 feet, (a chord bearing of South 87°08'22" West, and a chord length of 92.28 feet), more or less, to a point on the west property line of Tract D;
4. Thence along said property line North 01°10'02" West, a distance of 4.00 feet;
5. Thence on the arc of a curve to the right, a radius of 1940.00 feet, a central angle of 02°56'03", a distance of 99.35 feet, (a chord bearing of North 87°14'36" East, and a chord length of 99.34 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 609 sq. ft. (0.014 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919



# EXHIBIT "B"

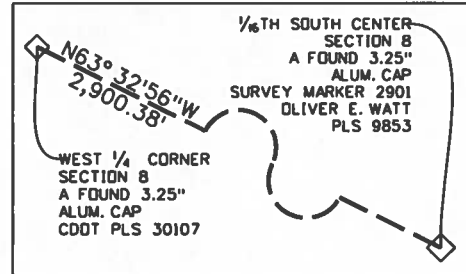
## LEGEND

POB  
● POINT OF BEGINNING  
CHANGE IN COURSE ONLY

## NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

## BASIS OF BEARINGS



SEC. 8  
T-13-S, R-65-W  
6TH P.M.

**PE-13**  
STETSON RIDGE METRO DISTRICT  
C/O CLIFTON LARSON  
ALLEN LLP  
THE RESERVE AT INDIGO RANCH  
FILING NO. 1  
RECEPTION NO.  
213713386  
609 SQ FT  
0.014 ACRES

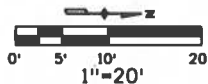
LOT 15

RADIUS=1,946.71'  
ARC LENGTH=92.29'  
DELTA=02° 42'58"  
CHORD LENGTH=92.28'  
CHORD BEARING=S87° 08'22"W

TRACT D

SEC. 17  
T-13-S, R-65-W  
6TH P.M.

N44° 22'50"W  
26.00'



DUBLIN BLVD

RADIUS=1,940.00'  
ARC LENGTH=99.35'  
DELTA=02° 56'03"  
CHORD LENGTH=99.34'  
CHORD BEARING=N87° 14'36"E

1/16TH SOUTH CENTER  
SECTION 8  
A FOUND 3.25"  
ALUM. CAP  
SURVEY MARKER 2901  
OLIVER E. WATT  
PLS 9853

N47° 31'29"W  
1,913.78'

N88° 42'38"E  
10.68'

P.O.B.  
PE-13

VAN WINKLE DR

S01° 18'52"E  
23.00'

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DUBLIN WIDENING PROJECT

PE-13

EXHIBIT "B"  
STETSON RIDGE  
METROPOLITAN DISTRICT

Project No.:  
5430007

Project Code:  
2024040

Date:  
1-17-2025

Page 2 of 2

1/17/2025 1:49:11 PM J:\2023\0231830.00 - Dublin Blvd Improvements\Survey\07\_Drawings\Reference Files\Exhibit\_B\13VPE-13.dgn

**EXHIBIT "A"**

**TEMPORARY EASEMENT TE-13  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17 & SE 1/4 SECTION 8,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

**DESCRIPTION**

A temporary easement, TE-13, being a portion of The Reserve at Indigo Ranch, Filing No. 1, Tract D, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 213713386, situated in the northeast 1/4 of Section 17 and southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Van Winkle Drive, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 47°01'54" West a distance of 1,929.77 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence South 85°44'44" West, a distance of 19.74 feet;
2. Thence on the arc of a curve to the left, a radius of 1,916.00 feet, a central angle of 02°42'04", a distance of 90.33 feet, (a chord bearing of South 87°05'24" West, and a chord length of 90.32 feet), more or less, to a point on the west property line of said Tract D;
3. Thence along said property line to a point on the southerly right-of-way line of Dublin Boulevard North 01°18'51" West, a distance of 20.03 feet, more or less;
4. Thence on the arc of a curve to the right, a radius of 1,946.71 feet, a central angle of 02°42'58", a distance of 92.29 feet, (a chord bearing of North 87°08'22" East, and a chord length of 92.28 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 2,023 sq. ft. (0.046 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919

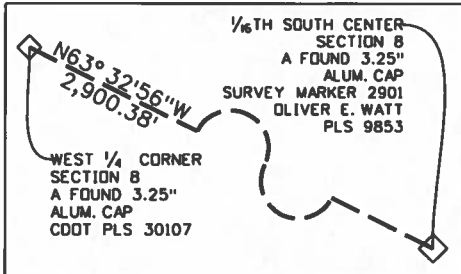


# EXHIBIT "B"

## LEGEND

POB POINT OF BEGINNING  
 ○ CHANGE IN COURSE ONLY

## BASIS OF BEARINGS



## NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

SEC. 8  
 T-13-S, R-65-W  
 6TH P.M.

TE-13

STETSON RIDGE METRO DISTRICT  
 C/O CLIFTON LARSON ALLEN LLP

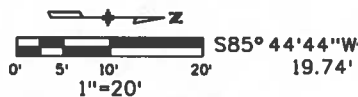
THE RESERVE AT INDIGO RANCH  
 FILING NO. 1  
 RECEPTION NO.  
 213713386

2,023 SQ FT  
 0.046 ACRES

RADIUS=1,916.00'  
 ARC LENGTH=90.33'  
 DELTA=02° 42' 04"  
 CHORD LENGTH=90.32'  
 CHORD BEARING=S87° 05' 24"W

SEC. 17  
 T-13-S, R-65-W  
 6TH P.M.

LOT 15



VAN WINKLE DR

THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1

DUBLIN BLVD

TRACT D

RADIUS=1,946.71'  
 ARC LENGTH=92.29'  
 DELTA=02° 42' 58"  
 CHORD LENGTH=92.28'  
 CHORD BEARING=N87° 08' 22"E

1/16TH SOUTH CENTER  
 SECTION 8  
 A FOUND 3.25"  
 ALUM. CAP  
 SURVEY MARKER 2901  
 OLIVER E. WATT  
 PLS 9853

N47° 01' 54"W  
 1,929.77'

N44° 22' 50"W  
 26.00'

P.O.B.  
 TE-13



5775 MARK DABLING BLVD - STE 100  
 COLORADO SPRINGS, CO 80919  
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DUBLIN WIDENING PROJECT

TE-13

EXHIBIT "B"  
 STETSON RIDGE  
 METROPOLITAN DISTRICT

Project No.:  
 5430007

Project Code:  
 2024040

Date:  
 1-17-2025

Page 2 of 2

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**EXHIBIT "A"**

**RIGHT-OF-WAY PARCEL RW-14  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17 & SE 1/4 SECTION 8,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

**DESCRIPTION**

A right-of-way parcel, RW-14, being a portion of The Reserve at Indigo Ranch, Filing No. 1, Tract E, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 213713386, situated in the northeast 1/4 of Section 17 and southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said right-of-way parcel being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard and the westerly right-of-way line of Issaquah Drive, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 55°11'14" West a distance of 2,246.59 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the westerly right-of-way line of Issaquah Drive South 00°55'47" East, a distance of 23.50 feet;
2. Thence South 88°47'18" West, a distance of 17.50 feet;
3. Thence North 73°39'43" West, a distance of 52.83 feet;
4. Thence North 01°17'11" West to a point on the southerly right-of-way line of Dublin Boulevard, a distance of 7.50 feet, more or less;
5. Thence along said right-of-way line North 88°42'38" East, a distance of 68.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described right-of-way parcel contains 1,194 sq. ft. (0.027 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919



# EXHIBIT "B"

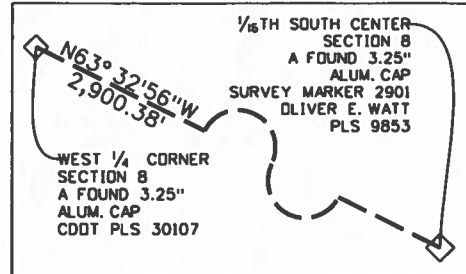
## LEGEND

POB POINT OF BEGINNING  
 © CHANGE IN COURSE ONLY

## NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS  
 INTENDED ONLY TO BE A GRAPHIC DEPICTION  
 OF THE ATTACHED DESCRIPTION.

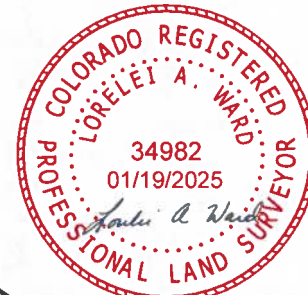
## BASIS OF BEARINGS



SEC. 8  
 T-13-S, R-65-W  
 6TH P.M.

1/16TH SOUTH CENTER  
 SECTION 8  
 A FOUND 3.25"  
 ALUM. CAP  
 SURVEY MARKER 2901  
 OLIVER E. WATT  
 PLS 9853

DUBLIN BLVD



SEC. 17  
 T-13-S, R-65-W  
 6TH P.M.

N88°42'38"E  
 68.00'

N01°17'11"W  
 7.50'

N73°39'43"W  
 52.83'

P.O.B.  
 RW-14  
 S00°55'47"E  
 23.50'

S88°47'18"W  
 17.50'

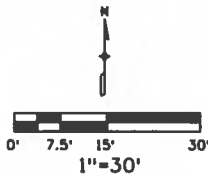
TRACT E

RW-14

STETSON RIDGE METROPOLITAN DISTRICT  
 C/O CLIFTON LARSON ALLEN LLP

THE RESERVE AT INDIGO RANCH  
 FILING NO. 1  
 REC. NO. 213713386

1,194 SQ FT  
 0.027 ACRES



BIG GEORGE DRIVE

ISSAQUAH DRIVE

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DUBLIN WIDENING PROJECT

RW-14

EXHIBIT "B"  
 STETSON RIDGE  
 METROPOLITAN DISTRICT

Project No.:  
 5430007

Project Code:  
 2024040

Date:  
 1-17-2025

Page 2 of 2

1/17/2025 2:05:20 PM J:\2023\0231830.00 - Dublin Blvd Improvements\Survey\07\_Drawings\Reference Files\Exhibit\_B\14\RW-14.dgn



**EXHIBIT "A"**

**PERMANENT EASEMENT PE-14  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17 & SE 1/4 SECTION 8,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

**DESCRIPTION**

A permanent easement, PE-14, being a portion of The Reserve at Indigo Ranch, Filing No. 1, Tract E, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 213713386, situated in the northeast 1/4 of Section 17 and the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Van Winkle Drive, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 48°06'47" West a distance of 1,963.82 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the easterly right-of-way line of Van Winkle Drive North 01°18'52" West to a point on the southerly right-of-way line of Dublin Boulevard, a distance of 20.00 feet;
2. Thence along the southerly right-of-way line of Dublin Boulevard North 88°42'52" East, a distance of 314.95 feet;
3. Thence South 02°57'09" East, a distance of 4.00 feet;
4. Thence South 88°42'38" West, a distance of 302.00 feet;
5. Thence South 37°58'03" West, a distance of 20.64 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 1,368 sq. ft. (0.031 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919



# EXHIBIT "B"

## LEGEND

POB  
● POINT OF BEGINNING  
○ CHANGE IN COURSE ONLY

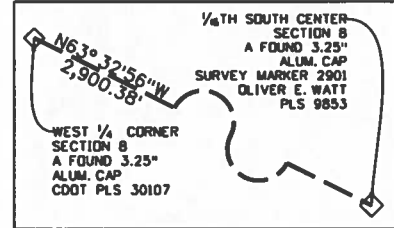
## NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

SEC. 8  
T-13-S, R-65-W  
6TH P.M.

1/16TH SOUTH CENTER  
SECTION 8  
A FOUND 3.25"  
ALUM. CAP  
SURVEY MARKER 2901  
OLIVER E. WATT  
PLS 9853

## BASIS OF BEARINGS



VAN WINKLE DR

P.O.B.  
PE-14

N01°18'52\"W  
20.00'

LOT 16

S37°58'03\"W  
20.64'

PE-14

STETSON RIDGE  
METROPOLITAN DISTRICT  
C/O CLIFTON LARSON ALLEN LLP

THE RESERVE AT INDIGO RANCH  
FILING NO. 1  
REC. NO. 213713386

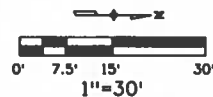
1,368 SQ FT  
0.031 ACRES

S88°42'38\"W  
302.00'

N88°42'52\"E  
314.95'

DUBLIN BLVD

SEC. 17  
T-13-S, R-65-W  
6TH P.M.



TRACT F

TRACT E

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DUBLIN WIDENING PROJECT

PE-14

EXHIBIT "B"  
STETSON RIDGE  
METROPOLITAN DISTRICT

Project No.:  
5430007

Project Code:  
2024040

Date:  
1-17-2025

Page 2 of 3

# EXHIBIT "B"

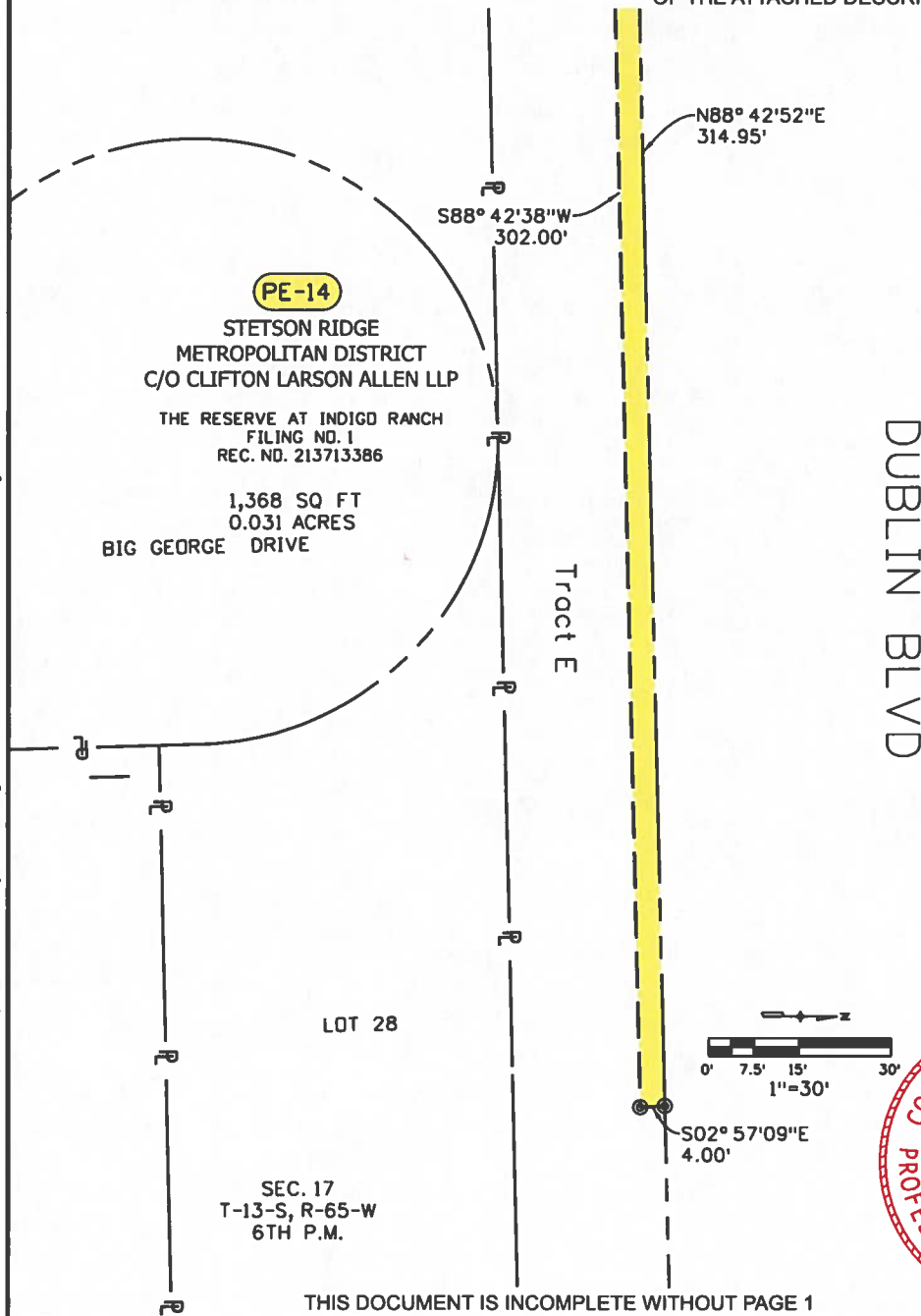
## LEGEND

POB  
 ● POINT OF BEGINNING  
 ○ CHANGE IN COURSE ONLY

## NOTE:

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 INTENDED ONLY TO BE A GRAPHIC DEPICTION  
 OF THE ATTACHED DESCRIPTION.

SEC. 8  
 T-13-S, R-65-W  
 6TH P.M.



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**Farnsworth**  
 GROUP

5775 MARK DABLING BLVD - STE 100  
 COLORADO SPRINGS, CO 80919  
 (719)590-9194 / www.f-w.com



DUBLIN WIDENING PROJECT

PE-14

EXHIBIT "B"  
 STETSON RIDGE  
 METROPOLITAN DISTRICT

Project No.:  
 5430007

Project Code:  
 2024040

Date:  
 1-17-2025

Page 3 of 3

**EXHIBIT "A"**

**TEMPORARY EASEMENT TE-14  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17 & SE 1/4 SECTION 8,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

**DESCRIPTION**

A temporary easement, TE-14, being a portion of The Reserve at Indigo Ranch, Filing No. 1, Tract E, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 213713386, situated in the northeast 1/4 of Section 17 and the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Van Winkle Drive, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 48°02'19" West a distance of 1,966.22 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said Van Winkle Drive right-of-way line North 01°18'52" West, a distance of 3.50 feet;
2. Thence North 37°58'03" East, a distance of 20.64 feet;
3. Thence North 88°42'38" East, a distance of 302.00 feet;
4. Thence South 00°45'34" West, a distance of 3.26 feet;
5. Thence South 73°27'00" East, a distance of 53.02 feet;
6. Thence South 88°42'38" West, a distance of 34.00 feet;
7. Thence North 86°00'15" West, a distance of 103.13 feet;
8. Thence South 88°42'38" West, a distance of 25.00 feet;
9. Thence North 01°17'22" West, a distance of 8.75 feet;
10. Thence South 88°49'08" West, a distance of 21.00 feet;
11. Thence South 01°17'11" East, a distance of 8.79 feet;
12. Thence South 88°42'38" West, a distance of 167.00 feet;
13. Thence South 37°38'17" West, a distance of 12.29 feet;
14. Thence South 89°17'27" West, a distance of 8.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 3,716 sq. ft. (0.085 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919



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# EXHIBIT "B"

## LEGEND

POB  
⊙ POINT OF BEGINNING  
CHANGE IN COURSE ONLY

## NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS  
INTENDED ONLY TO BE A GRAPHIC DEPICTION  
OF THE ATTACHED DESCRIPTION.

SEC. 8  
T-13-S, R-65-W  
6TH P.M.

DUBLIN BLVD

TE-14

STETSON RIDGE  
METROPOLITAN DISTRICT  
C/O CLIFTON LARSON ALLEN LLP

THE RESERVE AT INDIGO RANCH  
FILING NO. 1  
REC. NO. 213713386  
3,716 SQ FT  
0.085 ACRES

S01° 17' 11" E  
8.79'

N01° 17' 22" W  
8.75'

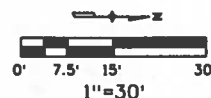
S88° 42' 38" W  
25.00'

S88° 49' 08" W  
21.00'

N88° 42' 38" E  
302.00'

N86° 00' 15" W  
103.13'

SEC. 17  
T-13-S, R-65-W  
6TH P.M.



S00° 45' 34" W  
3.26'

S73° 27' 00" E  
53.02'

S88° 42' 38" W  
34.00'



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COLORADO SPRINGS, CO 80919  
(719)590-9194 / www.f-g.com



DUBLIN WIDENING PROJECT

TE-14

EXHIBIT "B"  
STETSON RIDGE  
METROPOLITAN DISTRICT

Project No.:  
5430007

Project Code:  
2024040

Date:  
1-17-2025

Page 3 of 3

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**EXHIBIT "A"**

**TEMPORARY EASEMENT TE-14A  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17 & SE 1/4 OF SECTION 8,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

**DESCRIPTION**

A temporary easement, TE-14A, being a portion of The Reserve at Indigo Ranch, Filing No. 1, Tract E, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 213713386, situated in the northeast 1/4 of Section 17 and the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Issaquah, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 54°42'11" West a distance of 2,260.42 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said right-of-way line South 00°55'47" East, a distance of 22.00 feet;
2. Thence South 88°47'18" West, a distance of 12.50 feet;
3. Thence North 00°55'48" West, a distance of 22.00 feet;
4. Thence North 88°47'18" East, a distance of 12.50 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 275 sq. ft. (0.006 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919





# EXHIBIT "B"

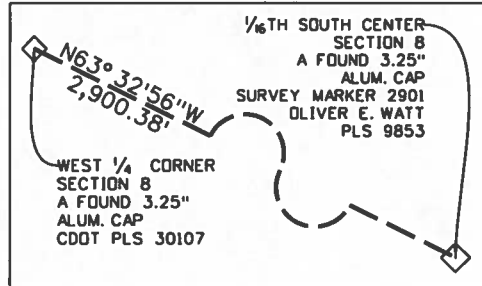
## LEGEND

POB POINT OF BEGINNING  
 © CHANGE IN COURSE ONLY

## NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

## BASIS OF BEARINGS



SEC. 8  
 T-13-S, R-65-W  
 6TH P.M.

1/16TH SOUTH CENTER  
 SECTION 8  
 A FOUND 3.25"  
 ALUM. CAP  
 SURVEY MARKER 2901  
 OLIVER E. WATT  
 PLS 9853

N54° 42' 11" W  
 2,260.42'

DUBLIN BLVD

Tract E

SEC. 17  
 T-13-S, R-65-W  
 6TH P.M.

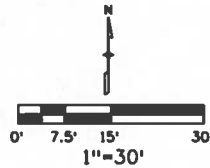
TE-14A

STETSON RIDGE  
 METROPOLITAN DISTRICT  
 C/O CLIFTON LARSON ALLEN LLP  
 THE RESERVE AT INDIGO RANCH  
 FILING NO. 1  
 REC. NO. 213713386  
 275 SQ FT  
 0.006 ACRES

Lot 29



P.O.B.  
 TE-14A  
 S00° 55' 47" E  
 22.00'  
 S88° 47' 18" W  
 12.50'



THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1



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 COLORADO SPRINGS, CO 80919  
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DUBLIN WIDENING PROJECT  
 TE-14A  
 EXHIBIT "B"  
 STETSON RIDGE  
 METROPOLITAN DISTRICT

Project No.:  
 5430007

Project Code:  
 2024040

Date:  
 1-17-2025

Page 2 of 2

**EXHIBIT "A"**

**RIGHT-OF-WAY PARCEL RW-15  
PROJECT NO.: 5430007  
SE 1/4 SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

**DESCRIPTION**

A right-of-way parcel, RW-15, being a portion of Tract A, Renaissance at Indigo North subdivision, Filing No. 3, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 216713759, situated in the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said right-of-way parcel being more particularly described as follows:

Beginning at the southeast corner of said Tract A on the northerly right-of-way line of Issaquah Drive and the northerly right-of-way line of Dublin Boulevard, from which south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 57°38'33" West a distance of 2,172.86 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence South 88°42'38" West along the northerly right-of-way line of Dublin Boulevard, a distance of 435.25 feet;
2. Thence on the arc of a curve to the left, a radius of 2,060.11 feet, a central angle of 02°46'52", a distance of 101.78 feet, (a chord bearing South 87°17'42" West, a distance of 101.77 feet) more or less, to a point on the west lot line of Renaissance at Indigo subdivision Filing No. 3;
3. Thence along said lot line N01°38'58"W, a distance of 5.19 feet;
4. Thence on the arc of a curve to the right, a radius of 2,062.50 feet, a central angle of 02°45'15", a distance of 99.15 feet, (a chord bearing North 87°20'11" East, a distance of 99.14 feet);
5. Thence North 88°42'49" East, a distance of 383.48 feet;
6. Thence North 40°26'48" East, a distance of 63.98 feet;
7. Thence North 88°42'49" East, a distance of 11.51 feet, more or less, to a point on the westerly right-of-way line of Issaquah Drive;
8. Thence South 01°38'58" East along said right-of-way line, a distance of 52.77 feet, more or less, to the TRUE POINT OF BEGINNING;

The above-described right-of-way contains 4,290 sq. ft. (0.098 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919



**LEGEND**  
POB POINT OF BEGINNING  
◎ CHANGE IN COURSE ONLY

**NOTE:**  
THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

RENAISSANCE AT INDIGO  
NORTH FILING No. 2  
RECEPTION NO. 215713632

RADIUS=2,060.11'  
LENGTH=101.78'  
DELTA=02° 46' 52"  
CHORD LENGTH=101.77'  
CHORD BEARING=S87° 17' 42"W

BASIS OF BEARINGS

1/16TH SOUTH CENTER  
SECTION 8  
A FOUND 3.25"  
ALUM. CAP  
SURVEY MARKER 2901  
OLIVER E. WATT  
PLS 9853

WEST 1/4 CORNER  
SECTION 8  
A FOUND 3.25"  
ALUM. CAP  
CDDT PLS 30107

TRACT G  
TRACT I  
TRACT H  
TRACT A

LOT 35  
LOT 34  
LOT 25

SEC. 8  
T-13-S, R-65-W  
6TH P.M.

1/16TH SOUTH CENTER  
SECTION 8  
A FOUND 3.25"  
ALUM. CAP  
SURVEY MARKER 2901  
OLIVER E. WATT  
PLS 9853

RW-15

4,290 SQ FT  
0.098 ACRES

STETSON RIDGE  
METROPOLITAN DISTRICT

RENAISSANCE AT INDIGO  
NORTH FILING No. 3  
RECEPTION NO. 216713759

N40° 26' 48"E  
63.98'

N88° 42' 49"E  
11.51'

S01° 38' 58"E  
52.77'

P.O.B.  
RW-15

DUBLIN BLVD

ISSAQUAH DRIVE

0' 25' 50' 100'  
1"=100'

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**DUBLIN WIDENING PROJECT**  
**RW-15**  
**EXHIBIT "B"**  
**STETSON RIDGE**  
**METROPOLITAN DISTRICT**

Project No.:  
5430007

Project Code:  
2024040

Date:  
1-6-2025

Page 3 of 3

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**EXHIBIT "A"**

**TEMPORARY EASEMENT TE-15  
PROJECT NO.: 5430007  
SE 1/4 SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

**DESCRIPTION**

A Temporary Easement, TE-15, being a portion of Tract A, Renaissance at Indigo North subdivision, Filing No. 3, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 216713759, situated in the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said Temporary Easement being more particularly described as follows:

Beginning at a point on the westerly right-of-way line Issaquah Drive, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 58°55'28" West a distance of 2,141.08 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence South 01°38'58" East along said right-of-way line, a distance of 5.00 feet;
2. Thence South 88°42'49" West, a distance of 11.51 feet;
3. Thence South 40°26'48" West, a distance of 63.98 feet;
4. Thence South 88°42'49" West, a distance of 383.48 feet;
5. Thence on the arc of a curve to the left, a radius of 2,062.50 feet, a central angle of 02°45'16", a distance of 99.15 feet, (a chord bearing South 87°20'11" West, a distance of 99.14 feet, more or less, to a point on the tract line between Renaissance at Indigo Filing No. 2 and Renaissance at Indigo Filing No. 3 subdivisions;
6. Thence North 01°38'58" West along said tract line, a distance of 17.64 feet;
7. Thence North 88°42'49" East a distance of 482.91 feet;
8. Thence North 40°26'48" East a distance of 50.23 feet;
9. Thence North 88°42'49" East, a distance of 20.42 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Temporary Easement contains 8,097 sq. ft. (0.186 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabbling Blvd – Suite 190  
Colorado Springs, CO 80919



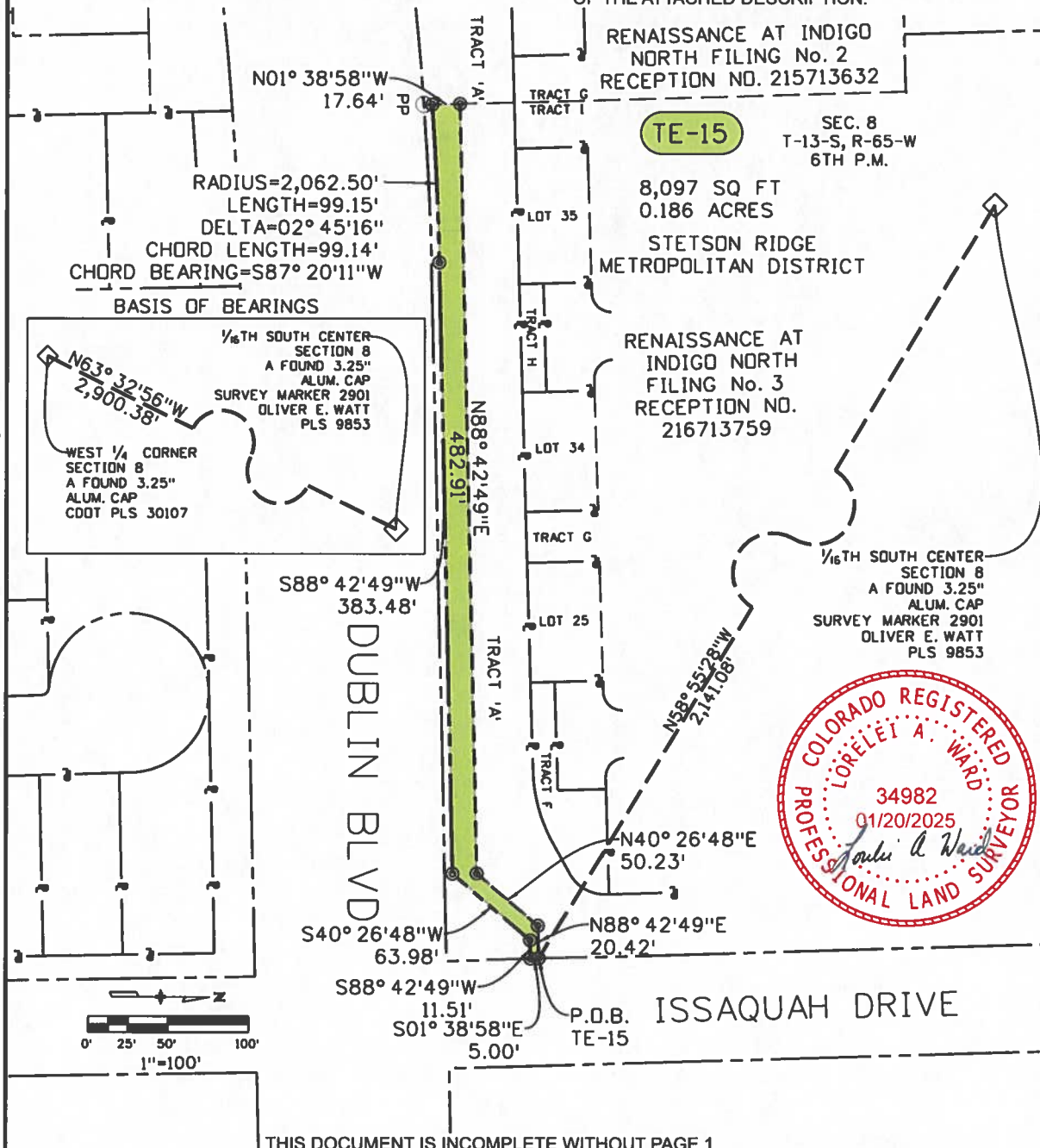
# EXHIBIT "B"

## LEGEND

POB  
● POINT OF BEGINNING  
○ CHANGE IN COURSE ONLY

## NOTE:

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**Farnsworth**  
GROUP

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COLORADO SPRINGS, CO 80919  
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**COLORADO**  
SPRINGS

**DUBLIN WIDENING PROJECT**

**TE-15**

**EXHIBIT "B"**  
**STETSON RIDGE**  
**METROPOLITAN DISTRICT**

Project No.:  
5430007

Project Code:  
2024040

Date:  
1-17-2025

Page 2 of 2