

PARCEL DESIGNATION	5317116261	DATE:	September 24, 2024
OWNER:	PRD REAL ESTATE LLC		

EXHIBIT A

LEGAL DESCRIPTION

RIGHT OF WAY – RW-39 REV

A portion of that parcel of land as described in Reception 219118742, of the records of El Paso County, said parcel is located in Lot 2, Dublin Heights Plaza, in the Southeast Quarter of Section 8 and the Northeast Quarter of Section 17, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

Commencing at the Northeast Corner of said Section 17 (being a 2 1/2" Aluminum cap PLS 23515), thence N.88°33'53" W., a distance of 285.11 feet, to a point being on the west line of said Lot 2, said point being the **POINT OF BEGINNING**;

1. Thence along said west line N. 00°20'52" W., to the northwest corner of said Lot 2, said corner also lying on the south right of way line of Dublin Blvd., a distance of 7.86 feet;
2. Thence along said north line of Lot 2 and said south right of way line N. 88°41'56" E., to the northeast corner of said lot 2, said corner also lying on the west right of way line of Marksheffel Rd., a distance of 205.02 feet;

Thence along the east line of said Lot 2 and said west right of way line the following two (2) courses:

3. Thence, S. 00°18'16" E., a distance of 20.97 feet;
4. Thence S. 00°21'20" E., a distance of 115.20 feet;
5. Thence N. 09°09'00" W., a distance of 102.00 feet;
6. Thence on the arc of a curve to the left, having a radius of 73.00 feet, a central angle of 34°44'19", a distance of 44.26 feet, (a chord bearing N. 52°36'10" W., a distance of 43.59 feet);
7. Thence S. 88°41'56" W., a distance of 154.94 feet, more or less, to the **POINT OF BEGINNING**.

The above-described parcel contains 3,196 sq. ft. (0.073 acres), more or less.

EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. The east line of the Northeast Quarter of Section 17 from the East Quarter Corner of said Section 17 (a 3-1/4" aluminum cap, PLS 30829) to said Northeast Corner (a 2-1/2" aluminum cap, PLS 23515) bears N 0°21'20" W., a distance of 2,657.15 feet.

This description was prepared by:
Kevin Williams, P.L.S. 28294
On behalf of Wilson & Co.
990 S. Broadway, Ste. 220
Denver, CO 80209



APPROVED BY: K. WILLIAMS

RIGHT OF WAY RW-39 REV
PARCEL 5317116261
SECTIONS 8 & 17
T 13 S, R 65 W, 6TH P.M.
CITY OF COLORADO SPRINGS,
EL PASO COUNTY, COLORADO



Existing ROW

DUBLIN BLVD.

N 0°18'03" W 2655.59'

Existing ROW N0° 20'52"W
7.86'

N88° 41'56"E 205.02'

POB RW-39 REV
NE CORNER SEC 17
T13S, R65W, 6TH PM
BEARS S88°33'53"E, 285.11'

$$\begin{aligned} R_c &= 73.00' \\ \Delta_c &= 34^\circ 44' 19'' \\ L_c &= 44.26' \\ C &= 43.59' \\ CB &= N52^\circ 36' 10'' W \end{aligned}$$

RW-39 REV

S0°18'16"E
20.97'

S89°03'26"W 2648.61'
Section line - Sections 8/17

SECTION
CORNER
8/9/16/17

RW-39 REV
PRD REAL ESTATE LLC
ATTN: PM DEPT. #13364
11995 El Camino Real
San Diego, CA 92130-2539
Rec. 219118742
Sch. #5317116261
Lot 2, Dublin Heights Plaza
AREA- 3,196 SQ. FT. (0.073 AC.)

— — — — — S0°21'20"E 115.20'

MARKSHEFFEL ROAD

N 0°21'20" W 2657.15'

(BOB East line of NE ¼ Section 17)
E ¼ Cor Sec 17 - Fnd 3-1/4" Alum. Cap PLS 30829
POC NE Cor Sec. 17 - Fnd 2-1/2" Alum. Cap PLS 23515

NOTES:

- NOTES:
1. This sketch does not constitute a land survey plat by Wilson & Co.
 2. This sketch is a graphic representation of the burdened property. In the event Exhibit B is inconsistent with Exhibit A, Exhibit A shall control.
 3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 and E_24 bears N 48°53'48" E a distance of 40,950.79 ft.

