

PARCEL DESIGNATION	5316002018	DATE:	January 23, 2024
OWNER:	DUANE A. & DIANA M. VAN DER WEGE		

**EXHIBIT A****LEGAL DESCRIPTION****RIGHT OF WAY – RW-22**

A portion of that parcel of land as described in Book 6388, Page 1468, of the records of El Paso County, said parcel is in the Southwest Quarter of Section 16, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

**Commencing** at the Southwest Corner of said Section 16 (being a 3 ¼" Aluminum cap "LS 17946), thence N. 84°37'41" E., a distance of 382.20 feet to a point, said point being on the southerly line of said property described in Book 6388, Page 1468, said point also being on the northerly right of way line of Huber Road, said point also being the **POINT OF BEGINNING**;

1. Thence N. 82°46'31" W., a distance of 224.71 feet;
2. Thence on the arc of a curve to the right, a radius of 82.50 feet, a central angle of 39°28'11", a distance of 56.83 feet, (a chord bearing N. 72°20'45" W., a distance of 55.72 feet);
3. Thence N. 0°21'14" W., a distance of 8.99 feet;
4. Thence N. 42°32'25" E., a distance of 11.81 feet;
5. Thence N. 44°07'11" W., a distance of 7.74 feet;
6. Thence N. 29°03'46" W., a distance of 47.23 feet;
7. Thence N. 0°21'14" W., to the northerly line of said property described in Book 6388, Page 1468, a distance of 210.25 feet;
8. Thence along said northerly line, S. 89°07'48" W., to the east right of way line of Marksheffel Road, a distance of 25.00 feet;
9. Thence along said east right of way line, S. 0°21'14" E., to said southerly line of property described in Book 6388, Page 1468, also being said northerly right of way line of Huber Road, a distance of 324.43 feet;

EXHIBIT B - PAGE 2 of 10

10. Thence along said southerly line and said northerly right of way line, N. 89°07'48" E., a distance of 320.74 feet, more or less, to the **POINT OF BEGINNING**.


Said parcel of land contains 15,587 square feet or 0.358 acres, more or less.

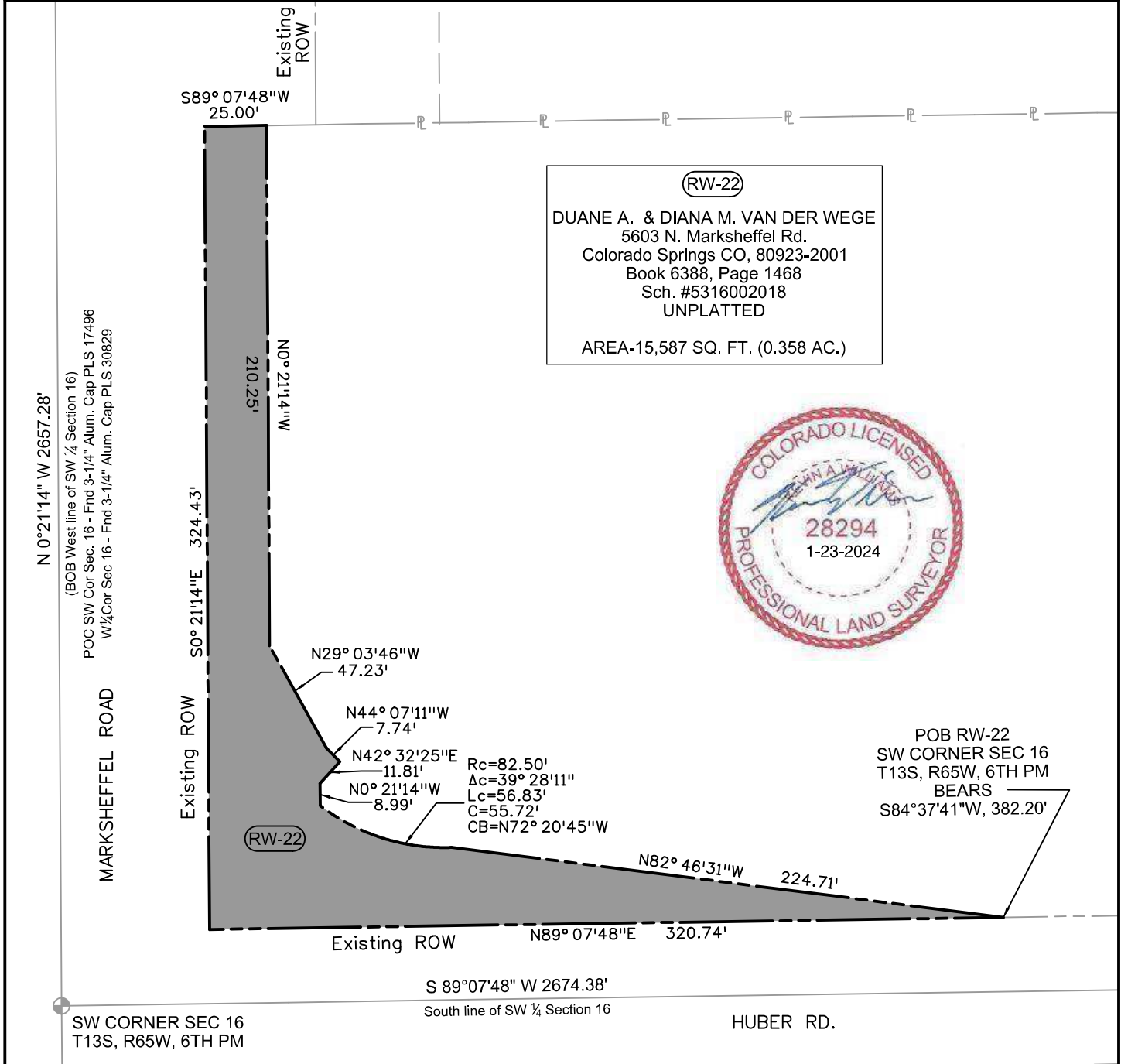
EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. The west line of the Southwest Quarter of Section 16 from the Southwest Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 17946) to the West Quarter Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 30829) bears N 0°21'14" W., a distance of 2,657.28 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

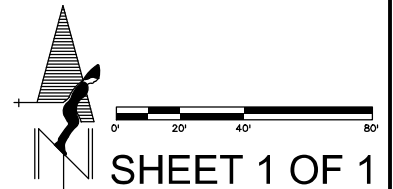


DATE: 23-JAN-2024	<b>EXHIBIT B SKETCH</b> RIGHT OF WAY RW-22 PARCEL 5316002018 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	
APPROVED BY: K. WILLIAMS		
18300ROW_RW-22_Exhibit.dgn		



**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.



**SHEET 1 OF 1**

PARCEL DESIGNATION	5316002018	DATE:	February 27, 2024
OWNER:	DUANE A. & DIANA M. VAN DER WEGE		

**EXHIBIT A**

**LEGAL DESCRIPTION**

**PERMANENT EASEMENT – PE-22**

A portion of that parcel of land as described in Book 6388, Page 1468, of the records of El Paso County, said parcel is in the Southwest Quarter of Section 16, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

**Commencing** at the Southwest Corner of said Section 16 (being a 3 ¼" Aluminum cap "LS 17946), thence N. 43°43'30" E., a distance of 150.94 feet to a point, said point also being the **POINT OF BEGINNING**;

1. Thence N. 29°03'46" W., a distance of 41.64 feet;
2. Thence N. 00°21'14" W., to the northerly line of said property described in Book 6388, Page 1468, a distance of 210.25 feet;
3. Thence along said northerly line, N. 89°07'48" E., a distance of 20.00 feet;
4. Thence S. 00°21'14" E., a distance of 246.95 feet, more or less, to the **POINT OF BEGINNING**.


Said parcel of land contains 4,572 square feet or 0.105 acres, more or less.

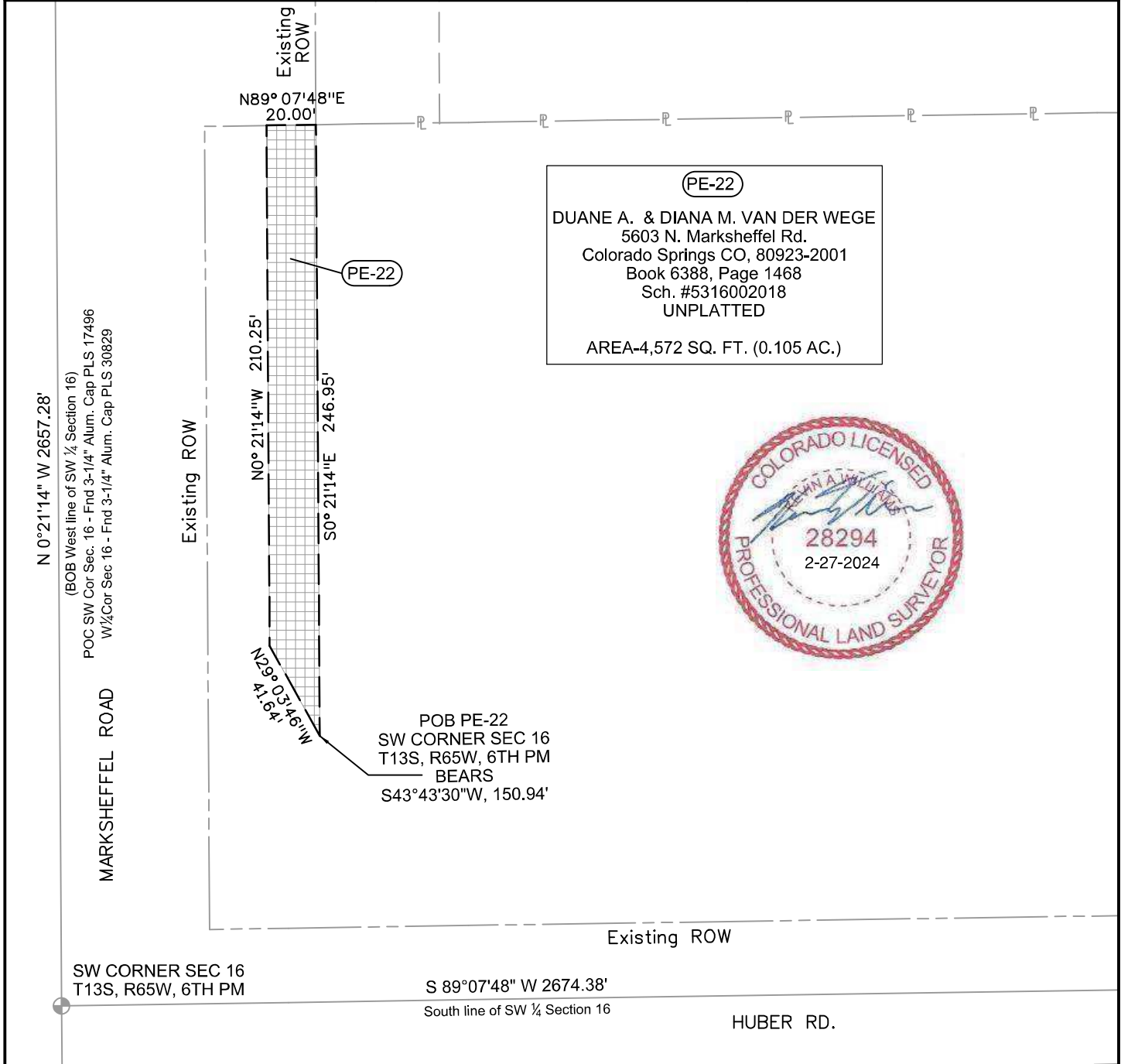
EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. The west line of the Southwest Quarter of Section 16 from the Southwest Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 17946) to the West Quarter Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 30829) bears N 0°21'14" W., a distance of 2,657.28 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



DATE: 27-FEB-2024	<p align="center"><b>EXHIBIT B SKETCH</b>                  PERMANENT EASEMENT PE-22                  PARCEL 5316002018                  SECTION 16                  T 13 S, R 65 W, 6TH P.M.                  CITY OF COLORADO SPRINGS,                  EL PASO COUNTY, COLORADO</p>	
APPROVED BY: K. WILLIAMS		
18300ROW_PE-22_Exhibit.dgn		



**PE-22**

DUANE A. & DIANA M. VAN DER WEGE  
 5603 N. Marksheffel Rd.  
 Colorado Springs CO, 80923-2001  
 Book 6388, Page 1468  
 Sch. #5316002018  
 UNPLATTED

AREA-4,572 SQ. FT. (0.105 AC.)



N 0°21'14" W 2657.28'  
 (BOB West line of SW ¼ Section 16)  
 POC SW Cor Sec. 16 - Fnd 3-1/4" Alum. Cap PLS 17496  
 W ¼ Cor Sec 16 - Fnd 3-1/4" Alum. Cap PLS 30829

MARKSHEFFEL ROAD

Existing ROW

POB PE-22  
 SW CORNER SEC 16  
 T13S, R65W, 6TH PM  
 BEARS  
 S43°43'30"W, 150.94'

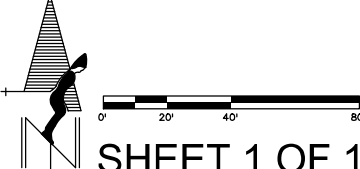
Existing ROW

SW CORNER SEC 16  
 T13S, R65W, 6TH PM

S 89°07'48" W 2674.38'  
 South line of SW ¼ Section 16

HUBER RD.

- 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.



**SHEET 1 OF 1**

PARCEL DESIGNATION	5316002018	DATE:	May 1, 2024
OWNER:	DUANE A. & DIANA M. VAN DER WEGE		

**EXHIBIT B**

**LEGAL DESCRIPTION**

**UTILITY EASEMENT – UE-22A**

A portion of that parcel of land as described in Book 6388, Page 1468, of the records of El Paso County, said parcel is located in Lot 7, Block 1, Toy Ranches Estates, in the Southwest Quarter of Section 16, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

**Commencing** at the Southwest Corner of said Section 16 (being a 3 ¼" Aluminum cap "LS 17946), thence N. 16°06'23" E., a distance of 370.57 feet to a point on the north line of said parcel described in Book 6388, Page 1468 from which the northwest corner of said parcel bears S. 89°07'48" W., a distance of 45.00 feet, said point also being the **POINT OF BEGINNING**;

1. Thence S. 0°21'14" E., a distance of 246.95 feet
2. Thence S. 29°03'46" E., a distance of 5.60 feet;
3. Thence S. 44°07'11" E., a distance of 7.74 feet;
4. Thence S. 42°32'25" W., a distance of 11.81 feet;
5. Thence S. 0°21'14" E., a distance of 8.99 feet;
6. Thence on the arc of a curve to the left, a radius of 82.50 feet, a central angle of 37°23'45", a distance of 53.85 feet, (a chord bearing S. 71°18'32" E., a distance of 52.90 feet);
7. Thence N. 0°21'14" W., to the northerly line of said property described in Book 6388, Page 1468, a distance of 292.80 feet;
8. Thence along said northerly line, S. 89°07'48" W., a distance of 50.00 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 14,280 square feet or 0.328 acres, more or less.

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

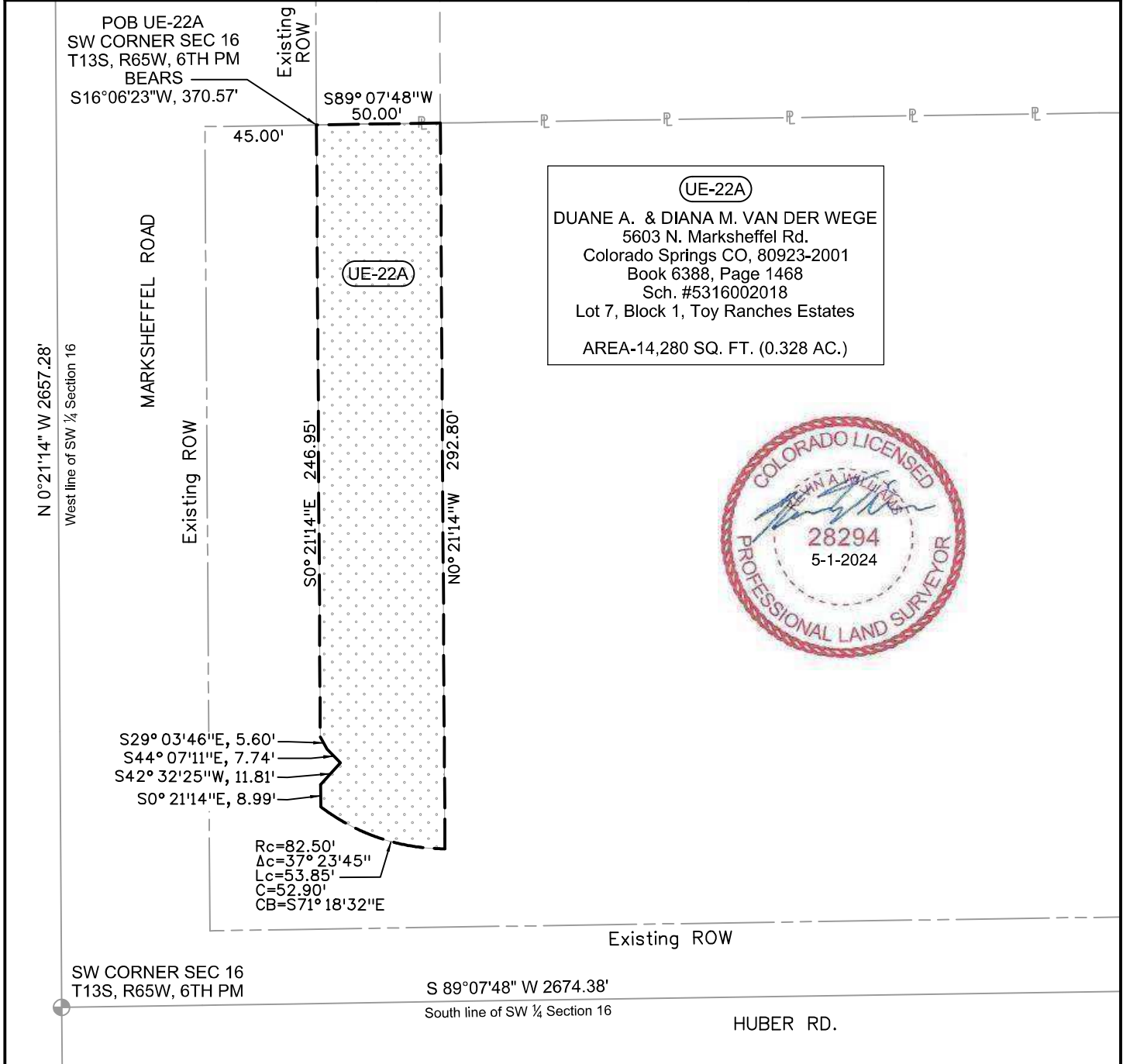
EXHIBIT B - PAGE 7 of 10

Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 (a EPC Brass Cap) and E\_24 (a USCGS Brass Cap) bears N 48°53'48" E a distance of 40,950.79 ft.

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

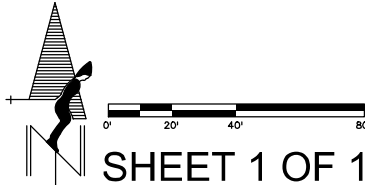


DATE: 1-MAY-2024	<p><b>EXHIBIT C SKETCH</b>                  UTILITY EASEMENT UE-22A                  PARCEL 5316002018                  SECTION 16                  T 13 S, R 65 W, 6TH P.M.                  CITY OF COLORADO SPRINGS,                  EL PASO COUNTY, COLORADO</p>	
APPROVED BY: K. WILLIAMS		
18300ROW_UE-22A_Exhibit.dgn		




**NOTES:**

- This sketch does not constitute a land survey plat by Wilson & Co.
- This sketch is a graphic representation of the burdened property. In the event Exhibit C is inconsistent with Exhibit B, Exhibit B shall control.
- Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 (a EPC Brass Cap) and E\_24 (a USCGS Brass Cap) bears N 48°53'48" E a distance of 40,950.79 ft.

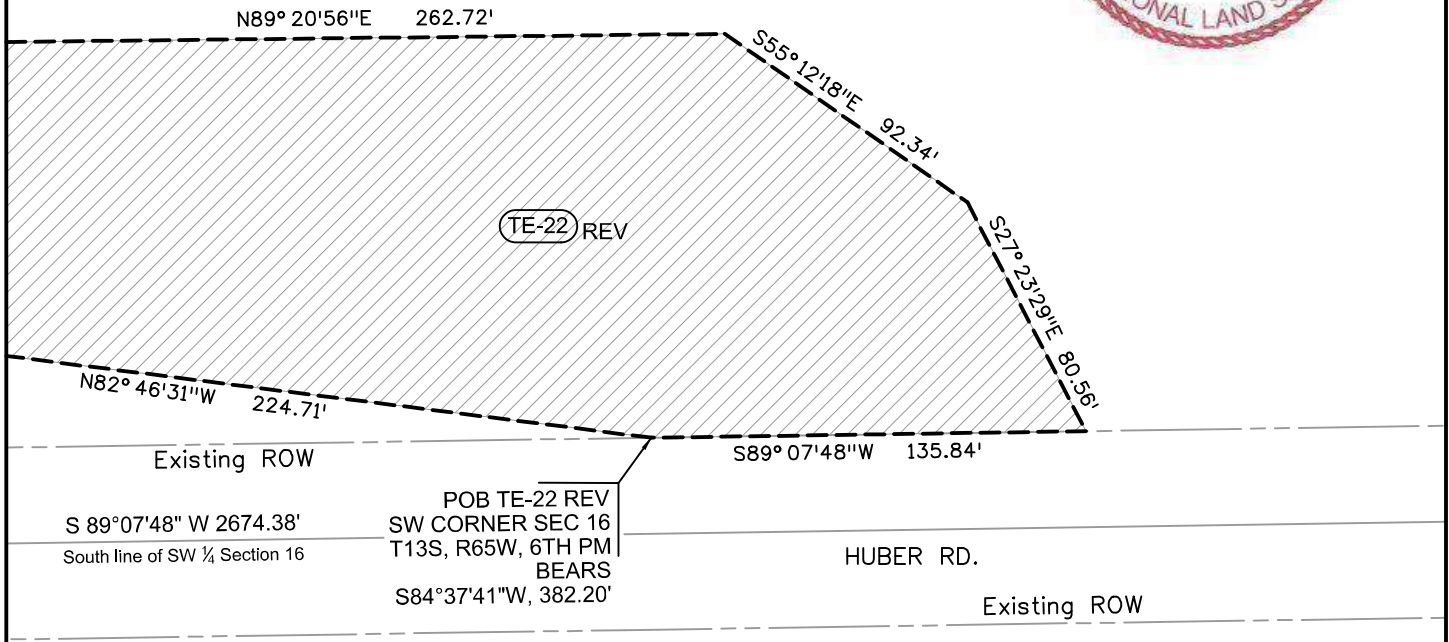

  
**SHEET 1 OF 1**



DATE: 4-APRIL-2024	<p align="center"><b>EXHIBIT B SKETCH</b>                  TEMPORARY EASEMENT TE-22 REV                  PARCEL 5316002018                  SECTION 16                  T 13 S, R 65 W, 6TH P.M.                  CITY OF COLORADO SPRINGS,                  EL PASO COUNTY, COLORADO</p>	
APPROVED BY: K. WILLIAMS		
18300ROW_TE-22-REV_Exhibit_1-2.dgn		

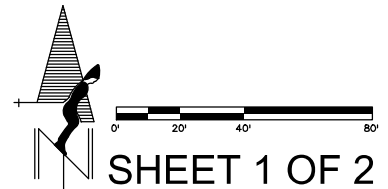
MATCHLINE SHEET 2 OF 2


(TE-22) REV  
 DUANE A. & DIANA M. VAN DER WEGE  
 5603 N. Marksheffel Rd.  
 Colorado Springs CO, 80923-2001  
 Book 6388, Page 1468  
 Sch. #5316002018  
 UNPLATTED  
  
 AREA-49,436 SQ. FT. (1.135 AC.)

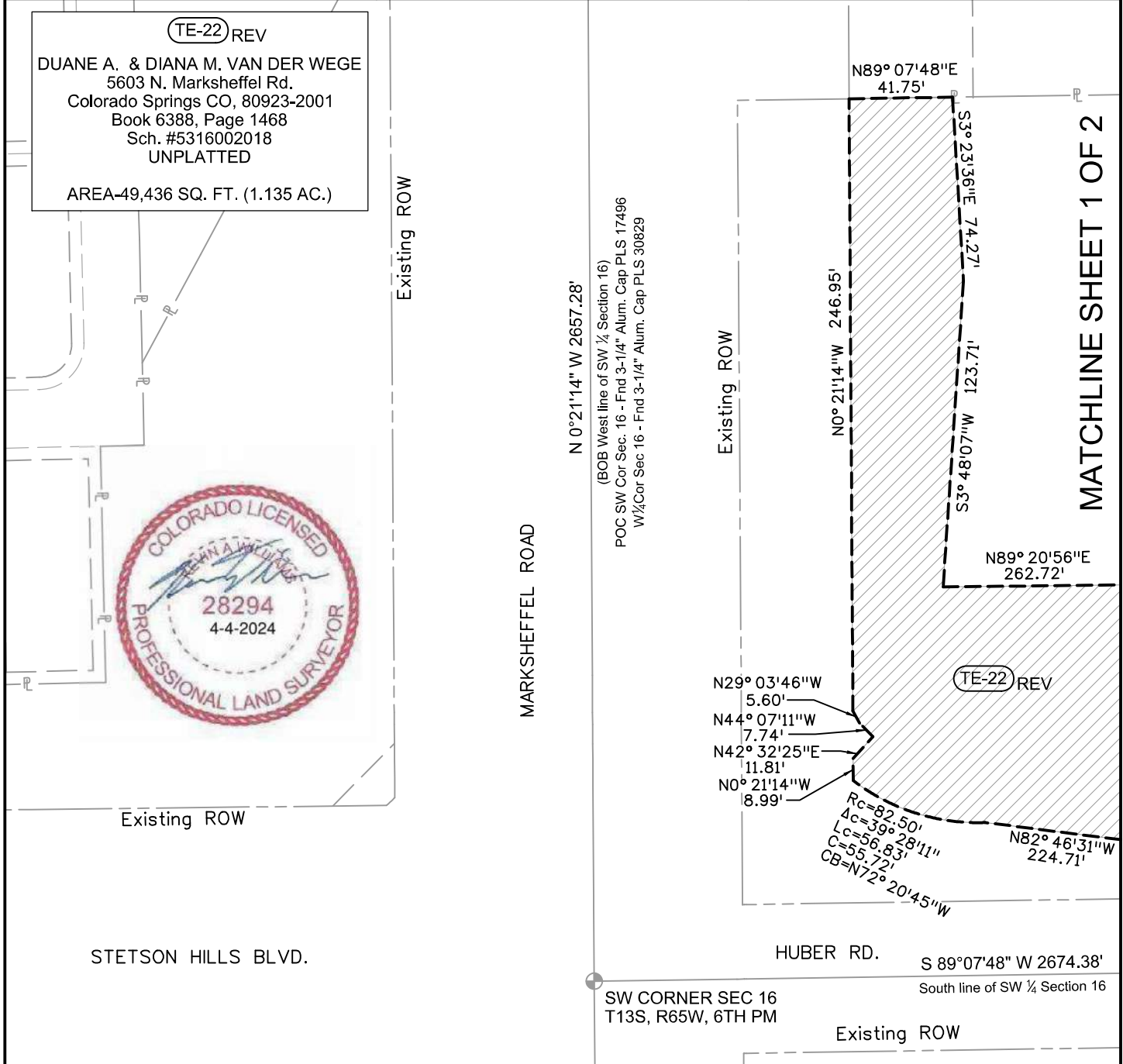


**NOTES:**

1. This sketch does not constitute a land survey plat by Wilson & Co.
2. This sketch is a graphic representation of the burdened property.
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.

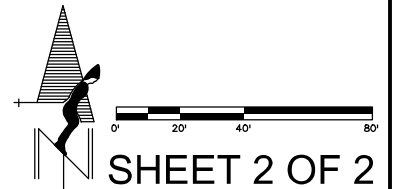


DATE: 4-APRIL-2024	<b>EXHIBIT B SKETCH</b> TEMPORARY EASEMENT TE-22 REV PARCEL 5316002018 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	
APPROVED BY: K. WILLIAMS		
18300ROW_TE-22-REV_Exhibit_2-2.dgn		



**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.
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.



**SHEET 2 OF 2**