

PARCEL DESIGNATION	6419413062	DATE:	JUNE 19, 2024
OWNER:	HARMAN MANAGEMENT CORPORATION		

EXHIBIT A

LEGAL DESCRIPTION

PE-04

A portion of that parcel of land as described in Reception Number 214013509 of the records of El Paso County, said parcel is located in Lot 1, Block 1, Harman Subdivision Filing No. 1 in the Southeast Quarter of Section 19, Township 14 South, Range 66 West of the Sixth Principal Meridian, City of Colorado Springs, El Paso County, Colorado, more particularly described as follows:

Commencing at a #4 rebar, at the Northwest corner of Lot 1, Holland Buerk Subdivision, thence N 00°43'41" W, a distance of 189.50 feet to the northwest corner of said property described in Reception Number 214013509, and the **POINT OF BEGINNING**, from whence the Southwest Corner of the Southeast Quarter of said Section 19 (being a 3-1/4" Aluminum cap "CDOT., PLS 9014") bears S 02°50'51" W, a distance of 766.61 feet.

1. Thence along the north line of said property, N 88°08'29" E, a distance of 14.37 feet;
2. Thence, S 62°24'40" W, a distance of 11.48 feet;
3. Thence, S 00°43'41" E, a distance of 50.42 feet;
4. Thence, S 89°16'19" W, a distance of 4.12 feet to a point on the west line of said property;
5. Thence along said west line, N 00°43'41" W, a distance of 55.32 feet to the **POINT OF BEGINNING**.

Said parcel of land contains 254 square feet, 0.006 acres more or less.

Acquired for construction and maintenance of roadway improvements.

Bearings are based on a GPS Static Survey performed 10/4/2022, by Wilson & Company Inc., Engineers & Architects. Bearings used in the calculations of coordinates are based on a Colorado State Plane South Zone grid bearing of N 00°43'41" W along the East line of North Nevada Avenue monumented by a 1.5" aluminum cap stamped "COLO DEPT OF TRANS LS28276 691" at the Northeast corner of the West 20 feet of Lot 4, Block 1, Lihue Subdivision and a #4 rebar at the Northwest corner of Lot 1, Holland Buerk Subdivision.

This description was prepared by:
Michael Lindquist, P.L.S. 38666
On behalf of Wilson & Co.
990 S. Broadway, Ste. 220
Denver, CO 80209
(303) 297-2976

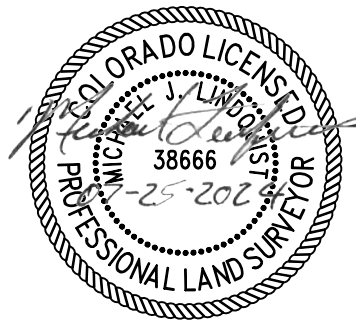
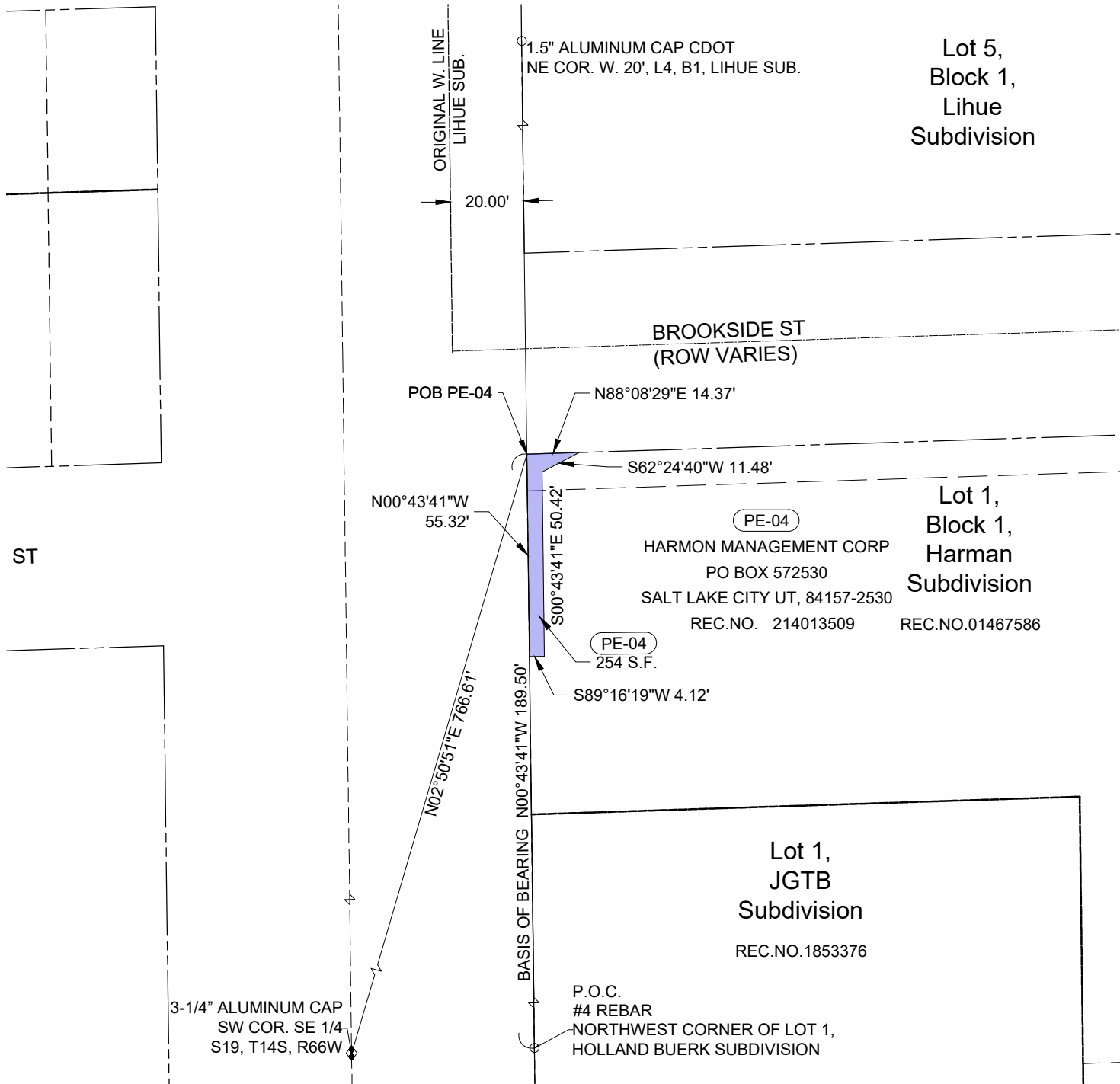


EXHIBIT B

"PE-04"

A PARCEL LOCATED IN LOT 1, BLOCK 1, HARMAN SUBDIVISION FILING NO.1, IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



NOTE:
THIS DRAWING IS MEANT TO DEPICT THE ATTACHED LEGAL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



21-100-245

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

SHT. NO:	3 OF 3
SCALE:	1" = 40'
DWN. BY:	CDW
DATE:	5-03-2024
CHK. BY:	
PROJ. MGR:	MJL
DATE:	5-16-2024
CLIENT APP:	

WILSON & COMPANY
990 South Broadway Suite 220
Denver, CO 80209
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EXHIBIT B
PE-04
CITY OF COLORADO SPRINGS
COUNTY OF EL PASO
STATE OF COLORADO