

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

DATE: February 6, 2023

PUBLIC IMPROVEMENT EASEMENT: PIE-53 and PIE-53A
SITUATED IN THE E ½ OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO
COUNTY, COLORADO

LEGAL DESCRIPTION

A Public Improvement Easement No. PIE-53 being a part of that certain parcel of land as described in Reception Number 217091327 of the El Paso County Clerk and Recorder's Office Records, containing 590 sq. ft. (0.014 acres), more or less, in Chelton Centre Condominium, recorded in Plat Book 4, Page 25, at Reception Number 1195206, El Paso County Clerk and Recorder's Office Records, in the Southeast Quarter of Section 27, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said public improvement easement being more particularly described as follows:

Commencing at the Southwest Corner of Section 23, Township 14 South, Range 66 West, of the Sixth Principal Meridian, as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap): Thence S. 1°15'38" W., a distance of 2,934.19 feet to the northeast corner of Lot 1, Block 1, South Academy Professional Center Subdivision recorded in Plat Book A4, Page 104, at Reception Number 1394265, in said Clerk and Recorder's Office Records, monumented with a 1.5" aluminum cap in concrete stamped: ENGR SER. CO LS 9652, said point being the **TRUE POINT OF BEGINNING**:

1. Thence S. 89°40'27" W., along the northerly lot line of said Lot 1, a distance of 5.81 feet;
2. Thence N. 0°23'08" W., a distance of 66.37 feet;
3. Thence N. 4°33'41" E., a distance of 68.98 feet to the west right of way line of Academy Boulevard;
4. Thence S. 0°19'33" E., along said west right of way line of Academy Boulevard, a distance of 135.10 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 590 sq. ft. (0.014 acres), more or less.

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

ALSO

A Public Improvement Easement No. PIE-53A being a part of that certain parcel of land as described in Reception Number 217091327 of the El Paso County Clerk and Recorder's Office Records, containing 1.079 sq. ft. (0.025 acres), more or less, in Chelton Centre Condominium, recorded in Plat Book 4, Page 25, at Reception Number 1195206, El Paso County Clerk and Recorder's Office Records, in the East Half of Section 27, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said public improvement easement being more particularly described as follows:

Commencing at the Southwest Corner of Section 23, Township 14 South, Range 66 West, of the Sixth Principal Meridian, as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap): Thence S. 1°33'44" W., a distance of 2,465.39 feet to the southeast corner of Lot 1, Block 1, Chelton Centre Park Subdivision recorded in Plat Book C-4, Page 113, at Reception Number 01645163, in said Clerk and Recorder's Office Records, monumented with a illegible 1.5" aluminum cap in sidewalk, said point being the **TRUE POINT OF BEGINNING**:

1. Thence S. 0°19'33" E., along the west right of way line of Academy Boulevard, a distance of 221.73 feet;
2. Thence N. 11°49'38" W., a distance of 40.06 feet;
3. Thence N. 32°27'29" W., a distance of 7.51 feet to a point of non-tangent curve;
4. Thence 17.45 feet along the arc of a curve to the left, said curve having a radius of 21.12 feet, a central angle of 47°20'50" and a chord which bears N. 27°15'37" E., a distance of 16.96 feet;
5. Thence N. 0°23'08" W., a distance of 88.30 feet;
6. Thence S. 89°36'52" W., a distance of 2.85 feet;
7. Thence N. 0°23'08" W., a distance of 28.00 feet;
8. Thence N. 89°36'52" E., a distance of 2.85 feet;
9. Thence N. 0°23'08" W., a distance of 44.78 feet to the southerly line of said Lot 1;
10. Thence N. 89°40'27" E., along said southerly lot line, a distance of 4.30 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 1.079 sq. ft. (0.025 acres). more or less.

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

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

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



Exhibit B

SE 1/4 Section 27

T.14 S., R.66W., Sixth Principal Meridian

SUBJECT TO CONDITIONS OF
CONDOMINIUM DECALARATION
FOR CHELTON CENTRE CONDOMINIUM
B 3952 P 236

VANDE LAY CAPITAL
PARTNERS, LLC
A COLORADO
LIMITED LIABILITY
COMPANY
REC 217091327

CHELTON CENTRE
CONDOMINIUM
PB 4, PG 25
REC 1195206

10' wide
Mountain States
Telephone & Telegraph
Easement
Book 3903, Page 292
(Rec. 1147193)



N4° 33'41"E
68.98'

50° 19'33"E

PIE-53

590 SF
(0.014 AC)

ACADEMY BOULEVARD

N0° 23'08"W
66.37'

S89° 40'27"W
5.81'

Lot 1
Block 1

SOUTH ACADEMY
PROFESSIONAL
CENTER
SUBDIVISION

POINT OF BEGINNING PIE-53
Northeast corner of Lot 1, Block 1
South Academy Professional
Center Subdivision
Tie to SW corner of Sec 23,
T.14S., R.66W., of the 6th P.M.
N 1°15'38" E, 2,934.19'



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

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

AECOM JN: 60603801

DRAWN BY: JKB

DATE: 2/8/2023

SCALE: 1" = 30'

AECOM

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



Exhibit B - PIE-53 VANDE LAY CAPITAL PARTNERS, LLC

TITLE:

South Academy Boulevard Widening

REVISION:

N/A

DRAWING NO.

53-Exhibit_PIE-53.dgn

SHEET NO.

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Exhibit B

E 1/2 Section 27

T.14 S., R.66W., Sixth Principal Meridian

Lot 1
Block 1

CHELTON CENTRE
PARK SUBDIVISION

5' wide
Public Utility Easement
per plat

N89° 40'27"E

4.30'

POINT OF BEGINNING PIE-53A
Southeast corner of Lot 1, Block 1
Chelton Centre Park Subdivision
Tie to SW corner of Sec 23
T.14S., R.66W., of the 6th P.M.
N 1°33'44" E, 2,465.39'

N0° 23'08"W

44.78'

N89° 36'52"E

2.85'

N0° 23'08"W

28.00'

S89° 36'52"W

2.85'

PIE-53A

1,079 SF
(0.025 AC)

0 15' 30'

Scale: 1" = 30'

VANDE LAY CAPITAL
PARTNERS, LLC
A COLORADO
LIMITED LIABILITY
COMPANY
REC 217091327

CHELTON CENTRE
CONDOMINIUM
PB 4, PG 25
REC 1195206

SUBJECT TO CONDITIONS OF
CONDOMINIUM DECALCATION
FOR CHELTON CENTRE CONDOMINIUM
B 3952 P 238

10' wide
Mountain States
Telephone & Telegraph
Easement
Book 3903, Page 292
(Rec. 1147193)

S0° 19'33"E
221.73'

Lc=17.45'
R=21.12'
Δ=47° 20'50"
CB=N27° 15'37"E
CL=16.96'

N32° 27'29"W
7.51'

N11° 49'38"W
40.06'

ACADEMY BOULEVARD

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

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

COLORADO
SPRINGS



Exhibit B - PIE-53A
VANDE LAY CAPITAL
PARTNERS, LLC

TITLE:

South Academy Boulevard Widening

REVISION:

N/A

DRAWING NO.

53-Exhibit_PIE-53A.dgn

SHEET NO.

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