

PARCEL DESIGNATION	5316204032	DATE:	February 13, 2025
OWNER:	WAL-MART REAL ESTATE		

EXHIBIT A

LEGAL DESCRIPTION

PERMANENT EASEMENT – PE-31 REV

A portion of that parcel of land as described in Reception 217055247, of the records of El Paso County, said parcel is located in Lot 1, Block 1, Dublin Towne Centre in the Northwest 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 Northwest Corner of said Section 16 (being a 2 1/2" Aluminum cap PLS 23515), thence S. 7°25'34" E., a distance of 649.93 feet, to the southwest corner of said Lot 1, said point also being on the east right of way line of Marksheffel Road and the **POINT OF BEGINNING**;

1. Thence along said west line of Lot 1 and said east right of way line, N. 00°21'20" W., a distance of 137.09 feet;
2. Thence N. 02°48'12" E., a distance of 55.00 feet;
3. Thence N. 00°21'20" W., a distance of 85.42 feet;
4. Thence N. 89°38'40" E., a distance of 17.34 feet;
5. Thence S. 00°21'20" E., a distance of 47.81 feet;
6. Thence N. 89°38'40" E., a distance of 15.20 feet;
7. Thence S. 00°21'20" E., a distance of 29.00 feet;
8. Thence S. 17°28'54" W., a distance of 75.01 feet;
9. Thence S. 00°21'20" E., to the south line of said Lot 1, a distance of 129.14 feet;
10. Thence along said south line, S. 89°19'35" W., a distance of 12.60 feet, more or less, to the **POINT OF BEGINNING**.

The above-described parcel contains 5,011 sq. ft. (0.115 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 Northwest Quarter of Section 16, from the West Quarter Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 30829) to the Northwest 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

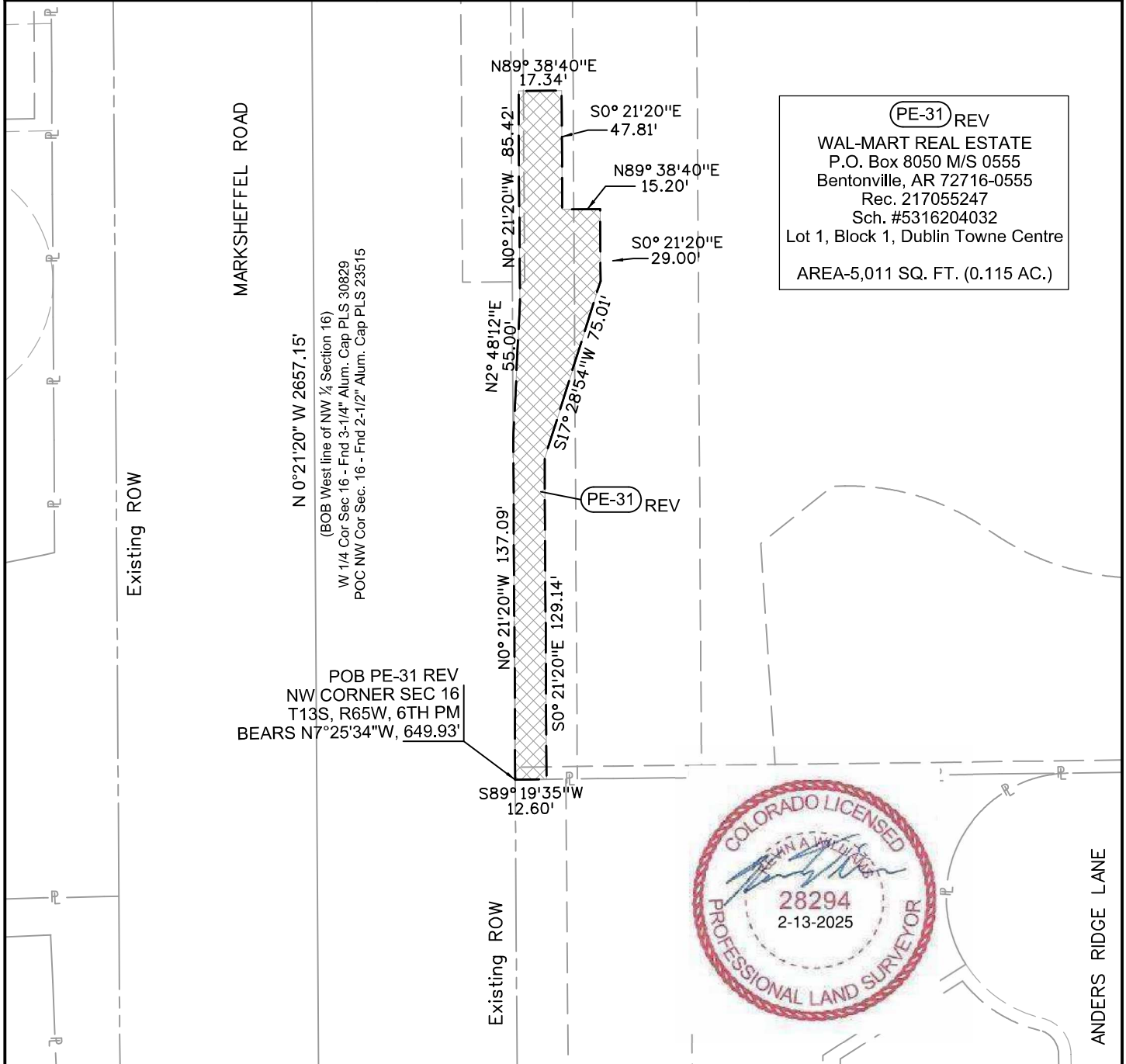


DATE: 13-FEB-2025

APPROVED BY: K. WILLIAMS

18300ROW_PE-31-REV_Exhibit.dgn

EXHIBIT B SKETCH
PERMANENT EASEMENT PE-31 REV
PARCEL 5316204032
SECTION 16
T 13 S, R 65 W, 6TH P.M.
CITY OF COLORADO SPRINGS,
EL PASO COUNTY, COLORADO



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.

