

**EXHIBIT "A"**

**PERMANENT EASEMENT PE-101**

**PROJECT NO.: 152081.01**

**SE1/4 SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST**

**SIXTH PRINCIPAL MERIDIAN**

**EL PASO COUNTY, COLORADO**

**DATE: DECEMBER 2, 2024**

**DESCRIPTION**

A permanent easement, PE-101, being Lot 1 of Dellacroce Subdivision Filing No. 3, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 2395910, situated in the SE1/4 of Section 13, Township 14 South, Range 67 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at the southwest corner of said Lot 1, a 1.25" Aluminum Cap (Illegible), said point being the TRUE POINT OF BEGINNING;

1. Thence North 00°03'21" East, along the west line of said Lot 1, a distance of 131.60 feet, more or less, to the north line of said Lot 1;
2. Thence South 80°28'10" East, along the north line of said Lot 1, a distance of 6.40 feet;
3. Thence North 89°29'57" East, along the north line of said Lot 1, a distance of 0.47 feet;
4. Thence South 03°01'54" West, a distance of 130.73 feet, to the south line of said Lot 1, more or less, to the TRUE POINT OF BEGINNING.

The above-described permanent easement contains 446 square feet, (0.010 acres), more or less.

Basis of Bearings: Bearings are based on a grid bearing of North 00°03'21" East along the west line of Dellacroce Subdivision, from the southwest corner of Lot 1, a 1.25" Aluminum Cap Illegible, to the southwest corner of Lot 2, a 1.25" Nail and Washer marked LS 38723.

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919



**LEGEND**

POB POINT OF BEGINNING  
 ☺ CHANGE IN COURSE ONLY

**NOTE:**

THIS IS NOT A MONUMENTED SURVEY. IT IS  
 INTENDED ONLY TO BE A GRAPHIC DEPICTION  
 OF THE ATTACHED DESCRIPTION.

CITY OF COLORADO SPRINGS  
 TRACT A

R & M ROSS SUBDIVISION  
 REC. 207712548

40' R.O.W. AND EASEMENT  
 PER BOOK 3648 PG 514

GARNER STREET  
 60' RIGHT OF WAY

FOUND 1.25" NAIL AND WASHER  
 MARKED "LS 38723"

FOUND 1.25" NAIL AND  
 WASHER MARKED "LS 28658"

N89°29'57"E 0.47'  
 S80°28'10"E 6.40'

N00°03'21"E  
 BASIS OF BEARINGS

8TH STREET  
 100' RIGHT OF WAY

LOT 1

R & M ROSS SUBDIVISION

REC. 207712548

28' EASEMENT FOR  
 LOT 1 ONLY, FOR  
 INGRESS, EGRESS,  
 AND UTILITIES

SE 1/4 SEC 13  
 14S R67W  
 6TH P.M.

PE-101

446 SQ FT (0.010 ACRES)

393 S 8TH STREET

OWNER: COMMERCIAL NET LEASE REALTY INC  
 SCHED 7413410010

LOT 1

DELLACROCE SUBDIVISION  
 FILING NO. 3  
 REC 2395910

POB

POB PE-101  
 FOUND 1.25"  
 ALUMINUM  
 CAP ILLEGIBLE

LOT 1

R & M ROSS SUBDIVISION  
 REC. 207712548

0 20 40 80  
 SCALE: 1"=40'  
 U.S. SURVEY FEET

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Farnsworth  
 GROUP  
 5775 MARK DABLING BLVD - STE 190  
 COLORADO SPRINGS, CO 80919  
 (719)590-9194 / www.f-w.com



benesch



8TH STREET WIDENING  
 EXHIBIT "B"  
 PERMANENT EASEMENT NUMBER PE-101  
 COMMERCIAL NET LEASE REALTY INC

Project No.:  
 152081.01

Project Code:  
 -

Date:  
 12-2-2024

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**EXHIBIT "A"**

**TEMPORARY EASEMENT TE-101**

**PROJECT NO.: 152081.01**

**SE1/4 SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST**

**SIXTH PRINCIPAL MERIDIAN**

**EL PASO COUNTY, COLORADO**

**DATE: DECEMBER 2, 2024**

**DESCRIPTION**

A temporary easement, TE-101, being Lot 1 of Dellacroce Subdivision Filing No. 3, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 2395910, situated in the SE1/4 of Section 13, Township 14 South, Range 67 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at the southwest corner of said Lot 1, a 1.25" Aluminum Cap (Illegible), said point being the TRUE POINT OF BEGINNING;

1. Thence North 03°01'54" East, a distance of 130.73 feet, more or less, to the north line of said Lot 1;
2. Thence North 89°29'57" East, along the north line of said Lot 1, a distance of 28.22 feet;
3. Thence South 00°30'03" East, a distance of 10.00 feet;
4. Thence South 89°29'57" West, a distance of 12.55 feet;
5. Thence South 44°29'57" West, a distance of 17.93 feet;
6. Thence South 00°03'55" West, a distance of 107.74 feet, more or less, to the south line of said Lot 1;
7. Thence South 89°06'33" West, along the south line of said Lot 1, a distance of 10.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above-described temporary easement contains 1,191 square feet, (0.027 acres), more or less.

Basis of Bearings: Bearings are based on a grid bearing of North 00°03'21" East along the west line of Dellacroce Subdivision, from the southwest corner of Lot 1, a 1.25" Aluminum Cap Illegible, to the southwest corner of Lot 2, a 1.25" Nail and Washer marked LS 38723.

Lorelei A. Ward, PLS 34982  
Farnsworth Group Inc.  
5775 Mark Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919



**LEGEND**

POB POINT OF BEGINNING  
 ☺ CHANGE IN COURSE ONLY

**NOTE:**

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 OF THE ATTACHED DESCRIPTION.

CITY OF COLORADO SPRINGS

TRACT A

R & M ROSS SUBDIVISION  
 REC. 207712548

GARNER STREET  
 60' RIGHT OF WAY

10'X30' SIGN EASEMENT  
 PER BOOK 5639 PG 947  
 FOUND 1.25" NAIL AND WASHER  
 MARKED "LS 38723"

40' R.O.W. AND EASEMENT  
 PER BOOK 3648 PG 514

20' INGRESS AND EGRESS  
 EASEMENT BY USE OF HEAVY  
 EQUIPMENT PER BOOK 3343 PG 500

FOUND 1.25" NAIL AND  
 WASHER MARKED "LS 28658"

LOT 1  
 R & M ROSS SUBDIVISION  
 REC. 207712548

N00°03'21"E  
 BASIS OF  
 BEARINGS

N03°01'54"E 130.73'  
 S00°03'55"W 107.74'

N89°29'57"E 28.22' 28' EASEMENT FOR  
 S00°30'03"E 10.00' LOT 1 ONLY, FOR  
 S89°29'57"W 12.55' INGRESS, EGRESS,  
 S44°29'57"W 17.93' AND UTILITIES

SE 1/4 SEC 13  
 14S R67W  
 6TH P.M.

TE-101

1,191 SQ FT (0.027 ACRES)

393 S 8TH STREET

OWNER: COMMERCIAL NET LEASE REALTY INC  
 SCHED 7413410010

LOT 1

DELLACROCE SUBDIVISION  
 FILING NO. 3  
 REC 2395910

POB

S89°06'33"W 10.00'  
 POB TE-101  
 FOUND 1.25"  
 ALUMINUM CAP  
 ILLEGIBLE

LOT 1

R & M ROSS SUBDIVISION  
 REC. 207712548

0 20 40 80  
 SCALE: 1"=40'  
 U.S. SURVEY FEET

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GROUP

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SPLOT\_INFOS  
SPATES



benesch



8TH STREET WIDENING  
 EXHIBIT "B"

TEMPORARY EASEMENT NUMBER TE-101  
 COMMERCIAL NET LEASE REALTY INC

Project No.:  
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