

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'

10'X30' SIGN EASEMENT
PER BOOK 5639 PG 947

LOT 1
R & M ROSS SUBDIVISION

REC. 207712548

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

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

S03°01'54"W 130.73'

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

N00°03'21"E 131.60'

N00°03'21"E
BASIS OF BEARINGS

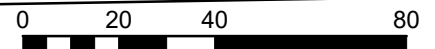
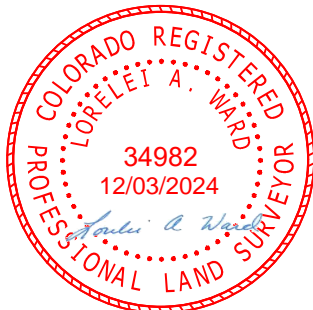
8TH STREET
100' RIGHT OF WAY

POB

POB PE-101
FOUND 1.25"
ALUMINUM
CAP ILLEGIBLE

LOT 1
R & M ROSS SUBDIVISION

REC. 207712548



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

THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1

SDATES \$PLOT_INFO\$



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
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LEGEND

POB
● POINT OF BEGINNING
○ CHANGE IN COURSE ONLY

NOTE:

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CITY OF COLORADO SPRINGS
TRACT A
R & M ROSS SUBDIVISION
REC. 207712548

GARNER STREET
60' RIGHT OF WAY

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

FOUND 1.25" NAIL AND
WASHER MARKED "LS 28658"

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

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

8TH STREET
100' RIGHT OF WAY

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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SDATES \$PLOT_INFOS

Farnsworth GROUP 5775 MARK DABLING BLVD - STE 190
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8TH STREET WIDENING
EXHIBIT "B"

TEMPORARY EASEMENT NUMBER TE-101
COMMERCIAL NET LEASE REALTY INC

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