

PARCEL DESIGNATION	5316002005	DATE:	December 13, 2023
OWNER:	GERALD M OLESZEK		

EXHIBIT A

LEGAL DESCRIPTION

RIGHT OF WAY – RW-27

A portion of that parcel of land as described in Reception 97049373, of the records of El Paso County, said parcel is located in Lot 2, Block 1, Toy Ranches Estates in the Southwest 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 West Quarter Corner of said Section 16 (being a 3 ¼" Aluminum cap LS 30829), thence S. 5°15'20" E., a distance of 1,000.58 feet, to a point being on the southerly property line of said property described in Reception 97049373, said point also being the **POINT OF BEGINNING**;

1. Thence along said southerly property line, S. 89°07'48" W., to the east right of way line of Marksheffel Road, a distance of 25.50 feet;
2. Thence along said east right of way line, N. 0°21'14" W., to the northerly property line of said property described in Reception 97049373, a distance of 334.95 feet;
3. Thence along said northerly property line, N. 89°19'33" E., a distance of 25.50 feet;
4. Thence S. 0°21'14" E., a distance of 334.86 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 8,540 sq. ft. or 0.196 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 Southwest Quarter of Section 16 from the said Southwest Corner (a 3-1/4" aluminum cap, PLS 17496) to the West Quarter Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 30829) bears N 0°21'14" W., a distance of 2,657.28 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

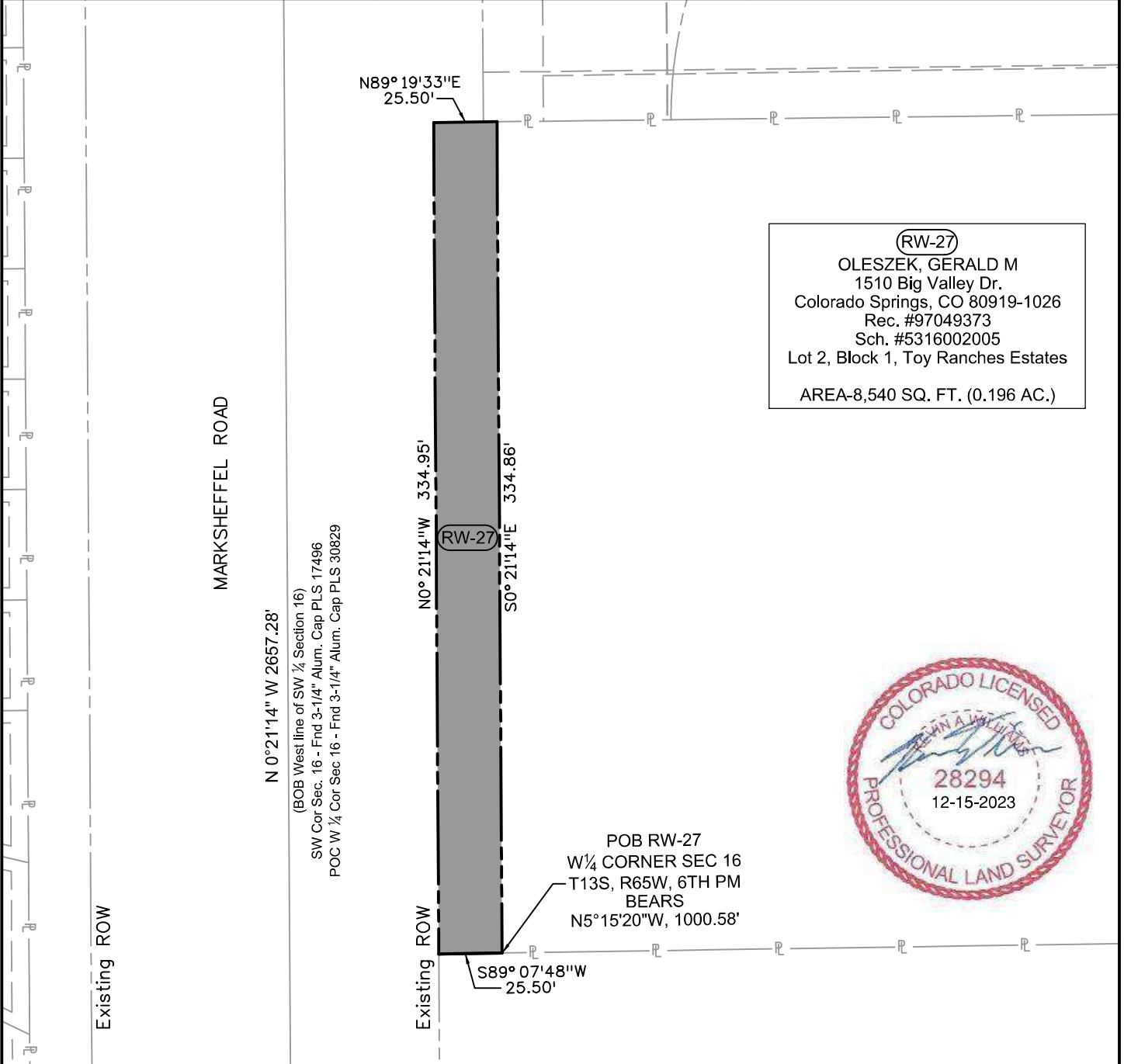


DATE: 13-DEC-2023

APPROVED BY: K. WILLIAMS

18300ROW_RW-27_Exhibit.dgn

EXHIBIT B SKETCH
 RIGHT OF WAY RW-27
 PARCEL 5316002005
 SECTION 16
 T 13 S, R 65 W, 6TH P.M.
 CITY OF COLORADO SPRINGS,
 EL PASO COUNTY, COLORADO

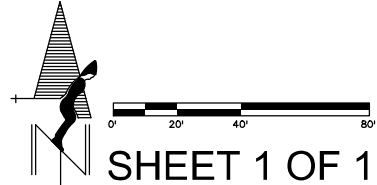


(RW-27)
 OLESZEK, GERALD M
 1510 Big Valley Dr.
 Colorado Springs, CO 80919-1026
 Rec. #97049373
 Sch. #5316002005
 Lot 2, Block 1, Toy Ranches Estates
 AREA-8,540 SQ. FT. (0.196 AC.)



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.



PARCEL DESIGNATION	5316002005	DATE:	October 10, 2024
OWNER:	GERALD M OLESZEK		

EXHIBIT A

LEGAL DESCRIPTION

RIGHT OF WAY – RW-27A

A portion of that parcel of land as described in Reception 97049373, of the records of El Paso County, said parcel is located in Lot 2, Block 1, Toy Ranches Estates in the Southwest 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 West Quarter Corner of said Section 16 (being a 3 ¼" Aluminum cap LS 30829), thence S. 27°27'44" E., a distance of 742.18 feet, to a point being on the north property line of said property described in Reception 97049373, said point also being the **POINT OF BEGINNING**;

1. Thence along said north property line, N. 89°19'33" E., to the northeast corner of said property, a distance of 330.00 feet;
2. Thence along the east line of said property, S. 0°21'14" E., a distance of 60.00 feet;
3. Thence S. 89°19'33" W., a distance of 330.00 feet;
4. Thence N. 0°21'14" W., a distance of 60.00 feet, more or less, to the **POINT OF BEGINNING**.


Said parcel of land contains 19,800 sq. ft. or 0.455 acres, more or less.

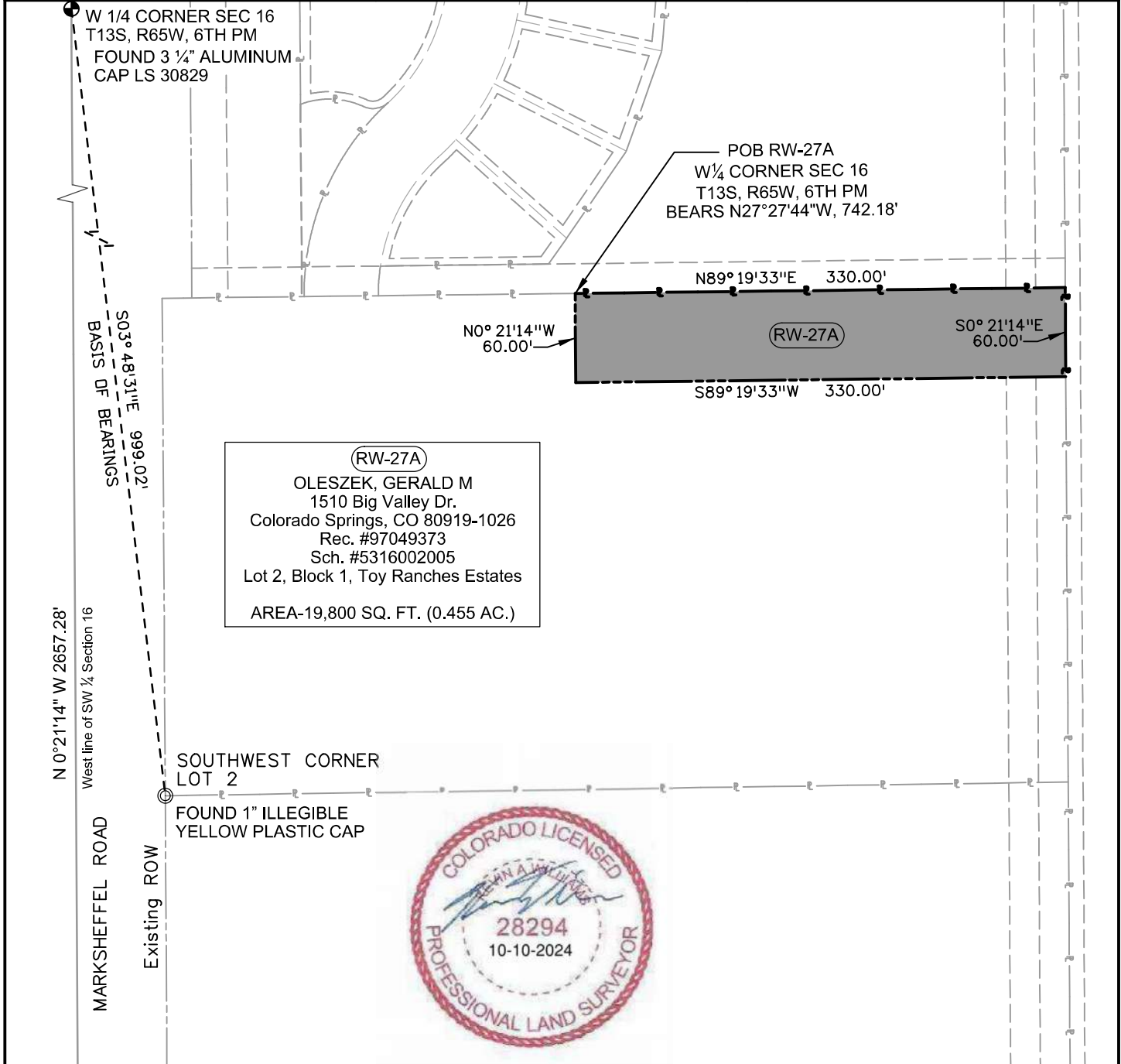
EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. A line connecting the West Quarter Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 30829), with the Southwest Corner of said Lot 2 (a 1" illegible yellow plastic cap), bears S 3°48'31" E., a distance of 999.02 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


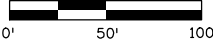


DATE: 10-OCT-2024	EXHIBIT B SKETCH	
APPROVED BY: K. WILLIAMS	RIGHT OF WAY RW-27A PARCEL 5316002005 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	
18300ROW_RW-27A_Exhibit.dgn		



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.

SHEET 1 OF 1

PARCEL DESIGNATION	5316002005	DATE:	October 10, 2024
OWNER:	GERALD M OLESZEK		

EXHIBIT A

LEGAL DESCRIPTION

PERMANENT EASEMENT – PE-27 REV

A portion of that parcel of land as described in Reception Number 97049373, of the records of El Paso County, said parcel is located in Lot 2, Block 1, Toy Ranches Estates in the Southwest 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 West Quarter Corner of said Section 16 (being a 3 ¼" Aluminum cap LS 30829), thence S. 7°42'44" E., a distance of 667.56 feet, to a point being on the north property line of said property described in Reception Number 97049373, said point also being the **POINT OF BEGINNING**;

1. Thence along said north property line, N. 89°19'33" E., a distance of 252.70 feet;
2. Thence S. 0°21'14" E., a distance of 20.00 feet;
3. Thence S. 89°19'33" W., a distance of 252.70 feet;
4. Thence N. 0°21'14" W., a distance of 20.00 feet, more or less, to the **POINT OF BEGINNING**.


Said parcel of land contains 5,054 sq. ft. or 0.116 acres, more or less.

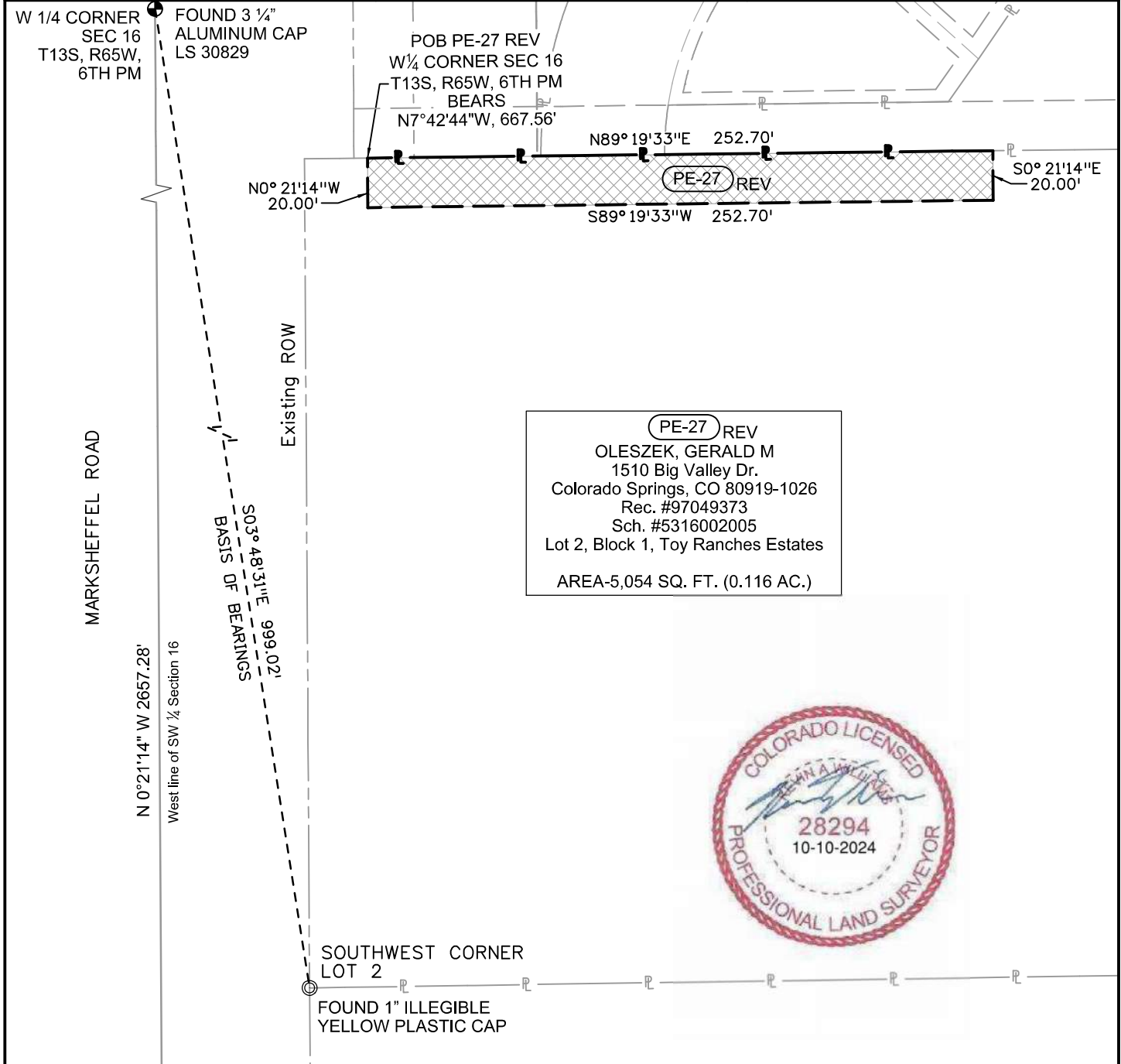
EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. A line connecting the West Quarter Corner of said Section 16 (a 3-1/4" aluminum cap, PLS 30829), with the Southwest Corner of said Lot 2 (a 1" illegible yellow plastic cap), bears S 3°48'31" E., a distance of 999.02 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: 10-OCT-2024	EXHIBIT B SKETCH	
APPROVED BY: K. WILLIAMS	PERMANENT EASEMENT PE-27 REV PARCEL 5316002005 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	
18300ROW_PE-27-REV_Exhibit.dgn		



- 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.

SHEET 1 OF 1

PARCEL DESIGNATION	5316002005	DATE:	May 1, 2024
OWNER:	GERALD M OLESZEK		

EXHIBIT B

LEGAL DESCRIPTION

UTILITY EASEMENT – UE-27A

A portion of that parcel of land as described in Reception 97049373, of the records of El Paso County, said parcel is located in Lot 2, Block 1, Toy Ranches Estates in the Southwest 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 West Quarter Corner of said Section 16 (being a 3 ¼" Aluminum cap LS 30829), thence S. 6°22'02" E., a distance of 1,002.26 feet, to a point being on the southerly property line of said property described in Reception 97049373 from which the southwest corner of said property bears S. 89°07'48" W., a distance of 45.00 feet, said point also being the **POINT OF BEGINNING**;

1. Thence N. 0°21'14" W., to the northerly property line of said property described in Reception 97049373, a distance of 334.80 feet;
2. Thence along said northerly property line, N. 89°19'33" E., a distance of 50.00 feet;
3. Thence S. 0°21'14" E., to the southerly property line of said property, a distance of 334.62 feet;
4. Thence along said southerly property line, S. 89°07'48" W., a distance of 50.00 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 16,735 sq. ft. or 0.384 acres, more or less.

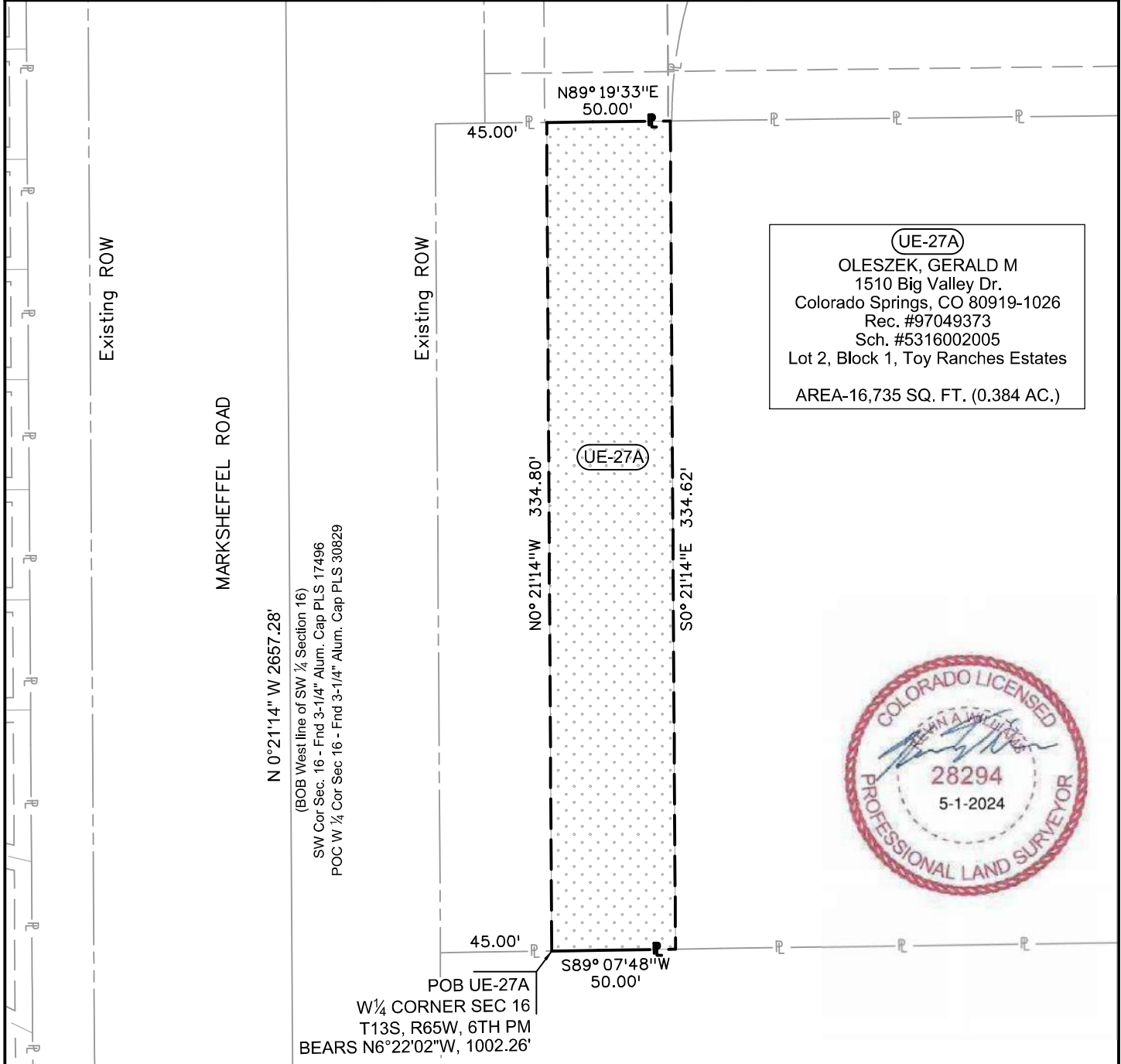
EXHIBIT C SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 (a EPC Brass Cap) and E_24 (a USCGS Brass Cap) bears N 48°53'48" E a distance of 40,950.79 ft.

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: 1-MAY-2024	EXHIBIT C SKETCH UTILITY EASEMENT UE-27A PARCEL 5316002005 SECTION 16 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	 COLORADO SPRINGS OLYMPIC CITY USA
APPROVED BY: K. WILLIAMS		
18300ROW_UE-27A_Exhibit.dgn		



UE-27A

OLESZEK, GERALD M
 1510 Big Valley Dr.
 Colorado Springs, CO 80919-1026
 Rec. #97049373
 Sch. #5316002005
 Lot 2, Block 1, Toy Ranches Estates
 AREA-16,735 SQ. FT. (0.384 AC.)



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 C is inconsistent with Exhibit B, Exhibit B shall control.
3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 (a EPC Brass Cap) and E_24 (a USCGS Brass Cap) bears N 48°53'48" E a distance of 40,950.79 ft.

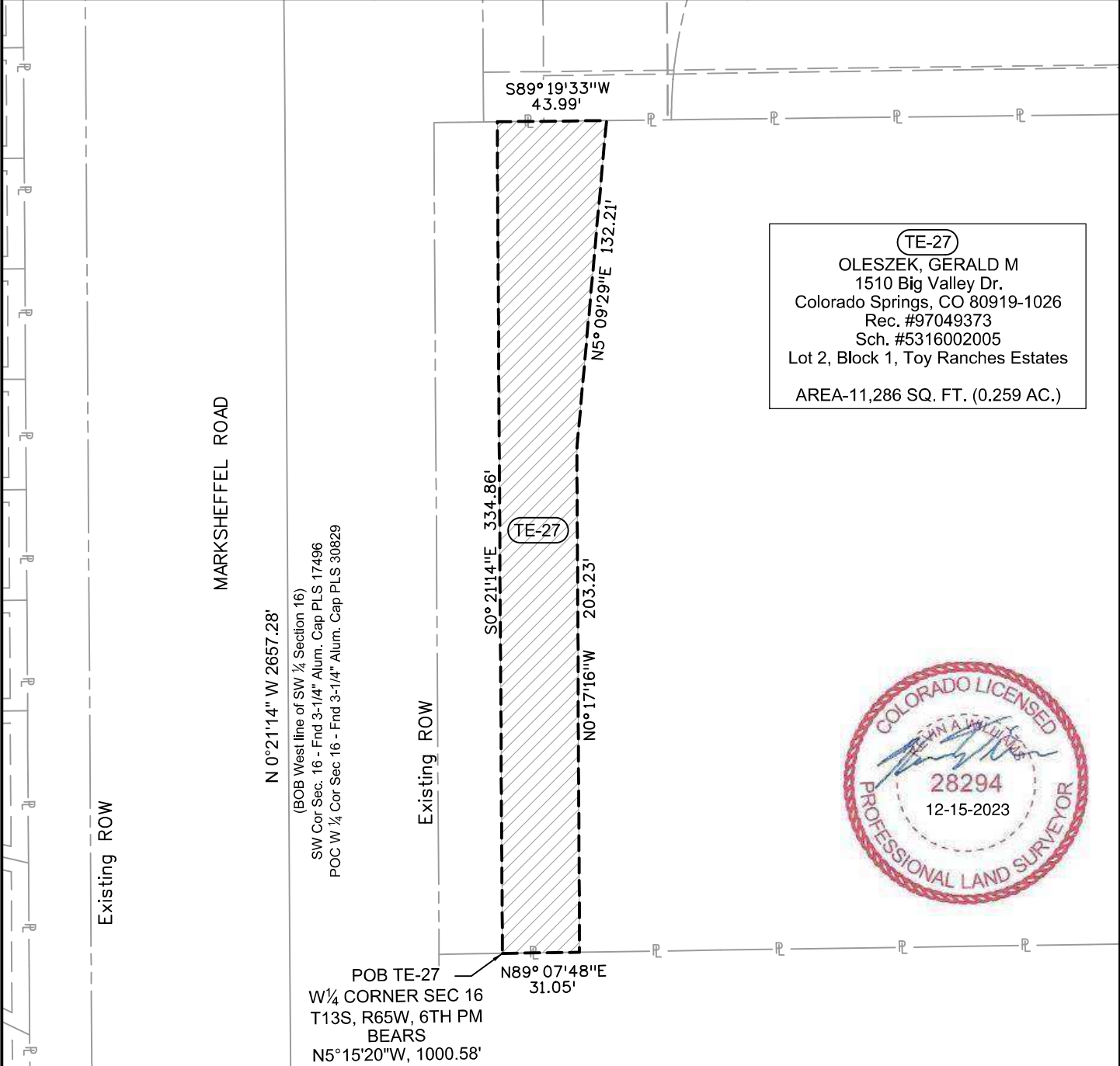
SHEET 1 OF 1

DATE: 13-DEC-2023

APPROVED BY: K. WILLIAMS

18300ROW_TE-27_Exhibit.dgn

EXHIBIT B SKETCH
 TEMPORARY EASEMENT TE-27
 PARCEL 5316002005
 SECTION 16
 T 13 S, R 65 W, 6TH P.M.
 CITY OF COLORADO SPRINGS,
 EL PASO COUNTY, COLORADO



(TE-27)
 OLESZEK, GERALD M
 1510 Big Valley Dr.
 Colorado Springs, CO 80919-1026
 Rec. #97049373
 Sch. #5316002005
 Lot 2, Block 1, Toy Ranches Estates
 AREA-11,286 SQ. FT. (0.259 AC.)



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.
3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc.

