

## EXHIBIT "A"

**PERMANENT EASEMENT PE-13  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17 & SE 1/4 SECTION 8,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

### DESCRIPTION

A permanent easement, PE-13, being a portion of The Reserve at Indigo Ranch, Filing No. 1, Tract D, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 213713386, situated in the northeast 1/4 of Section 17 and the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

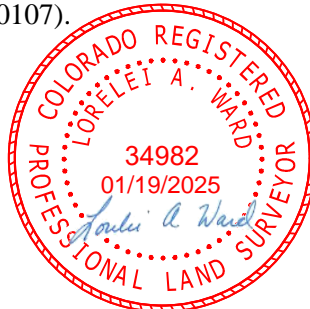
Beginning at a point on the southerly right-of-way line of Dublin Boulevard and the westerly right-of-way line of Van Winkle Drive, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 47°31'29" West a distance of 1,913.78 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the westerly right-of-way line of Van Winkle Drive South 01°18'52" East, a distance of 23.00 feet;
2. Thence North 44°22'50" West, a distance of 26.00 feet;
3. Thence on the arc of a curve to the left, a radius of 1946.71 feet, a central angle of 02°42'58", a distance of 92.29 feet, (a chord bearing of South 87°08'22" West, and a chord length of 92.28 feet), more or less, to a point on the west property line of Tract D;
4. Thence along said property line North 01°10'02" West, a distance of 4.00 feet;
5. Thence on the arc of a curve to the right, a radius of 1940.00 feet, a central angle of 02°56'03", a distance of 99.35 feet, (a chord bearing of North 87°14'36" East, and a chord length of 99.34 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 609 sq. ft. (0.014 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

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



# EXHIBIT "B"

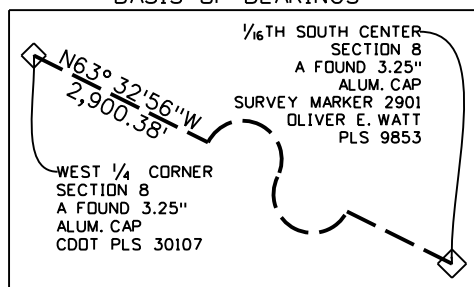
## LEGEND

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.

## BASIS OF BEARINGS



SEC. 8  
T-13-S, R-65-W  
6TH P.M.

**PE-13**  
STETSON RIDGE METRO DISTRICT  
C/O CLIFTON LARSON  
ALLEN LLP  
THE RESERVE AT INDIGO RANCH  
FILING NO. 1  
RECEPTION NO.  
213713386  
609 SQ. FT.  
0.014 ACRES

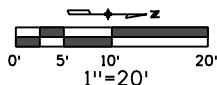
LOT 15

RADIUS=1,946.71'  
ARC LENGTH=92.29'  
DELTA=02° 42' 58"  
CHORD LENGTH=92.28'  
CHORD BEARING=S87° 08' 22"W

TRACT D

SEC. 17  
T-13-S, R-65-W  
6TH P.M.

N44° 22' 50"W  
26.00'



DUBLIN BLVD

RADIUS=1,940.00'  
ARC LENGTH=99.35'  
DELTA=02° 56' 03"  
CHORD LENGTH=99.34'  
CHORD BEARING=N87° 14' 36"E

1/16TH SOUTH CENTER  
SECTION 8  
A FOUND 3.25"  
ALUM. CAP  
SURVEY MARKER 2901  
OLIVER E. WATT  
PLS 9853

N47° 31' 29"W  
1,913.78'

N88° 42' 38"E  
10.68'

P.O.B.  
PE-13

S01° 18' 52"E  
23.00'

VAN WINKLE DR

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



DUBLIN WIDENING PROJECT

PE-13

EXHIBIT "B"  
STETSON RIDGE  
METROPOLITAN DISTRICT

Project No.:  
5430007

Project Code:  
2024040

Date:  
1-17-2025

Page 2 of 2

## EXHIBIT "A"

**TEMPORARY EASEMENT TE-13  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17 & SE 1/4 SECTION 8,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

### DESCRIPTION

A temporary easement, TE-13, being a portion of The Reserve at Indigo Ranch, Filing No. 1, Tract D, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 213713386, situated in the northeast 1/4 of Section 17 and southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Van Winkle Drive, from which the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 47°01'54" West a distance of 1,929.77 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence South 85°44'44" West, a distance of 19.74 feet;
2. Thence on the arc of a curve to the left, a radius of 1,916.00 feet, a central angle of 02°42'04", a distance of 90.33 feet, (a chord bearing of South 87°05'24" West, and a chord length of 90.32 feet), more or less, to a point on the west property line of said Tract D;
3. Thence along said property line to a point on the southerly right-of-way line of Dublin Boulevard North 01°18'51" West, a distance of 20.03 feet, more or less;
4. Thence on the arc of a curve to the right, a radius of 1,946.71 feet, a central angle of 02°42'58", a distance of 92.29 feet, (a chord bearing of North 87°08'22" East, and a chord length of 92.28 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 2,023 sq. ft. (0.046 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North 63°32'56" West from the south center 1/16<sup>th</sup> corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853), to the west 1/4 corner of Section 8 (a found 3.25 inch aluminum cap, marked Colorado Department of Transportation, PLS 30107).

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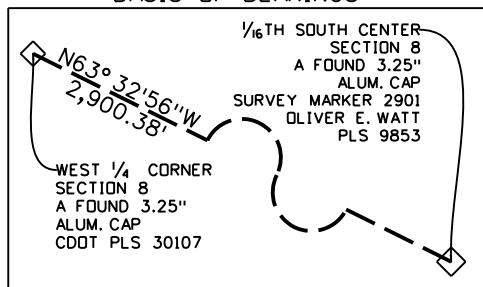


# EXHIBIT "B"

## LEGEND

POB POINT OF BEGINNING  
 @ CHANGE IN COURSE ONLY

## BASIS OF BEARINGS



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SEC. 8  
 T-13-S, R-65-W  
 6TH P.M.

TE-13

STETSON RIDGE METRO DISTRICT  
 C/O CLIFTON LARSON ALLEN LLP

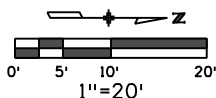
THE RESERVE AT INDIGO RANCH  
 FILING NO. 1  
 RECEPTION NO.  
 213713386

2,023 SQ FT  
 0.046 ACRES

RADIUS=1,916.00'  
 ARC LENGTH=90.33'  
 DELTA=02° 42'04"  
 CHORD LENGTH=90.32'  
 CHORD BEARING=S87° 05'24"W

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 T-13-S, R-65-W  
 6TH P.M.

LOT 15



S85° 44'44"W  
 19.74'

VAN WINKLE DR

N01° 18'51"W  
 20.03'

DUBLIN BLVD

RADIUS=1,946.71'  
 ARC LENGTH=92.29'  
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 SECTION 8  
 A FOUND 3.25"  
 ALUM. CAP  
 SURVEY MARKER 2901  
 OLIVER E. WATT  
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TE-13

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