

EXHIBIT "A"

**RIGHT-OF-WAY PARCEL RW-15
PROJECT NO.: 5430007
SE 1/4 SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: JANUARY 17, 2025**

DESCRIPTION

A right-of-way parcel, RW-15, being a portion of Tract A, Renaissance at Indigo North subdivision, Filing No. 3, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 216713759, situated in the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said right-of-way parcel being more particularly described as follows:

Beginning at the southeast corner of said Tract A on the northerly right-of-way line of Issaquah Drive and the northerly right-of-way line of Dublin Boulevard, from which south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 57°38'33" West a distance of 2,172.86 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence South 88°42'38" West along the northerly right-of-way line of Dublin Boulevard, a distance of 435.25 feet;
2. Thence on the arc of a curve to the left, a radius of 2,060.11 feet, a central angle of 02°46'52", a distance of 101.78 feet, (a chord bearing South 87°17'42" West, a distance of 101.77 feet) more or less, to a point on the west lot line of Renaissance at Indigo subdivision Filing No. 3;
3. Thence along said lot line N01°38'58"W, a distance of 5.19 feet;
4. Thence on the arc of a curve to the right, a radius of 2,062.50 feet, a central angle of 02°45'15", a distance of 99.15 feet, (a chord bearing North 87°20'11" East, a distance of 99.14 feet);
5. Thence North 88°42'49" East, a distance of 383.48 feet;
6. Thence North 40°26'48" East, a distance of 63.98 feet;
7. Thence North 88°42'49" East, a distance of 11.51 feet, more or less, to a point on the westerly right-of-way line of Issaquah Drive;
8. Thence South 01°38'58" East along said right-of-way line, a distance of 52.77 feet, more or less, to the TRUE POINT OF BEGINNING;

The above-described right-of-way contains 4,290 sq. ft. (0.098 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 1/16th 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
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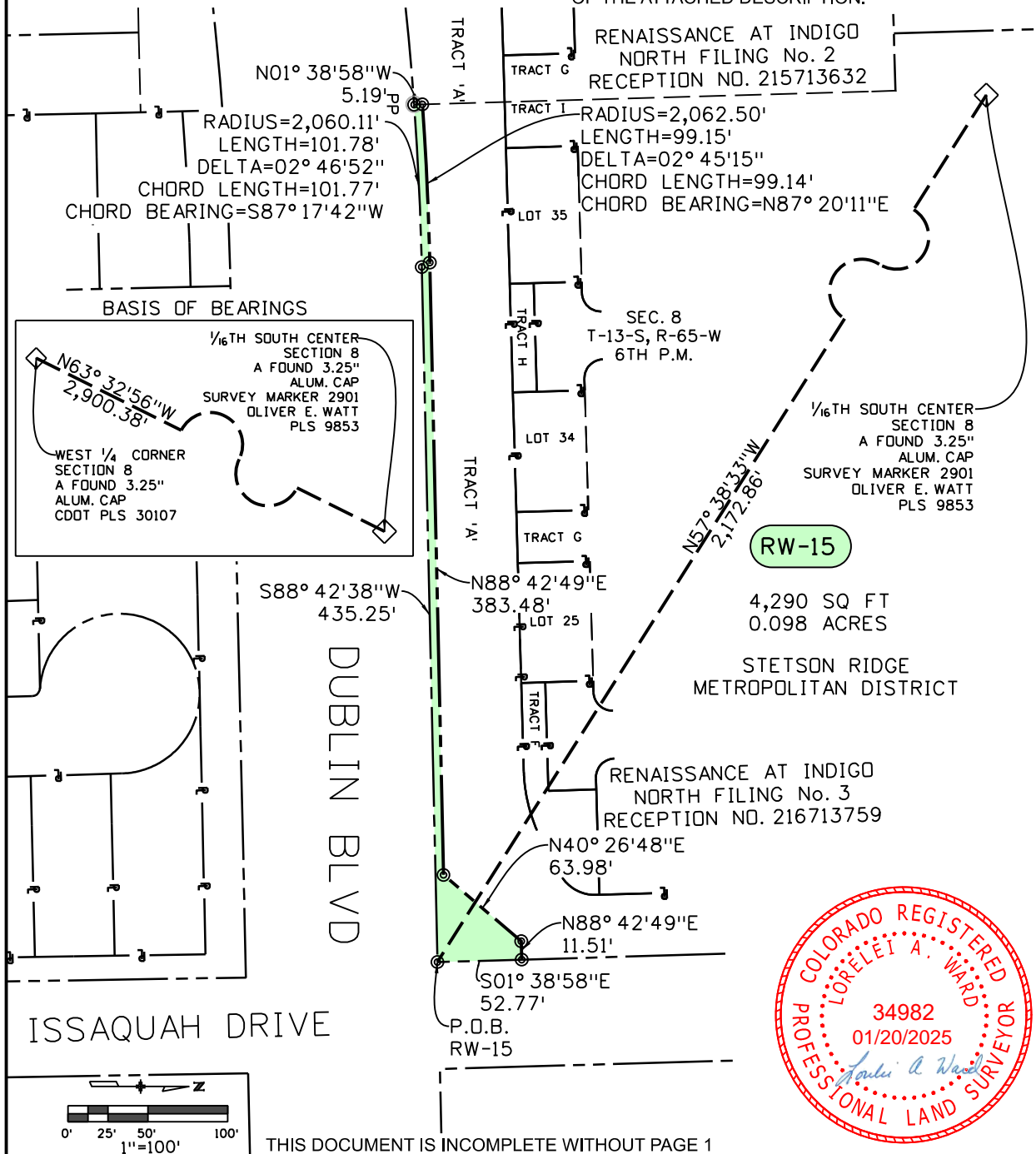
EXHIBIT "B"

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.



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DUBLIN WIDENING PROJECT

RW-15

EXHIBIT "B"
STETSON RIDGE
METROPOLITAN DISTRICT

Project No.:
 5430007

Project Code:
 2024040

Date:
 1-6-2025

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EXHIBIT "A"

**TEMPORARY EASEMENT TE-15
PROJECT NO.: 5430007
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-15, being a portion of Tract A, Renaissance at Indigo North subdivision, Filing No. 3, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 216713759, situated in the 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 Issaquah Drive, from which the south center 1/16th corner of Section 8 (a found 3.25 inch aluminum cap survey marker number 2901, marked Oliver E. Watt PLS 9853) bears North 58°55'28" West a distance of 2,141.08 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence South 01°38'58" East along said right-of-way line, a distance of 5.00 feet;
2. Thence South 88°42'49" West, a distance of 11.51 feet;
3. Thence South 40°26'48" West, a distance of 63.98 feet;
4. Thence South 88°42'49" West, a distance of 383.48 feet;
5. Thence on the arc of a curve to the left, a radius of 2,062.50 feet, a central angle of 02°45'16", a distance of 99.15 feet, (a chord bearing South 87°20'11" West, a distance of 99.14 feet, more or less, to a point on the tract line between Renaissance at Indigo Filing No. 2 and Renaissance at Indigo Filing No. 3 subdivisions;
6. Thence North 01°38'58" West along said tract line, a distance of 17.64 feet;
7. Thence North 88°42'49" East a distance of 482.91 feet;
8. Thence North 40°26'48" East a distance of 50.23 feet;
9. Thence North 88°42'49" East, a distance of 20.42 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Temporary Easement contains 8,097 sq. ft. (0.186 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing North 63°32'56" West from the south center 1/16th 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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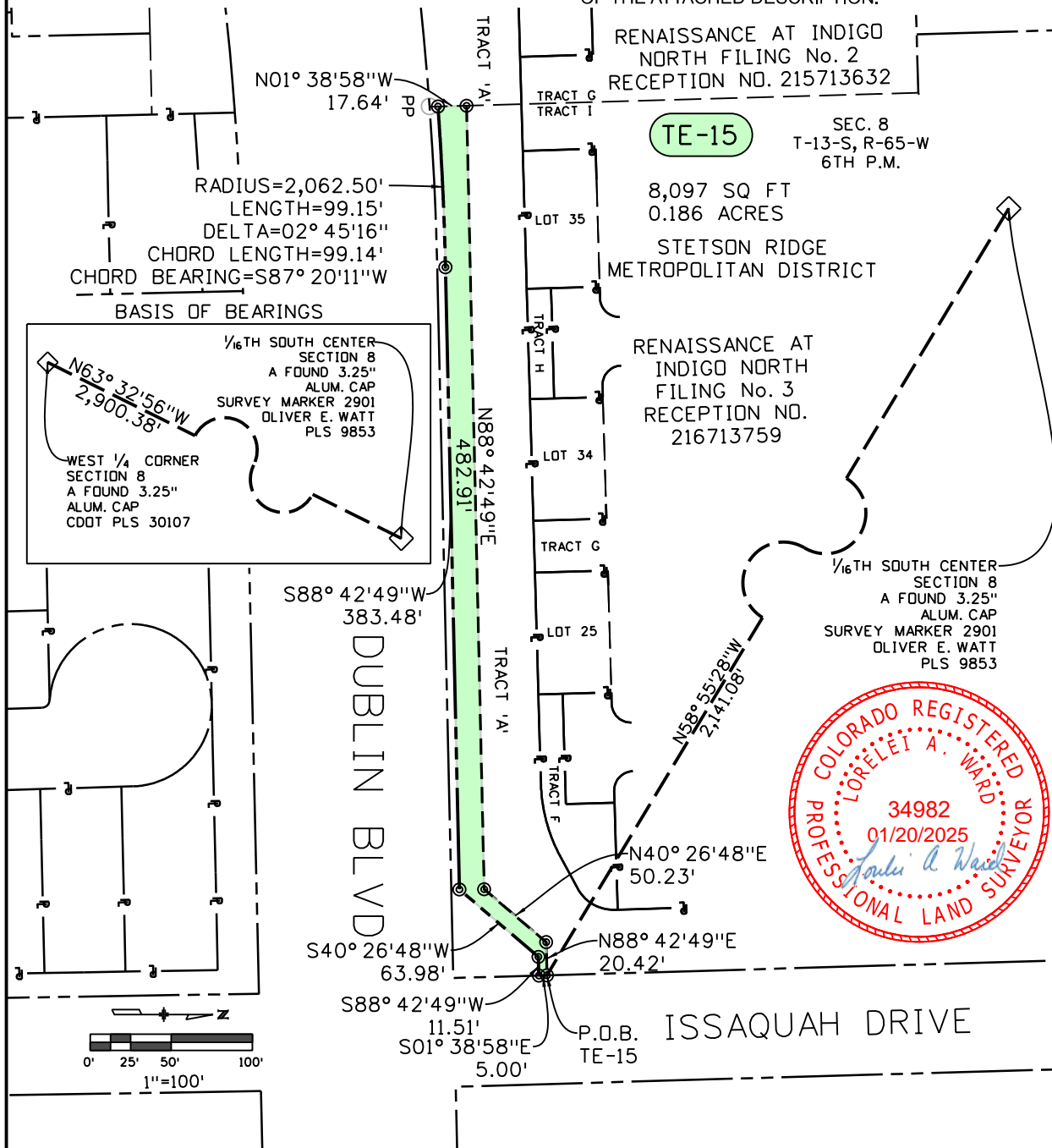
EXHIBIT "B"

LEGEND

POB POINT OF BEGINNING
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DUBLIN WIDENING PROJECT

TE-15

EXHIBIT "B"
 STETSON RIDGE
 METROPOLITAN DISTRICT

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