

PARCEL DESIGNATION	5316204032	DATE:	April 26, 2024
OWNER:	WAL-MART REAL ESTATE		

EXHIBIT A

LEGAL DESCRIPTION

RIGHT OF WAY – RW-31

A portion of that parcel of land as described in Reception 217055247, of the records of El Paso County, said parcel is located in Lot 1, Block 1, Dublin Towne Centre in the Northwest 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 Northwest Corner of said Section 16 (being a 2 1/2" Aluminum cap PLS 23515), thence S. 9°18'25" E., a distance of 514.16 feet, to a point being on the west line of said Lot 1, said point also being on the east right of way line of Marksheffel Road and the **POINT OF BEGINNING**;

Thence along said west line of Lot 1 and said east right of way line the following two (2) courses:

1. Thence N. 00°21'20" W., a distance of 451.22 feet;
2. Thence N. 25°12'52" E., to a northeasterly corner of said Lot 1, said corner also being on the south right of way line of Dublin Blvd., a distance of 30.46 feet;
3. Thence along said north line of lot 1 and said south right of way line, N. 89°08'56" E., a distance of 2.00 feet;
4. Thence S. 23°11'31" W., a distance of 30.33 feet;
5. Thence S. 00°21'20" E., a distance of 396.00 feet;
6. Thence S. 02°48'12" W., a distance of 55.00 feet, more or less, to the **POINT OF BEGINNING**.

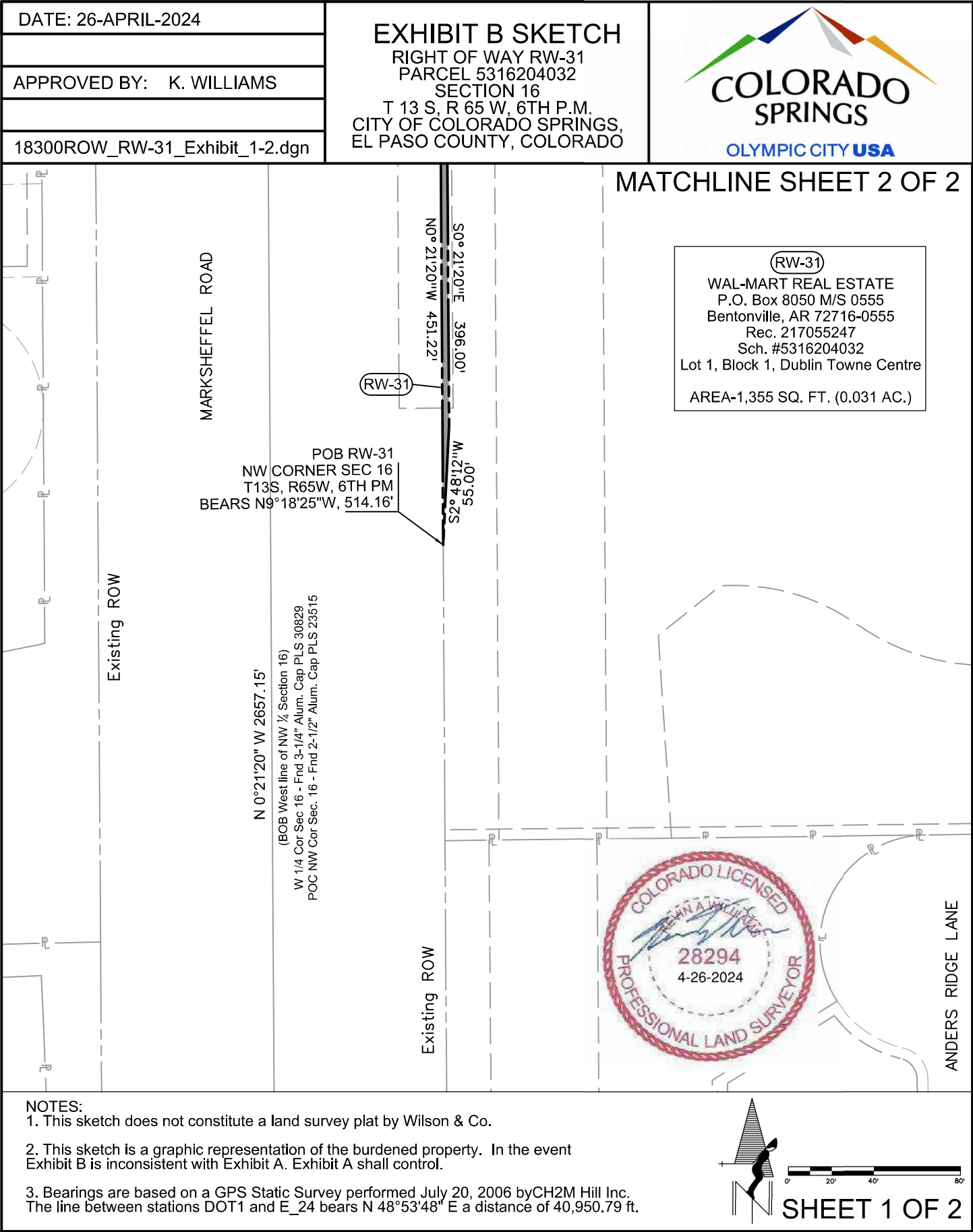
The above-described parcel contains 1,355 sq. ft. (0.031 acres), more or less.

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





APPROVED BY: K. WILLIAMS

RIGHT OF WAY RW-31
PARCEL 5316204032
SECTION 16
T 13 S, R 65 W, 6TH P.M.
CITY OF COLORADO SPRINGS,
EL PASO COUNTY, COLORADO



DUBLIN BLVD.

NW CORNER SEC 16
T13S, R65W, 6TH PM

N89° 08'56"E
2.00'

Existing ROW

N25°12'52"E
30.46'

S23° 11' 31" W
30.33'

MARKSHEFFEL ROAD

(RW-31)

N 0°21'20" W 2657.15'

(BOB West line of NW ¼ Section 16)

W 1/4 Cor Sec 16 - Fnd 3-1/4" Alum. Cap PLS 30829

POC NW Cor Sec. 16 - Fnd 2-1/2" Alum. Cap PLS 23515

N0° 21'20"W 451.22'

S0° 21'20"E 396.00'

Existing ROW

(RW-31)

WAL-MART REAL ESTATE

P.O. Box 8050 M/S 0555

Bentonville, AR 72716-0555

Rec. 217055247

Sch. #5316204032

Lot 1, Block 1, Dublin Towne Centre

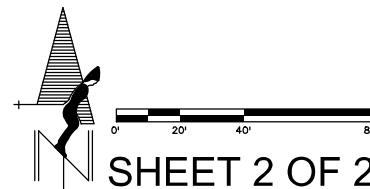
AREA-1,355 SQ. FT. (0.031 AC.)



MATCHLINE SHEET 1 OF 2

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 2 OF 2