

EXHIBIT "A"
CITY OF COLORADO SPRINGS
PROJECT: SOUTH ACADEMY BOULEVARD WIDENING

DATE: March 21, 2023

PUBLIC IMPROVEMENT EASEMENT: PIE-56

SITUATED IN THE NE ¼ OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO
COUNTY, COLORADO
LEGAL DESCRIPTION

A Public Improvement Easement No. PIE-56 being a part of that certain parcel of land as described in Book 6010, Page 1364 of the El Paso County Clerk and Recorder's Office Records, containing 2,158 sq. ft. (0.050 acres), more or less, in Lot 1, Hardee's Subdivision Filing No. 2, recorded in Plat Book E-5, Page 127, at Reception Number 2182635, El Paso County Clerk and Recorder's Office Records, in the Northeast Quarter of Section 27, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said public improvement easement being more particularly described as follows:

Commencing at the Southwest Corner of Section 23, Township 14 South, Range 66 West, of the Sixth Principal Meridian, as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap); Thence S. 2°04'15" W., a distance of 1,948.74 feet to the northeast corner of said Lot 1, monumented with chiseled x in the sidewalk, said point being the **TRUE POINT OF BEGINNING**;

1. Thence S. 0°16'52" E., along the east line of said Lot 1 and the west right of way line of Academy Boulevard, a distance of 141.52 feet to the southeast line of said Lot 1 also being the northerly right of way line of Chelton Road;
2. Thence 36.89 feet along said southeast lot line on the arc of a curve to the right, said curve having a radius of 29.50 feet, a central angle of 71°38'46" and a chord which bears S. 53°47'24" W., a distance of 34.53 feet to the south line of said Lot 1 also being the northerly right of way line of Chelton Road;
3. Thence S. 89°36'40" W., along said south lot line, a distance of 54.71 feet;
4. Thence N. 59°38'51" E., a distance of 74.75 feet;
5. Thence N. 89°16'08" E., a distance of 14.64 feet;
6. Thence N. 0°23'08" W., a distance of 124.32 feet to the north line of said Lot 1;
7. Thence N. 89°43'08" E., along said north lot line, a distance of 3.57 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 2,158 sq. ft. (0.050 acres), more or less.

The purpose of the above described public improvement easement is for road improvement purposes.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments (a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 56.20' S34 S35 S3 S2 T15S R66W 2012 PLS 24313" and a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 38.26' S34 S35 S3 S2 T15S R66W 2012 PLS 24313) to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap), as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea, P.L.S. 25381
For and on the behalf of AECOM
2315 Briargate Parkway, Suite 150
Colorado Springs, CO 80920



Exhibit B

NE 1/4 Section 27

T.14 S., R.66W., Sixth Principal Meridian

Lot 2
Hardee's
Subdivision No.3
Rec.#97089272

JH Foods Limited
A Colorado limited
partnership
Book 6010, Page 1364

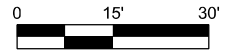
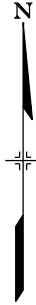
Lot 1
Hardee's
Subdivision No.2
Rec.#2182635

Avigation Easement
Book 5381, Page 793

Declaration of Use
Restriction
-Rec.#97091700
-Rec.#97091701
-Rec.#200040785

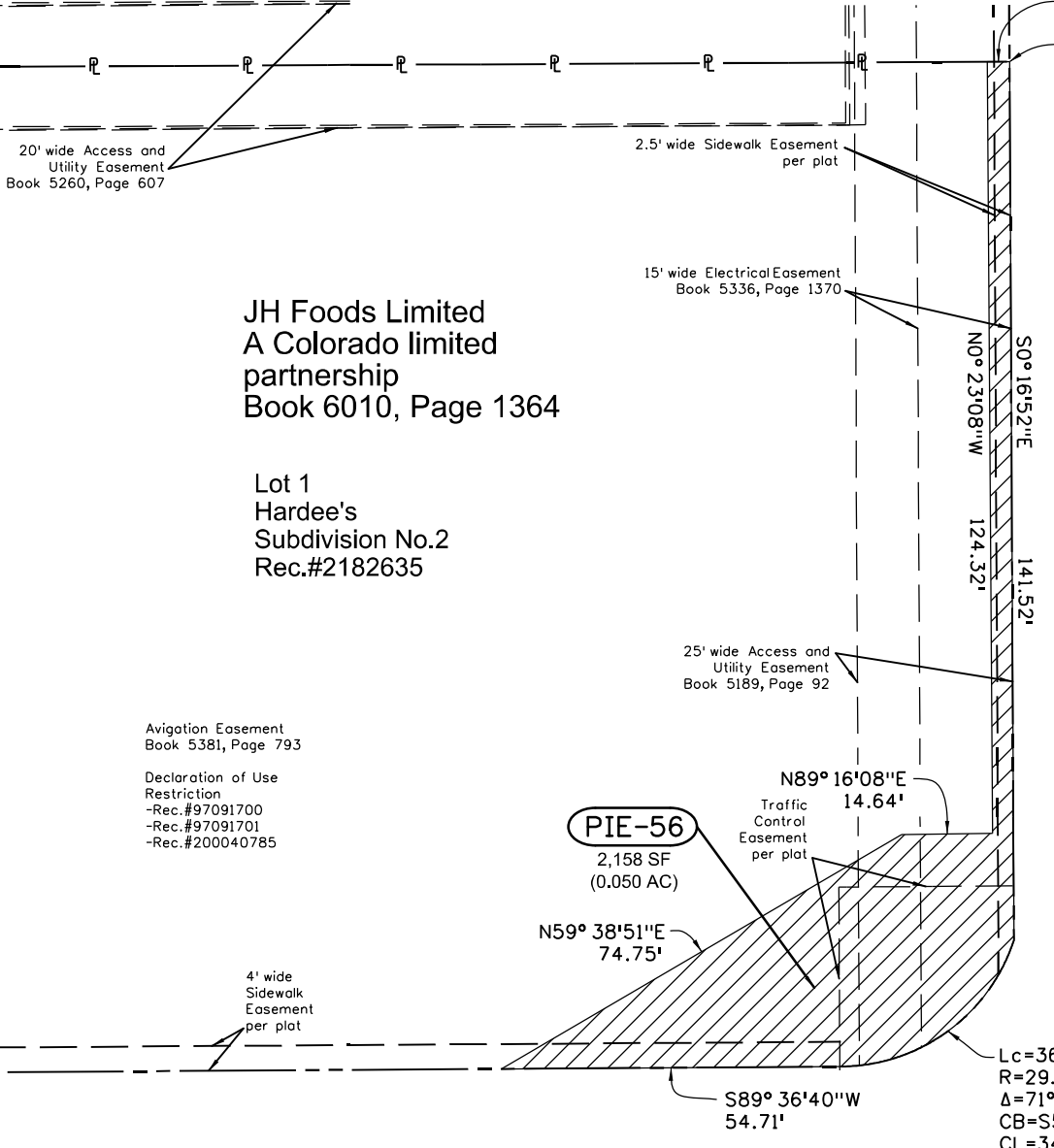
CHELTON ROAD
Pikes Peak Park
Subdivision No.21

N89° 43'08"E
3.57'
POINT OF BEGINNING PIE-56
Northeast corner of Lot 1
Tie to SW corner of Sec 23
T.14S., R.66W., of the 6th P.M.
N 2°04'15" E, 1,948.74'



Scale: 1" = 30'

ACADEMY BOULEVARD



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0° 29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments as described in the monument record filed by P.L.S. 28658, dated September 13, 2016 to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments as described in the monument record filed by L.S. 17665, dated March 23, 1990.

Note: This exhibit does not represent a monumented land survey. It is intended only to depict the attached property description.

AECOM JN: 60675689

DRAWN BY: JKB DATE: 3/21/2023 SCALE: 1" = 30'

2315 BRIARGATE PARKWAY, SUITE 150
COLORADO SPRINGS, CO 80920
(719) 531-0001
FAX (719) 531-0007
AECOM PN: 60603801

Exhibit B - PIE-56 JH Foods Limited

TITLE:
South Academy Boulevard Widening

REVISION:	DRAWING NO.	SHEET NO.
N/A	56-Exhibit_PIE-56Rev.dgn	3 of 3

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