

EXHIBIT "A"

**RIGHT-OF-WAY PARCEL RW-17A
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 right-of-way parcel, RW-17A, being a portion of Lot 1 of the Dublin and Issaquah, Filing No. 1 subdivision, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 216713800, 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 right-of-way parcel being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard, and the east property line of Dublin and Issaquah Filing No. 1 subdivision, 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°47'08" West a distance of 2,463.46 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said east property line South 01°17'20" East, a distance of 2.00 feet;
2. Thence South 89°59'05" West to a point on the southerly right-of-way line of Dublin Boulevard, a distance of 89.72 feet, more or less;
3. Thence along said Dublin right-of-way line North 88°42'38" East, a distance of 89.69 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described right-of-way parcel contains 90 sq. ft. (0.002 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
Farnsworth Group Inc.
5775 Mark Dabbling Blvd. - Suite 190
Colorado Springs, CO 80919



EXHIBIT "B"

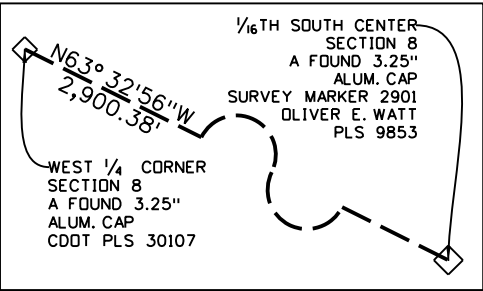
LEGEND

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



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

DUBLIN AND ISSAQUAH
FILING No. 1
RECEPTION NO. 216713800

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

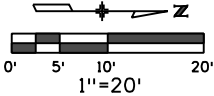
N88° 42'38"E
89.69'

S89° 59'05"W
89.72'

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

RW-17A

7-ELEVEN INC.



90 SQ FT
0.002 ACRES

S01° 17'20"E
2.00'

P.O.B.
RW-17A

DUBLIN BLVD



THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1



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



DUBLIN WIDENING PROJECT

RW-17A

EXHIBIT "B"

7-ELEVEN INC.

Project No.:
5430007

Project Code:
2024040

Date:
1-17-2025

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