

**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 1/16<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 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 1/16<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 Dabling Blvd. - Suite 190  
Colorado Springs, CO 80919

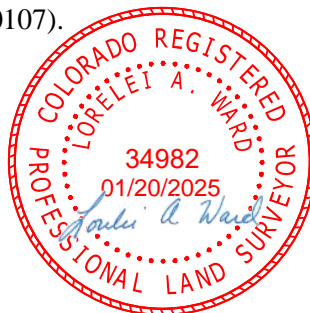


EXHIBIT "B"

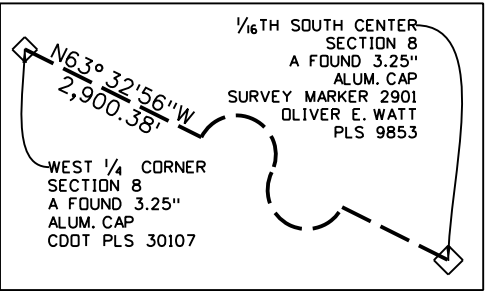
LEGEND

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

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

DUBLIN AND ISSAQUAH  
FILING No. 1  
RECEPTION NO. 216713800

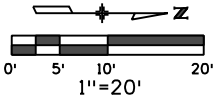
N88° 42' 38" E  
89.69'

S89° 59' 05" W  
89.72'

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

RW-17A

7-ELEVEN INC.

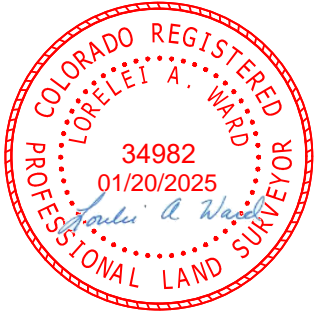


90 SQ FT  
0.002 ACRES

DUBLIN BLVD

S01° 17' 20" E  
2.00'

P.O.B.  
RW-17A



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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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