



**EXHIBIT A
 LAND DESCRIPTION
 PUBLIC IMPROVEMENT EASEMENT - 54**

A PARCEL OF LAND BEING A PORTION OF LOT 3, BLOCK 7, PARK VISTA ADDITION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 AS BEARING NORTH 89°14'34" EAST:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26;

THENCE NORTH 80°45'29" EAST, A DISTANCE OF 2,285.06 FEET TO THE SOUTH CORNER OF SAID LOT 3 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMETER OF SAID LOT 3, THE FOLLOWING FOUR (4) COURSES:

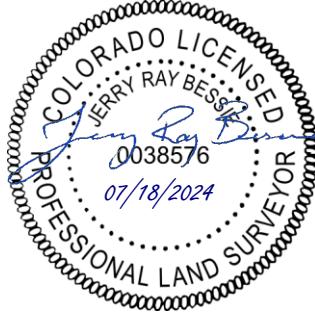
1. NORTH 47°31'06" WEST, A DISTANCE OF 70.25 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 20.00 FEET, WHOSE CENTER BEARS NORTH 42°28'53" EAST;
2. NORTHERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'01", AN ARC DISTANCE OF 31.42 FEET AND HAVING A CHORD THAT BEARS NORTH 02°31'07" WEST, A DISTANCE OF 28.28 FEET;
3. NORTH 42°28'54" EAST, A DISTANCE OF 70.25 FEET TO THE NORTH CORNER OF SAID LOT 3;
4. SOUTH 47°31'06" EAST, A DISTANCE OF 66.63 FEET;

THENCE SOUTH 45°20'45" WEST, A DISTANCE OF 71.19 FEET;

THENCE SOUTH 47°31'06" EAST, A DISTANCE OF 27.18 FEET TO THE SOUTHEAST LINE OF SAID LOT 3;

THENCE SOUTH 42°28'54" WEST, ALONG SAID SOUTHEAST LINE A DISTANCE OF 19.15 FEET TO THE **POINT OF BEGINNING**.

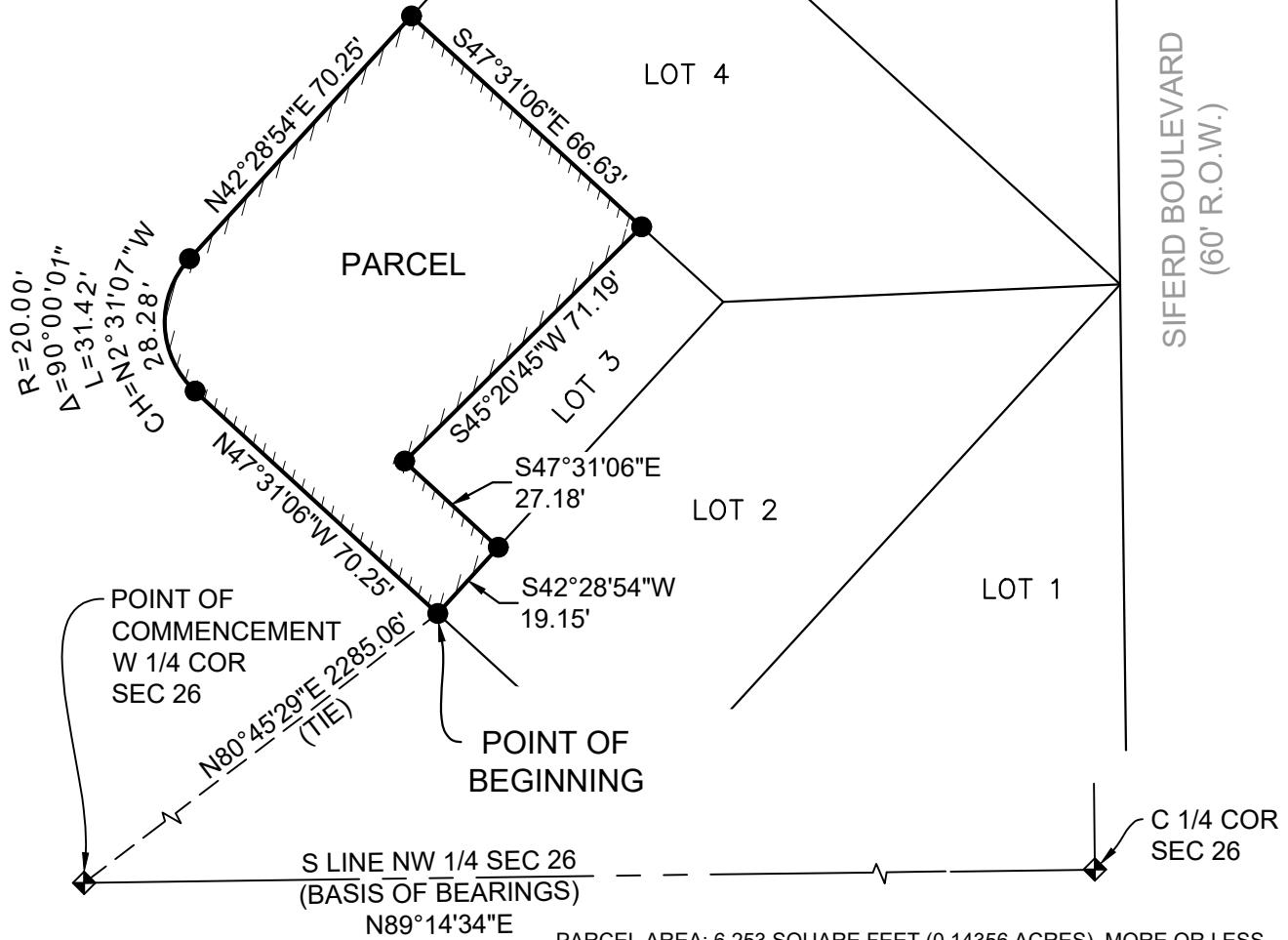
THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 6,253 SQUARE FEET OR (0.14356 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JERRY R. BESSIE, PLS 38576
 PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
 707 N 17TH STREET, SUITE 3150
 DENVER, CO. 80202

NW 1/4 SEC 26
T 13S R 66W

20' 0 40'
SCALE: 1" = 40'



PREPARED BY:

**Matrix**

CHECKED BY: JRB

EXHIBIT B - PIE - 54

SCALE: 1" = 40'

LAND DESCRIPTION

DATE: 1/16/2024

SHEET: 1 OF 1



**EXHIBIT A
 LAND DESCRIPTION
 PERMANENT IMPROVEMENT EASEMENT – 56**

A PARCEL OF LAND BEING A PORTION OF LOT 5, BLOCK 7, PARK VISTA ADDITION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS, WITH ALL BEARING BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 AS BEARING NORTH 89°14'34" EAST:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26;

THENCE NORTH 76°45'47" WEST, A DISTANCE OF 2,352.82 FEET TO THE WEST CORNER OF SAID LOT 5 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMITER OF SAID LOT 5, THE FOLLOWING THREE (3) COURSES:

1. NORTH 42°28'54" EAST, A DISTANCE OF 109.46 FEET TO A CURVE HAVING A RADIUS OF 20.00 FEET, WHOSE CENTER BEARS SOUTH 47°31'06" EAST;
2. EASTERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 136°47'40", AN ARC DISTANCE OF 47.75 FEET AND HAVING A CHORD THAT BEARS SOUTH 69°07'16" EAST, A DISTANCE OF 37.19 FEET;
3. ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°43'25" EAST, A DISTANCE OF 32.08 FEET;

THENCE SOUTH 25°53'15" WEST, A DISTANCE OF 54.21 FEET;

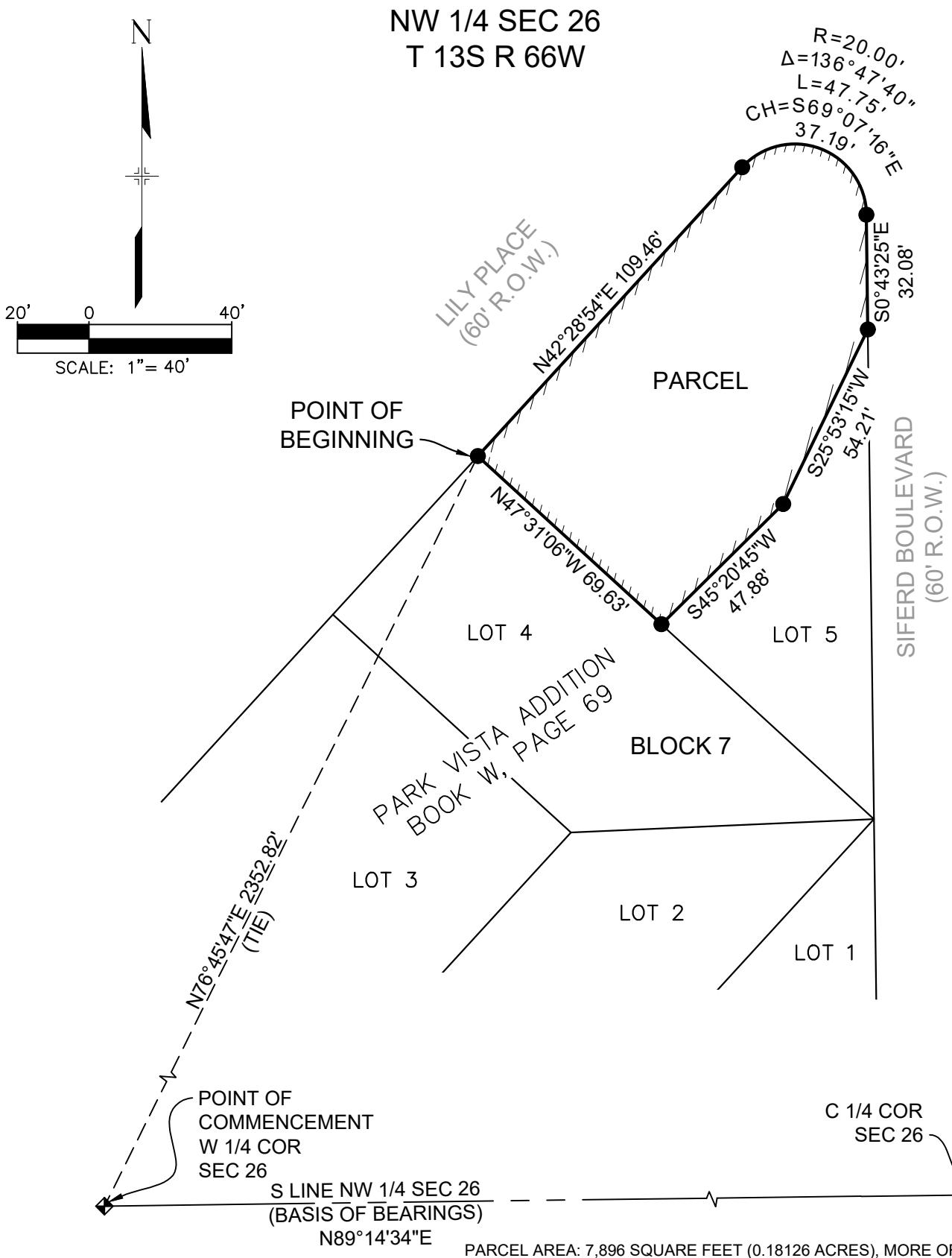
THENCE SOUTH 45°20'45" WEST, A DISTANCE OF 47.88 FEET TO THE SOUTHWEST LINE OF SAID LOT 5;

THENCE NORTH 47°31'06" WEST, ALONG SAID SOUTHWEST LINE A DISTANCE OF 69.63 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 7,896 SQUARE FEET OR (0.18126 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



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SCALE: 1" = 40'		LAND DESCRIPTION
DATE: 1/16/2024		SHEET: 1 OF 1



Matrix Design Group, Inc.
 707 N 17th Street, Suite 3150
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 matrixdesigngroup.com

EXHIBIT A
LAND DESCRIPTION
PERMANENT IMPROVEMENT EASEMENT - 57

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 7, PARK VISTA ADDITION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 AS BEARING NORTH 89°14'34" EAST:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26;

THENCE NORTH 80°45'29" WEST, A DISTANCE OF 2,285.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE **POINT OF BEGINNING**;

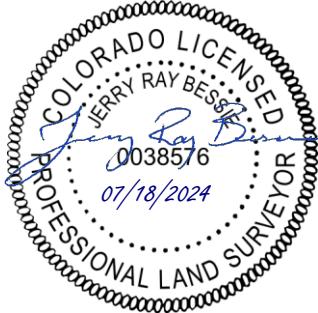
THENCE NORTH 42°28'54" EAST, ALONG THE NORTHWEST LINE OF SAID LOT 2, A DISTANCE OF 19.15 FEET;

THENCE SOUTH 47°31'06" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST LINE OF SAID LOT 2;

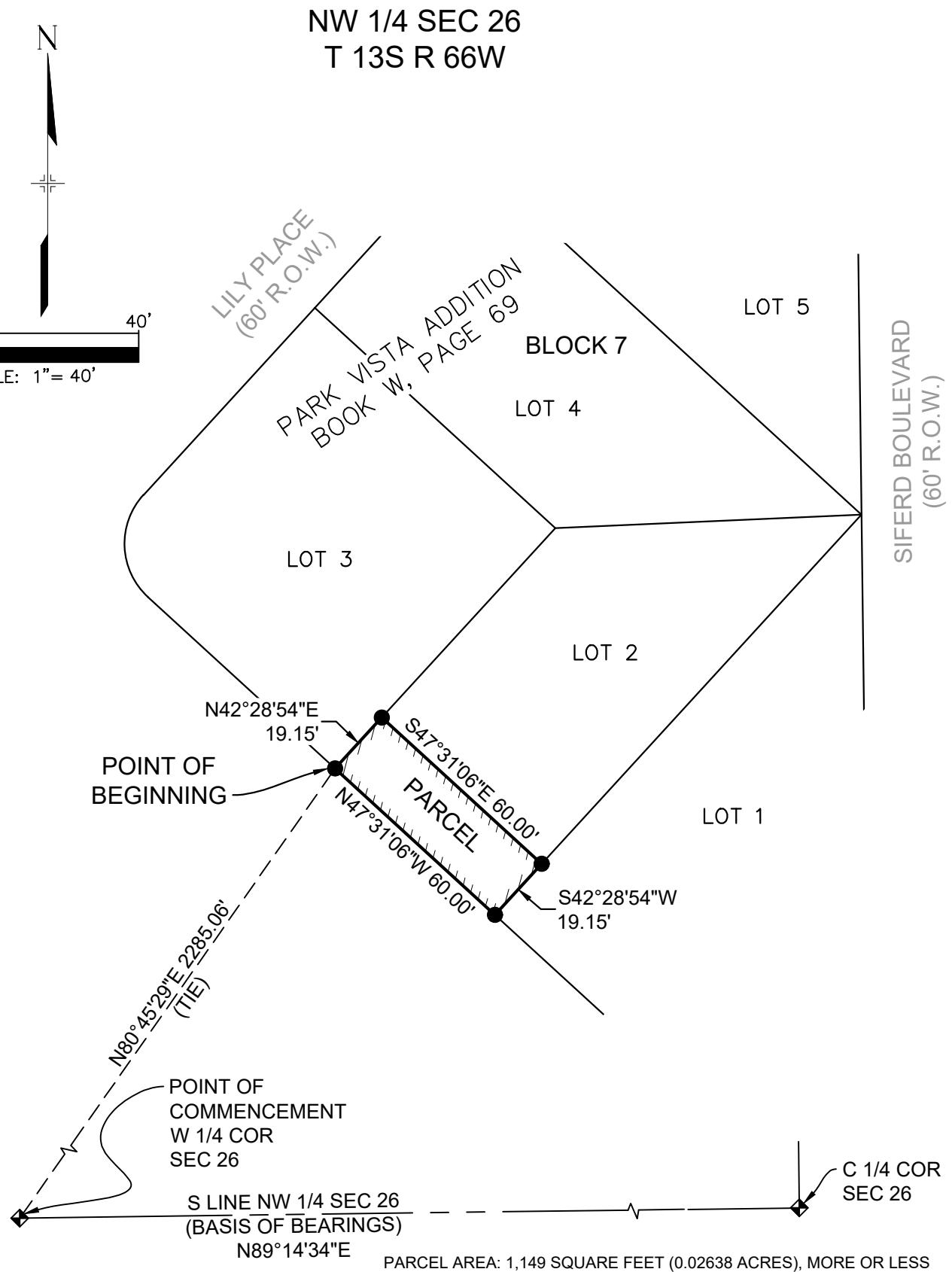
THENCE SOUTH 42°28'54" WEST, ALONG SAID SOUTHEAST LINE A DISTANCE OF 19.15 FEET TO THE SOUTH CORNER OF SAID LOT 2;

THENCE NORTH 47°31'06" WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 2 A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,149 SQUARE FEET OR (0.02638 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



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 Matrix	SCALE: 1" = 40'	LAND DESCRIPTION
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EXHIBIT A
LAND DESCRIPTION
PERMANENT IMPROVEMENT EASEMENT - 58

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 7, PARK VISTA ADDITION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 AS BEARING NORTH 89°14'34" EAST:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26;

THENCE NORTH 81°55'12" EAST, A DISTANCE OF 2,322.70 FEET TO THE WEST CORNER OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

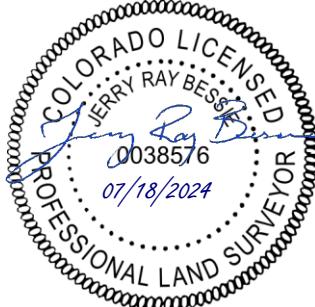
THENCE NORTH 42°28'54" EAST, ALONG THE NORTHWEST LINE OF SAID LOT 1 A DISTANCE OF 19.15 FEET;

THENCE SOUTH 53°36'20" EAST, A DISTANCE OF 112.20 FEET TO THE EAST LINE OF SAID LOT 1 AND THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 20.00 FEET, WHOSE CENTER BEARS NORTH 81°03'34" WEST;

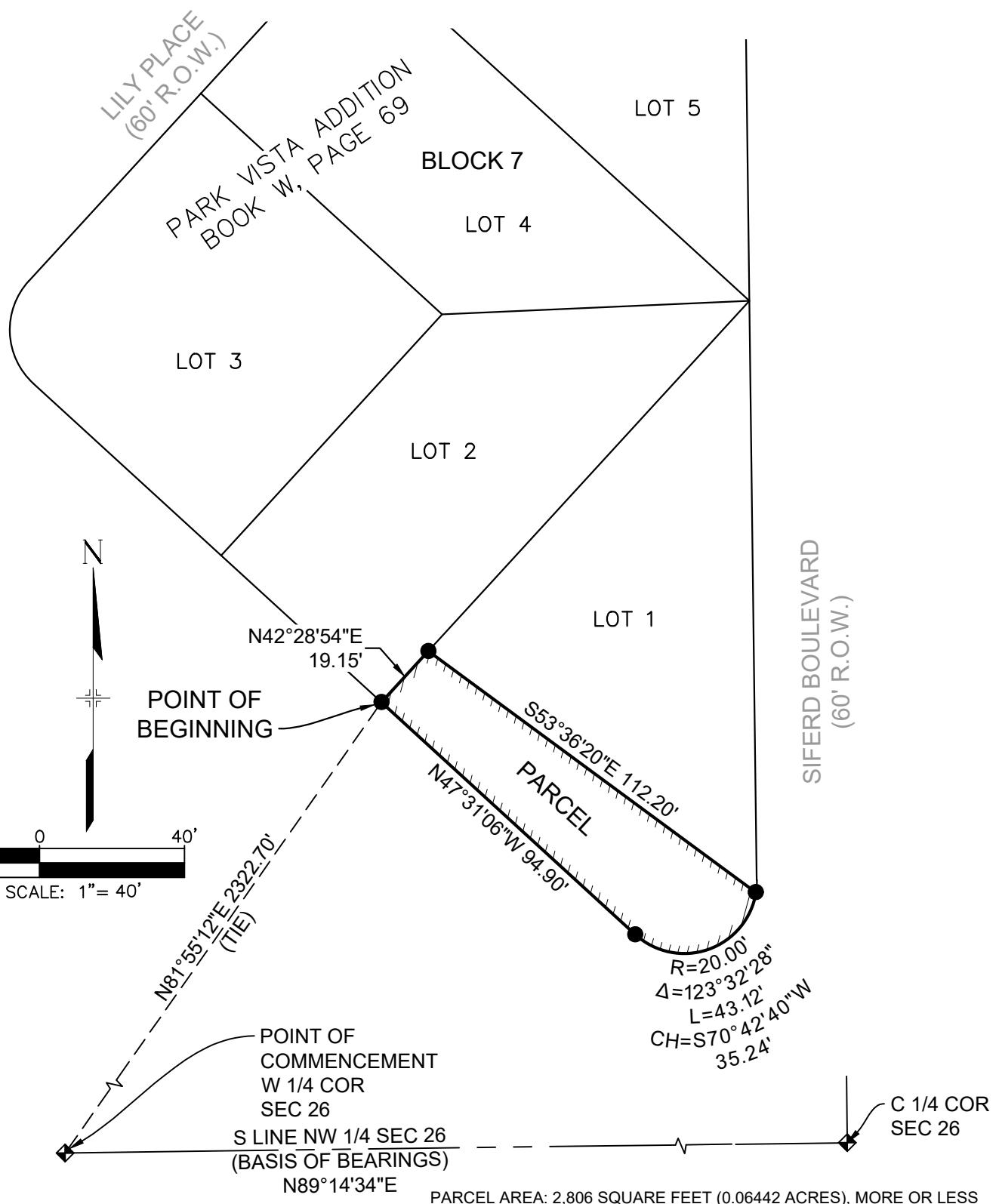
THENCE ALONG THE PERIMETER OF SAID LOT 1, THE FOLLOWING TWO (2) COURSES:

1. WESTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 123°32'28", AN ARC DISTANCE OF 43.12 FEET AND HAVING A CHORD THAT BEARS SOUTH 70°42'40" WEST, A DISTANCE OF 35.24 FEET;
2. NORTH 47°31'06" WEST, A DISTANCE OF 94.90 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 2,806 SQUARE FEET OR (0.06442 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



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NW 1/4 SEC 26
T 13S R 66W

PREPARED BY:

Matrix

CHECKED BY: JRB

EXHIBIT B - PIE - 58

SCALE: 1" = 40'

LAND DESCRIPTION

DATE: 1/16/2024

SHEET: 1 OF 1



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**EXHIBIT A
 LAND DESCRIPTION
 PERMANENT IMPROVEMENT EASEMENT - 63**

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 11, PARK VISTA ADDITION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER CORNER OF SAID SECTION 26 AS BEARING SOUTH 89°14'34" WEST:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 26;

THENCE NORTH 00°43'26" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 658.31 FEET TO THE **POINT OF BEGINNING**;

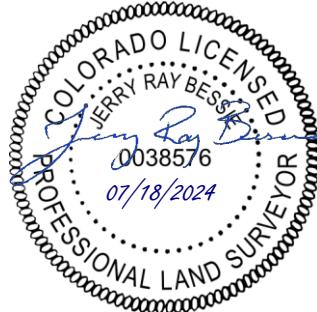
THENCE SOUTH 63°11'34" WEST, A DISTANCE OF 46.72 FEET;

THENCE SOUTH 75°56'19" WEST, A DISTANCE OF 80.22 FEET TO THE WEST LINE OF SAID LOT 1;

THENCE ALONG THE PERIMETER OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES:

1. NORTH 00°43'26" WEST, A DISTANCE OF 23.84 FEET TO A CURVE HAVING A RADIUS OF 20.00 FEET, WHOSE CENTER BEARS NORTH 89°16'34" EAST;
2. NORtheasterly and coincident with said curve, through a central angle of 90°03'11", an arc distance of 31.43 feet and having a chord that bears North 44°18'09" East, a distance of 28.30 feet;
3. Along a line non-tangent to said curve, North 89°16'34" East, a distance of 100.00 feet;
4. South 00°43'26" East, a distance of 4.79 feet to the **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 3,246 SQUARE FEET OR (0.07452 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



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NW 1/4 SEC 26
T 13S R 66W

SIFERD BOULEVARD
(60' R.O.W.)

$R = 20.00'$
 $\Delta = 90^{\circ} 03' 11''$
 $L = 31^{\circ} 43'$
 $CH = N 4^{\circ} 18' 09'' E$
 $28.30'$

N0°43'26" W
23.84

LOT 2

LOT 1

BLOCK 11

NORTH RIDGE
MAILING NUMBER

LOT 8

S0°43'26"E

- POINT OF BEGINNING

LOT 7

NORTH RIDGE
FILING NUMBER 2

LOT 8

N0°43'26" W 658.31'
(TIE)

A scale bar diagram for a surveying project. It features a horizontal line with tick marks at 20', 0, and 40'. The total length of the line is 60'. Below the line, the text "SCALE: 1'' = 40'" is written.

SCALE: 1" = 40

W 1/4 COR
SEC 26

S LINE NW 1/4 SEC 26
(BASIS OF BEARINGS)
S89°14'34" W

PARCEL AREA: 3,246 SQUARE FEET (0.07452 ACRES), MORE OR LESS

PREPARED BY:

Matrix

CHECKED BY: JRB

EXHIBIT B - PIE - 63

SCALE: 1" = 40'

LAND DESCRIPTION

DATE: 1/16/2024

SHEET: 1 OF 1