



Matrix Design Group, Inc.  
 707 N 17<sup>th</sup> Street, Suite 3150  
 Denver, CO 80202  
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 matrixdesigngroup.com

**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;

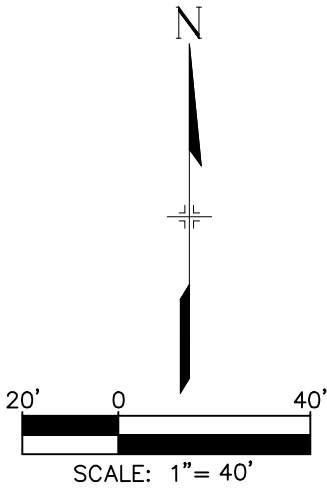
THENCE SOUTH 42°28'54" WEST, ALONG SAID SOUTHEAST LINE A DISTANCE OF 19.15 FEET TO THE **POINT OF BEGINNING**.

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 17<sup>TH</sup> STREET, SUITE 3150  
 DENVER, CO. 80202

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



LILY PLACE  
(60' R.O.W.)

PARK VISTA ADDITION  
BOOK W, PAGE 69

BLOCK 7  
LOT 5

LOT 4

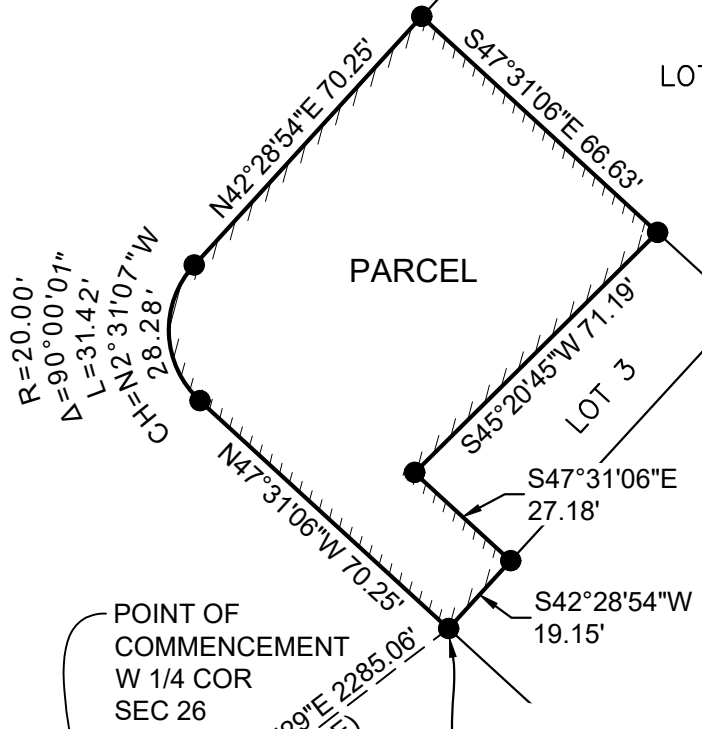
PARCEL

LOT 3

LOT 2

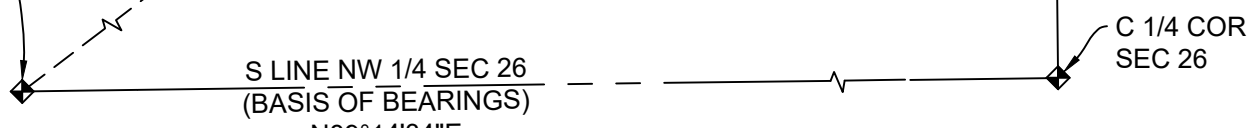
LOT 1

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




POINT OF COMMENCEMENT  
W 1/4 COR  
SEC 26

POINT OF BEGINNING



PARCEL AREA: 6,253 SQUARE FEET (0.14356 ACRES), MORE OR LESS

PREPARED BY: 	CHECKED BY: JRB	EXHIBIT B - PIE - 54
	SCALE: 1" = 40'	LAND DESCRIPTION
	DATE: 1/16/2024	SHEET: 1 OF 1

FILE LOCATION: S:\22.069.120 Park Vista\400 Survey\Legal Descriptions\Illustration\069.120 - Park Vista - PARCEL 54 - B7L3.dwg



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**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 PERIMETER 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;

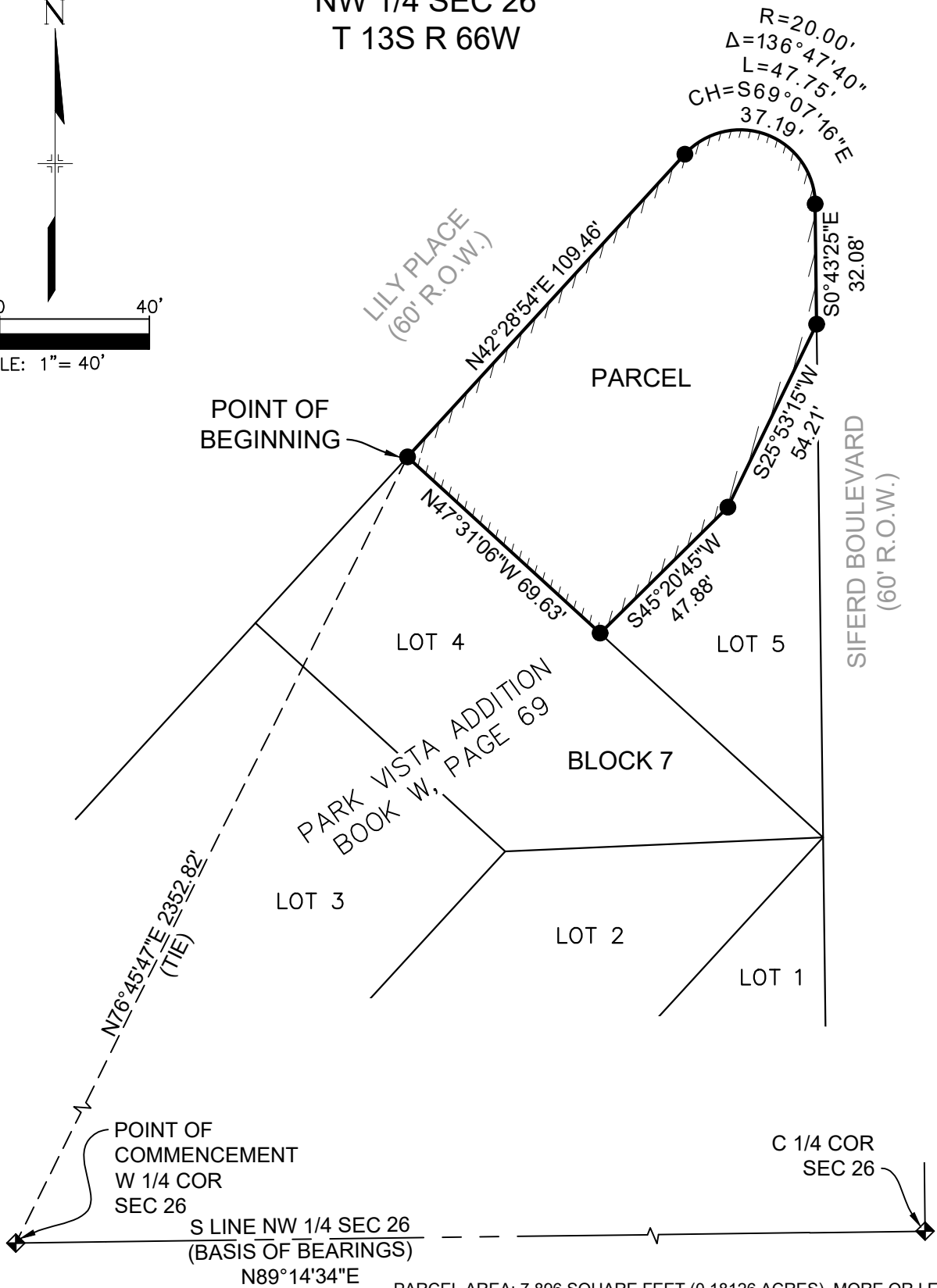
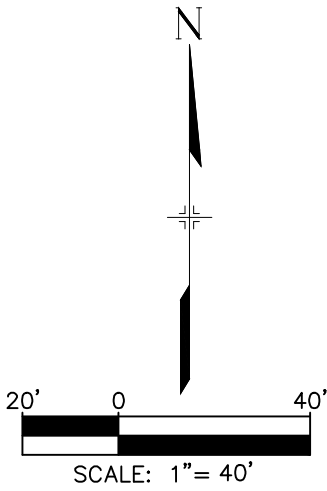
THENCE NORTH 47°31'06" WEST, ALONG SAID SOUTHWEST LINE A DISTANCE OF 69.63 FEET TO THE **POINT OF BEGINNING**.

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.



JERRY R. BESSIE, PLS 38576  
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NW 1/4 SEC 26  
T 13S R 66W



PARCEL AREA: 7,896 SQUARE FEET (0.18126 ACRES), MORE OR LESS

PREPARED BY:



CHECKED BY: JRB

SCALE: 1" = 40'

DATE: 1/16/2024

EXHIBIT B - PIE - 56

LAND DESCRIPTION

SHEET: 1 OF 1

FILE LOCATION: S:\22.069.120 Park Vista\400 Survey\Legal Descriptions\Easements\ILLUSTRATION\069.120 - Park Vista - PARCEL 56 - B7L5.dwg



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**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;

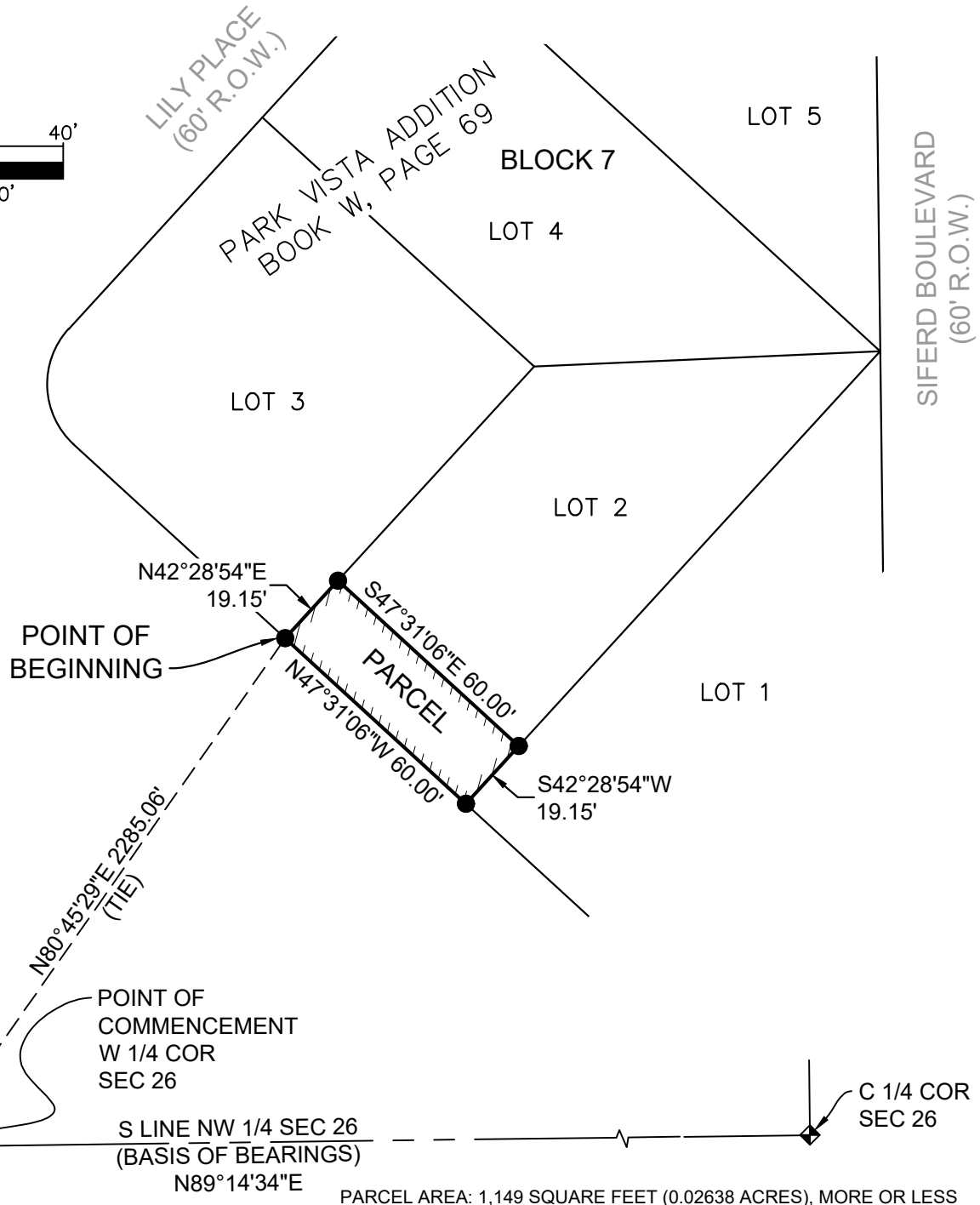
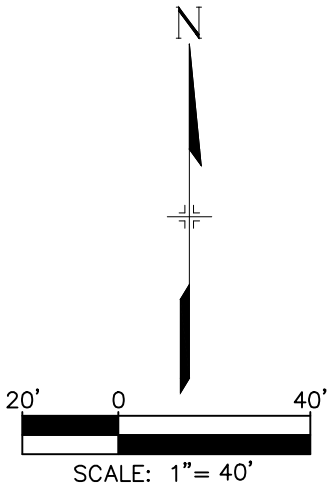
THENCE NORTH 47°31'06" WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 2 A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**.

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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 DENVER, CO. 80202

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



PARCEL AREA: 1,149 SQUARE FEET (0.02638 ACRES), MORE OR LESS

FILE LOCATION: S:\22.069.120 Park Vista\400 Survey\Legal Descriptions\Illustration\069.120 - Park Vista - PARCEL 57 - B7L2.dwg

PREPARED BY: 	CHECKED BY: JRB	EXHIBIT B - PIE - 57
	SCALE: 1" = 40'	LAND DESCRIPTION
	DATE: 1/16/2024	SHEET: 1 OF 1



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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:

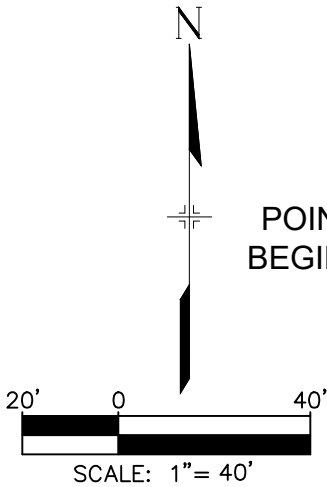
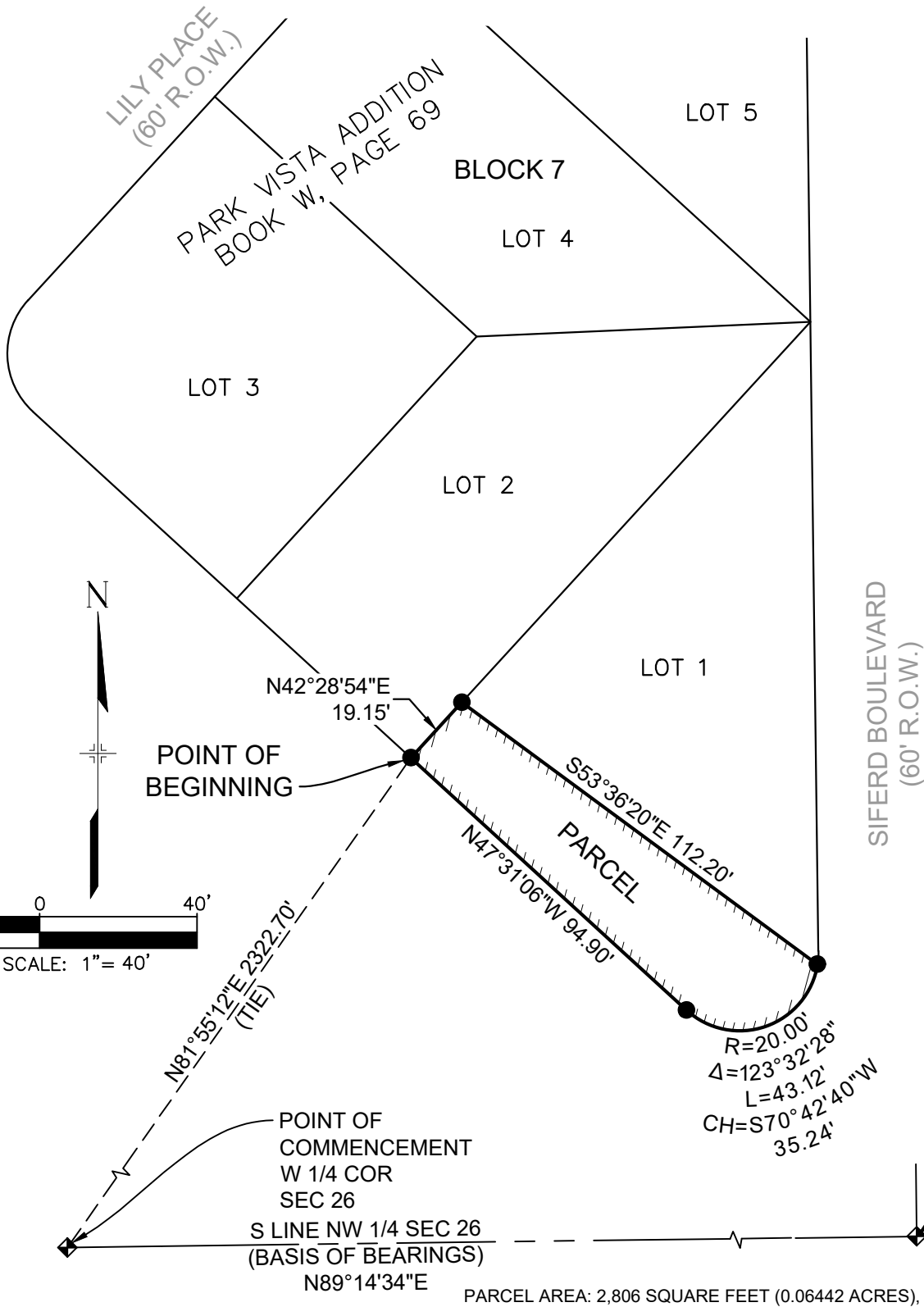
1. WESTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 123°32'28", AN ARC DISTANCE OF 43.12 FEET AND HAVING A CHORD THAT BEARS SOUTH 70°42'40" WEST, A DISTANCE OF 35.24 FEET;
2. NORTH 47°31'06" WEST, A DISTANCE OF 94.90 FEET TO THE **POINT OF BEGINNING**.

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



FILE LOCATION: S:\22.069.120 Park Vista\400 Survey\Legal Descriptions\Illustration\069.120 - Park Vista - PARCEL 58 - B7L1.dwg

PREPARED BY:



CHECKED BY: JRB

SCALE: 1" = 40'

DATE: 1/16/2024

EXHIBIT B - PIE - 58

LAND DESCRIPTION

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**.

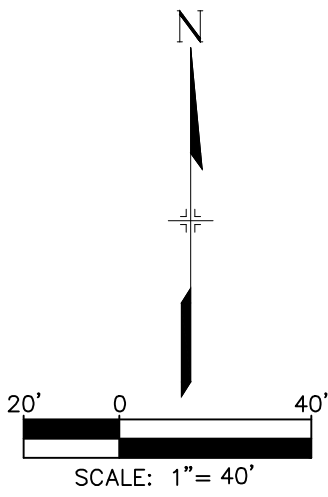
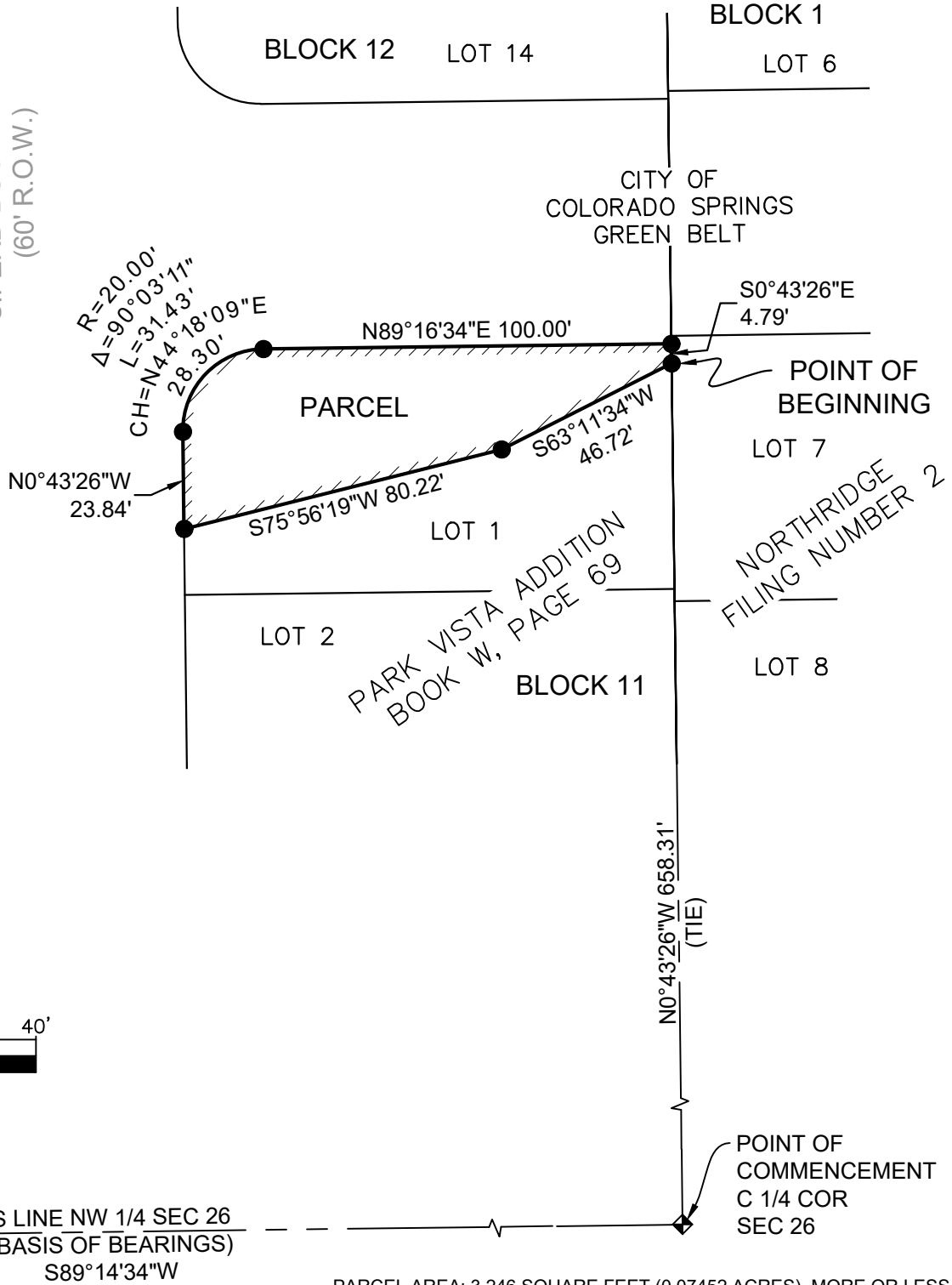
THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 3,246 SQUARE FEET OR (0.07452 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.




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DENVER, CO. 80202

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

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



FILE LOCATION: S:\22.069.120 Park Vista\400 Survey\Legal Descriptions\Illustration\069.120 - Park Vista - PARCEL 63 - B11L1.dwg

PREPARED BY: 	CHECKED BY: JRB	EXHIBIT B - PIE - 63
	SCALE: 1" = 40'	LAND DESCRIPTION
	DATE: 1/16/2024	SHEET: 1 OF 1