

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

DATE: March 16, 2023

**TEMPORARY CONSTRUCTION EASEMENT: TCE-80 and TCE-80A**  
SITUATED IN THE SW ¼ OF SECTION 26 AND THE NW ¼ OF SECTION 35,  
TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

**LEGAL DESCRIPTION**

A Temporary Construction Easement No. TCE-80 being a part of that certain parcel of land as described in Reception Number 221048424 of the El Paso County Clerk and Recorder's Office Records, containing 533 sq. ft. (0.012 acres), more or less, in Lot 1, Block 1, Astro-Jet Subdivision Filing No. 2, recorded at Plat Book S-3, at Page 68, Reception Number 943701, of the El Paso County Clerk and Recorder's Office Records, in the Southwest Quarter of Section 26 and Northwest Quarter of Section 35, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said temporary construction 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. 0°46'08" E., a distance of 5,266.36 feet to the northwest corner of said Lot 1; Thence N. 89°40'02" E., along the northerly line of said Lot 1, coincidentally being the south right of way Astrozon Boulevard, a distance of 35.61 feet to the **TRUE POINT OF BEGINNING**;

1. Thence N. 89°40'02" E., continuing along said northerly lot line, a distance of 5.03 feet;
2. Thence S. 41°41'52" W., a distance of 60.53 feet to the westerly line of said Lot 1, coincidentally being the east right of way line of Academy Boulevard;
3. Thence N. 0°41'03" W., along said westerly lot line, a distance of 4.29 feet;
4. Thence N. 19°06'03" E., a distance of 34.39 feet;
5. Thence N. 70°47'20" E., a distance of 25.44 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described temporary construction easement contains 533 sq. ft. (0.012 acres), more or less.

The purpose of the above temporary construction easement is for road improvement purposes.

**ALSO**

A Temporary Construction Easement No. TCE-80A being a part of that certain parcel of land as described in Reception Number 221048424 of the El Paso County Clerk and Recorder's Office Records, containing 67 sq. ft. (0.002 acres), more or less, in Lot 1, Block 1, Astro-Jet Subdivision Filing No. 2, recorded at Plat Book S-3, at Page 68, Reception Number 943701, of the El Paso County Clerk and Recorder's Office Records, in the Northwest Quarter of Section 35, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said temporary construction 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. 0°45'58" E., a distance of 5,329.67 feet to the westerly line of said Lot 1, coincidentally being the east right of way line of Academy Boulevard to the **TRUE POINT OF BEGINNING**;

1. Thence N. 89°20'20" E., a distance of 5.39 feet;
2. Thence S. 0°39'40" E., a distance of 12.44 feet;
3. Thence S. 89°20'20" W., a distance of 5.39 feet to said westerly line of Lot 1;
4. Thence N. 0°41'03" W., along said westerly lot line, a distance of 12.44 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described temporary construction easement contains 67 sq. ft. (0.002 acres), more or less.

The purpose of the above temporary construction 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 6<sup>th</sup> 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 6<sup>th</sup> 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

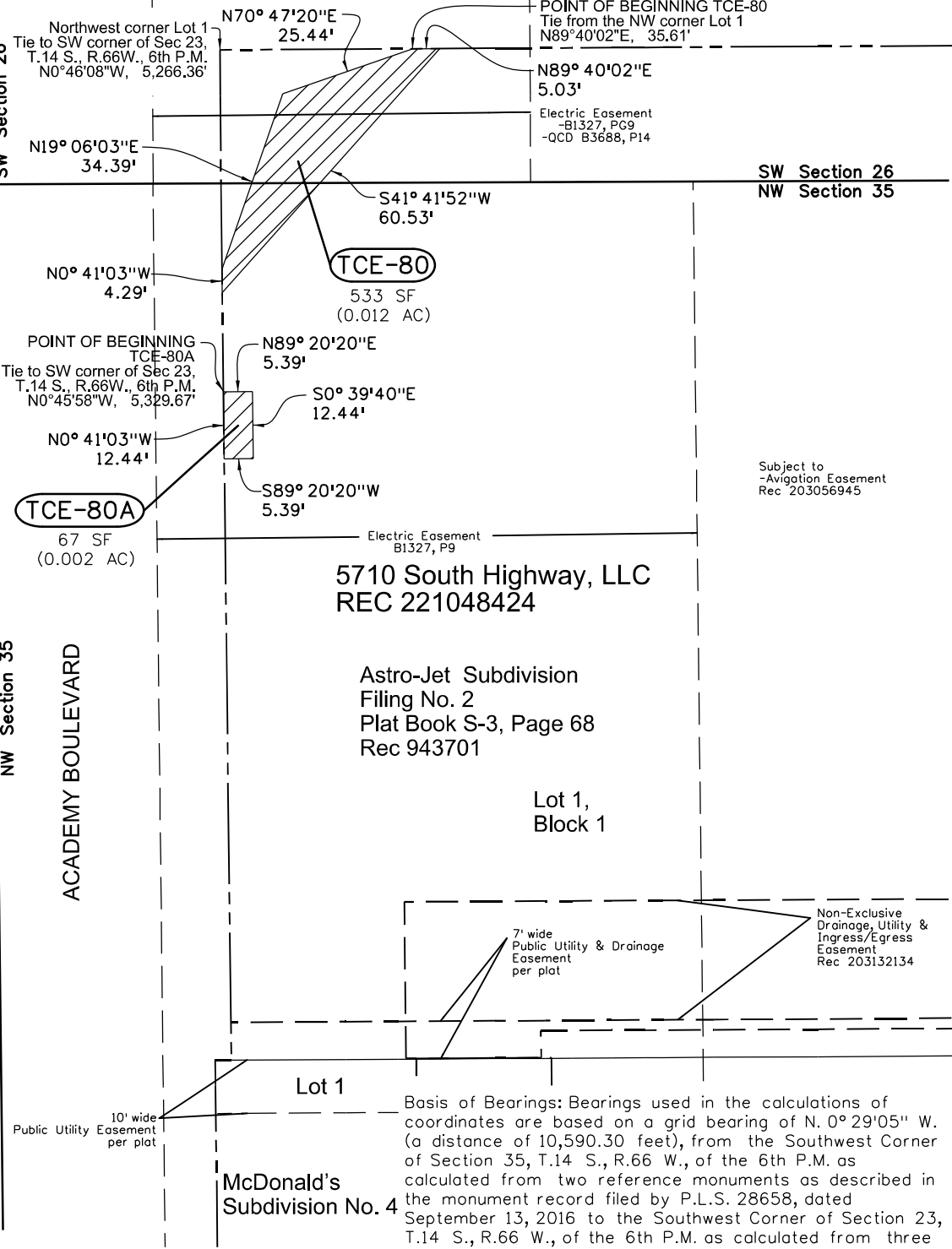
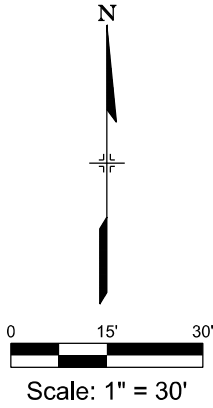
SW 1/4 Section 26 and NW 1/4 Section 35  
T.14 S., R.66W., Sixth Principal Meridian

ASTROZON BLVD.

SE Section 27  
SW Section 26  
NE Section 34  
NW Section 35

SE Section 27  
NE Section 34

SW Section 26  
NW Section 35



Subject to  
-Avigation Easement  
Rec 203056945

5710 South Highway, LLC  
REC 221048424

Astro-Jet Subdivision  
Filing No. 2  
Plat Book S-3, Page 68  
Rec 943701




Lot 1,  
Block 1

McDonald's  
Subdivision No. 4

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: 60603801		
DRAWN BY: JKB	DATE: 3/20/2023	SCALE: 1" = 30'
  		
2315 BRIARGATE PARKWAY, SUITE 150 COLORADO SPRINGS, CO 80920 (719) 531-0001 FAX (719) 531-0007 AECOM PN: 60603801		

<h2>Exhibit B - TCE-80 and TCE-80A</h2> <h3>5710 South Highway, LLC</h3>		
TITLE: South Academy Boulevard Widening		
REVISION: N/A	DRAWING NO. 80-Exhibit_TCE-80_80A.dgn	SHEET NO. 4 of 4

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