

**EXHIBIT "A"**

**PERMANENT EASEMENT PE-11  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 20, 2025**

**DESCRIPTION**

A permanent easement, PE-11, being a portion of Renaissance at Indigo South, Filing No. 1, Tract A, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 218714247, situated in the northeast 1/4 of Section 17, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Dublin Boulevard and the easterly right-of-way line of Mustang Rim Drive, 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 16°31'12" West a distance of 1,488.56 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the southerly right-of-way line of Dublin Boulevard North 81°12'29" East, a distance of 21.00 feet;
2. Thence South 01°18'51" East along the east property line of said Tract A, a distance of 20.00 feet;
3. Thence South 88°41'09" West to a point on the easterly right-of-way line of Mustang Rim Drive, a distance of 18.55 feet;
4. Thence along said right-of-way line North 08°48'01" West, a distance of 17.41 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 369 sq. ft. (0.008 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"

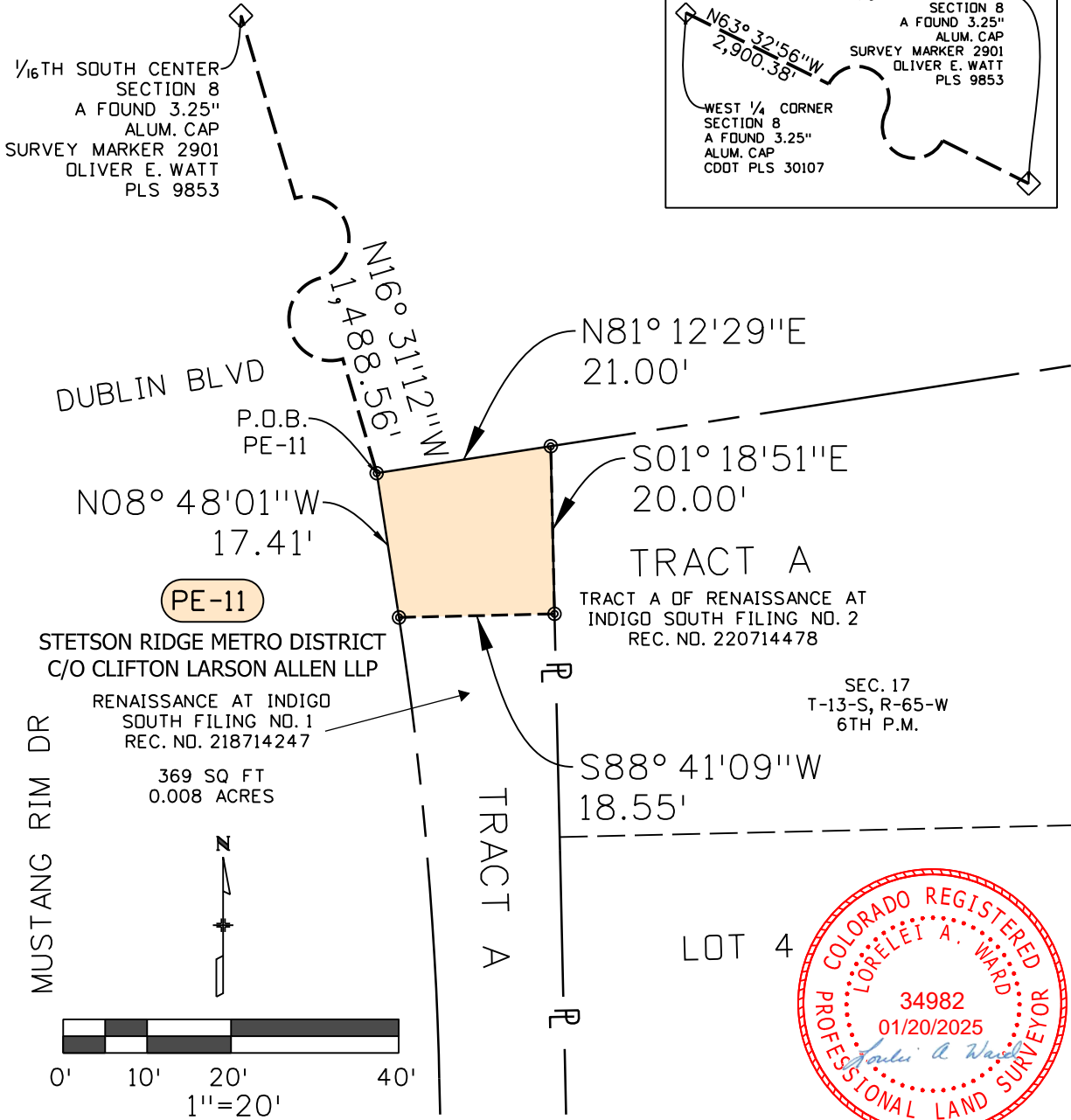
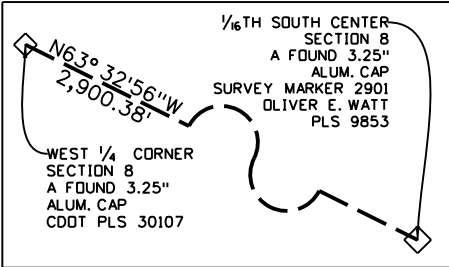
LEGEND

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



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

PE-11

EXHIBIT "B"  
STETSON RIDGE  
METROPOLITAN DISTRICT

Project No.:  
5430007

Project Code:  
2024040

Date:  
1-20-2025

Page 2 of 2

**EXHIBIT "A"**

**TEMPORARY EASEMENT TE-11  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 20, 2025**

**DESCRIPTION**

A temporary easement, TE-11, being a portion of Renaissance at Indigo South, Filing No. 1, Tract A, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 218714247, situated in the northeast 1/4 of Section 17, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Mustang Rim Drive, 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 16°25'52" West a distance of 1,505.81 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence North 88°41'09" East to a point on the east property line of said Tract A, a distance of 18.55 feet;
2. Thence along said property line South 01°18'51" East, a distance of 20.91 feet;
3. Thence South 41°50'47" West, a distance of 2.19 feet;
4. Thence South 01°18'51" East, a distance of 44.00 feet;
5. Thence South 22°12'36" West to a point on the easterly right-of-way line of Mustang Rim Drive, a distance of 33.85 feet, more or less;
6. Thence along said right-of-way line North 01°18'51" West, a distance of 42.50 feet;
7. Thence continuing on said right-of-way line on the arc of a curve to the left, a radius of 430.00 feet, a central angle of 07°21'18", a distance of 55.20 feet, (a chord bearing of North 04°59'31" West, and a chord length of 55.16 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 1,206 sq. ft. (0.028 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 Dabbling Blvd. - Suite 190  
Colorado Springs, CO 80919

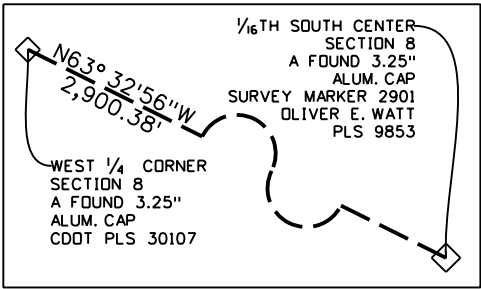


EXHIBIT "B"

LEGEND

POB POINT OF BEGINNING  
⊙ CHANGE IN COURSE ONLY

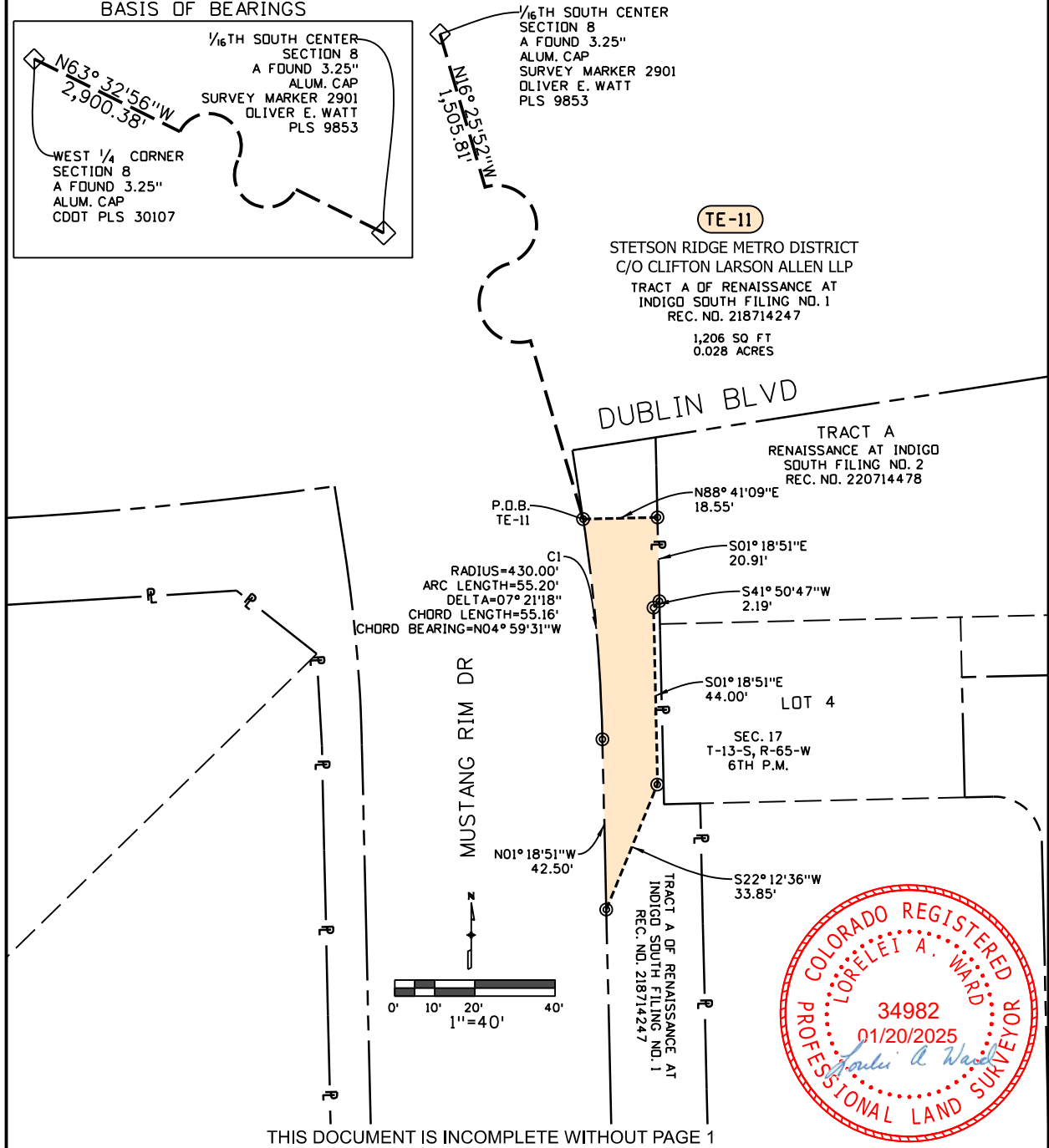
BASIS OF BEARINGS



NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS  
INTENDED ONLY TO BE A GRAPHIC DEPICTION  
OF THE ATTACHED DESCRIPTION.

1/20/2025 1:18:45 PM J:\2023\0231830.00 - Dublin Blvd Improvements\Survey\07\_Drawings\Reference Files\Exhibit\_B\VI\TE-11.dgn



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  
TE-11  
EXHIBIT "B"  
STETSON RIDGE  
METROPOLITAN DISTRICT

Project No.:  
5430007

Project Code:  
2024040

Date:  
1-20-2025

Page 2 of 2

