

PARCEL DESIGNATION	5300000624	DATE:	January 29, 2024
OWNER:	CITY OF COLORADO SPRINGS		

EXHIBIT A

LEGAL DESCRIPTION

A portion of that parcel of land as described in Reception Number 96020361 of the records of El Paso County, said parcel is located in the Southwest Quarter of Section 21, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the Southwest Corner of said Section 21 (being a 2 ½" Aluminum cap "GMS INC., PLS 22095"), thence N. 9°05'07" E., a distance of 1,155.27 feet to a point on the south property line of said property described in Reception Number 96020361, also being the southeast corner of an easement described at Reception Number 210127763, said point also being the **POINT OF BEGINNING**;

1. Thence along said the east line of said easement described at Reception Number 210127763, N. 1°07'38" W., to the north property line of said property described in Reception Number 96020361, a distance of 75.02 feet;
2. Thence along said north property line, S. 89°51'29" E., to the east property line of said property, a distance of 1,156.55 feet;
3. Thence along said east property line, S. 1°07'38" E., to the said south property line, a distance of 75.02 feet;
4. Thence along said south property line, N. 89°51'29" W., a distance of 1,156.55 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 86,715 square feet or 1.991 acres, more or less.

EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. The west line of the Southwest Quarter of Section 21 from the southwest corner (a 2-1/2" aluminum cap, PLS 22095) to the west quarter corner (a 2-1/2" aluminum cap, PLS 17664) bears N 0°35'20" W., a distance of 2,642.51 feet.

This description was prepared by:
Kevin Williams, P.L.S. 28294
On behalf of Wilson & Co.
990 S. Broadway, Ste. 220
Denver, CO 80209

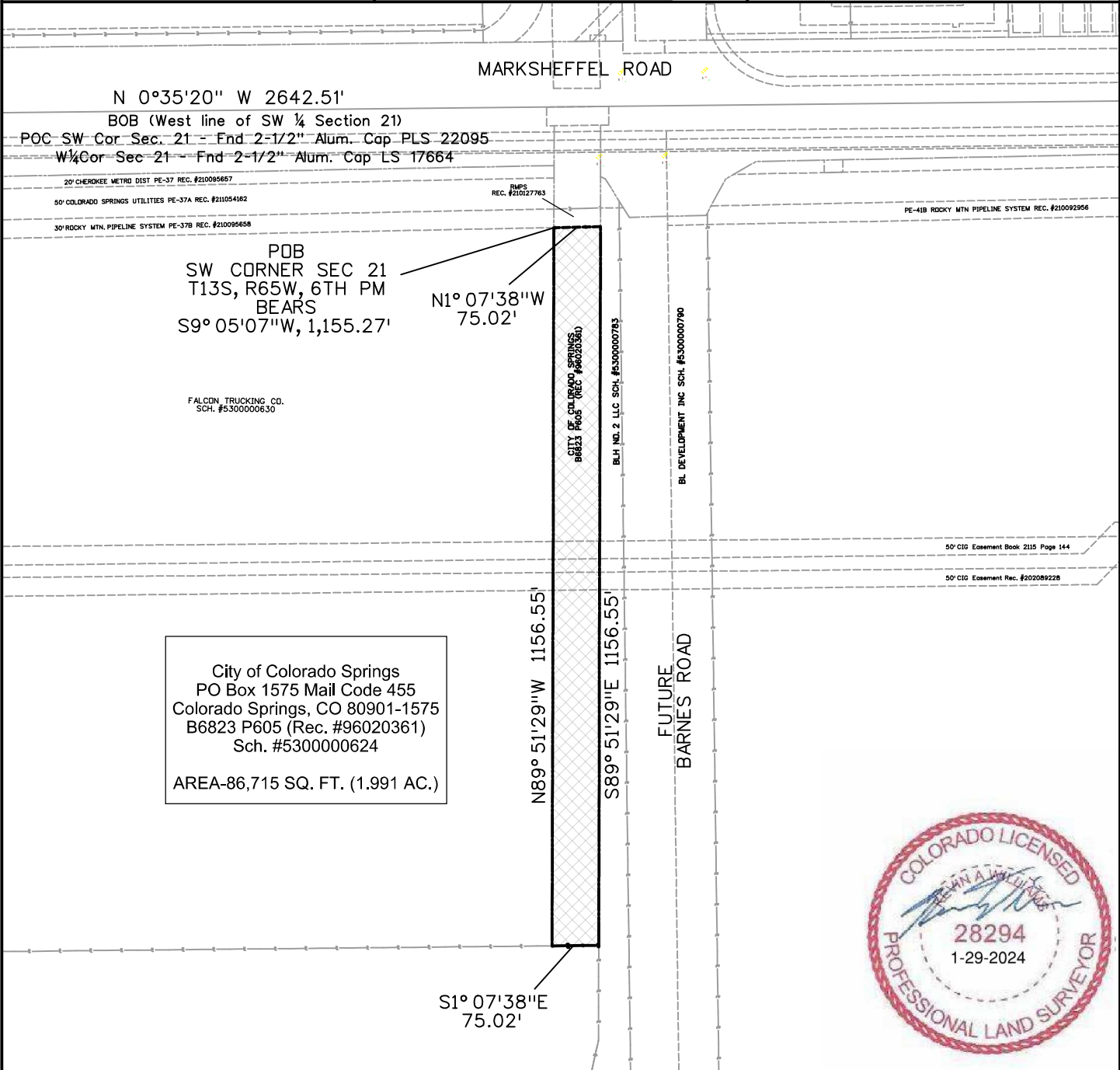


DATE: 29-JAN-2024

APPROVED BY: K. WILLIAMS

EXHIBIT B SKETCH

PARCEL 5300000624
 SW 1/4 SECTION 21
 T 13 S, R 65 W, 6TH P.M.
 CITY OF COLORADO SPRINGS,
 EL PASO COUNTY, COLORADO



NOTES:

- This sketch does not constitute a land survey plat by Wilson & Co.
- This sketch is a graphic representation of the burdened property. In the event Exhibit B is inconsistent with Exhibit A. Exhibit A shall control.
- Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 and E 24 bears N 48°53'48" E a distance of 40,950.79 ft.

