

EXHIBIT "A"
CITY OF COLORADO SPRINGS
PROJECT: CHELTON PATH DELTA TO MURRAY
DATE: April 24, 2023
PUBLIC IMPROVEMENT EASEMENT: PIE-53B
SITUATED IN THE NE 1/4 OF SECTION 27, TOWNSHIP 14 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
LEGAL DESCRIPTION

A Public Improvement Easement No. PIE-53B being a part of that certain parcel of land as described in Reception Number 217091327 of the El Paso County Clerk and Recorder's Office Records, containing 134 sq. ft. (0.003 acres), more or less, in Chelton Centre Condominium, recorded in Plat Book 4, Page 25, at Reception Number 1195206, El Paso County Clerk and Recorder's Office Records, in the Northeast Quarter of Section 27, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said public improvement 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. 7°21'42" W., a distance of 2,214.49 feet to the northeast corner of said Chelton Centre Condominium, said point being the **TRUE POINT OF BEGINNING**;

1. Thence S. 0°19'33" E., along the easterly property line of said Chelton Centre Condominium, a distance of 5.43 feet;
2. Thence 35.45 feet along the arc of a curve to the right, said curve having a radius of 509.50 feet, a central angle of 3°59'13" and a chord which bears N. 81°35'49" W., a distance of 35.45 feet;
3. Thence N. 79°36'12" W., a distance of 12.14 feet to the southerly right of way line of Chelton Road;
4. Thence 47.02 feet along said southerly right of way line and the arc of a curve to the left, said curve having a radius of 1,040.00 feet, a central angle of 2°35'26" and a chord which bears S. 87°38'14" E., a distance of 47.02 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 134 sq. ft. (0.003 acres), more or less.

The purpose of the above described public improvement 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 6th 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 6th 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

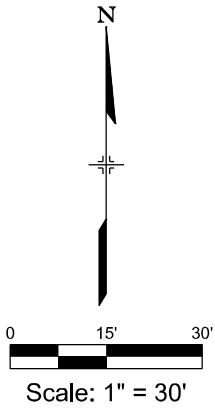


Exhibit B

NE 1/4 Section 27

T.14 S., R.66W., Sixth Principal Meridian

CHELTON ROAD
Pikes Peak Park
Subdivision No.21



PIE-53B
134 SF
(0.003 AC)

Lc=47.02'
R=1040.00'
 $\Delta=2^{\circ} 35' 26''$
CB=S87° 38' 14" E
CL=47.02'

POINT OF BEGINNING PIE-53B
NE corner Chelton Centre
Condominium
Tie to SW corner of Sec 23
T.14S., R.66W., of the 6th P.M.
N 7°21'42" E, 2,214.49'

N79° 36' 12" W
12.14'

Lc=35.45'
R=509.50'
 $\Delta=3^{\circ} 59' 13''$
CB=N81° 35' 49" W
CL=35.45'

S0° 19' 33" E
5.43'

DELTA DRIVE

16.5' wide
AT&T Easement
Book 2792, Page 549

CHELTON CENTRE
CONDOMINIUM
PB 4, PG 25
REC 1195206



PIKES PEAK
PARK
SUBDIVISION
NO. 27

Part of
Lot 6,
Block 2

10' wide
Public Utility Easement
Book 3886, Page 85

VANDE LAY CAPITAL
PARTNERS, LLC
A COLORADO LIMITED
LIABILITY COMPANY
REC 217091327

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Note: This exhibit does not represent a monumented land survey. It is intended only to depict the attached property description.

AECOM JN: 60700485

DRAWN BY: JKB

DATE: 4/30/2023

SCALE: 1" = 30'

AECOM

2315 BRIARGATE PARKWAY, SUITE 150
COLORADO SPRINGS, CO 80920
(719) 531-0001
FAX (719) 531-0007
AECOM PN: 60603801

COLORADO
SPRINGS



Exhibit B - PIE-53B VANDE LAY CAPITAL PARTNERS, LLC

TITLE:

Chelton Path Delta to Murray

REVISION:

N/A

DRAWING NO.

53-Exhibit_PIE-53B.dgn

SHEET NO.

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