

EXHIBIT A

DATE: JANUARY 18, 2023
DESCRIPTION

A PERMANENT EASEMENT NO. PE-3 CONTAINING 781 SQ. FT. (0.018 ACRES), MORE OR LESS, BEING A PORTION OF LOT 8, PENHURST PARK FILING NO. 4A AS RECORDED AT RECEPTION NUMBER 1453843, IN THE EL PASO COUNTY COLORADO CLERK AND RECORDER'S OFFICE ON SEPTEMBER 12, 1986, LYING IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO, SAID PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF LOT 3, BROADMOOR BLUFFS PARK FILING NO. 10 AS RECORDED AT RECEPTION NUMBER 1687767, IN THE EL PASO COUNTY COLORADO CLERK AND RECORDER'S OFFICE ON APRIL 5, 1988 (A FOUND 1" YELLOW PLASTIC CAP, STAMPED "PLS13830"), WHENCE THE SOUTHEAST CORNER OF LOT 1, SAID BROADMOOR BLUFFS PARK FILING NO. 10 (A FOUND 1.25" RED PLASTIC CAP STAMPED "RMLS 19625"), BEARS N. 05°47'43" W, A DISTANCE OF 51.18 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO, THENCE S. 71°13'23" E, A DISTANCE OF 71.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8 AND THE POINT OF BEGINNING;

1. THENCE ALONG THE WEST LINE OF SAID LOT 8, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 254.99 FEET, A CENTRAL ANGLE OF 04°19'29", A DISTANCE OF 19.25 FEET, (A CHORD BEARING N. 16°09'52" W., A DISTANCE OF 19.24 FEET);
2. THENCE DEPARTING SAID WEST LINE, N. 88°55'21" E., A DISTANCE OF 81.22 FEET;
3. THENCE S. 25°26'19" E., A DISTANCE OF 0.62 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8;
4. THENCE ALONG SAID SOUTH LINE, S. 75°40'12" W., A DISTANCE OF 78.56 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS 781 SQ. FT. (0.018 ACRES), MORE OR LESS.

JEREMY S. PEGUES, PLS 38447
FOR AND ON BEHALF OF TOPOGRAPHIC, CO.
12265 W. BAYAUD AVENUE, SUITE 130
LAKEWOOD, CO 80228
(303) 989-1461



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 COLORADO SPRINGS OLYMPIC CITY USA	
DRAINAGE EASEMENT EXHIBIT (PE-3) LOT 8 PENHURST PARK FILING NO. 4A	
Drawn By: M. ODDIE	Date: 01/18/2023
Job Number: 150878	PAGE 1 OF 2

EXHIBIT B

STAR RANCH RD.
(60' R.O.W.)

FARTHING DR.
(60' R.O.W.)



4665

LOT 7

LOT 8
PENHURST PARK

FILING NO. 4A
RECEPTION #1453843

OWNER: COMMACK S NELSON &
TEBO SCOT

SE COR LOT 1,
BROADMOOR BLUFFS
PARK F10 (REC#1687767)
1.25" RED PLASTIC CAP
"RMLS 19625"

BASIS OF BEARINGS
N05°47'43"W
51.18'

P.O.C.
N COR LOT 3,
BROADMOOR BLUFFS
PARK F10 (REC#1687767)
1" YELLOW PLASTIC
CAP "PLS 13830"

RC = 254.99'
ΔC = 04°19'29"
LC = 19.25'
C = 19.24'
CB = N16°09'52"W

PE-3
N88°55'21"E 81.22'
S25°26'19"E 0.62'

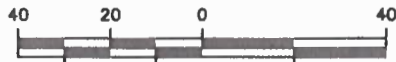
S75°40'12"W 78.56' END OF PIPE

P.O.B.
S71°13'23"E, 71.51' FROM THE N CORNER OF
LOT 3, BROADMOOR BLUFFS PARK F10

PRESERVATION EASEMENT
(PER PLAT)

LOT 49
BROADMOOR BLUFFS PARK

FILING NO. 9



SCALE 1" = 40'

This map does not represent a monumented
survey and is only intended to illustrate the
attached parcel description.

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DRAINAGE EASEMENT EXHIBIT (PE-3)

LOT 8
PENHURST PARK
FILING NO. 4A

Drawn
By: M. ODDIE

Date: 01/18/2023

Job Number: 150878

PAGE 2 OF 2

EXHIBIT C

DATE: JANUARY 18, 2023
DESCRIPTION

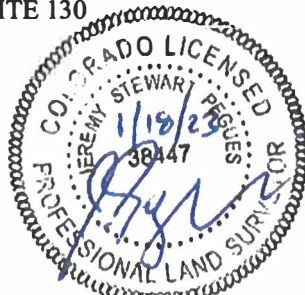
A PERMANENT EASEMENT NO. PE-4 CONTAINING 924 SQ. FT. (0.021 ACRES), MORE OR LESS, BEING A PORTION OF LOT 49, BROADMOOR BLUFFS PARK FILING NO. 9 AS RECORDED AT RECEPTION NUMBER 01240369, IN THE EL PASO COUNTY COLORADO CLERK AND RECORDER'S OFFICE ON APRIL 23, 1985, LYING IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO, SAID PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF LOT 3, BROADMOOR BLUFFS PARK FILING NO. 10 AS RECORDED AT RECEPTION NUMBER 1687767, IN THE EL PASO COUNTY COLORADO CLERK AND RECORDER'S OFFICE ON APRIL 5, 1988 (A FOUND 1" YELLOW PLASTIC CAP, STAMPED "PLS13830"), WHENCE THE SOUTHEAST CORNER OF LOT 1, SAID BROADMOOR BLUFFS PARK FILING NO. 10 (A FOUND 1.25" RED PLASTIC CAP STAMPED "RMLS 19625"), BEARS N. 05°47'43" W, A DISTANCE OF 51.18 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO, THENCE S. 71°13'23" E, A DISTANCE OF 71.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 49 AND THE POINT OF BEGINNING;

1. THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 49, N. 75°40'12" E., A DISTANCE OF 78.56 FEET;
2. THENCE DEPARTING SAID NORTHWESTERLY LINE, S. 25°26'19" E., A DISTANCE OF 14.36 FEET;
3. THENCE S. 79°06'29" W., A DISTANCE OF 80.66 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 49;
4. THENCE ALONG SAID SOUTHWESTERLY LINE, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 254.99 FEET, A CENTRAL ANGLE OF 02°05'15", A DISTANCE OF 9.29 FEET, (A CHORD BEARING N. 19°22'14" W., A DISTANCE OF 9.29 FEET), MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS 924 SQ. FT. (0.021 ACRES), MORE OR LESS.

JEREMY S. PEGUES, PLS 38447
FOR AND ON BEHALF OF TOPOGRAPHIC, CO.
12265 W. BAYAUD AVENUE, SUITE 130
LAKEWOOD, CO 80228
(303) 989-1461



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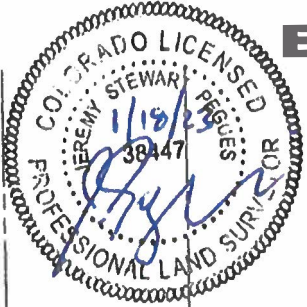
 COLORADO SPRINGS OLYMPIC CITY USA	
EASEMENT DESCRIPTION (PE-4) LOT 49 BROADMOOR BLUFFS PARK FILING NO. 9	
Drawn By: M. ODDIE	Date: 01/18/2023
Job Number: 150878	PAGE 1 OF 2

EXHIBIT D



LOT 1
BROADMOOR BLUFFS
PARK FILING NO. 10

LOT 8
PENHURST PARK
FILING NO. 4A

LOT 7
PENHURST PARK
FILING NO. 4A

1.25" RED PLASTIC CAP
"PALS 10625"

BASIS OF BEARINGS
N05° 47' 43"W, 51.18'

PRESERVATION AREA (PER PLAT)

P.O.C.
1" YELLOW PLASTIC CAP
"PLS 13830"

END OF PIPE

(4745)

LOT 49
BROADMOOR BLUFFS PARK
FILING NO. 9
RECEPTION #01240369
OWNER: ANDERSON STEPHEN

S71° 13' 23"E
71.51'

N75° 40' 12"E
78.56'

S25° 26' 19"E
14.36'

P.O.B.

S79° 06' 29"W
80.66'

PE-4

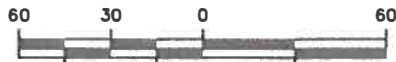
RC=254.99'
ΔC=02° 05' 15"
LC=9.29'
C=9.29'
CB=N19° 22' 14"W

PRESERVATION AREA (PER PLAT)

LOT 3
BROADMOOR BLUFFS
PARK FILING NO. 10
REC#1687767

FARTHING DR.
(60' R.O.W.)

LOT 1
BROADMOOR BLUFFS PARK
FILING NO. 12



SCALE 1" = 60'

This map does not represent a monumented survey and is only intended to illustrate the attached parcel description.

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EASEMENT EXHIBIT (PE-4)
LOT 49
BROADMOOR BLUFFS PARK
FILING NO. 9

Drawn By: M. ODDIE Date: 01/18/2023

Job Number: 150878 PAGE 2 OF 2

EXHIBIT E

DATE: JANUARY 18, 2023
DESCRIPTION

A PERMANENT EASEMENT NO. PE-4A CONTAINING 2,219 SQ. FT. (0.051 ACRES), MORE OR LESS, BEING A PORTION OF LOT 49, BROADMOOR BLUFFS PARK FILING NO. 9 AS RECORDED AT RECEPTION NUMBER 01240369, IN THE EL PASO COUNTY COLORADO CLERK AND RECORDER'S OFFICE ON APRIL 23, 1985, LYING IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO, SAID PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF LOT 3, BROADMOOR BLUFFS PARK FILING NO. 10 AS RECORDED AT RECEPTION NUMBER 1687767, IN THE EL PASO COUNTY COLORADO CLERK AND RECORDER'S OFFICE ON APRIL 5, 1988 (A FOUND 1" YELLOW PLASTIC CAP, STAMPED "PLS13830"), WHENCE THE SOUTHEAST CORNER OF LOT 1, SAID BROADMOOR BLUFFS PARK FILING NO. 10 (A FOUND 1.25" RED PLASTIC CAP STAMPED "RMLS 19625"), BEARS N. 05°47'43" W, A DISTANCE OF 51.18 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO, THENCE S. 47°18'46" E, A DISTANCE OF 150.22 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 49 AND THE POINT OF BEGINNING;

1. THENCE DEPARTING SAID SOUTHWESTERLY LINE, N. 61°25'11" E., A DISTANCE OF 72.49 FEET;
2. THENCE S. 25°26'19" E., A DISTANCE OF 27.76 FEET;
3. THENCE S. 52°26'32" W., A DISTANCE OF 62.16 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF LOT 49;
4. THENCE ALONG SAID SOUTHWESTERLY LINE, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 254.99 FEET, A CENTRAL ANGLE OF 08°41'13", A DISTANCE OF 38.66 FEET, (A CHORD BEARING N. 42°55'19" W., A DISTANCE OF 38.62 FEET), MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS 2,219 SQ. FT. (0.051 ACRES), MORE OR LESS.

JEREMY S. PEGUES, PLS 38447
FOR AND ON BEHALF OF TOPOGRAPHIC CO
12265 W. BAYAUD AVENUE, SUITE 130
LAKEWOOD, CO 80228
(303) 989-1461



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EASEMENT EXHIBIT (PE-4A)
LOT 49
BROADMOOR BLUFFS
FILING NO. 9

Drawn By: M. ODDIE Date: 01/18/2023
Job Number: 150878 PAGE 1 OF 2

EXHIBIT F

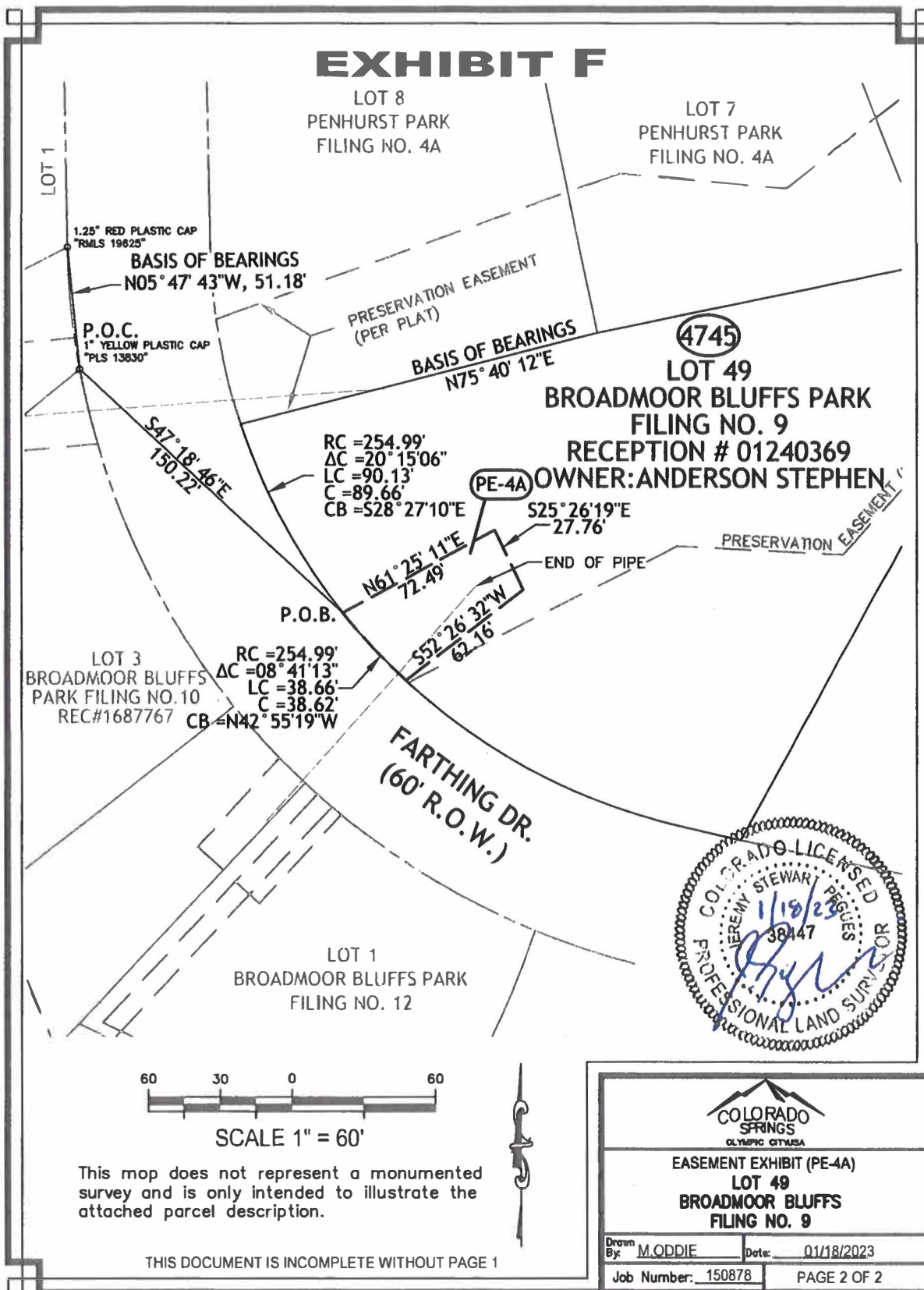


EXHIBIT G

DATE: JANUARY 18, 2023
DESCRIPTION

A PERMANENT EASEMENT NO. PE-6 CONTAINING 1,096 SQ. FT. (0.025 ACRES), MORE OR LESS, BEING A PORTION OF LOT 19, BROADMOOR OAKS SUBDIVISION FILING NO. 3 AS RECORDED AT RECEPTION NUMBER 01638398, IN THE EL PASO COUNTY COLORADO CLERK AND RECORDER'S OFFICE ON NOVEMBER 4, 1987, LYING IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO, SAID PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 18, SAID BROADMOOR OAKS SUBDIVISION FILING NO. 3 (A FOUND 1" ILLEGIBLE YELLOW PLASTIC CAP), WHENCE THE NORTHEAST CORNER OF LOT 17, SAID BROADMOOR OAKS SUBDIVISION FILING NO. 3 (A FOUND 1" ILLEGIBLE YELLOW PLASTIC CAP) BEARS S. 85°54'32" E, A DISTANCE OF 125.82 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 18, N. 77°04'38" W, A DISTANCE OF 26.54 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 30°39'35", A DISTANCE OF 155.18 FEET, (A CHORD BEARING N.61°44'51"E, A DISTANCE OF 153.34 FEET), TO THE NORTHEAST CORNER OF SAID LOT 18, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 19 AND THE POINT OF BEGINNING;

1. THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 19, N. 64°31'07" W., A DISTANCE OF 42.75 FEET;
2. THENCE DEPARTING SAID SOUTHERLY LINE, N. 33°46'10" W., A DISTANCE OF 13.05 FEET;
3. THENCE N. 62°17'38" E., A DISTANCE OF 19.69 FEET;
4. THENCE S. 61°04'49" E., A DISTANCE OF 48.93 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 19;
5. THENCE ALONG SAID SOUTHEASTERLY LINE, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 04°04'24", A DISTANCE OF 20.62 FEET, (A CHORD BEARING S. 44°22'51" W., A DISTANCE OF 20.61 FEET), MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS 1,096 SQ. FT. (0.025 ACRES), MORE OR LESS.

JEREMY S. PEGUES, PLS 38447
FOR AND ON BEHALF OF TOPOGRAPHIC, C.S.
12265 W. BAYAUD AVENUE, SUITE 130
LAKEWOOD, CO 80228
(303) 989-1461



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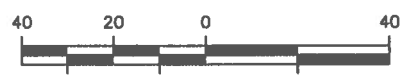
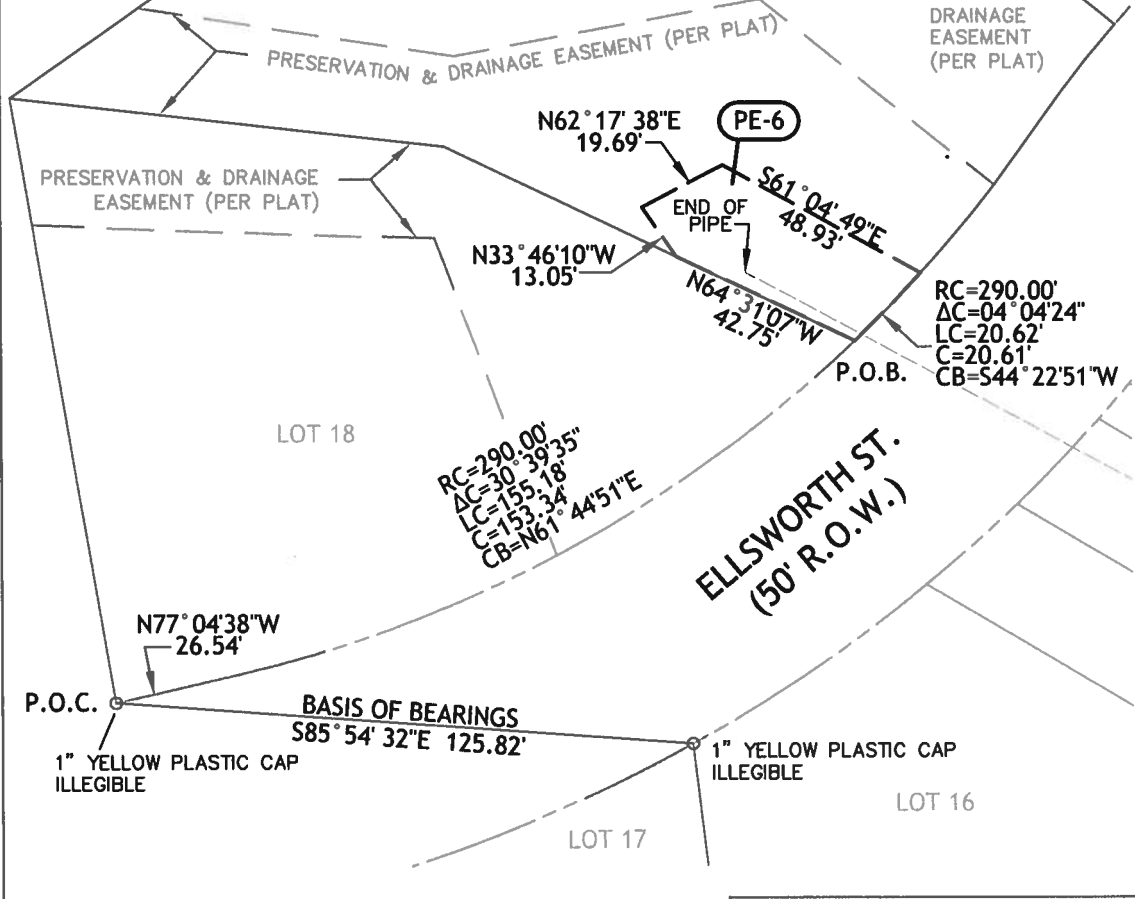
 COLORADO SPRINGS OLYMPIC CITRUS	
EASEMENT DESCRIPTION (NO. PE-6) LOT 19 BROADMOOR OAKS SUBDIVISION FILING NO. 3	
Drawn By: <u>M. ODDIE</u>	Date: <u>01/18/2023</u>
Job Number: <u>150878</u>	PAGE 1 OF 2



EXHIBIT H

70
LOT 19
BROADMOOR OAKS SUBDIVISION
FILING NO. 3
RECEPTION #01638398
OWNER: BROWN EARNESTINE

LOT 20



SCALE 1" = 40'

This map does not represent a monumented survey and is only intended to illustrate the attached parcel description.

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COLORADO SPRINGS OLYMPIC CITYUSA

EASEMENT EXHIBIT (PE-6)
LOT 19
BROADMOOR OAKS SUBDIVISION
FILING NO. 3

Drawn By: M. ODDIE Date: 01/18/2023

Job Number: 150878 PAGE 2 OF 2