

**EXHIBIT "A"**

**RIGHT-OF-WAY PARCEL RW-17  
PROJECT NO.: 5430007  
NE 1/4 SECTION 17 & SE 1/4 SECTION 8,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

**DESCRIPTION**

A right-of-way parcel, RW-17, being a portion of Lot 1 of the Dublin and Issaquah, Filing No. 1 subdivision, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 216713800, situated in the northeast 1/4 of Section 17 and the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said right-of-way parcel 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 Issaquah 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 56°01'11" West a distance of 2,295.35 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said Dublin right-of-way line North 88°42'38" East, a distance of 57.00 feet;
2. Thence South 59°07'37" West, a distance of 49.63 feet;
3. Thence South 88°57'21" West to a point on the easterly right-of-way line of Issaquah Drive, a distance of 14.00 feet, more or less;
4. Thence along the easterly right-of-way line of Issaquah Drive, North 00°55'47" West, a distance of 24.44 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described right-of-way parcel contains 870 sq. ft. (0.020 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"

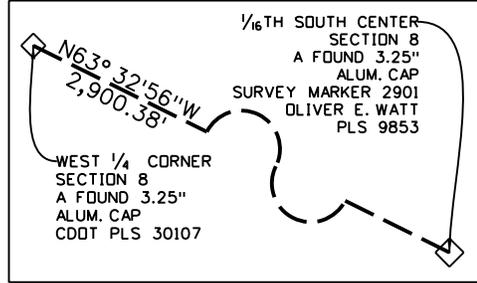
**LEGEND**

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**



SEC. 8  
 T-13-S, R-65-W  
 6TH P.M.

1/16TH SOUTH CENTER  
 SECTION 8  
 A FOUND 3.25"  
 ALUM. CAP  
 SURVEY MARKER 2901  
 OLIVER E. WATT  
 PLS 9853

N56° 01' 11" W  
 2,295.35'

DUBLIN BLVD

P.O.B.  
 RW-17  
 N88° 42' 38" E  
 57.00'

N00° 55' 47" W  
 24.44'

S88° 57' 21" W  
 14.00'

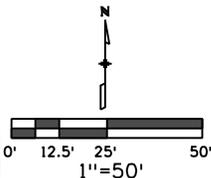
S59° 07' 37" W  
 49.63'

**RW-17**

LOT 1

7-ELEVEN INC.  
 DUBLIN AND ISSAQUAH  
 FILING No. 1  
 RECEPTION NO. 216713800  
 870 SQ FT  
 0.020 ACRES

ISSAQUAH DR



SEC. 17  
 T-13-S, R-65-W  
 6TH P.M.



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5775 MARK DABLING BLVD - STE 190  
 COLORADO SPRINGS, CO 80919  
 (719)590-9194 / www.f-w.COM



DUBLIN WIDENING PROJECT

RW-17

EXHIBIT "B"

7-ELEVEN INC.

Project No.:  
 5430007

Project Code:  
 2024040

Date:  
 1-17-2025

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