

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 1/16th 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 1/16th 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"

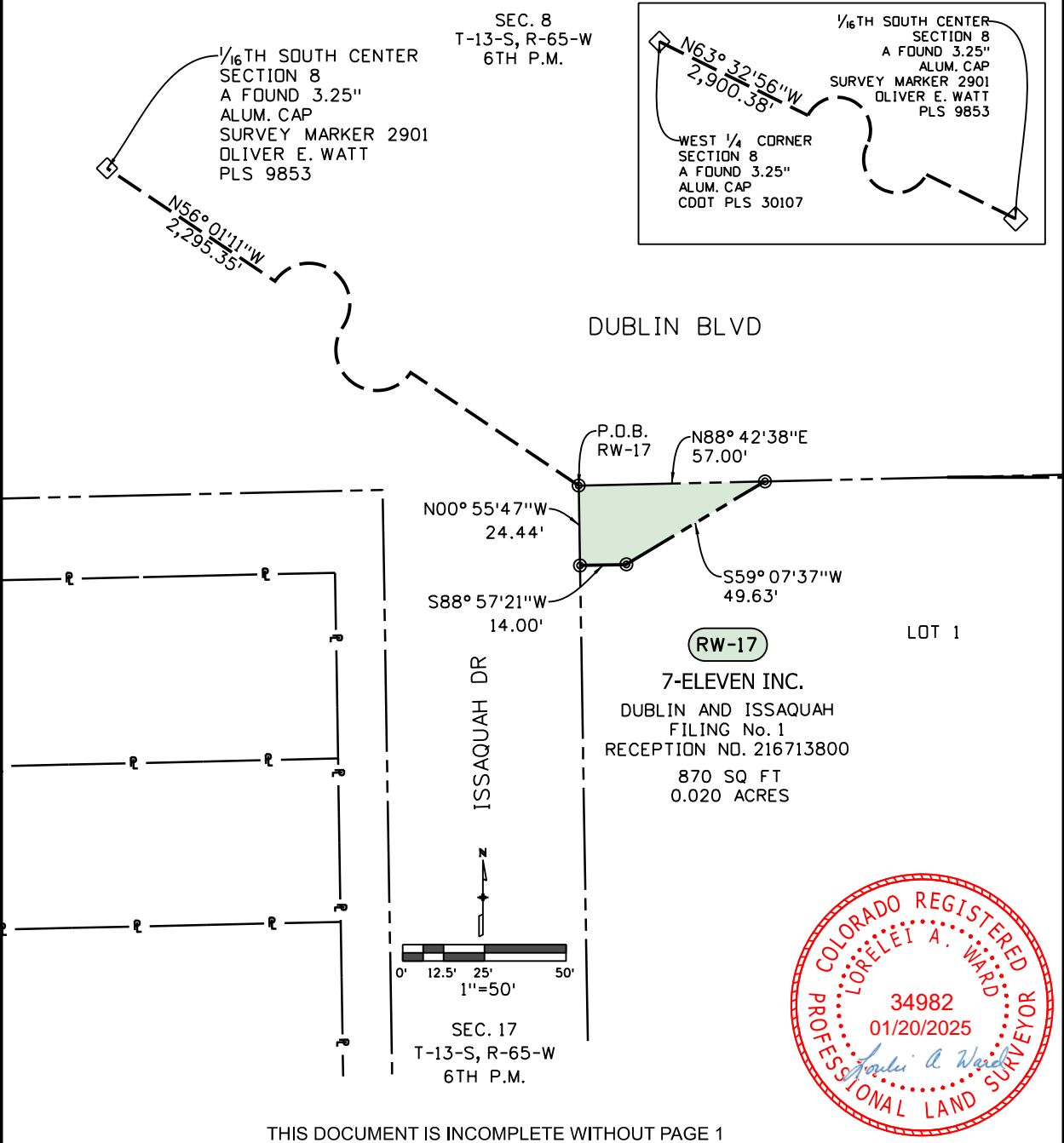
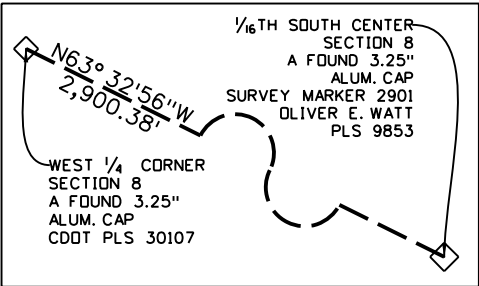
LEGEND

POB POINT OF BEGINNING
⊙ CHANGE IN COURSE ONLY

NOTE:

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

BASIS OF BEARINGS



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

Page 2 of 2