



Matrix Design Group, Inc.
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**EXHIBIT A
LAND DESCRIPTION
PERMANENT IMPROVEMENT EASEMENT – 55**

A PARCEL OF LAND BEING A PORTION OF LOT 4, BLOCK 7, PARK VISTA ADDITION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 AS BEARING NORTH 89°14'34" EAST:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26;

THENCE NORTH 77°36'13" EAST, A DISTANCE OF 2,303.49 FEET TO THE WEST CORNER OF SAID LOT 4 AND THE **POINT OF BEGINNING**;

1. NORTH 42°28'54" EAST, A DISTANCE OF 60.00 FEET TO THE NORTH CORNER OF SAID LOT 4;
2. SOUTH 47°31'06" EAST, A DISTANCE OF 69.63 FEET;

THENCE SOUTH 45°20'45" WEST, A DISTANCE OF 60.08 FEET TO THE SOUTHWEST LINE OF SAID LOT 4;

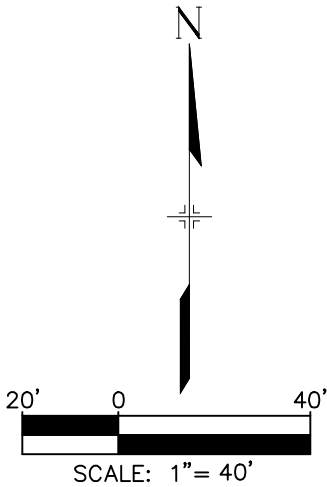
THENCE NORTH 47°31'06" WEST, ALONG SAID SOUTHWEST LINE A DISTANCE OF 66.63 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 4,088 SQUARE FEET OR (0.09385 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JERRY R. BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
707 N 17TH STREET, SUITE 3150
DENVER, CO. 80202

NW 1/4 SEC 26
T 13S R 66W



LILY PLACE
(60' R.O.W.)

PARK VISTA ADDITION
BOOK W, PAGE 69

SIFERD BOULEVARD
(60' R.O.W.)

BLOCK 7
LOT 5

POINT OF BEGINNING

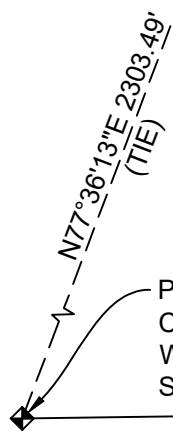
PARCEL

LOT 3

LOT 4

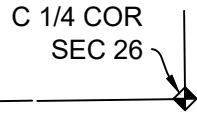
LOT 2

LOT 1




POINT OF COMMENCEMENT
W 1/4 COR
SEC 26

S LINE NW 1/4 SEC 26
(BASIS OF BEARINGS)
N89°14'34"E



PARCEL AREA: 4,088 SQUARE FEET (0.09385 ACRES), MORE OR LESS

FILE LOCATION: S:\22.069.120 Park Vista\400 Survey\Legal Descriptions\Illustration\069.120 - Park Vista - PARCEL 55 - B7L4.dwg

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|---|-----------------|----------------------|
| PREPARED BY:  | CHECKED BY: JRB | EXHIBIT B - PIE - 55 |
| | SCALE: 1" = 40' | LAND DESCRIPTION |
| | DATE: 1/16/2024 | SHEET: 1 OF 1 |