

EXHIBIT "A"
CITY OF COLORADO SPRINGS
PROJECT: SOUTH ACADEMY BOULEVARD WIDENING

DATE: July 21, 2022

PUBLIC IMPROVEMENT EASEMENT: PIE-89

SITUATED IN THE NW ¼ OF SECTION 26, 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-89 being a part of that certain parcel of land as described in Reception Number 204168238 of the El Paso County Clerk and Recorder's Office Records, containing 396 sq. ft. (0.009 acres) more or less, in Lot 2, Replat of Lot 2 Pace Plaza Subdivision, recorded in Plat Book A4, Page 46, El Paso County Clerk and Recorder's Office Records, in the Northwest Quarter Section 26, 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. 1°24'13" E., a distance of 2,089.64 feet to the southwest corner of said Lot 2, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence N. 0°17'43" W., along the west line of said Lot 2 and the east right of way line of Academy Boulevard, a distance of 34.16 feet;
2. Thence S. 27°09'22" E., a distance of 27.32 feet;
3. Thence S. 60°17'36" E., a distance of 15.23 feet;
4. Thence N. 89°19'53" E., a distance of 27.44 feet;
5. Thence S. 0°50'01" E., a distance of 1.73 feet to a point on the south line of said Lot 2, said point also being on the north right of way line of Chelton Road;
6. Thence S. 89°01'51" W., along said south lot line, a distance of 52.98 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 396 sq. ft. (0.009 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

NW 1/4 Section 26
T.14 S., R.66W., Sixth
Principal Meridian



Scale: 1" = 30'



ACADEMY BLVD

Section 27, T.14S., R.66W.

Section 26, T.14S., R.66W.

PACE PLAZA
FILING NO. 2

LOT 1

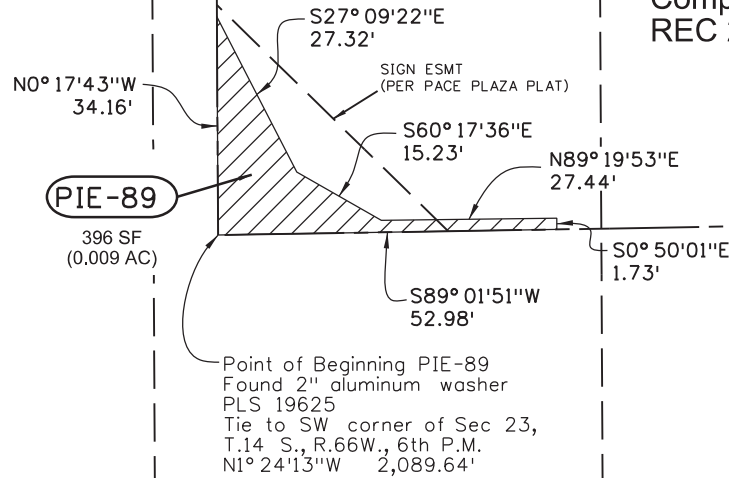
PATENT OF THE UNITED STATES
BOOK 20 AT PAGE 264
PATENT OF THE UNITED STATES
BOOK 35 AT PAGE 149
RECIPROCAL EASEMENT AGREEMENT
BOOK 5002 AT PAGE 904
-ASSUMPTION AGREEMENT
BOOK 5149 AT PAGE 580
-FIRST AMENDMENT
BOOK 5448 AT PAGE 637
-SECOND AMENDMENT
BOOK 5478 AT PAGE 713
-THIRD AMENDMENT
RECEPTION NO. 207024192
BOUNDARY LINE AGREEMENT
BOOK 5002 AT PAGE 969
INSTRUMENT RECORDED
-BOOK 5034 AT PAGE 926
-BOOK 5050 AT PAGE 1145
-BOOK 5050 AT PAGE 1147

AT&T CABLE
BOOK 2075 PG 30

ELECTRIC EASEMENT
B1327 PG 9 &
QCD B3688 P14

Pace Bally Plaza LLC
a Colorado Limited Liability
Company
REC 204168238

REPLAT OF LOT 2
PACE PLAZA SUB
PB A4, P 46
LOT 2



Point of Beginning PIE-89
Found 2" aluminum washer
PLS 19625
Tie to SW corner of Sec 23,
T.14 S., R.66W., 6th P.M.
N1° 24' 13'' W 2,089.64'

CHELTON ROAD

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 as described in the monument record filed by P.L.S. 28658, dated September 13, 2016 to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments as described in the monument record filed by L.S. 17665, dated March 23, 1990.

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

AECOM JN: 60603801

DRAWN BY: JKB

DATE: 6/13/2022

SCALE: 1" = 30'



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

Exhibit B - PIE-89 Pace Bally Plaza LLC

TITLE:

South Academy Boulevard Widening

REVISION:

N/A

DRAWING NO.

89-Exhibit_PIE-89.dgn

SHEET NO.

3 of 3

EXHIBIT "A"
CITY OF COLORADO SPRINGS
PROJECT: SOUTH ACADEMY BOULEVARD WIDENING

DATE: July 21, 2022

PUBLIC IMPROVEMENT EASEMENT: PIE-90

SITUATED IN THE NW ¼ OF SECTION 26, 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-90 being a part of that certain parcel of land as described in Reception Number 204168238 of the El Paso County Clerk and Recorder's Office Records, containing 423 sq. ft. (0.010 acres), more or less, in Lot 1, Pace Plaza Filing No. 2, recorded in Plat Book C-4, Page 141, El Paso County Clerk and Recorder's Office Records, in the Northwest Quarter Section 26, 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. 1°42'20" E., a distance of 1,642.12 feet to a corner on the west line of said Lot 1 also being the southwest corner of Lot 2, said Pace Plaza Filing No. 2, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence N. 89°42'33" E., along the south line of said Lot 2, a distance of 3.08 feet;
2. Thence S. 0°23'08" E., a distance of 59.70 feet;
3. Thence S. 89°09'51" W., a distance of 2.00 feet;
4. Thence S. 0°23'08" E., a distance of 165.96 feet;
5. Thence S. 2°45'46" W., a distance of 26.95 feet to a point on the west line of said Lot 1, said point also being on the east right of way line of Academy Boulevard;
6. Thence N. 0°17'43" W., along said west lot line, a distance of 252.59 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 423 sq. ft. (0.010 acres), more or less.

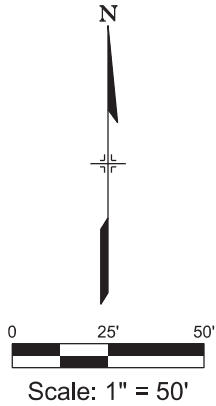
The purpose of the above described public improvement easement is for road improvement purposes.

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 A Page 6 of 16
Exhibit B
 NW 1/4 Section 26
 T.14 S., R.66W., Sixth
 Principal Meridian



Section 27, T.14S., R.66W.
 Section 26, T.14S., R.66W.

ACADEMY BLVD

Point of Beginning PIE-90
 Found #3 rebar with unreadable
 yellow plastic cap
 Tie to SW corner of Sec 23,
 T.14 S., R.66W., 6th P.M.
 N1°42'20"W 1,642.12'

LOT 2

N89° 42'33"E
 3.08'

S0° 23'08"E
 59.70'

S89° 09'51"W
 2.00'

PIE-90
 423 SF
 (0.010 AC)

N0° 17'43"W
 165.961

252.59'

S0° 23'08"E

S2° 45'46"W
 26.95'

Pace Bally Plaza LLC
 a Colorado Limited
 Liability Company
 REC 204168238

PACE PLAZA
 FILING No 2
 PB C4, P 141
 LOT 1

16.5' WIDE
 AT&T CABLE
 BOOK 2075, PG 30

ELECTRIC EASEMENT
 B1327 PG 9 &
 QCD B3688 P14

- PATENT OF THE UNITED STATES
BOOK 20 AT PAGE 264
- PATENT OF THE UNITED STATES
BOOK 35 AT PAGE 149
- RECIPROCAL EASEMENT AGREEMENT
BOOK 5002 AT PAGE 904
- ASSUMPTION AGREEMENT
BOOK 5149 AT PAGE 570 & 580
- FIRST AMENDMENT
BOOK 5448 AT PAGE 637
- SECOND AMENDMENT
BOOK 5478 AT PAGE 713
- ASSUMPTION AGREEMENT
BOOK 6206 AT PAGE 489
- THIRD AMENDMENT
RECEPTION NO. 207024192
- BOUNDARY LINE AGREEMENT
BOOK 5002 AT PAGE 969
- INSTRUMENT RECORDED
-BOOK 5034 AT PAGE 926
-BOOK 5050 AT PAGE 1145
-BOOK 5050 AT PAGE 1147

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 as described in the monument record filed by P.L.S. 28658, dated September 13, 2016 to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments as described in the monument record filed by L.S. 17665, dated March 23, 1990.

REPLAT OF LOT 2
 PACE PLAZA SUB
 PB A4, P 46

LOT 2

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

AECOM JN: 60603801
 DRAWN BY: JKB DATE: 6/14/2022 SCALE: 1" = 50'

Exhibit B - PIE-90
Pace Bally Plaza LLC

TITLE:
 South Academy Boulevard Widening

REVISION: N/A	DRAWING NO. 90-Exhibit_PIE-90.dgn	SHEET NO. 3 of 3
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7/20/2022 3:10:40 PM \$FILE\$

EXHIBIT "A"
CITY OF COLORADO SPRINGS
PROJECT: SOUTH ACADEMY BOULEVARD WIDENING

DATE: July 21, 2022

PUBLIC IMPROVEMENT EASEMENT: PIE-90A and PIE-90B
SITUATED IN THE NW ¼ OF SECTION 26, 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-90A being a part of that certain parcel of land as described in Reception Number 204168238 of the El Paso County Clerk and Recorder's Office Records, containing 1,139 sq. ft. (0.026 acres), more or less, in Lot 1, Pace Plaza Filing No. 2, recorded in Plat Book C-4, Page 141, El Paso County Clerk and Recorder's Office Records, in the Northwest Quarter Section 26, 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. 1°49'33" E., a distance of 1,513.12 feet to a corner on the west line of said Lot 1, also being the northwest corner of Lot 2, said Pace Plaza Filing No. 2, said point being the **TRUE POINT OF BEGINNING**;

1. Thence N. 0°17'43" W., along said west line and the east right of way line of Academy Boulevard, a distance of 87.73 feet;
2. Thence 6.26 feet along the arc of a curve to the left, said curve having a radius of 30.00 feet, a central angle of 11°57'03" and a chord which bears S. 53°55'52" E., a distance of 6.25 feet;
3. Thence 14.01 feet along the arc of a curve to the left, said curve having a radius of 70.00 feet, a central angle of 11°28'15" and a chord which bears S. 65°38'31" E., a distance of 13.99 feet;
4. Thence S. 19°26'28" W., a distance of 9.51 feet;
5. Thence S. 0°27'14" W., a distance of 42.02 feet;
6. Thence S. 35°05'02" E., a distance of 9.50 feet;
7. Thence 25.26 feet along the arc of a curve to the left, said curve having a radius of 40.00 feet, a central angle of 36°10'57" and a chord which bears S. 38°15'26" W., a distance of 24.84 feet to a point on the north line of said Lot 2;

8. Thence S. $89^{\circ}42'33''$ W., along said north lot line, a distance of 3.92 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 1,139 sq. ft. (0.026 acres), more or less.

The purpose of the above described public improvement easement is for road improvement purposes.

ALSO

A Public Improvement Easement No. PIE-90B being a part of that certain parcel of land as described in Reception Number 204168238 of the El Paso County Clerk and Recorder's Office Records, containing 3,728 sq. ft. (0.086 acres), more or less, in Lot 1, Pace Plaza Filing No. 2, recorded in Plat Book C-4, Page 141, El Paso County Clerk and Recorder's Office Records, in the Northwest Quarter Section 26, 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. $1^{\circ}49'33''$ E., a distance of 1,513.12 feet to a corner on the west line of said Lot 1, also being the northwest corner of Lot 2, said Pace Plaza Filing No. 2; Thence N. $0^{\circ}17'43''$ W., along said west line and the east right of way line of Academy Boulevard, a distance of 225.22 feet to the **TRUE POINT OF BEGINNING**;

1. Thence N. $0^{\circ}17'43''$ W., continuing along said west lot line, a distance of 255.23 feet;
2. Thence N. $34^{\circ}58'07''$ E., a distance of 16.57 feet;
3. Thence 7.78 feet along the arc of a curve to the left, said curve having a radius of 59.00 feet, a central angle of $7^{\circ}33'34''$, and a chord which bears N. $31^{\circ}11'20''$ E., a distance of 7.78 feet to the north line of said Lot 1;
4. Thence N. $89^{\circ}42'17''$ E., along said north lot line, a distance of 13.26 feet;
5. Thence 15.55 feet along the arc of a curve to the right, said curve having a radius of 71.00 feet, a central angle of $12^{\circ}32'57''$ and a chord which bears S. $28^{\circ}41'39''$ W., a distance of 15.52 feet;
6. Thence S. $34^{\circ}58'07''$ W., a distance of 10.55 feet;
7. Thence S. $0^{\circ}23'08''$ E., a distance of 253.20 feet;
8. Thence S. $89^{\circ}42'29''$ W., a distance of 13.67 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 3,728 sq. ft. (0.086 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

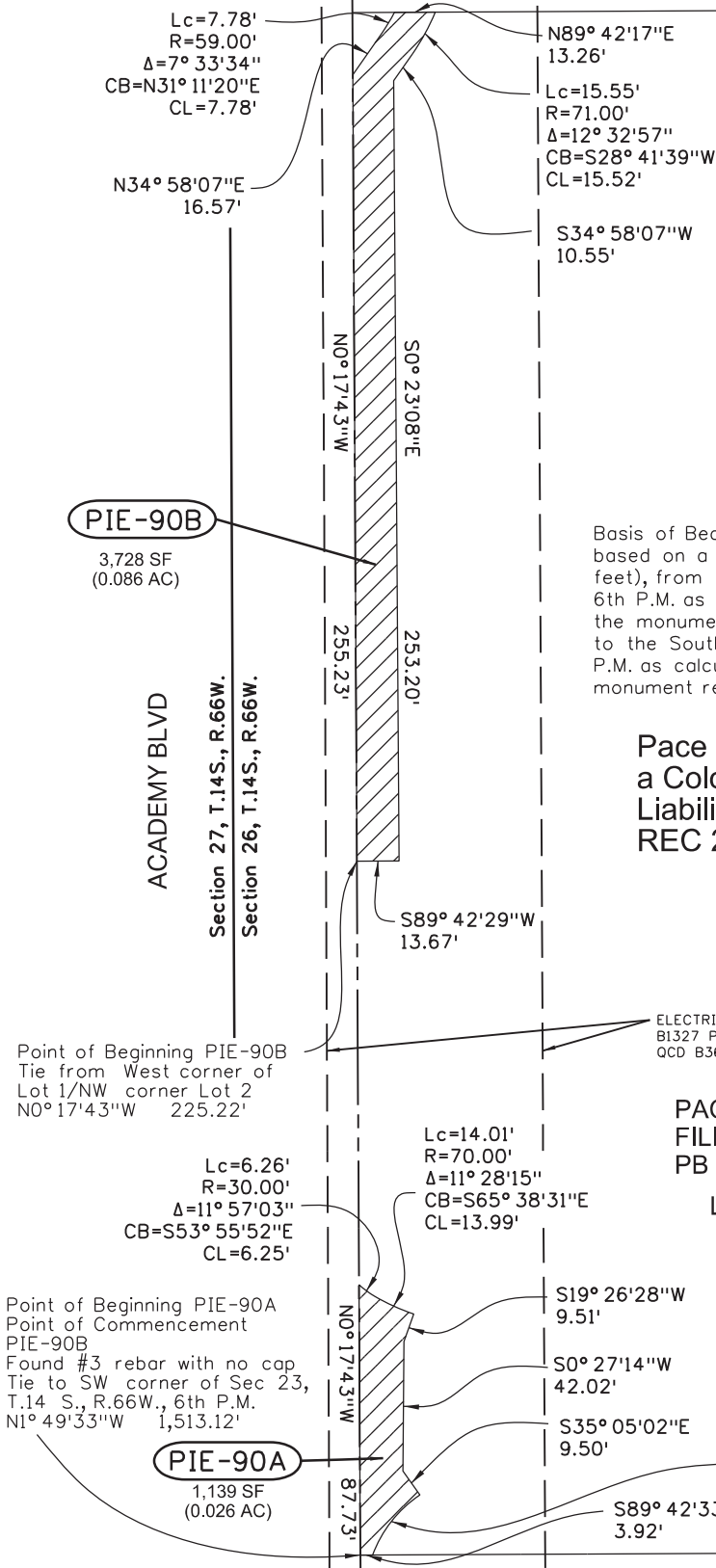


Exhibit B

NW 1/4 Section 26
T.14 S., R.66W., Sixth
Principal Meridian



Scale: 1" = 60'



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 as described in the monument record filed by P.L.S. 28658, dated September 13, 2016 to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments as described in the monument record filed by L.S. 17665, dated March 23, 1990.

Pace Bally Plaza LLC
a Colorado Limited
Liability Company
REC 204168238



- PATENT OF THE UNITED STATES BOOK 20 AT PAGE 264
- PATENT OF THE UNITED STATES BOOK 35 AT PAGE 149
- RECIPROCAL EASEMENT AGREEMENT BOOK 5002 AT PAGE 904
- ASSUMPTION AGREEMENT BOOK 5149 AT PAGE 570 & 580
- FIRST AMENDMENT BOOK 5448 AT PAGE 637
- SECOND AMENDMENT BOOK 5478 AT PAGE 713
- ASSUMPTION AGREEMENT BOOK 6206 AT PAGE 489
- THIRD AMENDMENT RECEPTION NO. 207024192
- BOUNDARY LINE AGREEMENT BOOK 5002 AT PAGE 969
- INSTRUMENT RECORDED
- BOOK 5034 AT PAGE 926
- BOOK 5050 AT PAGE 1145
- BOOK 5050 AT PAGE 1147

ELECTRIC EASEMENT
B1327 PG9 &
QCD B3688 P14

PACE PLAZA
FILING No 2
PB C4, P 141

Lot 1

Lc=25.26'
R=40.00'
Δ=36° 10'57"
CB=S38° 15'26"W
CL=24.84'

Lot 2

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

AECOM JN: 60603801

DRAWN BY: JKB

DATE: 6/21/2022

SCALE: 1" = 60'



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



Exhibit B - PIE-90A AND PIE-90B

Pace Bally Plaza LLC

TITLE:

South Academy Boulevard Widening

REVISION:

N/A

DRAWING NO.

90-Exhibit_PIE-90A-B.dgn

SHEET NO.

4 of 4

EXHIBIT "A"
CITY OF COLORADO SPRINGS
PROJECT: SOUTH ACADEMY BOULEVARD WIDENING

DATE: July 21, 2022

PUBLIC IMPROVEMENT EASEMENT: PIE-91

SITUATED IN THE NW ¼ OF SECTION 26, 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-91 being a part of that certain parcel of land as described in Reception Number 204168238 of the El Paso County Clerk and Recorder's Office Records, containing 386 sq. ft. (0.009 acres), more or less, in Lot 2, Pace Plaza Filing No. 2, recorded in Plat Book C-4, Page 141, El Paso County Clerk and Recorder's Office Records, in the Northwest Quarter Section 26, 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. 1°49'33" E., a distance of 1,513.12 feet to the northwest corner of said Lot 2, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence N. 89°42'33" E., along the north line of said Lot 2, a distance of 3.92 feet;
2. Thence 3.36 feet along the arc of a curve to the left, said curve having a radius of 40.00 feet, a central angle of 4°48'40" and a chord which bears S. 17°45'38" W., a distance of 3.36 feet;
3. Thence S. 0°23'08" E., a distance of 125.85 feet to a point on the south line of said Lot 2;
4. Thence S. 89°42'33" W., along said south lot line, a distance of 3.08 feet to the southwest corner of said Lot 2;
5. Thence N. 0°17'43" W., along the west line of said Lot 2 and the east right of way line of Academy Boulevard, a distance of 129.04 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 386 sq. ft. (0.009 acres), more or less.

The purpose of the above described public improvement easement is for road improvement purposes.

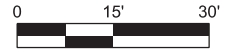
Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°29'05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments (a 3-1/4" aluminum cap stamped "URS T14S 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

NW 1/4 Section 26
T.14 S., R.66W., Sixth
Principal Meridian



Scale: 1" = 30'

Lot 1

Point of Beginning PIE-91
Found #3 rebar with no cap
Tie to SW corner of Sec 23,
T.14 S., R.66W., 6th P.M.
N1° 49'33"W 1,513.12'

N89° 42'33"E
3.92'

Lc=3.36'
R=40.00'
Δ=4° 48'40"
CB=S17° 45'38"W
CL=3.36'

ELECTRIC ESMT
B1327 PG9 &
QCD B3688 P14

PACE PLAZA
FILING No 2
PB C4, P 141
Lot 2

Pace Bally Plaza LLC
a Colorado Limited Liability
Company
REC 204168238

- PATENT OF THE UNITED STATES
BOOK 20 AT PAGE 264
- PATENT OF THE UNITED STATES
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- RECIPROCAL EASEMENT AGREEMENT
BOOK 5002 AT PAGE 904
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-BOOK 5050 AT PAGE 1145
-BOOK 5050 AT PAGE 1147



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 as described in the monument record filed by P.L.S. 28658, dated September 13, 2016 to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments as described in the monument record filed by L.S. 17665, dated March 23, 1990.

Lot 1

PIE-91
386 SF
(0.009 AC)

N0° 17'43"W 129.04'
S0° 23'08"E 125.85'

ACADEMY BLVD

Section 27, T.14S., R.66W.
Section 26, T.14S., R.66W.

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

AECOM JN: 60603801
DRAWN BY: JKB DATE: 6/22/2022 SCALE: 1" = 30'

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

Exhibit B - PIE-91 Pace Bally Plaza LLC

TITLE:
South Academy Boulevard Widening

REVISION: N/A	DRAWING NO. 91-Exhibit_PIE-91.dgn	SHEET NO. 3 of 3
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EXHIBIT "A"
CITY OF COLORADO SPRINGS
PROJECT: SOUTH ACADEMY BOULEVARD WIDENING

DATE: July 21, 2022

PUBLIC IMPROVEMENT EASEMENT: PIE-92

SITUATED IN THE NW ¼ OF SECTION 26, 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-92 being a part of that certain parcel of land as described in Reception Number 204168238 of the El Paso County Clerk and Recorder's Office Records, containing 1,714 sq. ft. (0.039 acres), more or less, in Lot 4, Pace Plaza, replat of Lot 1, Block 1, recorded in Plat Book Y-3, Page 140, El Paso County Clerk and Recorder's Office Records, in the Northwest Quarter Section 26, 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. 2°54'36" E., a distance of 885.94 feet to the most westerly northwest corner of said Lot 4, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence N. 44°42'17" E., along the west line of said Lot 4 and the east right of way line of Academy Boulevard, a distance of 18.38 feet to a point on the south right of way line of Pace Drive;
2. Thence N. 89°42'17" E., along the north line of said Lot 4 and said south right of way line, a distance of 8.68 feet;
3. Thence S. 42°26'46" W., a distance of 14.43 feet;
4. Thence S. 0°23'08" E., a distance of 50.15 feet;
5. Thence S. 34°45'15" E., a distance of 14.08 feet;
6. Thence 70.85 feet along the arc of a curve to the right, said curve having a radius of 71.00 feet, a central angle of 57°10'25" and a chord which bears S. 6°10'03" E., a distance of 67.95 feet to a point on the south line of Lot 4;
7. Thence S. 89°42'17" W., along said south line, a distance of 13.26 feet;
8. Thence 64.01 feet along the arc of a curve to the left, said curve having a radius of 59.00 feet, a central angle of 62°09'49" and a chord which bears N. 3°40'21" W., a distance of 60.92 feet;

9. Thence N. 34°45'15" W., a distance of 17.74 feet to a point on said west line of Lot 4;
10. Thence N. 0°17'43" W., along said west lot line, a distance of 51.51 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described public improvement easement contains 1,714 sq. ft. (0.039 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

NW 1/4 Section 26
T.14 S., R.66W., Sixth
Principal Meridian

PACE DR

**PACE PLAZA
REPLAT OF LOT 1, BLOCK 1
PB Y3, P 140**

Lot 4

2.5' WIDE PUBLIC
UTILITY EASEMENT

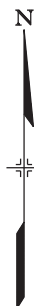
PATENT OF THE UNITED STATES
BOOK 20 AT PAGE 264

PATENT OF THE UNITED STATES
BOOK 35 AT PAGE 149

RECIPROCAL EASEMENT AGREEMENT
BOOK 5002 AT PAGE 904
-ASSUMPTION AGREEMENT
BOOK 5149 AT PAGE 570 & 580
-FIRST AMENDMENT
BOOK 5448 AT PAGE 637
-SECOND AMENDMENT
BOOK 5478 AT PAGE 713
-ASSUMPTION AGREEMENT
BOOK 6206 AT PAGE 489
-THIRD AMENDMENT
RECEPTION NO. 207024192

BOUNDARY LINE AGREEMENT
BOOK 5002 AT PAGE 969

INSTRUMENT RECORDED
-BOOK 5034 AT PAGE 926
-BOOK 5050 AT PAGE 1145
-BOOK 5050 AT PAGE 1147



Scale: 1" = 30'

**Pace Bally Plaza LLC
a Colorado Limited Liability
Company
REC 204168238**

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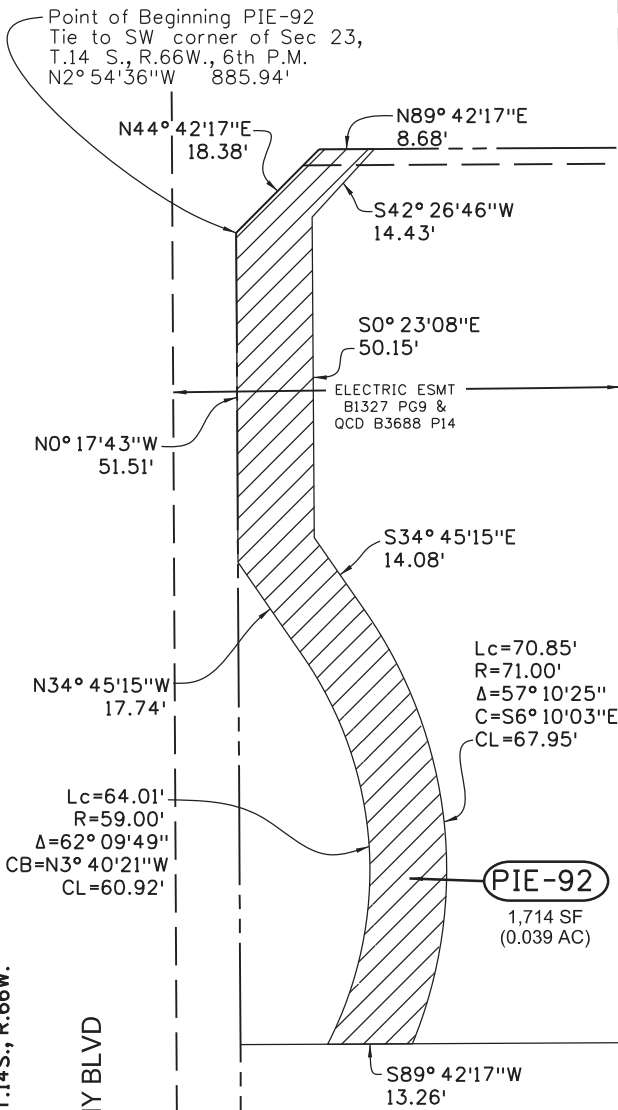
Lot 1

PACE PLAZA
FILING No 2
PB C4, P 141



Section 27, T.14S., R.66W.
Section 26, T.14S., R.66W.

ACADEMY BLVD



PIE-92
1,714 SF
(0.039 AC)

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

AECOM JN: 60603801

DRAWN BY: JKB DATE: 6/22/2022 SCALE: 1" = 30'

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Exhibit B - PIE-92 Pace Bally Plaza LLC

TITLE:
South Academy Boulevard Widening

REVISION:	DRAWING NO.	SHEET NO.
N/A	92-Exhibit_PIE-92.dgn	3 of 3