

**EXHIBIT "A"**

**RIGHT-OF-WAY PARCEL RW-10  
PROJECT NO.: 5430007  
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-10, being a portion of Tract A, Renaissance at Indigo North, Filing No. 2 subdivision, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 215713632, situated in 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 the southwest corner of said Tract A on the southerly right-of-way line of Dublin Boulevard, from which 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 17°26'29" West a distance of 1,371.08 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence North 08°48'15" West along the westerly right-of-way line of Mustang Rim Drive, a distance of 31.20 feet;
2. Thence South 68°59'12" East, a distance of 32.79 feet;
3. Thence North 80°53'13" East, a distance of 188.89 feet;
4. Thence North 83°19'06" East, a distance of 127.80 feet;
5. Thence on the arc of a curve to the right, a radius of 172.50 feet, a central angle of 09°12'21", a distance of 27.72 feet, (a chord bearing North 88°03'32 East, a distance of 27.69 feet);
6. Thence on the arc of a curve to the left, a radius of 127.50 feet, a central angle of 11°28'42", a distance of 25.54 feet, (a chord bearing North 86°55'21" East, a distance of 25.50 feet);
7. Thence North 81°11'00" East, a distance of 328.96 feet;
8. Thence on the arc of a curve to the right, a radius of 2062.50 feet, a central angle of 04°46'33", a distance of 171.92 feet, (a chord bearing North 83°34'17" East, a distance of 171.87 feet);
9. Thence South 01°38'58" East along the tract line of Renaissance at Indigo North, Filing No. 2 subdivision, a distance of 5.19 feet, more or less, to a point on the northerly right-of-way line of Dublin Boulevard;

10. Thence along said right-of-way line on the arc of a curve to the left, a radius of 2060.00 feet, a central angle of  $04^{\circ}41'02''$ , a distance of 168.41 feet, (a chord bearing South  $83^{\circ}32'16''$  West, a distance of 168.36 feet);
11. Thence continuing along said right-of-way line South  $81^{\circ}11'45''$  West, a distance of 729.02 feet, more or less to the TRUE POINT OF BEGINNING;

The above described right-of-way parcel contains 8,384 sq. ft. (0.192 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing of North  $63^{\circ}32'56''$  West from the south center  $1/16^{\text{th}}$  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.

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

MUSTANG RIM DRIVE

N17° 26' 29" W  
 1,371.08'

P.O.B.  
 RW-10

C1  
 RADIUS=172.50'  
 ARC LENGTH=27.72'  
 DELTA=09° 12' 21"  
 CHORD LENGTH=27.69'  
 CHORD BEARING=N88° 03'

C2  
 RADIUS=127.50'  
 ARC LENGTH=25.54'  
 DELTA=11° 28' 42"  
 CHORD LENGTH=25.50'  
 CHORD BEARING=N86° 55' 21"E

DUBLIN BLVD

S68° 59' 12" E  
 32.79'

N80° 53' 13" E  
 188.89'

N83° 19' 06" E  
 127.80'

S81° 11' 45" W  
 729.02'

C1

C2

N81° 11' 00" E  
 328.96'

LOT 5

RW-10

STETSON RIDGE  
 METROPOLITAN DISTRICT

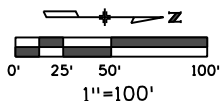
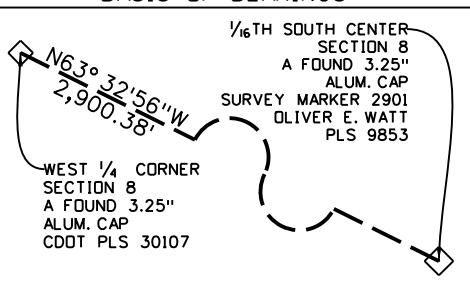
8,384 SQ FT  
 0.192 ACRES

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

TRACT C

RENAISSANCE AT INDIGO  
 NORTH FILING No. 2  
 RECEPTION NO. 215713632

## BASIS OF BEARINGS



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DUBLIN WIDENING PROJECT

RW-10

EXHIBIT "B"  
 STETSON RIDGE  
 METROPOLITAN DISTRICT

Project No.:  
 5430007

Project Code:  
 2024040

Date:  
 1-17-2025

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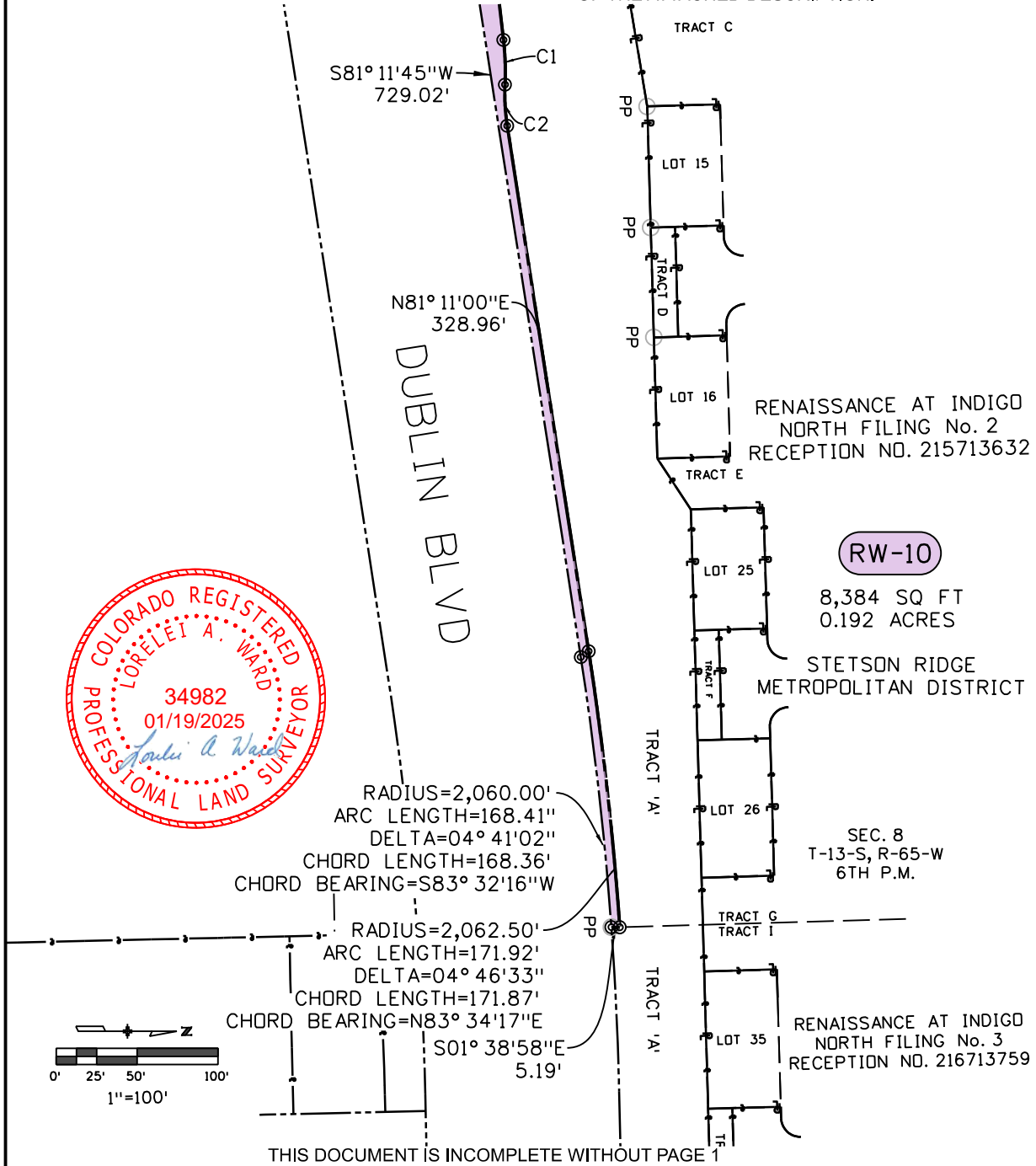
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POB	POINT OF BEGINNING
©	CHANGE IN COURSE ONLY

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RW-10

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**EXHIBIT "A"**

**TEMPORARY EASEMENT TE-10  
PROJECT NO.: 5430007  
SE 1/4 SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO  
DATE: JANUARY 17, 2025**

**DESCRIPTION**

A Temporary Easement, TE-10, being a portion of Tract A, Renaissance at Indigo North subdivision, Filing No. 2, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 215713632, situated in the southeast 1/4 of Section 8, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Mustang Rim 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 17°42'10" West a distance of 1,327.01 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence South 68°59'12" East, a distance of 35.98 feet;
2. Thence North 80°53'13" East, a distance of 155.32 feet;
3. Thence N68°01'07"E, a distance of 146.90 feet;
4. Thence South 87°55'01" East, a distance of 188.33 feet;
5. Thence North 87°33'54" East, a distance of 67.73 feet;
6. Thence North 80°49'29" East, a distance of 290.29 feet;
7. Thence North 88°42'49" East, a distance of 28.21 feet, more or less, to a point on the tract line of Renaissance at Indigo North, Filing No. 2 subdivision;
8. Thence South 01°38'58" East along said tract line, a distance of 17.64 feet;
9. Thence on the arc of a curve to the left, a radius of 2062.50 feet, a central angle of 04°46'33", a distance of 171.92 feet, (a chord bearing South 83°34'17" West, a distance of 171.87 feet);
10. Thence South 81°11'00" West, a distance of 328.96 feet;
11. Thence on the arc of a curve to the right, a radius of 127.50 feet, a central angle of 11°28'42", a distance of 25.54 feet, (a chord bearing South 86°55'21" West, a distance of 25.50 feet);
12. Thence on the arc of a curve to the left, a radius of 172.50 feet, a central angle of 09°12'21", a distance of 27.72 feet, (a chord bearing South 88°03'32" West, a distance of 27.69 feet);
13. Thence South 83°19'06" West, a distance of 127.80 feet;
14. Thence South 80°53'13" West, a distance of 188.18 feet;
15. Thence North 68°59'12" West to a point on the easterly right-of-way line of Mustang Rim Drive, a distance of 32.79 feet, more or less;

16. Thence North 08°48'15" West along said right-of-way line, a distance of 13.04 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Temporary Easement contains 18,771 sq. ft. (0.431 acres), more or less.

Basis of Bearings: Bearings are based on a modified grid bearing 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).

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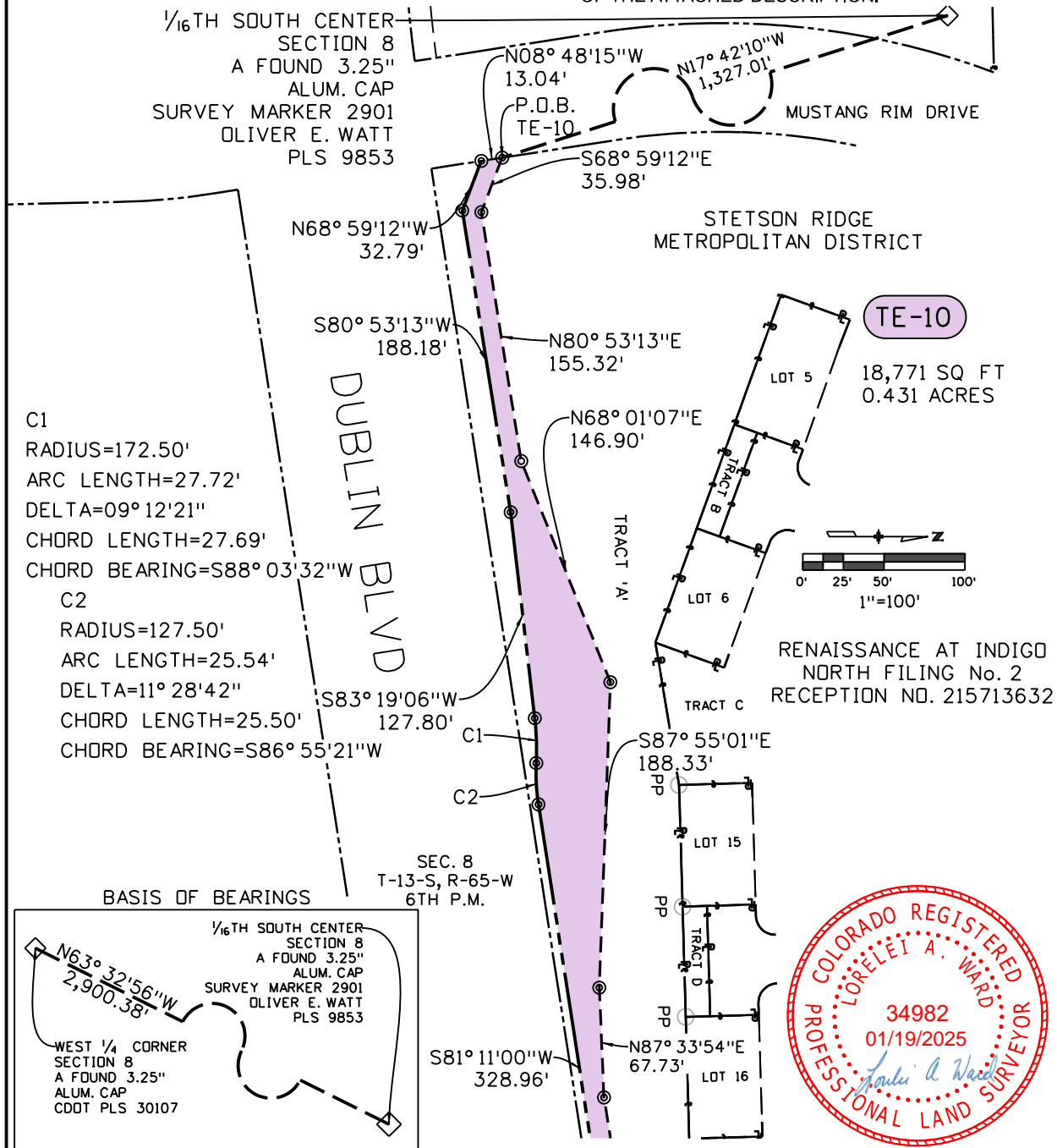
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## LEGEND

POB POINT OF BEGINNING  
 @ CHANGE IN COURSE ONLY

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DUBLIN WIDENING PROJECT

TE-10

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# EXHIBIT "B"

## LEGEND

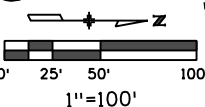
POB POINT OF BEGINNING  
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C1  
 RADIUS=172.50'  
 ARC LENGTH=27.72'  
 DELTA=09° 12' 21"  
 CHORD LENGTH=27.69'  
 CHORD BEARING=S88° 03' 32"W  
 C2  
 RADIUS=127.5'  
 ARC LENGTH=25.54'  
 DELTA=11° 28' 42"  
 CHORD LENGTH=25.50'  
 CHORD BEARING=S86° 55' 21"W

DUBLIN BLVD



RADIUS=2,062.50'  
 ARC LENGTH=171.92'  
 DELTA=04° 46' 33"  
 CHORD LENGTH=171.87'  
 CHORD BEARING=S83° 34' 17"W  
 S01° 38' 58"E  
 17.64'

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TRACT C

S87° 55' 01"E  
 188.33'

LOT 15

PP

TRACT D

PP

TRACT E

LOT 16

N87° 33' 54"E  
 67.73'

TRACT A

LOT 25

N80° 49' 29"E  
 290.29'

TRACT F

LOT 26

TRACT G

TRACT I

N88° 42' 49"E  
 28.21'

TRACT A

LOT 35

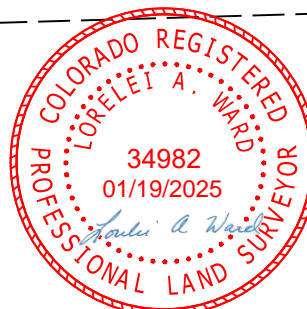
STETSON RIDGE  
 METROPOLITAN DISTRICT

TE-10

18,771 SQ FT  
 0.431 ACRES

SEC. 8  
 T-13-S, R-65-W  
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