

RESOLUTION NO. 110 - 25

A RESOLUTION AUTHORIZING THE USE OF POSSESSION AND USE AGREEMENTS AND EMINENT DOMAIN TO ACQUIRE PERMANENT AND TEMPORARY EASEMENTS FOR THE 8TH STREET IMPROVEMENTS: MOTOR CITY DRIVE TO FOUNTAIN CREEK PROJECT AND THE 8TH STREET OVER FOUNTAIN CREEK BRIDGE MAINTENANCE PROJECT USING PPRTA FUNDS

WHEREAS, pursuant to the provisions of Article XX, Section 1 of the Colorado Constitution and the City Charter, the City is empowered to acquire property interests within or without its territorial limits through institution of eminent domain proceedings, for all interests necessary for the City; and

WHEREAS, the Pikes Peak Rural Transportation Authority ("PPRTA") has approved the construction of the 8th Street Improvements: Motor City Drive To Fountain Creek Project and the 8th Street Over Fountain Creek Bridge Project ("Projects"); and

WHEREAS, there are approximately thirteen (13) properties, as listed in Exhibit A (the "Parcels"), from which the Projects will need to acquire permanent and temporary easements that are described and depicted in the attached Exhibits B through C ("Property Interests"); and

WHEREAS, the Projects consist of capital improvements to the rights of way and sidewalks along the 8th Street corridor, to include access improvements, utility replacements and upgrades, and new traffic signals; and

WHEREAS, the City has commenced good faith negotiations with the owners of all the Parcels; and

WHEREAS, if the Property Interests cannot be obtained voluntarily, the City is authorized to enter into Possession and Use Agreements and/or commence condemnation proceedings to acquire the Property Interests; and

WHEREAS, pursuant to section 4.3 of The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interest, Revised 2021, the City must obtain approval from City Council to enter into a Possession and Use Agreement and to utilize Eminent Domain for the acquisition of the Property Interests; and

WHEREAS, expedited acquisition of the Property Interests is necessary for the efficient construction and completion of the Projects.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF COLORADO SPRINGS:**

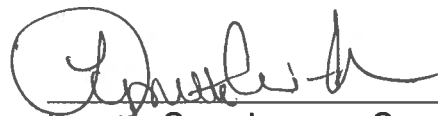
Section 1. City Council finds the acquisition of the Property Interests as described in Exhibit A to be necessary for the construction of the Projects.

Section 2. City Council hereby finds the acquisition of the Property Interests serves the public purpose of enhancing public safety, improving traffic flow and access points, and accommodating increased transportation demands resulting from community growth. In addition, the Projects will include the improvement of sidewalks and other features to improve accessibility and safety for pedestrians and other roadway users.

Section 3. The City Attorney is hereby authorized to take all action necessary to acquire the Property Interests and to seek immediate relief by a voluntary Possession and Use Agreement, Eminent Domain, or other appropriate proceedings.

Section 4. This Resolution shall be in full force and effect immediately upon its adoption.

Dated at Colorado Springs, Colorado, this 9th day of September 2025.



Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk

EXHIBIT A

EXHIBIT A

		Permanent Easement		Temporary Construction Easement	
Parcel(s)	Owner	SF	Acres	SF	Acres
PE-101 TE-101	NNN REIT, Inc. a Maryland Corporation	446	0.0100	1191	0.0270
PE-2	CSC3T, LLC, a Colorado limited liability company	923	0.0212		
PE-3	BGB Merritt Real Estate LLC, a Colorado limited liability company	2,016	0.0463		
PE-4	Norris Penrose Legacy Foundation, a Colorado non-profit corporation	57	0.0013		
PE-5	Kangaroo Coffee, LLC, a Colorado limited liability company	64	0.0015		
PE-6 TE-6	Brookville Partners LLC, a Colorado limited liability company	54	0.0012	208	0.0048
TE-7	8th Street Shops, L.L.C., a Colorado limited liability company			2,115	0.0486
TE-8	GLY, LLC, a Colorado limited liability company			1,017	0.0233
TE-6	JBC Properties, LLC			512	0.0118
TE-10	JBC Properties, LLC			515	0.0118
TE-11	AMAJKA, LLC, a Colorado limited liability company			513	0.0118
TE-12	604 S. 8th St. LLC			1,070	0.0246
TE-13	Brookville Partners LLC, a Colorado limited liability company			861	0.0198

EXHIBIT B

EXHIBIT "A"

**PERMANENT EASEMENT PE-101
PROJECT NO.: 152081.01
SE1/4 SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: DECEMBER 2, 2024**

DESCRIPTION

A permanent easement, PE-101, being Lot 1 of Dellacroce Subdivision Filing No. 3, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 2395910, situated in the SE1/4 of Section 13, Township 14 South, Range 67 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at the southwest corner of said Lot 1, a 1.25" Aluminum Cap (Illegible), said point being the TRUE POINT OF BEGINNING;

1. Thence North 00°03'21" East, along the west line of said Lot 1, a distance of 131.60 feet, more or less, to the north line of said Lot 1;
2. Thence South 80°28'10" East, along the north line of said Lot 1, a distance of 6.40 feet;
3. Thence North 89°29'57" East, along the north line of said Lot 1, a distance of 0.47 feet;
4. Thence South 03°01'54" West, a distance of 130.73 feet, to the south line of said Lot 1, more or less, to the TRUE POINT OF BEGINNING.

The above-described permanent easement contains 446 square feet, (0.010 acres), more or less.

Basis of Bearings: Bearings are based on a grid bearing of North 00°03'21" East along the west line of Dellacroce Subdivision, from the southwest corner of Lot 1, a 1.25" Aluminum Cap Illegible, to the southwest corner of Lot 2, a 1.25" Nail and Washer marked LS 38723.

Lorelei A. Ward, PLS 34982
Farnsworth Group Inc.
5775 Mark Dabling Blvd. - Suite 190
Colorado Springs, CO 80919



LEGEND

POB
● CHANGE IN COURSE ONLY

NOTE:

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

CITY OF COLORADO SPRINGS

TRACT A

R & M ROSS SUBDIVISION

REC. 207712548

40' R.O.W. AND EASEMENT

PER BOOK 3648 PG 514

10'X30' SIGN EASEMENT
PER BOOK 5639 PG 947

FOUND 1.25" NAIL AND WASHER
MARKED "LS 38723"

GARNER STREET

60' RIGHT OF WAY

FOUND 1.25" NAIL AND
WASHER MARKED "LS 28658"

N89°29'57"E 0.47'
S80°28'10"E 6.40'

LOT 1

R & M ROSS SUBDIVISION

REC. 207712548

28' EASEMENT FOR
LOT 1 ONLY, FOR
INGRESS, EGRESS,
AND UTILITIES

20' INGRESS AND EGRESS
EASEMENT BY USE OF
HEAVY EQUIPMENT PER
BOOK 3343 PG 500

S03°01'54"W 130.73'

PE-101

446 SQ FT (0.010 ACRES)

393 S 8TH STREET

OWNER: COMMERCIAL NET LEASE REALTY INC
SCHED 7413410010

LOT 1

DELLACROCE SUBDIVISION

FILING NO. 3

REC 2395910

N00°03'21"E 131.60'

N00°03'21"E
BASIS OF BEARINGS

8TH STREET
100' RIGHT OF WAY

POB

POB PE-101
FOUND 1.25"
ALUMINUM
CAP ILLEGIBLE

LOT 1

R & M ROSS SUBDIVISION

REC. 207712548



0 20 40 80

SCALE: 1"=40'
U.S. SURVEY FEET

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Farnsworth
GROUP

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



benesch



8TH STREET WIDENING
EXHIBIT "B"

PERMANENT EASEMENT NUMBER PE-101
COMMERCIAL NET LEASE REALTY INC

Project No.:
152081.01

Project Code:
-

Date:
12-2-2024

Page 2 of 2

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EXHIBIT "A"

**TEMPORARY EASEMENT TE-101
PROJECT NO.: 152081.01
SE1/4 SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: DECEMBER 2, 2024**

DESCRIPTION

A temporary easement, TE-101, being Lot 1 of Dellacroce Subdivision Filing No. 3, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 2395910, situated in the SE1/4 of Section 13, Township 14 South, Range 67 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at the southwest corner of said Lot 1, a 1.25" Aluminum Cap (Illegible), said point being the TRUE POINT OF BEGINNING;

1. Thence North 03°01'54" East, a distance of 130.73 feet, more or less, to the north line of said Lot 1;
2. Thence North 89°29'57" East, along the north line of said Lot 1, a distance of 28.22 feet;
3. Thence South 00°30'03" East, a distance of 10.00 feet;
4. Thence South 89°29'57" West, a distance of 12.55 feet;
5. Thence South 44°29'57" West, a distance of 17.93 feet;
6. Thence South 00°03'55" West, a distance of 107.74 feet, more or less, to the south line of said Lot 1;
7. Thence South 89°06'33" West, along the south line of said Lot 1, a distance of 10.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above-described temporary easement contains 1,191 square feet, (0.027 acres), more or less.

Basis of Bearings: Bearings are based on a grid bearing of North 00°03'21" East along the west line of Dellacroce Subdivision, from the southwest corner of Lot 1, a 1.25" Aluminum Cap Illegible, to the southwest corner of Lot 2, a 1.25" Nail and Washer marked LS 38723.

Lorelei A. Ward, PLS 34982
Farnsworth Group Inc.
5775 Mark Dabling Blvd. - Suite 190
Colorado Springs, CO 80919



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.

CITY OF COLORADO SPRINGS
TRACT A

R & M ROSS SUBDIVISION
REC. 207712548

40' R.O.W. AND EASEMENT
PER BOOK 3648 PG 514

LOT 1

R & M ROSS SUBDIVISION
REC. 207712548

28' EASEMENT FOR
LOT 1 ONLY, FOR
INGRESS, EGRESS,
AND UTILITIES

SE 1/4 SEC 13
14S R67W
6TH P.M.

TE-101

1,191 SQ FT (0.027 ACRES)

393 S 8TH STREET

OWNER: COMMERCIAL NET LEASE REALTY INC
SCHED 7413410010

LOT 1

DELLACROCE SUBDIVISION
FILING NO.3
REC 2395910

POB

S89°06'33"W 10.00'

POB TE-101

FOUND 1.25"
ALUMINUM CAP
ILLEGIBLE

LOT 1

R & M ROSS SUBDIVISION
REC. 207712548

0 20 40 80

SCALE: 1"=40'
U.S. SURVEY FEET

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Farnsworth

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benesch



8TH STREET WIDENING
EXHIBIT "B"

TEMPORARY EASEMENT NUMBER TE-101
COMMERCIAL NET LEASE REALTY INC

Project No.:
152081.01

Project Code:
-

Date:
12-2-2024

Page 2 of 2

EXHIBIT C

Resolution Exhibit C

PE-2 LEGAL DESCRIPTION & EXHIBIT

PARCEL DESIGNATION 7413410037	DATE: JANUARY 23, 2025
OWNER: CSC3T LLC	

EXHIBIT A

LEGAL DESCRIPTION

PE-2

A PARCEL LOCATED IN LOT 4, WAL-MART CENTER FILING NO 1, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, BEING MONUMENTED BY A NO.4 REBAR. THENCE, ALONG THE WEST LINE OF SAID LOT 4, S 13°22'35" W, A DISTANCE OF 125.71 FEET TO THE POINT OF BEGINNING, FROM WHENCE THE SOUTH 1/4 CORNER OF SECTION 13, T14S, R67W, BEARS S 10° 45' 55" W A DISTANCE OF 691.23 FEET;

1. THENCE, N 76° 37' 25" E A DISTANCE OF 22.00 FEET;
2. THENCE, S 13° 22' 35" E A DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4;
3. THENCE, ALONG SAID SOUTH LINE OF LOT 4, S 62° 53' 26" W A DISTANCE OF 22.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;
4. THENCE, ALONG THE WEST LINE OF SAID LOT 4, N 13° 22' 35" W A DISTANCE OF 44.65 FEET TO THE POINT OF BEGINNING.

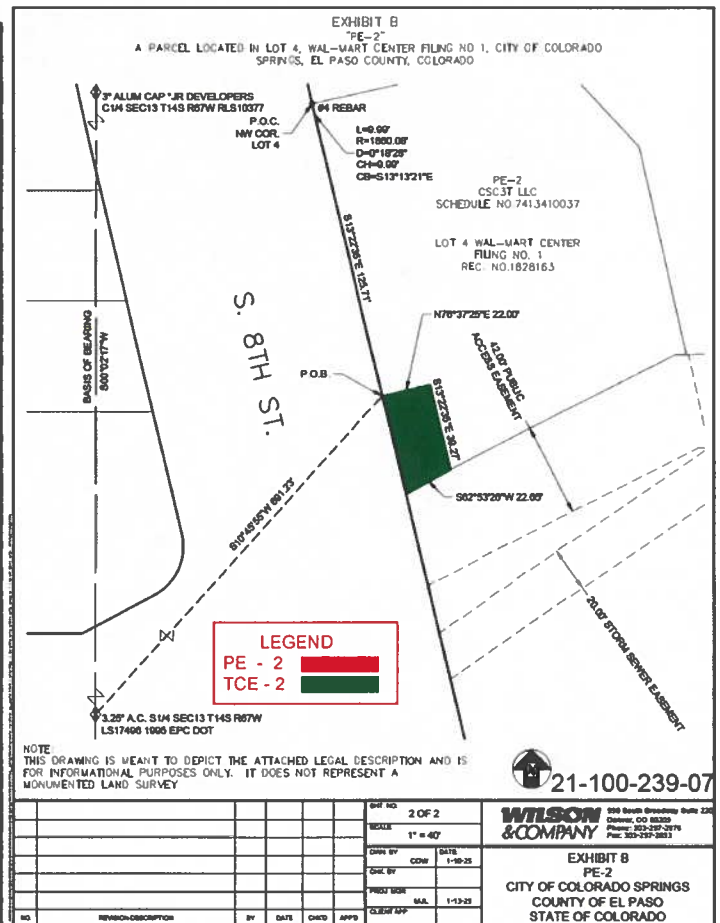
SAID PARCEL OF LAND CONTAINS 923 SQUARE FEET OR 0.021 ACRES, MORE OR LESS.

ACQUIRED FOR CONSTRUCTION AND MAINTENANCE PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT".



THIS DESCRIPTION WAS PREPARED BY
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE 220
DENVER, CO 80209
(303) 297-2976



PARCEL DESIGNATION	7413410012	DATE:	JANUARY 23, 2025
OWNER:	SONIC RESTAURANTS INC		

EXHIBIT A

LEGAL DESCRIPTION

PE-3

A PARCEL LOCATED IN LOT 1, SONIC SUBDIVISION NO 1, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BEING MONUMENTED BY A N&W "WATTS PELS 9853". THENCE, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 158.47 FEET, ALONG THE ARC OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 3° 52' 02", HAVING A RADIUS OF 2347.80 FEET, AND WHOSE CHORD BEARS N 11° 26' 34" W FOR A DISTANCE OF 158.44 FEET, THENCE, CONTINUING ALONG SAID WEST LINE, N 13° 22' 35" W A DISTANCE OF 21 28 FEET TO THE POINT OF BEGINNING, FROM WHENCE THE SOUTH 1/4 CORNER OF SECTION 13, T14S, R67W, BEARS S 17° 00' 00" W A DISTANCE OF 559.07 FEET;

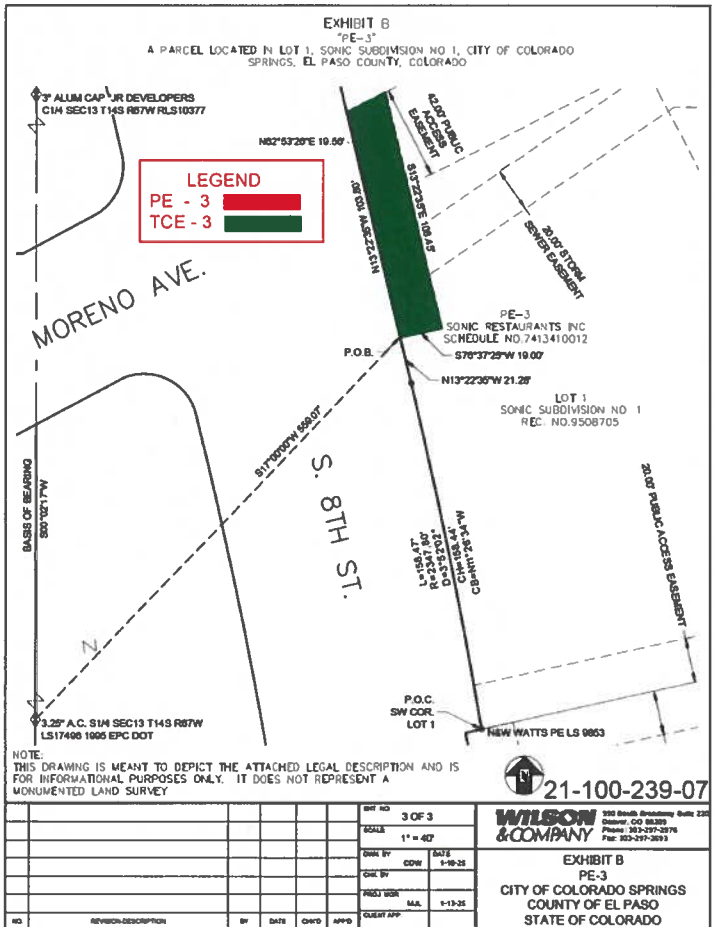
1. THENCE, CONTINUING ALONG SAID WEST LINE, N 13° 22' 35" W A DISTANCE OF 103.80 FEET;
2. THENCE, N 62° 53' 26" E A DISTANCE OF 19.56 FEET;
3. THENCE, S 13° 22' 35" E A DISTANCE OF 108.45 FEET;
4. THENCE, S 76° 37' 25" W A DISTANCE OF 19.00 FEET TO THE POINT OF BEGINNING

SAID PARCEL OF LAND CONTAINS 2016 SQUARE FEET OR 0.046 ACRES, MORE OR LESS

ACROSS FOR CONSTRUCTION AND MAINTENANCE PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3 25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT".

THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



PE-4 LEGAL DESCRIPTION & EXHIBIT

PARCEL DESIGNATION	7424200008	DATE:	JANUARY 23, 2025
OWNER:	NORRIS PENROSE LEGACY FOUNDATION		

EXHIBIT A

LEGAL DESCRIPTION

PE-4

A PARCEL LOCATED IN LOT J, OAKVIEW HEIGHTS, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BEING MONUMENTED BY A N&W "RAMPART LS 38560", FROM WHENCE THE SOUTH 1/4 CORNER OF SECTION 13, T14S, R67W, BEARS N 64° 03' 49" W A DISTANCE OF 150.50 FEET;

1. THENCE ALONG THE SOUTH LINE OF SAID LOT J A DISTANCE OF 15.59 FEET ALONG THE ARC OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 38' 41", HAVING A RADIUS OF 542.96 FEET, AND WHOSE LONG CHORD BEARS S 46° 03' 36" W A DISTANCE OF 15.59 FEET;
2. THENCE, N 01° 15' 23" E A DISTANCE OF 10.44 FEET TO A POINT ON THE NORTH LINE OF SAID LOT J;
3. THENCE ALONG SAID NORTH LINE A DISTANCE OF 11.00 FEET ALONG THE ARC OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 03° 34' 00", HAVING A RADIUS OF 176.73 FEET, AND WHOSE LONG CHORD BEARS N 88° 00' 53" E A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING.

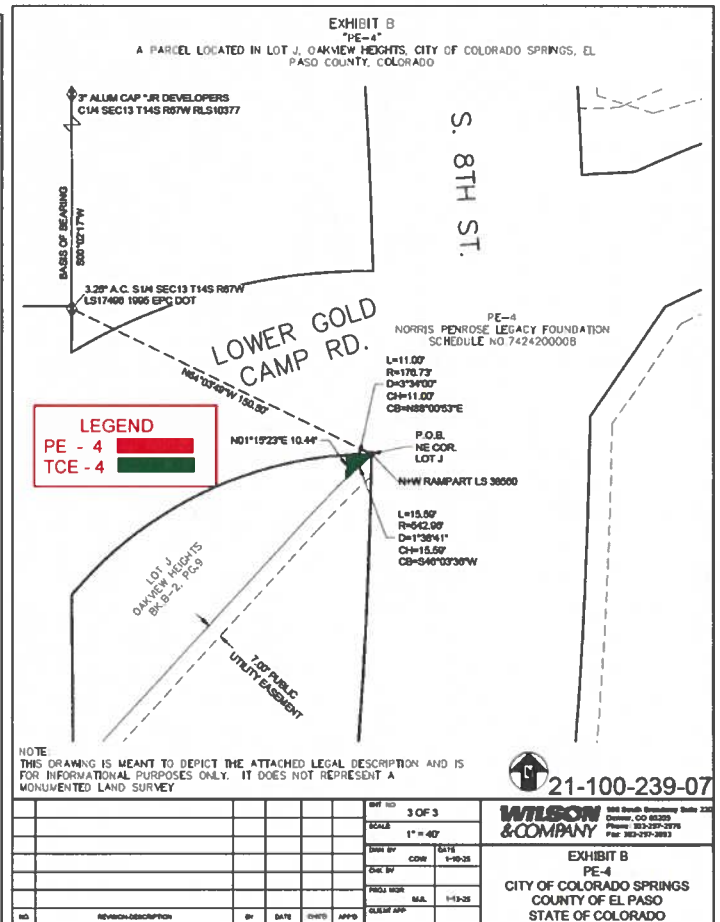
SAID PARCEL OF LAND CONTAINS 57 SQUARE FEET OR 0.001 ACRES, MORE OR LESS.

ACQUIRED FOR CONSTRUCTION AND MAINTENANCE PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT".



THIS DESCRIPTION WAS PREPARED BY:
 MICHAEL LINDQUIST, P.L.S. 38666
 ON BEHALF OF WILSON & CO.
 990 S. BROADWAY, STE. 220
 DENVER, CO 80209
 (303) 297-2976



PARCEL DESIGNATION: [T4241110003] DATE: [JANUARY 23, 2025]
OWNER: [KANGAROO COFFEE LLC]

EXHIBIT A

LEGAL DESCRIPTION

PE-5

A PARCEL LOCATED IN LOTS 1 & 2, BURGESS SUBDIVISION AMENDED, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BEING MONUMENTED BY A N&W "RAMPART LS 38560". THENCE, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 9.82 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH AN ANGLE OF 0° 15' 00", HAVING A RADIUS OF 2252.00 FEET, AND WHOSE CHORD BEARS N 01° 03' 50" W FOR A DISTANCE OF 9.82 FEET TO THE POINT OF BEGINNING, FROM WHENCE THE SOUTH 1/4 CORNER OF SECTION 13, T14S, R67W, BEARS N 60° 45' 55" W A DISTANCE OF 154.89 FEET;

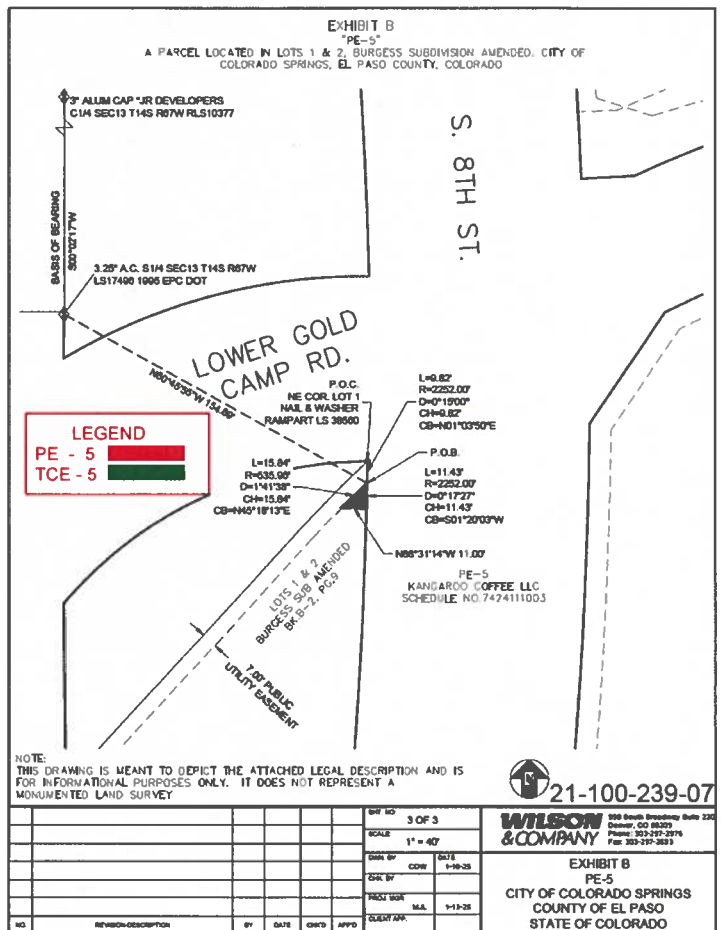
1. THENCE CONTINUING ALONG THE SAID EAST LINE A DISTANCE OF 11.43 FEET ALONG THE ARC OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00° 17' 27", HAVING A RADIUS OF 2252.00 FEET, AND WHOSE LONG CHORD BEARS S 01° 20' 03" W A DISTANCE OF 11.43 FEET;
2. THENCE, N 88° 31' 14" W A DISTANCE OF 11.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF A 7.00-FOOT PUBLIC UTILITY EASEMENT;
3. THENCE ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 15.84 FEET ALONG THE ARC OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 01° 41' 38", HAVING A RADIUS OF 535.96 FEET, AND WHOSE LONG CHORD BEARS N 45° 18' 13" E A DISTANCE OF 15.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 64 SQUARE FEET OR 0.001 ACRES, MORE OR LESS.

ACQUIRED FOR CONSTRUCTION AND MAINTENANCE PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT".

THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



PE-6 LEGAL DESCRIPTION & EXHIBIT

PARCEL DESIGNATION	7413411009	DATE:	APRIL 3, 2025
OWNER:	BROOKVILLE PARTNERS LLC		

EXHIBIT A

LEGAL DESCRIPTION

PE-6

A PARCEL LOCATED IN LOT I, OAKVIEW HEIGHTS, PLAT BOOK B-2 AT PAGE 9, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. THENCE, ALONG THE WEST LINE OF, SAID LOT I, S 00° 40' 12" W A DISTANCE OF 21.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT I AND A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 256.73 FEET. THENCE, ALONG SAID CURVE A DISTANCE OF 135.46 FEET THROUGH AN ANGLE OF 30° 13' 51", WHOSE CHORD BEARS N 72° 30' 43" E A DISTANCE OF 133.89 FEET TO THE POINT OF BEGINNING;

1. THENCE, N 01° 34' 24" W A DISTANCE OF 6.00 FEET;
2. THENCE, N 88° 37' 38" E A DISTANCE OF 9.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT I AND THE BEGINNING OF A NON-TANGENTIAL CURVE;
3. THENCE, A DISTANCE OF 5.99 FEET, ALONG SAID EAST LINE AND CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00° 09' 11", HAVING A RADIUS OF 2242.00 FEET, AND WHOSE LONG CHORD BEARS S 01° 34' 21" E A DISTANCE OF 5.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT I;
4. THENCE, ALONG THE SOUTH LINE OF SAID LOT I, S 89° 06' 34" W A DISTANCE OF 2.36 FEET TO THE BEGINNING OF A CURVE;
5. THENCE, CONTINUING ALONG SAID SOUTH LINE, ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 28' 55", HAVING A RADIUS OF 256.73 FEET, AND WHOSE LONG CHORD BEARS S 88° 22' 06" W A DISTANCE OF 6.64 FEET TO THE POINT OF BEGINNING.

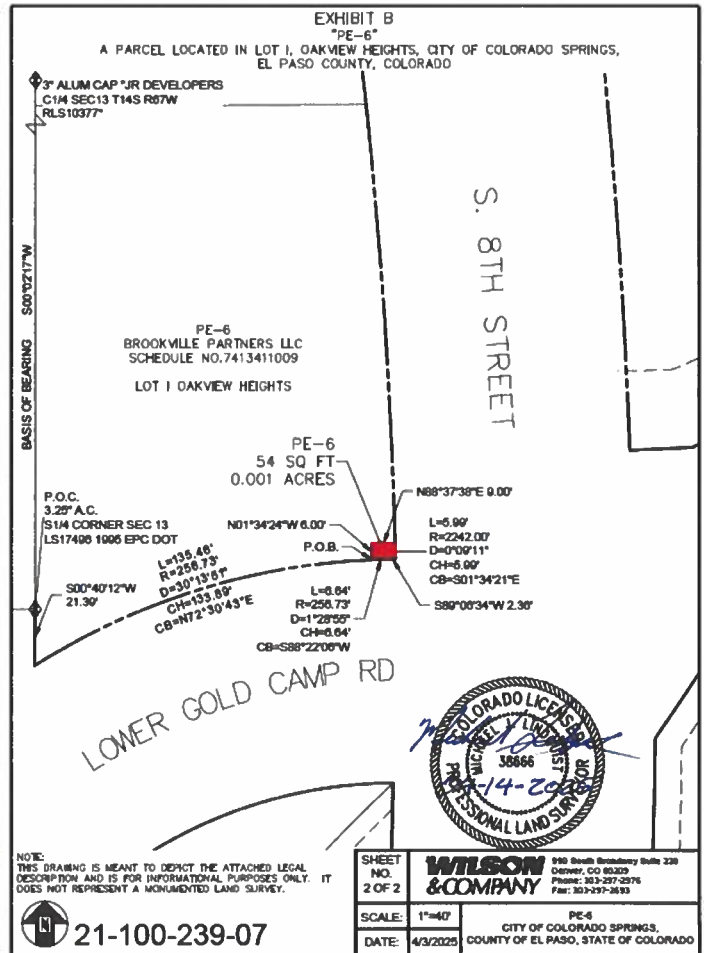
SAID PARCEL OF LAND CONTAINS 54 SQUARE FEET OR 0.001 ACRES, MORE OR LESS.

ACQUIRED FOR CONSTRUCTION AND MAINTENANCE PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT".

THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976

SHEET 1 of 2



TE-6 LEGAL DESCRIPTION & EXHIBIT

PARCEL DESIGNATION	7413411009	DATE:	NOVEMBER 07, 2024
OWNER:	BROOKVILLE PARTNERS LLC		

EXHIBIT A

LEGAL DESCRIPTION

TE-6

A PARCEL LOCATED IN LOT I, OAKVIEW HEIGHTS, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IN SECTION 13, T14S, R67W, 6TH PM, BEING THE EAST 6 FEET OF SAID LOT I, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13, BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 02°53'52" E A DISTANCE OF 2443.77 FEET THE NORTHEAST CORNER OF SAID LOT I AND THE POINT OF BEGINNING;

1. THENCE, ALONG THE EAST LINE OF SAID LOT I, 34.50 FEET ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00° 52' 54", HAVING A RADIUS OF 2242.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 28' 21" E, A DISTANCE OF 34.50 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;
2. THENCE, S 84° 58' 06" W, A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;
3. THENCE 35.00 FEET ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 00° 53' 49", HAVING A RADIUS OF 2236.00 FEET, AND WHOSE LONG CHORD BEARS N 05° 28' 48" W, A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTH LINE OF LOT I;
4. THENCE, ALONG SAID NORTH LINE, N 89° 45' 50" E, A DISTANCE OF 6.03 FEET TO THE POINT OF BEGINNING.

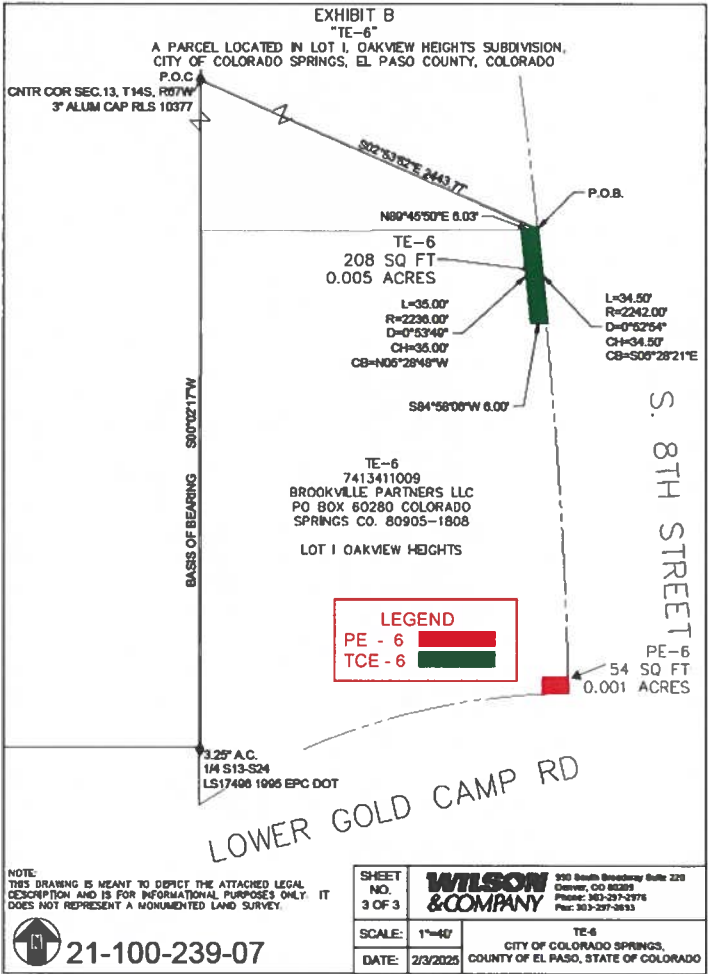
SAID PARCEL OF LAND CONTAINS 208 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.

ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT".

THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976





TE-13 LEGAL DESCRIPTION & EXHIBIT

PARCEL DESIGNATION 7413411008 DATE: NOVEMBER 07, 2024
OWNER: BROOKVILLE PARTNERS LLC

EXHIBIT A

LEGAL DESCRIPTION

TE-13

A PARCEL LOCATED IN LOT 2, PRUETTS REPLAT, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IN SECTION 13, T14S, R67W, 6TH PM, BEING THE EAST 6 FEET OF SAID LOT 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13, BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 02°35'42" E A DISTANCE OF 2300.63 FEET THE NORTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;

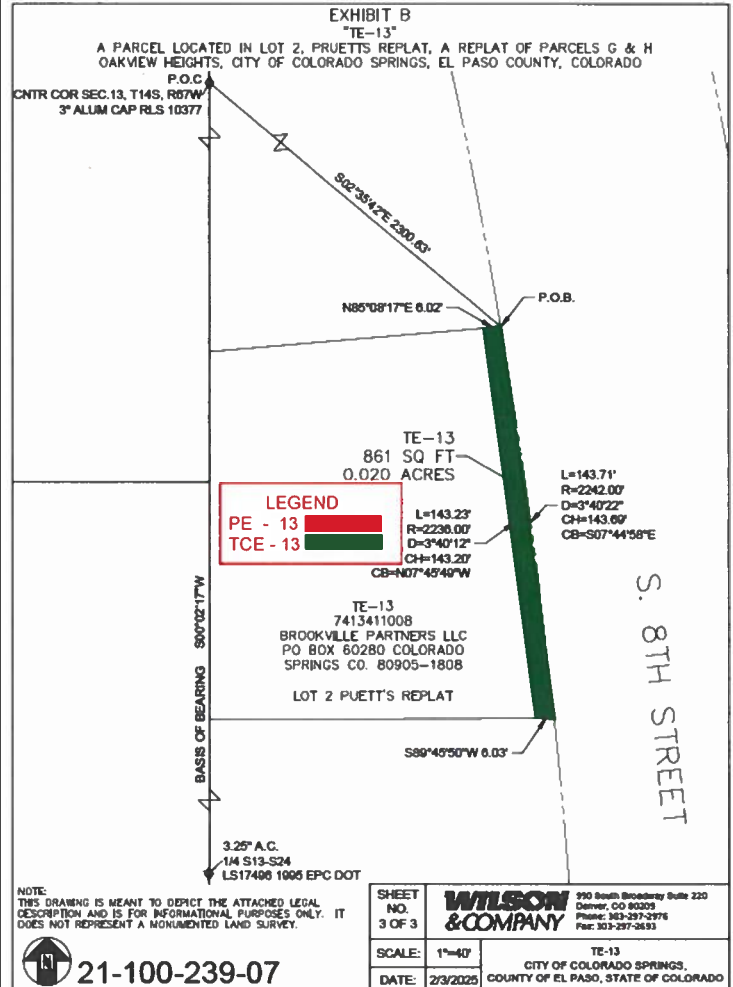
1. THENCE, ALONG THE EAST LINE OF LOT 2, 143.71 FEET ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 03° 40' 22", HAVING A RADIUS OF 2242.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 44' 58" E, A DISTANCE OF 143.69 FEET TO THE SOUTHEAST CORNER OF LOT 2;
2. THENCE, ALONG THE SOUTH LINE OF LOT 2, S 89° 45' 50" W, A DISTANCE OF 6.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;
3. THENCE 143.23 FEET ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 40' 12", HAVING A RADIUS OF 2236.00 FEET, AND WHOSE LONG CHORD BEARS N 07° 45' 49" W, A DISTANCE OF 143.20 FEET TO A POINT ON THE NORTH LINE OF LOT 2;
4. THENCE, ALONG SAID NORTH LINE, N 85° 08' 17" E, A DISTANCE OF 6.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 861 SQUARE FEET OR 0.020 ACRES, MORE OR LESS.

ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT".

THIS DESCRIPTION WAS PREPARED BY:
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(303) 297-2976



TE-7 LEGAL DESCRIPTION

PARCEL DESIGNATION	7413313137	DATE:	NOVEMBER 07, 2024
OWNER:	8 TH STREET SHOPS LLC		

EXHIBIT A

LEGAL DESCRIPTION

TE-7

A PARCEL LOCATED IN LOTS 4 & 5, BLOCK 1, AND LOT 1, BLOCK 2 OF OAKVIEW SUBDIVISION, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AND A VACATED PORTION OF COUNTY ROAD AND CIMARRON STREET, IN SECTION 13, T14S, R67W, 6TH PM, BEING THE EAST 10 FEET OF SAID LOTS IN COMBINATION WITH THE VACATED COUNTY ROAD CIMARRON STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13 BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 02°00'02" W A DISTANCE OF 1502.91 FEET TO A POINT ON THE WEST LINE OF S. 8TH STREET AND THE **POINT OF BEGINNING**;

1. THENCE, ALONG SAID WEST LINE, S 03° 23' 48" E, A DISTANCE OF 50.08 FEET;
2. THENCE, CONTINUING ALONG SAID WEST LINE, S 05° 20' 02" E, A DISTANCE OF 50.21 FEET;
3. THENCE, CONTINUING ALONG SAID WEST LINE, S 08° 44' 23" E, A DISTANCE OF 60.69 FEET;
4. THENCE, CONTINUING ALONG SAID WEST LINE, S 00° 16' 00" W, A DISTANCE OF 7.82 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
5. THENCE, CONTINUING ALONG SAID WEST LINE, 42.64 FEET ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 14' 47", HAVING A RADIUS OF 1960.08 FEET, AND WHOSE LONG CHORD BEARS S 08° 33' 20" E, A DISTANCE OF 42.64 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1;
6. THENCE, ALONG SAID SOUTH LINE, S 89° 52' 42" W, A DISTANCE OF 10.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
7. THENCE 41.98 FEET ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01° 13' 15", HAVING A RADIUS OF 1970.08 FEET, AND WHOSE LONG CHORD BEARS N 08° 30' 26" W, A DISTANCE OF 41.98 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;
8. THENCE, N 00° 16' 00" E, A DISTANCE OF 7.75 FEET;
9. THENCE, N 08° 44' 23" W, A DISTANCE OF 60.19 FEET;
10. THENCE, N 05° 20' 02" W, A DISTANCE OF 50.67 FEET;
11. THENCE, N 03° 23' 48" W, A DISTANCE OF 50.47 FEET;
12. THENCE, N 00° 52' 45" W, A DISTANCE OF 0.35 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4;

13. THENCE, ALONG SAID NORTH LINE, N 89° 52' 42" E, A DISTANCE OF 10.00 FEET TO A POINT ON THE WEST LINE OF S. 8TH STREET AND THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINS 2,115 SQUARE FEET OR 0.049 ACRES, MORE OR LESS.

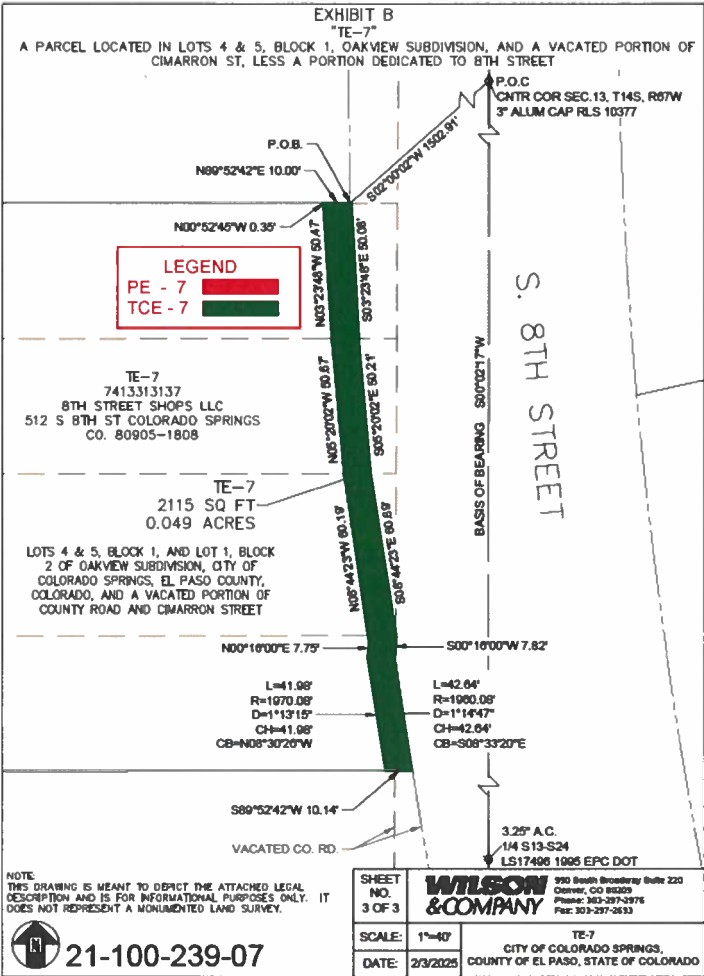
ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT".

THIS DESCRIPTION WAS PREPARED BY:
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ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



TE-7 EXHIBIT



TE-8 LEGAL DESCRIPTION

PARCEL DESIGNATION	7413313078	DATE:	NOVEMBER 07, 2024
OWNER:	GLY LLC		

EXHIBIT A

LEGAL DESCRIPTION

TE-8

A PARCEL LOCATED IN LOT 1, PADGETT SUBDIVISION, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IN SECTION 13, T14S, R67W, 6TH PM, BEING THE EAST 10 FEET OF SAID LOT 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13, BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 00°58'50" W A DISTANCE OF 1712.20 FEET TO NORTHEAST CORNER OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

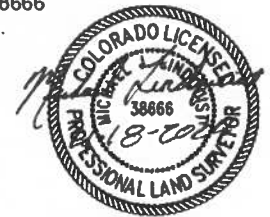
1. THENCE, ALONG THE EAST LINE OF SAID LOT 1, 101.72 FEET ALONG A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 58' 25", HAVING A RADIUS OF 1960.08 FEET, AND WHOSE LONG CHORD BEARS S 10° 39' 03" E, A DISTANCE OF 101.71 FEET TO THE SOUTHEAST CORNER OF LOT 1;
2. THENCE S 89° 52' 42" W, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 10.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;
3. THENCE, 101.71 FEET ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 02° 57' 28", HAVING A RADIUS OF 1970.08 FEET, AND WHOSE LONG CHORD BEARS N 10° 35' 48" W, A DISTANCE OF 101.69 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;
4. THENCE N 89° 52' 42" E, ALONG SAID NORTH LINE, A DISTANCE OF 10.13 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINS 1,017 SQUARE FEET OR 0.023 ACRES, MORE OR LESS.

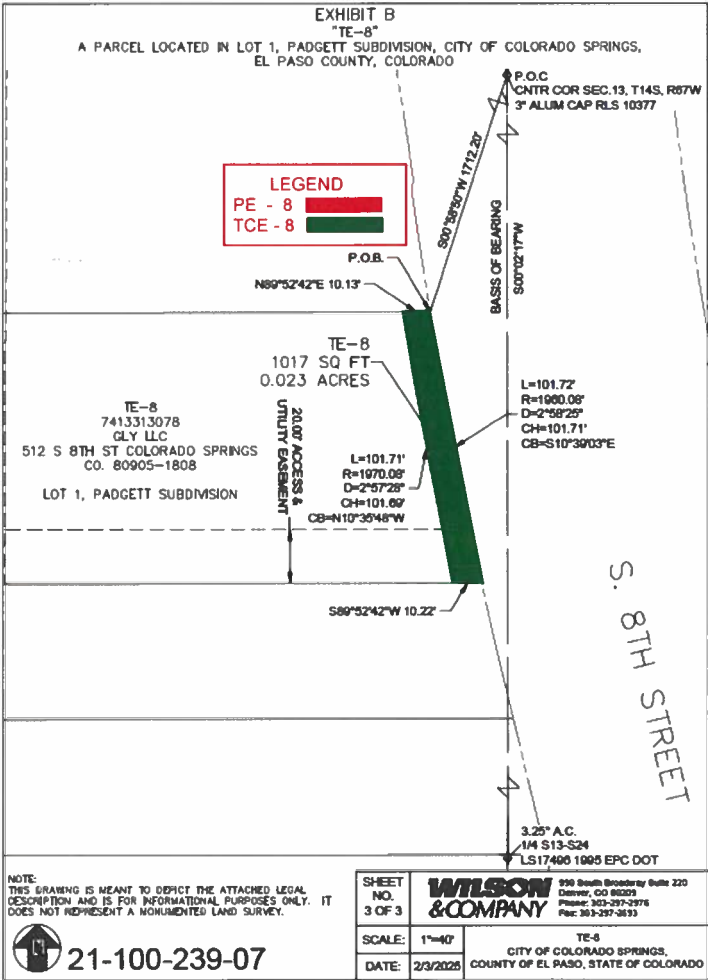
ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

THIS DESCRIPTION WAS PREPARED BY:
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ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



TE-8 EXHIBIT



TE-9 LEGAL DESCRIPTION

PARCEL DESIGNATION	7413313017	DATE:	NOVEMBER 07, 2024
OWNER:	JBC PROPERTIES LLC		

EXHIBIT A

LEGAL DESCRIPTION

TE-9

A PARCEL LOCATED IN LOT 4, BLOCK 2, OAKVIEW SUBDIVISION, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IN SECTION 13, T14S, R67W, 6TH PM, AND A VACATED PORTION OF COUNTY ROAD, BEING THE EAST 10 FEET OF SAID LOT IN COMBINATION WITH THE VACATED COUNTY ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13, BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 00° 19' 57" W A DISTANCE OF 1811.94 FEET TO POINT ON THE WEST LINE OF 8TH STREET AND THE POINT OF BEGINNING;

1. THENCE, ALONG SAID WEST LINE, 35.78 FEET ALONG A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 02' 45", HAVING A RADIUS OF 1960.08 FEET, AND WHOSE LONG CHORD BEARS S 12° 39' 38" E A DISTANCE OF 35.78 FEET;
2. THENCE, CONTINUING ALONG SAID WEST LINE, S 13° 11' 00" E, A DISTANCE OF 15.47 FEET;
3. THENCE, S 89° 52' 42" W, A DISTANCE OF 10.27 FEET;
4. THENCE, N 13° 11' 00" W, A DISTANCE OF 13.15 FEET TO THE BEGINNING OF A CURVE;
5. THENCE 38.09 FEET ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01° 06' 28", HAVING A RADIUS OF 1970.08 FEET, AND WHOSE LONG CHORD BEARS N 12° 37' 46" W, A DISTANCE OF 38.09 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;
6. THENCE N 89° 52' 42" E, A DISTANCE OF 10.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 512 SQUARE FEET OR 0.012 ACRES, MORE OR LESS.

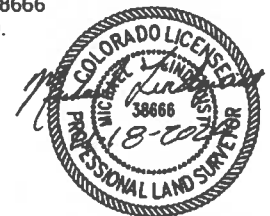
ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

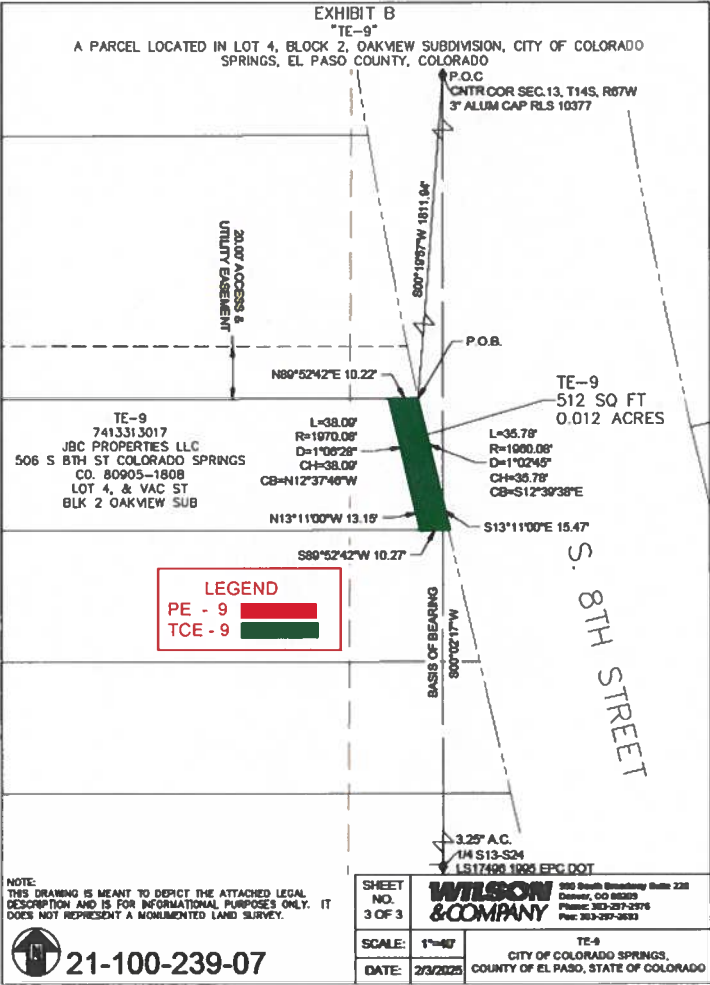
SHEET 1 of 3

THIS DESCRIPTION WAS PREPARED BY:

MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



TE-9 EXHIBIT



PARCEL DESIGNATION 7413313018	DATE: NOVEMBER 07, 2024
OWNER: JBC PROPERTIES LLC	

EXHIBIT A

LEGAL DESCRIPTION

TE-10

A PARCEL LOCATED IN LOT 5, BLOCK 2, OAKVIEW SUBDIVISION, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IN SECTION 13, T14S, R67W, 6TH PM, AND A VACATED PORTION OF COUNTY ROAD, BEING THE EAST 10 FEET OF SAID LOT IN COMBINATION WITH THE VACATED COUNTY ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13, BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 00°01'42" E A DISTANCE OF 1861.88 FEET TO POINT ON THE WEST LINE OF 8TH STREET AND THE POINT OF BEGINNING;

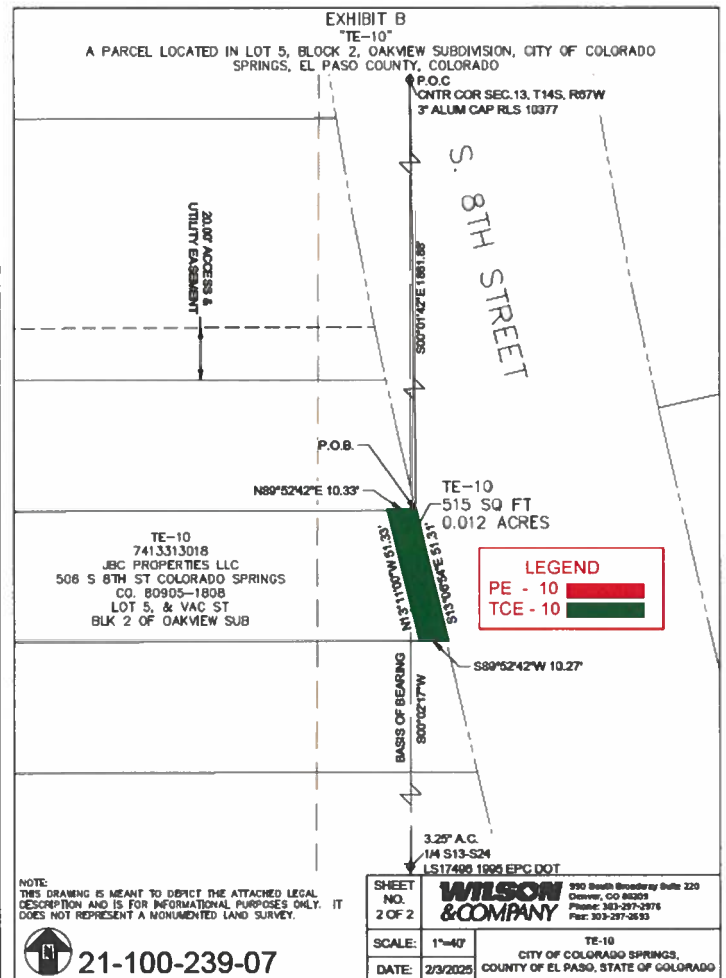
1. THENCE, ALONG SAID WEST LINE, S 13° 06' 54" E, A DISTANCE OF 51.31 FEET;
2. THENCE, S 89° 52' 42" W, A DISTANCE OF 10.27 FEET;
3. THENCE, N 13° 11' 00" W, A DISTANCE OF 51.33 FEET;
4. THENCE N 89° 52' 42" E, A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 515 SQUARE FEET OR 0.012 ACRES, MORE OR LESS.

ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3 25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE 220
DENVER, CO 80209
(303) 297-2976



TE-11 LEGAL DESCRIPTION & EXHIBIT

PARCEL DESIGNATION	7413313019	DATE: NOVEMBER 07, 2024
OWNER:	AMAJKA LLC	

EXHIBIT A

LEGAL DESCRIPTION

TE-11

A PARCEL LOCATED IN LOT 6, BLOCK 2, OAKVIEW SUBDIVISION, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IN SECTION 13, T14S, R67W, 6TH PM AND A VACATED PORTION OF COUNTY ROAD, BEING THE EAST 10 FEET OF SAID LOT IN COMBINATION WITH THE VACATED COUNTY ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13 BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 00°22'35" E A DISTANCE OF 1911.90 FEET TO POINT ON THE WEST LINE OF 8TH STREET AND THE POINT OF BEGINNING;

1. THENCE, ALONG SAID WEST LINE, S 13° 11' 00" E, A DISTANCE OF 51.33 FEET;
2. THENCE, S 89° 52' 42" W, A DISTANCE OF 10.27 FEET;
3. THENCE, N 13° 11' 00" W FOR A DISTANCE OF 51.33 FEET;
4. THENCE N 89° 52' 42" E, A DISTANCE OF 10.27 FEET TO THE POINT OF BEGINNING.

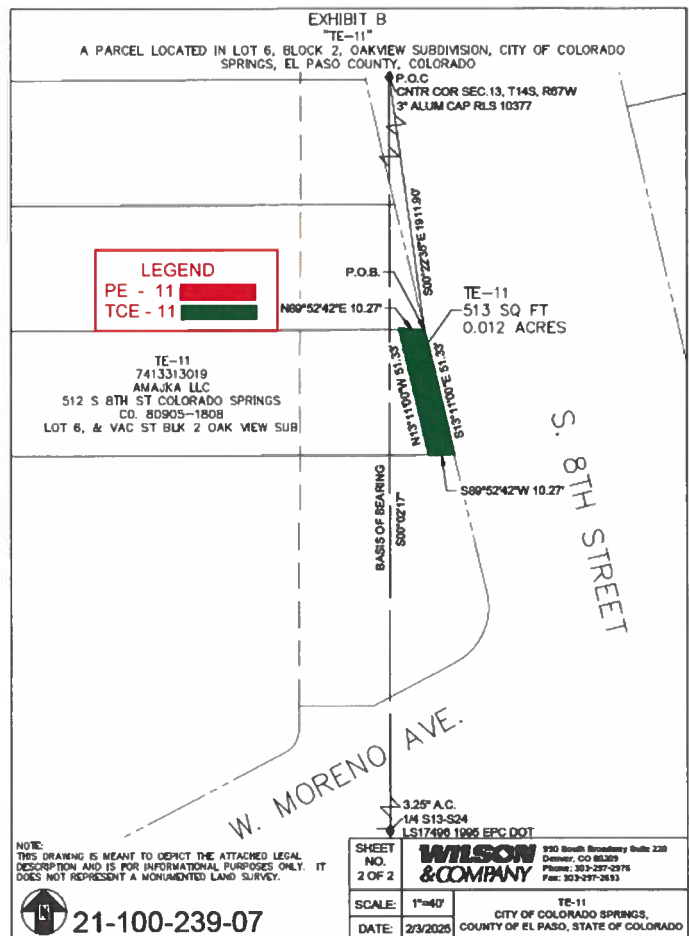
SAID PARCEL OF LAND CONTAINS 513 SQUARE FEET OR 0.012 ACRES, MORE OR LESS.

ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT".



THIS DESCRIPTION WAS PREPARED BY:
 MICHAEL LINDQUIST, P.L.S. 38666
 ON BEHALF OF WILSON & CO.
 990 S. BROADWAY, STE. 220
 DENVER, CO 80209
 (303) 297-2976



TE-12 LEGAL DESCRIPTION

PARCEL DESIGNATION	7413411001	DATE:	NOVEMBER 07, 2024
OWNER:	604 8 TH ST LLC		

EXHIBIT A

LEGAL DESCRIPTION

TE-12

A PARCEL LOCATED IN LOT 1, PRUETTS REPLAT, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IN SECTION 13, T14S, R67W, 6TH PM BEING, BEING THE EAST 6 FEET OF SAID LOT 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13, BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 01°37'50" E A DISTANCE OF 2120.81 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

1. THENCE, ALONG SAID EAST LINE, 17.21 FEET ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 42° 11' 30", HAVING A RADIUS OF 23.37 FEET, AND WHOSE LONG CHORD BEARS S 34° 58' 37" E, A DISTANCE OF 16.82 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;
2. THENCE, CONTINUING ALONG SAID EAST LINE, 168.08 FEET ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 04° 17' 43", HAVING A RADIUS OF 2242.00 FEET, AND WHOSE LONG CHORD BEARS S 11° 44' 01" E, A DISTANCE OF 168.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
3. THENCE, ALONG THE SOUTH LINE OF LOT 1, S 85° 08' 17" W, A DISTANCE OF 6.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;
4. THENCE 182.83 FEET ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 41' 05", HAVING A RADIUS OF 2236.00 FEET, AND WHOSE LONG CHORD BEARS N 11° 56' 28" W, A DISTANCE OF 182.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1,070 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.

ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

THIS DESCRIPTION WAS PREPARED BY:
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ON BEHALF OF WILSON & CO.
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DENVER, CO 80209
(303) 297-2976



TE-12 EXHIBIT

