

**EXHIBIT "A"**

**TEMPORARY EASEMENT TE-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 temporary easement, TE-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 temporary easement being more particularly described as follows:

Beginning at a point on the east property line of Dublin and Issaquah Filing No. 1 subdivision, 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 58°44'47" West a distance of 2,464.54 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said east property line South 01°17'20" East, a distance of 6.64 feet;
2. Thence South 88°42'38" West, a distance of 117.03 feet;
3. Thence North 01°17'22" West, a distance of 6.50 feet;
4. Thence South 88°42'38" West, a distance of 4.00 feet;
5. Thence South 01°17'22" East, a distance of 9.00 feet;
6. Thence South 89°04'27" West, a distance of 13.44 feet;
7. Thence North 00°55'27" West, a distance of 4.42 feet;
8. Thence South 88°42'38" West, a distance of 12.58 feet;
9. Thence South 58°57'07" West, a distance of 50.20 feet;
10. Thence North 01°15'18" West, a distance of 2.00 feet;
11. Thence North 28°54'59" East, a distance of 6.72 feet;
12. Thence North 59°07'37" East to a point on the southerly right-of-way line of Dublin Boulevard, a distance of 48.11 feet, more or less;
13. Thence along said right-of-way line North 88°42'37" East, a distance of 55.70 feet;
14. Thence North 89°59'05" East, a distance of 89.72 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 1,408 sq. ft. (0.032 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 1/16<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).

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



EXHIBIT "B"

**LEGEND**

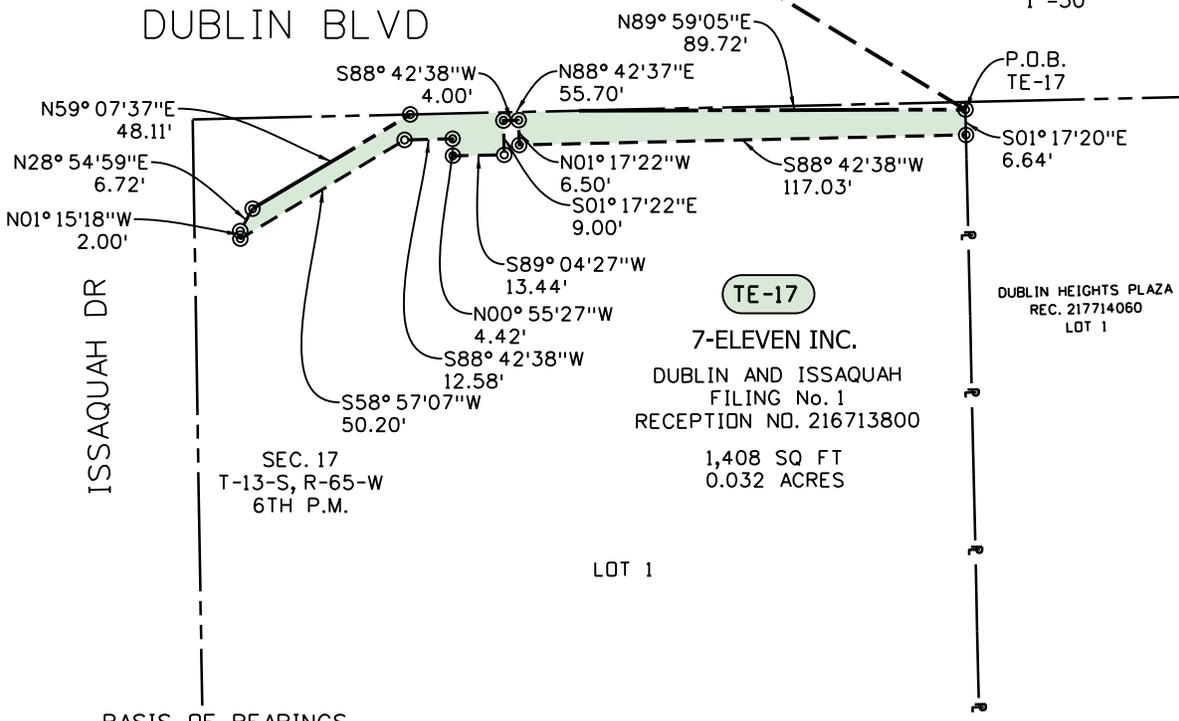
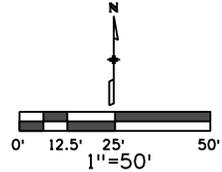
POB POINT OF BEGINNING  
 ⊙ CHANGE IN COURSE ONLY

**NOTE:**

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

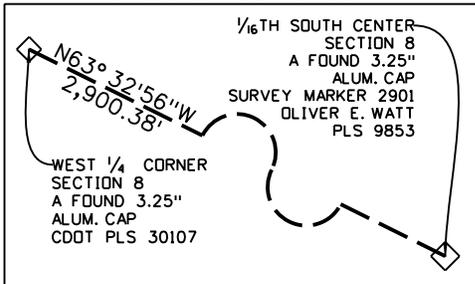
1/16TH SOUTH CENTER  
 SECTION 8  
 A FOUND 3.25"  
 ALUM. CAP  
 SURVEY MARKER 2901  
 OLIVER E. WATT  
 PLS 9853

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



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**BASIS OF BEARINGS**



**TE-17**  
 7-ELEVEN INC.  
 DUBLIN AND ISSAQUAH  
 FILING No. 1  
 RECEPTION NO. 216713800  
 1,408 SQ FT  
 0.032 ACRES

DUBLIN HEIGHTS PLAZA  
 REC. 217714060  
 LOT 1



THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1



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



DUBLIN WIDENING PROJECT

TE-17  
 EXHIBIT "B"  
 7-ELEVEN INC.

Project No.:  
 5430007

Project Code:  
 2024040

Date:  
 1-17-2025

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