



212 N Wahsatch Ave, Ste 305
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EXHIBIT A
WAYNOKA ROAD RIGHT-OF-WAY DEDICATION
LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND, BEING A PORTION OF LOT 5, "CIMARRON-NORTHWEST INDUSTRIAL" AS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN PLAT BOOK V-2 AT PAGE 29, TOGETHER WITH ADJACENT VACATED POWERS BOULEVARD AND WAYNOKA ROADS RIGHT-OF-WAY BY RESOLUTION NO. 02-106 AS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 206028177, SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, T14S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID VACATED POWERS BOULEVARD AND WAYNOKA ROAD RIGHTS-OF-WAY, SAID POINT LYING ON THE CENTERLINE OF WAYNOKA ROAD;

THENCE ALONG SAID CENTERLINE, 7.15 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 399.90 FEET, A CENTRAL ANGLE OF 1°01'28", THE CHORD OF 7.15 FEET WHICH BEARS S85°37'35";
THENCE N03°51'41"W, RADIAL TO THE PREVIOUS COURSE, A DISTANCE OF 24.08 FEET TO A POINT OF CURVE;
THENCE 128.83 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 57.00 FEET, A CENTRAL ANGLE OF 129°29'59", THE CHORD OF 103.11 FEET WHICH BEARS N60°53'19"E TO A POINT OF REVERSE CURVE;

THENCE 34.51 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 59°54'54", THE CHORD OF 32.96 FEET WHICH BEARS S84°19'08"E TO THE NORTHERLY RIGHT-OF-WAY OF AFORESAID WAYNOKA ROAD;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. THENCE 108.32 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 17°14'25", THE CHORD OF 107.92 FEET WHICH BEARS S74°20'37"W;
2. THENCE 43.64 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 45°27'54", THE CHORD OF 42.51 FEET WHICH BEARS S13°54'20"W TO THE POINT OF BEGINNING.

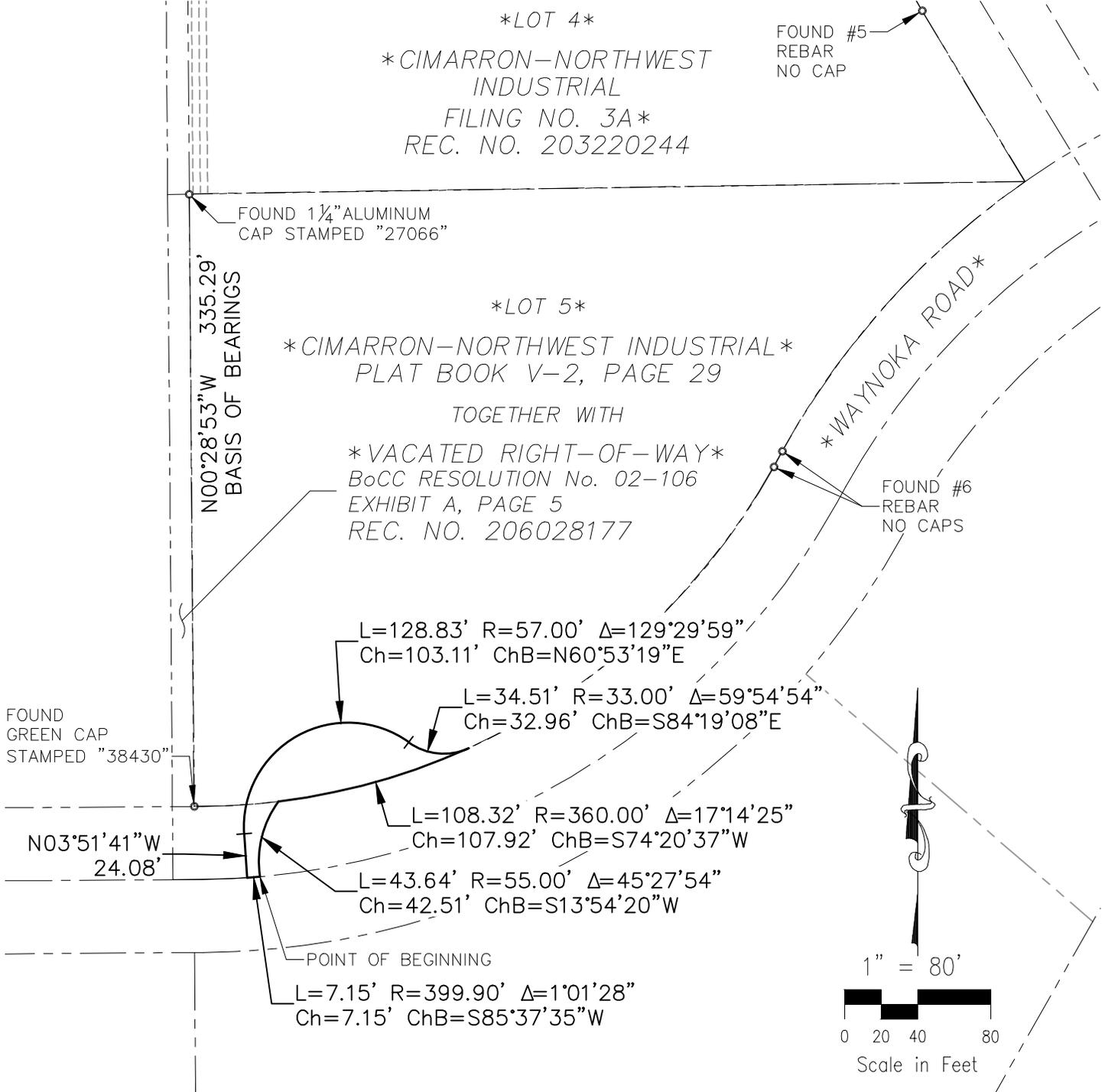
SAID PARCEL CONTAINS 3,199 SQUARE FEET (0.073 ACRES, MORE OR LESS).

BASIS OF BEARINGS: THE WEST LINE OF SAID LOT 5, BEING MONUMENTED ON THE SOUTH BY A GREEN PLASTIC SURVEYORS CAP STAMPED "38430", FROM WHICH A 1¼" ALUMINUM CAP STAMPED "27066" BEARS N00°28'53"W A DISTANCE OF 335.29 FEET.

PREPARED BY:

VERNON P. TAYLOR, COLORADO PLS NO. 25966 DATE
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC

WYNOKA ROAD RIGHT-OF-WAY DEDICATION EXHIBIT "B"



NOTES:

THIS SKETCH IS INTENDED FOR LEGAL DESCRIPTION ONLY. THIS SKETCH IS NOT INTENDED TO REPRESENT A LAND SURVEY PLAT NOR AN IMPROVEMENT LOCATION SURVEY PLAT.

RIGHT-OF-WAY DEDICATION:
4,000 SQUARE FEET
0.092 ACRES, MORE OR LESS

RIGHT-OF-WAY DEDICATION
EXHIBIT "B"
JOB NO. 10-022
DATE PREPARED: 04/28/2023
DATE REVISED:



212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

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