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EXHIBIT A
WAYNOKA PLACE RIGHT-OF-WAY DEDICATION
LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND, BEING A PORTION OF LOT 4, "CIMARRON-NORTHWEST INDUSTRIAL FILING NO. 3A" AS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 203220244, TOGETHER WITH ADJACENT VACATED POWERS BOULEVARD 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 SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, T13S, R65W, AND 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 NORTHEAST CORNER OF SAID LOT 4, SAID POINT LYING ON THE WEST RIGHT-OF-WAY OF WAYNOKA PLACE;

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

- 1) THENCE 271.05 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 282.50 FEET, A CENTRAL ANGLE OF 54°58'28", THE CHORD OF 260.78 FEET WHICH BEARS S53°05'32"W TO A POINT OF TANGENT;
- 2) THENCE S25°38'07"W A DISTANCE OF 61.61 FEET;

THENCE N19°21'00"E A DISTANCE OF 19.07 FEET;

THENCE N25°39'46"E A DISTANCE OF 48.45 FEET TO A POINT OF CURVE;

THENCE 173.62 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 296.00 FEET, A CENTRAL ANGLE OF 33°36'27", THE CHORD OF 171.14 FEET WHICH BEARS N42°28'00"E TO A POINT OF COMPOUND CURVE;

THENCE 36.75 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 162.50 FEET, A CENTRAL ANGLE OF 12°57'29", THE CHORD OF 36.67 FEET WHICH BEARS N65°44'58"E TO A POINT OF COMPOUND CURVE;

THENCE 58.35 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 253.00 FEET, A CENTRAL ANGLE OF 13°12'50", THE CHORD OF 58.22 FEET WHICH BEARS N78°50'08"E TO THE SOUTH LINE OF LOT 1, "CONSTITUTION PLACE FILING NO. 1" AS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 98017292;

THENCE ALONG SAID SOUTH LINE, 14.56 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,760.08 FEET, A CENTRAL ANGLE OF 0°28'26", THE CHORD OF 14.56 FEET WHICH BEARS S81°41'28"E TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,000 SQUARE FEET (0.092 ACRES, MORE OR LESS).

BASIS OF BEARINGS: A PORTION OF THE AFORESAID WEST RIGHT-OF-WAY LINE OF WAYNOKA DRIVE, BEING MONUMENTED ON THE NORTH BY A YELLOW PLASTIC SURVEYORS CAP STAMPED "27599", FROM WHICH A NAIL (WITHOUT WASHER) BEARS S25°38'07"W A DISTANCE OF 285.58 FEET.

PREPARED BY:

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

WAYNOKA PLACE RIGHT-OF-WAY DEDICATION EXHIBIT "B"

LOT 1

CONSTITUTION PLACE FILING NO. 1
REC. NO. 98017292

L=58.35' R=253.00' Δ=13°12'50"
Ch=58.22' ChB=N78°50'08"E

L=36.75' R=162.50' Δ=12°57'29"
Ch=36.67' ChB=N65°44'58"E

L=14.56'
R=1760.08'
Δ=0°28'26"
Ch=14.56'
ChB=S81°41'28"E

L=173.62'
R=296.00'
Δ=33°36'27"
Ch=171.14'
ChB=N42°28'00"E

LOT 4

*CIMARRON-NORTHWEST
INDUSTRIAL
FILING NO. 3A*
REC. NO. 203220244

L=271.05'
R=282.50'
Δ=54°58'28"
Ch=260.78'
ChB=S53°05'32"W

POINT OF BEGINNING
FOUND YELLOW CAP
ILLEGIBLE STAMP

N25°39'46"E
48.45'

FOUND YELLOW CAP
STAMPED "27599"

N19°21'00"W
19.07'

S25°38'07"W
61.61'

S25°38'07"W
BASIS OF BEARINGS
285.58'

WAYNOKA PLACE

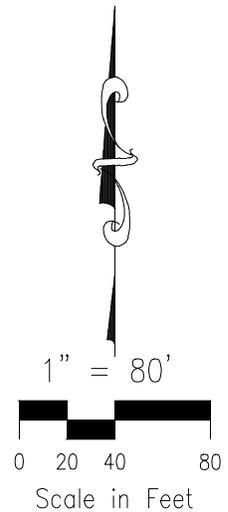
LOT 3

FOUND YELLOW CAP
STAMPED "25955"

FOUND NAIL
NO WASHER

FOUND NAIL
& WASHER

FOUND #4
REBAR
NO CAP



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

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



CIVIL CONSULTANTS, INC.

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

SHEET 1 OF 1