

CITY OF COLORADO SPRINGS UNION BOULEVARD

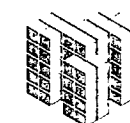
RECONSTRUCTION PROJECT

100+00.00 TO 203+50.00

PROJECT NO. STU M240-090

PROJECT CODE: 14845

APRIL 2006
FOR PLAN SET



Matrix Design Group, Inc.
Integrated Design Solutions

2925 Professional Place, Suite 202
Colorado Springs, CO 80904
Phone 719-575-0100
Fax 719-575-0208

UNION BOULEVARD ROADWAY PROJECT

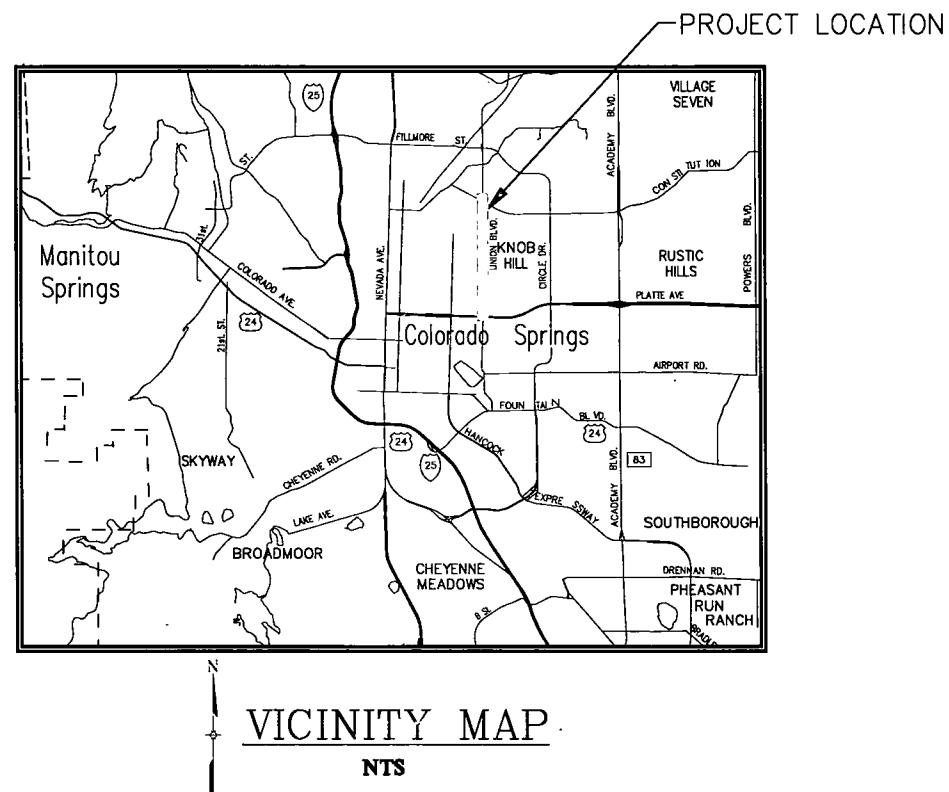
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UNION BOULEVARD FIRE FLOW PROJECT

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REVIEWED BY:

CITY ENGINEERING
BY: _____ DATE: _____

TRAFFIC ENGINEERING
BY: _____ DATE: _____

APPROVALS:

WATER RESOURCES
BY: _____ DATE: _____

WORK ORDER _____
PROJECT NUMBER _____

GAS DEPARTMENT
BY: _____ DATE: _____

ELECTRIC DEPARTMENT
BY: _____ DATE: _____

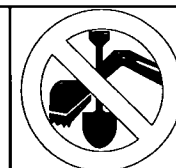
CITY FORESTRY
BY: _____ DATE: _____

QWEST
BY: _____ DATE: _____

ADELPHIA
BY: _____ DATE: _____

ICG
BY: _____ DATE: _____

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



STATEMENT:

THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.

S:\04.069.006\dwg\FINAL\ROADS\TS01.dwg
Apr 10, 2006 - 10:18am

REVIEW:

TRAFFIC ENGINEER _____ DATE _____
STREET DESIGN: _____ DATE _____
CURB & GUTTER REVIEW _____ DATE _____
FINAL REVIEW _____ DATE _____
DRAINAGE DESIGN: _____ DATE _____
FILED IN ACCORDANCE WITH SECTION 15-3-906 OF THE CODE OF COLORADO SPRINGS 1980, AS AMENDED _____ DATE _____

DESIGN DATA:

SIDEWALKS: WIDTH 4-6'
LOCATION: Attached ☒ Detached, 6' from Esmt ☒
CURB TYPE 1 ☒ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐
R/W WIDTH 100' F/C-F/C 59'
STREET TYPE ART. HVEEM
DESIGN SPEED 40 MPH
ASPHALT THICKNESS:
AC Surface 2" F.D.
AC Base 0"
AGG. BASE THICKNESS:
Class 6 0"
Class 5
Class 2

SCALE: HORIZ.: _____ VERT.: _____

BENCHMARK:

REVISIONS:

NO.	DESCRIPTION	DATE

ENGINEER:

Matrix Design Group, Inc.
Integrated Design Solutions
2925 Professional Place, Suite 202
Colorado Springs, CO 80904
Phone 719-575-0100
Fax 719-575-0208

DESIGNED BY: GLS DATE: 4/06
DRAWN BY: GES DATE: 4/06
CHECKED BY: EWS DATE: 4/06

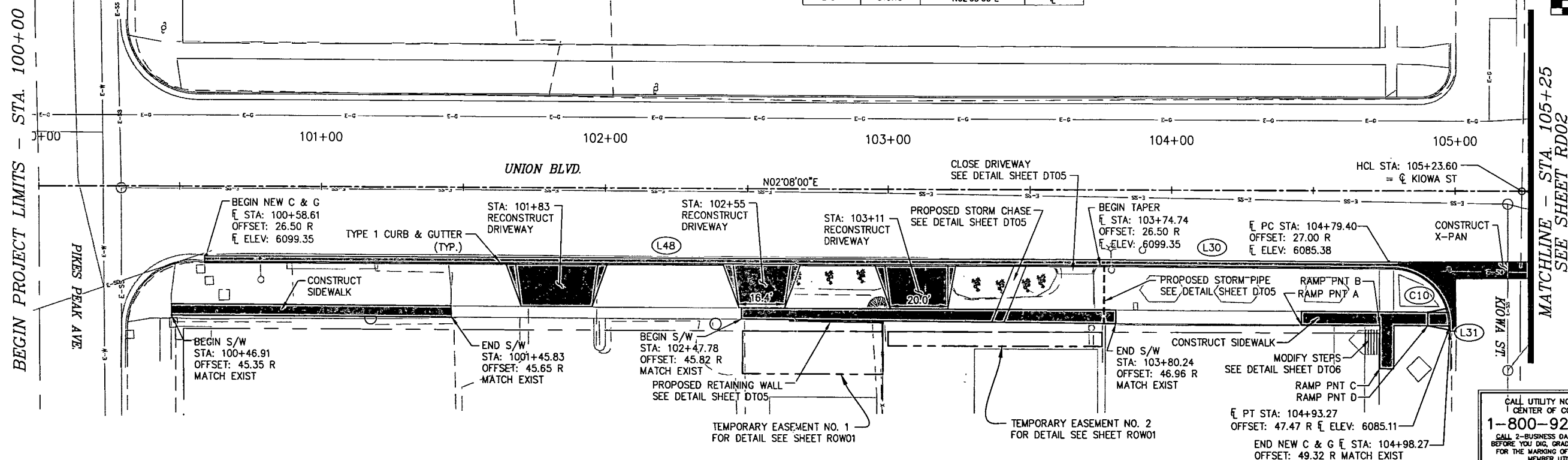
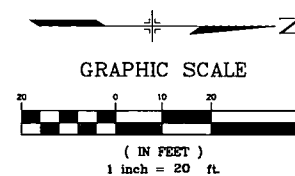
CITY OF COLORADO SPRINGS TITLE SHEET

PROJECT: UNION BLVD RECONSTRUCTION PROJECT
FROM _____ TO _____
SUBDIVISION N/A
DRAINAGE BASIN SHOOKS RUN (NON-FEE)
JOB NO. 04.069.006 SHEET 1 OF _____

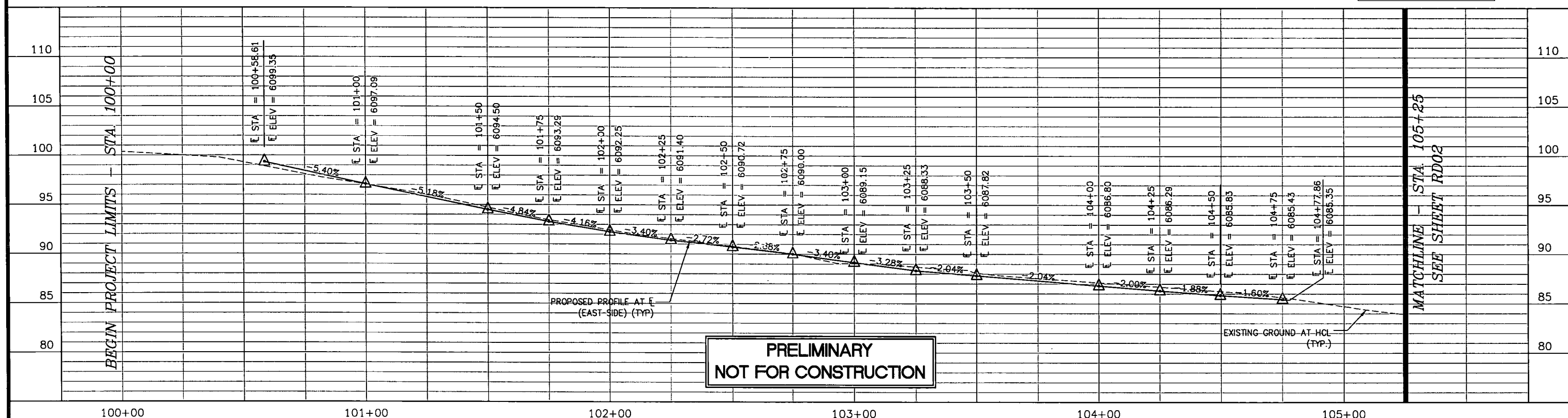
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A	104+45.79	47.19 RT	89.06
B	104+73.48	47.30 RT	86.84
C	104+73.44	62.43 RT	87.98
D	104+90.36	47.38 RT	85.79

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	LOCATION
C10	32.08	20.50	89°39'29"	E

LINE TABLE			
LINE	LENGTH	BEARING	LOCATION
L30	103.12	N02°24'25"E	E
L31	1.85	N87°56'06"W	E
L48	316.13	N02°08'00"E	E



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S:\04.069.006\dwg\FINAL\ROADS\RD01-05.dwg
Apr 05, 2006 - 1:43pm

REVIEW:

TRAFFIC ENGINEER _____ DATE _____
STREET DESIGN: _____ DATE _____
CURB & GUTTER REVIEW _____ DATE _____
FINAL REVIEW _____ DATE _____
DRAINAGE DESIGN: _____ DATE _____
FILED IN ACCORDANCE WITH SECTION 15-3-906 OF THE CODE OF COLORADO SPRINGS 1980, AS AMENDED

DESIGN DATA:

SIDEWALKS: WIDTH 4'-6"
LOCATION: Attached ☒ Detached, 5' from Esmt ☐
CURB TYPE 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐
R/W WIDTH 100' F/C-F/C 59'
STREET TYPE ART. HVEEM
DESIGN SPEED 40 MPH
ASPHALT THICKNESS:
AC Surface 2" F.D.
AC Base 0"
AGG. BASE THICKNESS:
Class 6 0"
Class 5 0"
Class 2 0"

SCALE: HORIZ.: 1"=20' VERT.: 1"=5'

BENCHMARK:

REVISIONS:

NO.	DESCRIPTION	DATE

ENGINEER:



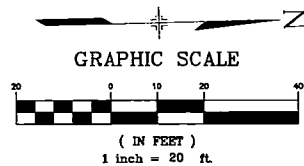
Matrix Design Group, Inc.
Integrated Design Solutions
2925 Professional Plaza, Suite 202
Colorado Springs, CO 80904
Phone 719-575-0100
Fax 719-575-0208

DESIGNED BY: GLS DATE: 3/06
DRAWN BY: GES DATE: 3/06
CHECKED BY: EWS DATE: 3/06

CITY OF COLORADO SPRINGS
ROADWAY PLAN & PROFILE

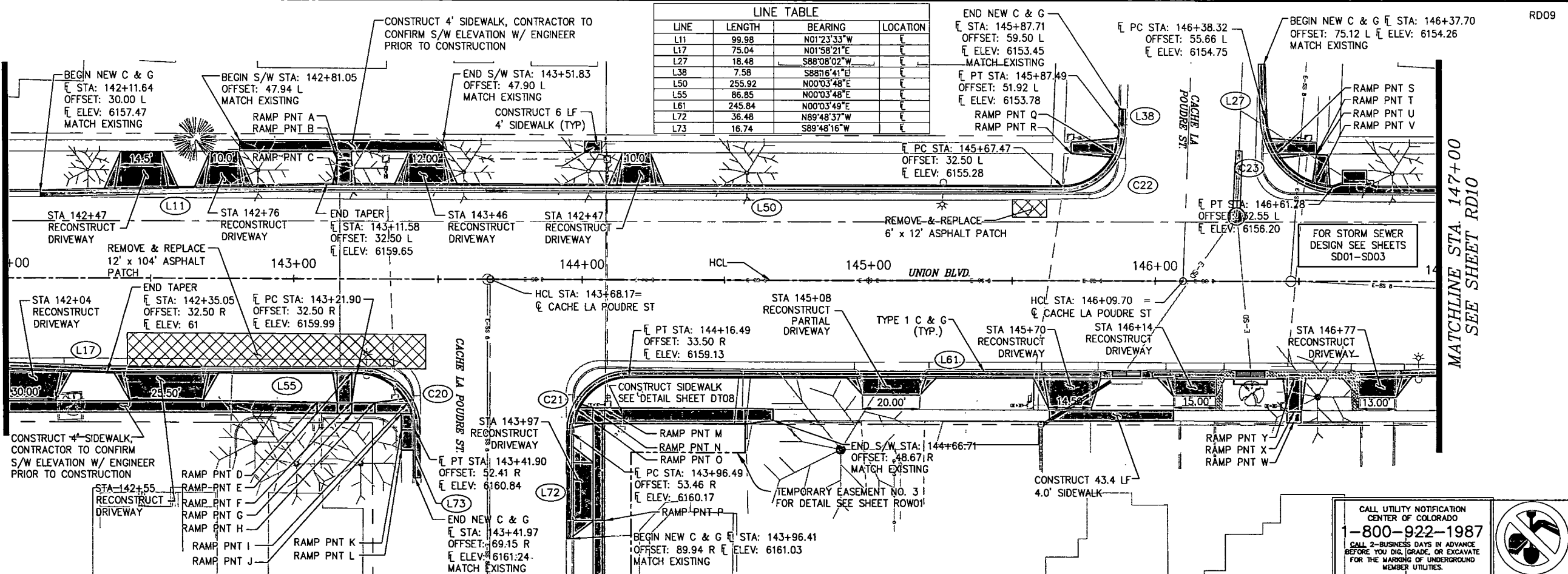
PROJECT: UNION BLVD RECONSTRUCTION PROJECT
FROM 100+00 TO 105+25
SUBDIVISION N/A
DRAINAGE BASIN SHOOKS RUN (NON-FEE)
JOB NO. 04.069.006 SHEET OF

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	LOCATION
C20	31.33	20.00	89°44'29"	E
C21	31.37	20.00	89°52'27"	E
C22	30.84	20.00	88°20'29"	E
C23	36.90	25.00	84°34'15"	E

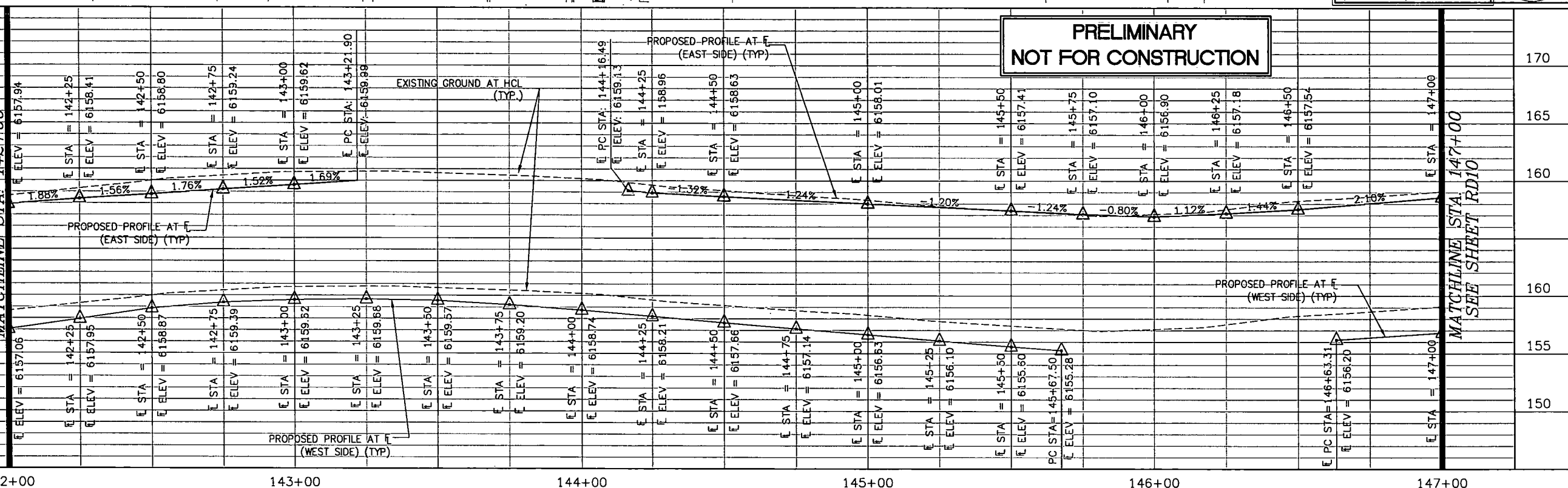


PED RAMP DATA			
PNT	STA	OFF.	ELEV.
A	143+15.99	43.97 LT	160.28
B	143+15.99	41.00 LT	160.18
C	143+15.99	32.50 LT	159.66
D	143+08.03	42.90 RT	MATCH EXIST.
E	143+19.99	32.42 RT	160.00
F	143+20.00	42.93 RT	160.83
G	143+20.01	46.82 RT	160.93
H	143+27.98	42.96 RT	161.01
I	143+39.48	42.97 RT	160.60
J	143+37.14	46.86 RT	160.70
K	143+37.15	52.42 RT	160.85
L	143+37.18	59.56 RT	161.40
M	144+07.99	45.13 RT	160.06
N	144+03.84	45.13 RT	160.16
O	143+98.10	45.14 RT	160.03
P	144+08.05	83.56 RT	160.90
Q	145+85.55	43.90 LT	154.01
R	145+70.43	43.98 LT	155.25
S	146+42.23	44.05 LT	155.22
T	146+56.15	44.06 LT	156.35
U	146+15.14	43.82 LT	156.37
V	146+55.76	33.67 LT	156.22
W	146+48.31	48.72 RT	158.62
X	146+48.34	45.32 RT	158.55
Y	146+48.45	33.00 RT	157.61

SEE SHEET RD08
MATCHLINE STA. 142+00



SEE SHEET RD08
MATCHLINE STA. 142+00



142+00

143+00

144+00

145+00

146+00

147+00

STATEMENT:
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RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.
S:\04.069.006\dwg\FINAL\ROADS\RD06-10.dwg
Apr 05, 2006 - 1:37pm

REVIEW:
TRAFFIC ENGINEER _____ DATE _____
STREET DESIGN: _____ DATE _____
CURB & GUTTER REVIEW _____ DATE _____
FINAL REVIEW _____ DATE _____
DRAINAGE DESIGN: _____ DATE _____
FILED IN ACCORDANCE WITH SECTION 15-3-906 OF THE CODE OF COLORADO SPRINGS 1980, AS AMENDED

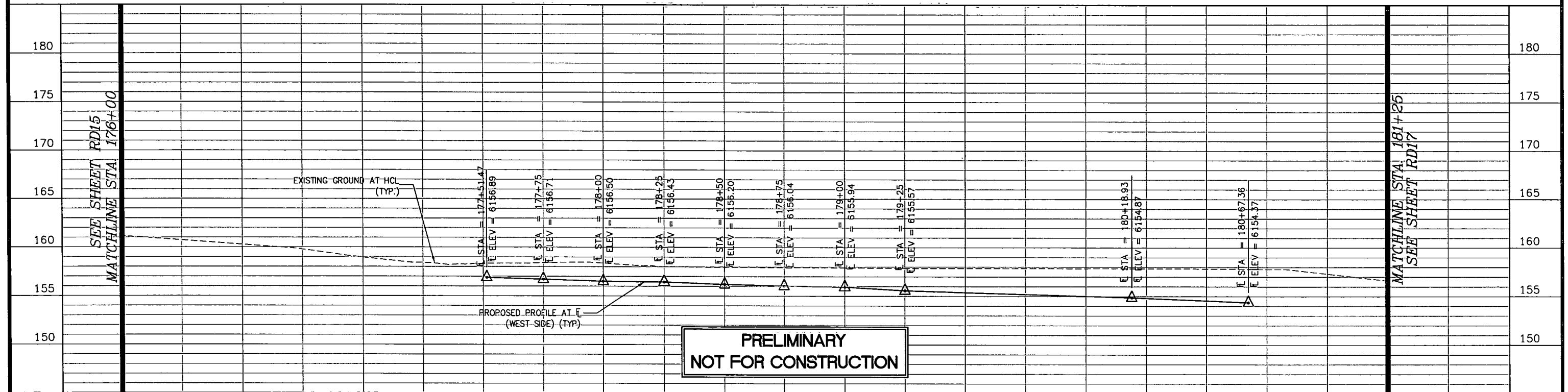
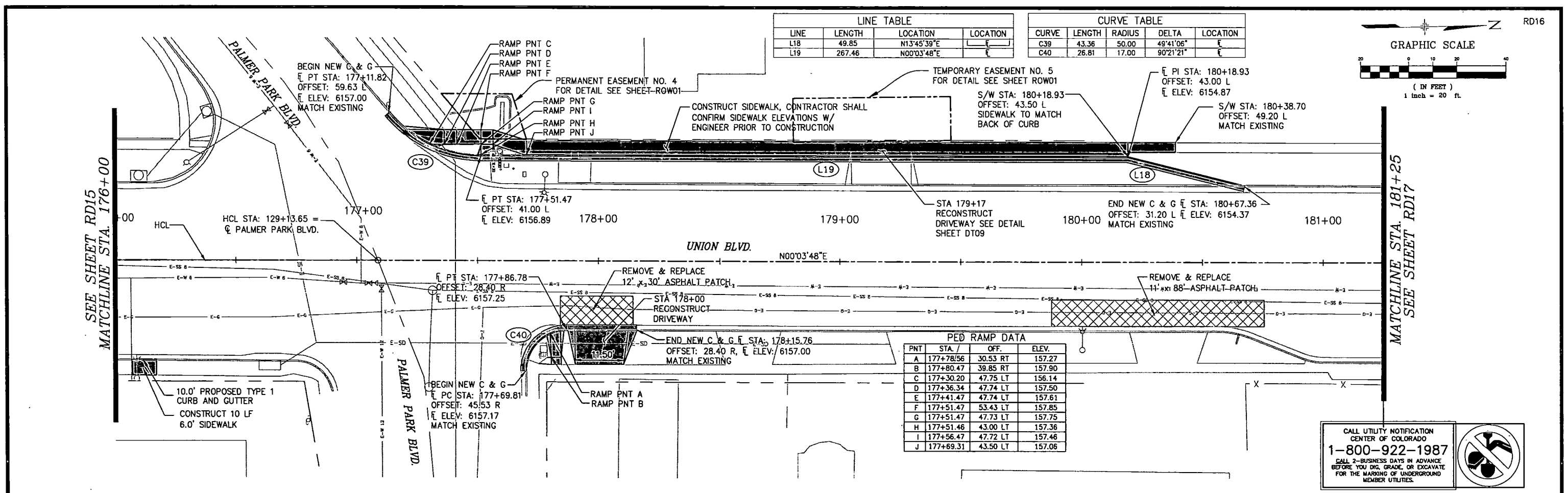
DESIGN DATA:
SIDEWALKS: WIDTH 4'-6"
LOCATION: Attached ☒
Detached, 6' from Esmt ☐
CURB TYPE 1 ☒ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐
R/W WIDTH 100' F/C-F/C 59'
STREET TYPE ART. HVEEM
DESIGN SPEED 40 MPH
ASPHALT THICKNESS:
AC Surface 2" F.D.
AC Base 0"
AGG. BASE THICKNESS:
Class 6 0"
Class 5 0"
Class 2 0"

SCALE: HORIZ.: 1"=20' VERT.: 1"=5'
BENCHMARK:

REVISIONS:
NO. DESCRIPTION DATE

ENGINEER:
Matrix Design Group, Inc.
2315 Professional Plaza, Suite 202
Colorado Springs, CO 80904
Phone 719-575-4100
Fax 719-575-0228
DESIGNED BY: GLS DATE: 3/06
DRAWN BY: GES DATE: 3/06
CHECKED BY: EWS DATE: 3/06

CITY OF COLORADO SPRINGS
ROADWAY PLAN & PROFILE
PROJECT: UNION BLVD RECONSTRUCTION PROJECT
FROM 142+00 TO 147+00
SUBDIVISION N/A
DRAINAGE BASIN SHOOKS RUN (NON-FEE)
JOB NO. 04.069.006 SHEET OF



STATEMENT:
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DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR
THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF
REVIEW ACCORDINGLY.
RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT
COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.

REVIEW:
TRAFFIC ENGINEER _____ DATE _____
STREET DESIGN: _____ DATE _____
CURB & GUTTER REVIEW _____ DATE _____
FINAL REVIEW _____ DATE _____
DRAINAGE DESIGN: _____ DATE _____
FILED IN ACCORDANCE WITH SECTION 15-3-
906 OF THE CODE OF COLORADO SPRINGS
1980, AS AMENDED

DESIGN DATA:
SIDEWALKS: WIDTH 4'-6'
LOCATION: Attached ☒
Detached, 6' from Esmt ☐
CURB TYPE 1 ☒ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐
R/W WIDTH 100' F/C-F/C 59'
STREET TYPE ART. HVEEM
DESIGN SPEED 40 MPH

ASPHALT THICKNESS:
AC Surface 2" F.D.
AC Base 0"
AGG. BASE THICKNESS:
Class 6 0"
Class 5 0"
Class 2 0"

SCALE: HORIZ.: 1"=20' VERT.: 1"=5'

BENCHMARK:

REVISIONS:
NO. DESCRIPTION DATE

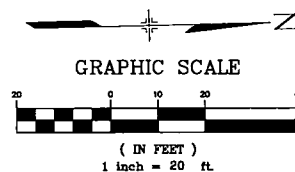
ENGINEER:
Matrix Design Group, Inc.
2925 Professional Plaza, Suite 202
Colorado Springs, CO 80904
Phone 719-575-6100
Fax 719-575-6208

DESIGNED BY: GLS DATE: 3/06
DRAWN BY: GES DATE: 3/06
CHECKED BY: EWS DATE: 3/06

CITY OF COLORADO SPRINGS
ROADWAY PLAN & PROFILE

PROJECT: UNION BLVD RECONSTRUCTION PROJECT
FROM 176+00 TO 181+25
SUBDIVISION N/A
DRAINAGE BASIN SHOOKS RUN (NON-FEE)
JOB NO. 04.069.006 SHEET OF

S:\04.069.006\dwg\FINAL\ROADS\RD16-21.dwg
Apr 05, 2006 - 1:41pm



PED RAMP DATA

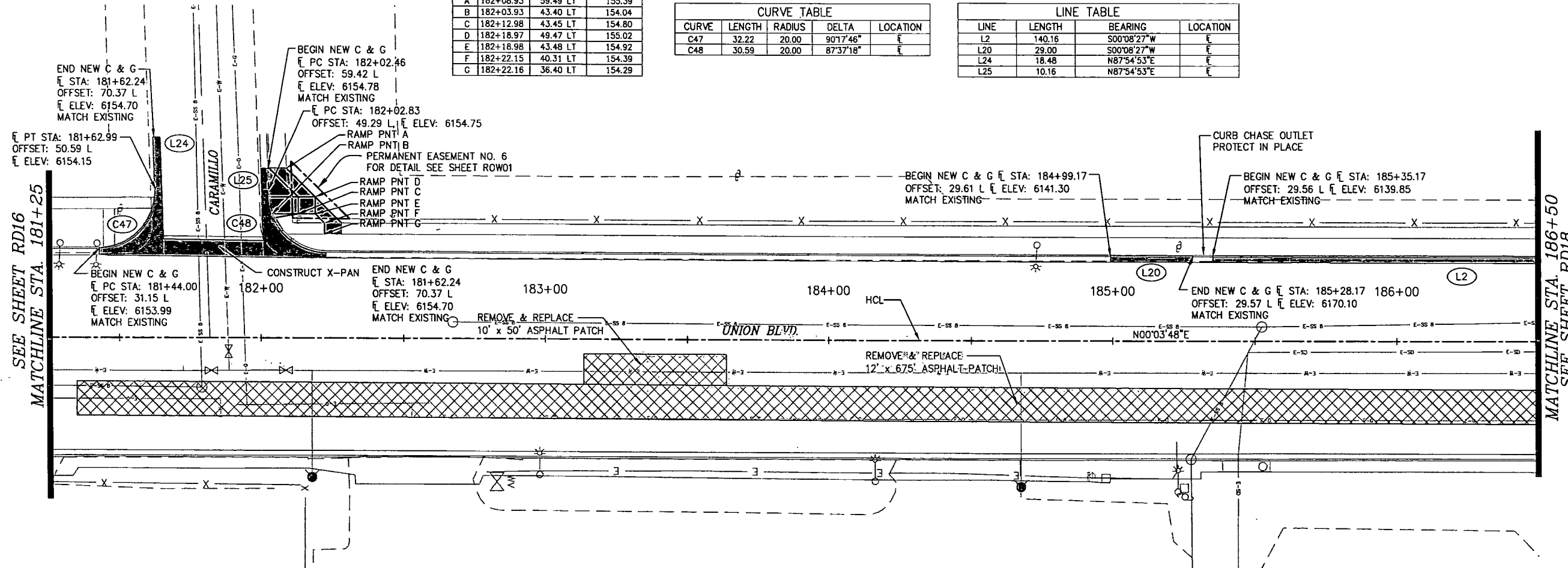
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A	182+08.93	59.49 LT	155.39
B	182+03.93	43.40 LT	154.04
C	182+12.98	43.45 LT	154.80
D	182+18.97	49.47 LT	155.02
E	182+18.98	43.48 LT	154.92
F	182+22.15	40.31 LT	154.39
G	182+22.16	36.40 LT	154.29

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	LOCATION
C47	32.22	20.00	90°17'46"	E
C48	30.59	20.00	87°37'18"	E

LINE TABLE

LINE	LENGTH	BEARING	LOCATION
L2	140.16	S00°08'27"W	E
L20	29.00	S00°08'27"W	E
L24	18.48	N87°54'53"E	E
L25	10.16	N87°54'53"E	E



PRELIMINARY
NOT FOR CONSTRUCTION

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
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Apr 05, 2006 - 1:36pm

REVIEW:

TRAFFIC ENGINEER _____ DATE _____
STREET DESIGN: _____ DATE _____
CURB & GUTTER REVIEW _____ DATE _____
FINAL REVIEW _____ DATE _____
DRAINAGE DESIGN: _____ DATE _____
FILED IN ACCORDANCE WITH SECTION 15-3-906 OF THE CODE OF COLORADO SPRINGS 1980, AS AMENDED _____ DATE _____

DESIGN DATA:

SIDEWALKS: WIDTH 4'-6"
LOCATION: Attached ☒
Detached, 6" from Easmt ☐
CURB TYPE 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐
R/W WIDTH 100' F/C-F/C 59'
STREET TYPE ART. HVEEM
DESIGN SPEED 40 MPH

ASPHALT THICKNESS:
AC Surface 2" F.D.
AC Base 0"
AGG. BASE THICKNESS:
Class 6 0"
Class 5 0"
Class 2 0"

SCALE: HORIZ.: 1"=20' VERT.: 1"=5'

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REVISIONS:

NO.	DESCRIPTION	DATE

ENGINEER:



Matrix Design Group, Inc.
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2925 Professional Place, Suite 202
Colorado Springs, CO 80904
Phone 719-575-0100
Fax 719-575-0208

DESIGNED BY: GLS DATE: 3/06
DRAWN BY: GES DATE: 3/06
CHECKED BY: EWS DATE: 3/06

CITY OF COLORADO SPRINGS
ROADWAY PLAN & PROFILE

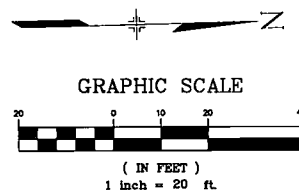
PROJECT: UNION BLVD RECONSTRUCTION PROJECT

FROM 181+25 TO 186+50

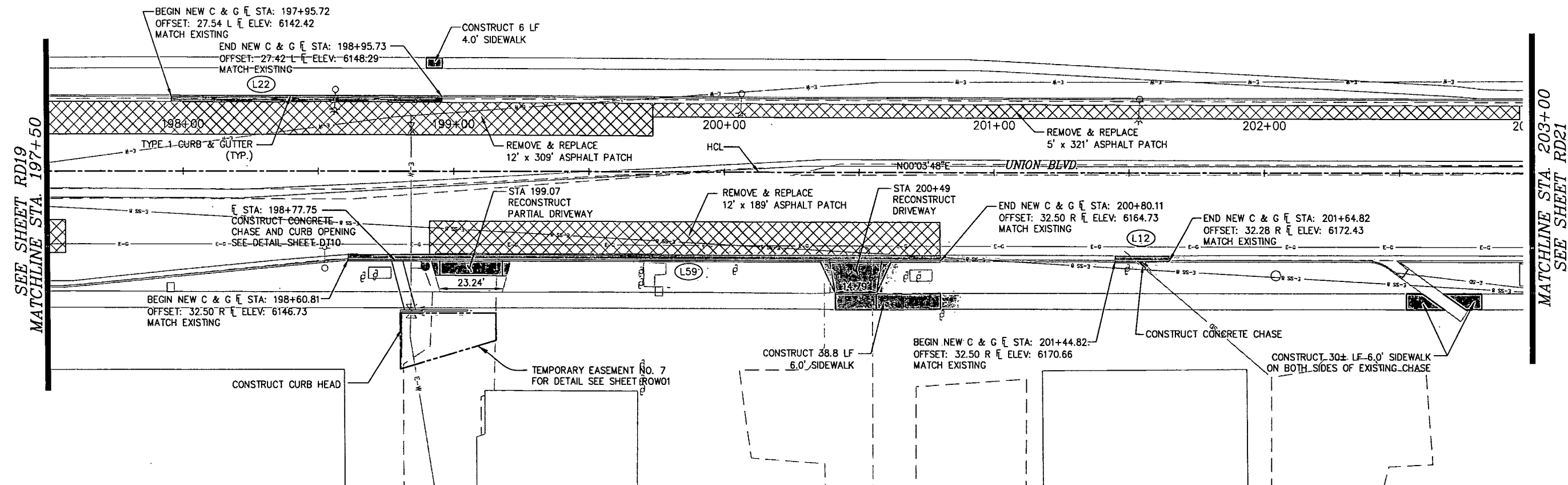
SUBDIVISION N/A

DRAINAGE BASIN SHOOKS RUN (NON-FEE)

JOB NO. 04.069.006 SHEET OF



LINE TABLE			
LINE	LENGTH	BEARING	LOCATION
L12	20.00	S00°33'34"E	E
L22	100.01	S00°08'06"W	E
L59	219.29	N00°03'48"E	E



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Apr 05, 2006 - 1:35pm

REVIEW:

TRAFFIC ENGINEER _____ DATE _____
STREET DESIGN: _____ DATE _____
CURB & GUTTER REVIEW _____ DATE _____
DRAINAGE DESIGN: _____ DATE _____
FILED IN ACCORDANCE WITH SECTION 15-3-906 OF THE CODE OF COLORADO SPRINGS 1980, AS AMENDED

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LOCATION: Attached ☒
Detached, 6" from Esmt ☐
CURB TYPE 1 ☒ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐
R/W WIDTH 100' F/C-F/C 59'
STREET TYPE ART HVEEM
DESIGN SPEED 40 MPH
ASPHALT THICKNESS:
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AC Base 0"
AGG. BASE THICKNESS:
Class 6 0"
Class 5 0"
Class 2 0"

SCALE: HORIZ.: 1"=20' VERT.: 1"=5'

BENCHMARK:

REVISIONS:

NO.	DESCRIPTION	DATE

ENGINEER:



DESIGNED BY: GLS DATE: 3/06
DRAWN BY: GES DATE: 3/06
CHECKED BY: EWS DATE: 3/06

CITY OF COLORADO SPRINGS
ROADWAY PLAN & PROFILE

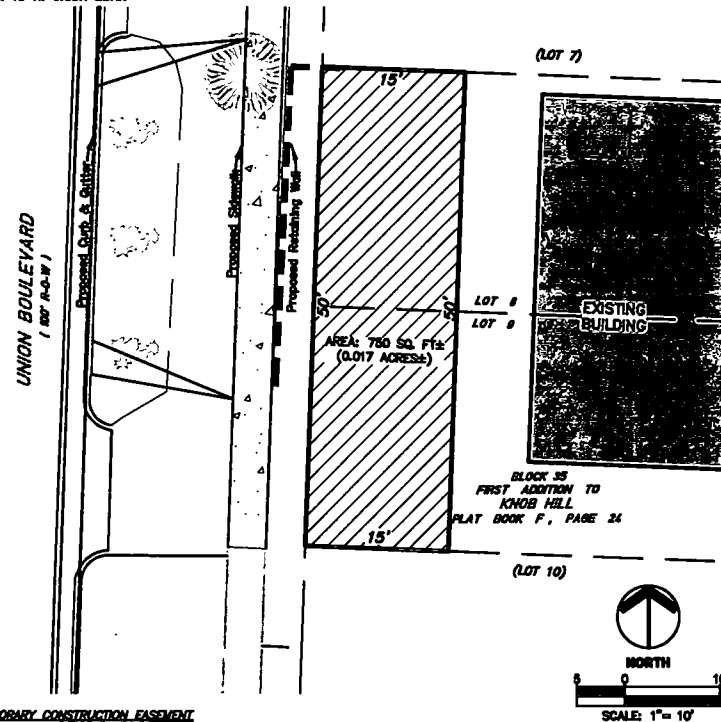
PROJECT: UNION BLVD RECONSTRUCTION PROJECT
FROM 197+50 TO 203+00
SUBDIVISION N/A
DRAINAGE BASIN SHOOKS RUN (NON-FEE)
JOB NO. 04.069.006 SHEET OF

RIGHT OF WAY/EASEMENT PLAN

ROW01

TEMPORARY EASEMENT NO. 1

OWNER: BLUE SKIES REI INC
APN: 84182-21-007
ADDRESS: 19 N. UNION BLVD.



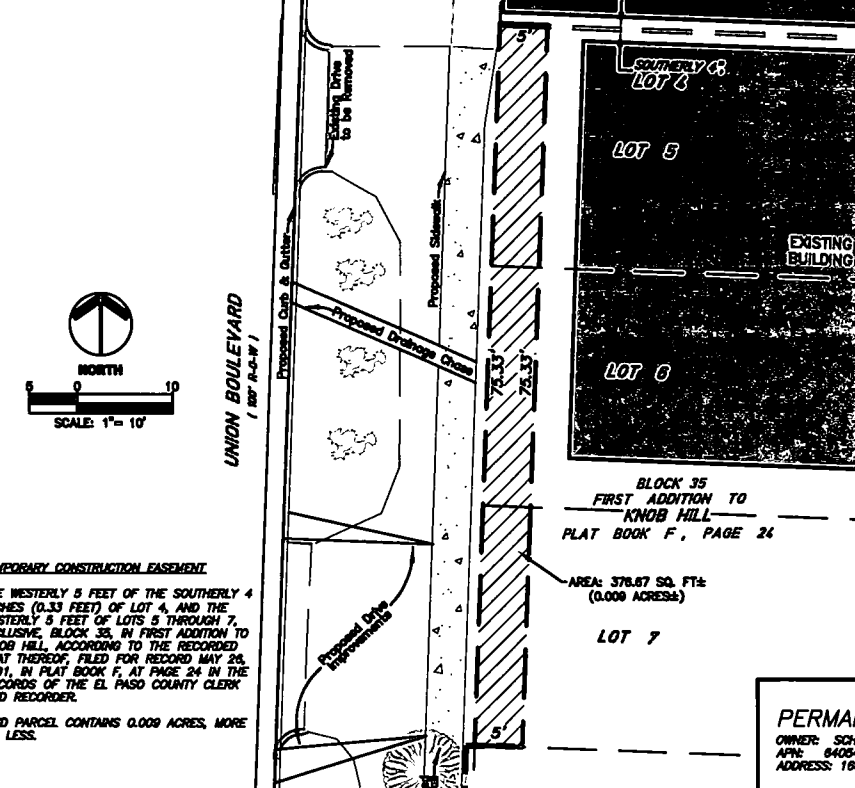
TEMPORARY CONSTRUCTION EASEMENT

THE WESTERLY 15 FEET OF LOTS 8 AND 9, BLOCK 35, IN FIRST ADDITION TO KNOB HILL, ACCORDING TO THE RECORDED PLAT THEREOF, FILED FOR RECORD MAY 26, 1991, IN PLAT BOOK F, AT PAGE 24 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

SAID PARCEL CONTAINS 0.017 ACRES, MORE OR LESS.

TEMPORARY EASEMENT NO. 2

OWNER: TRIPLETT, JAMES R
APN: 84182-21-038
ADDRESS: 21 N. UNION BLVD.



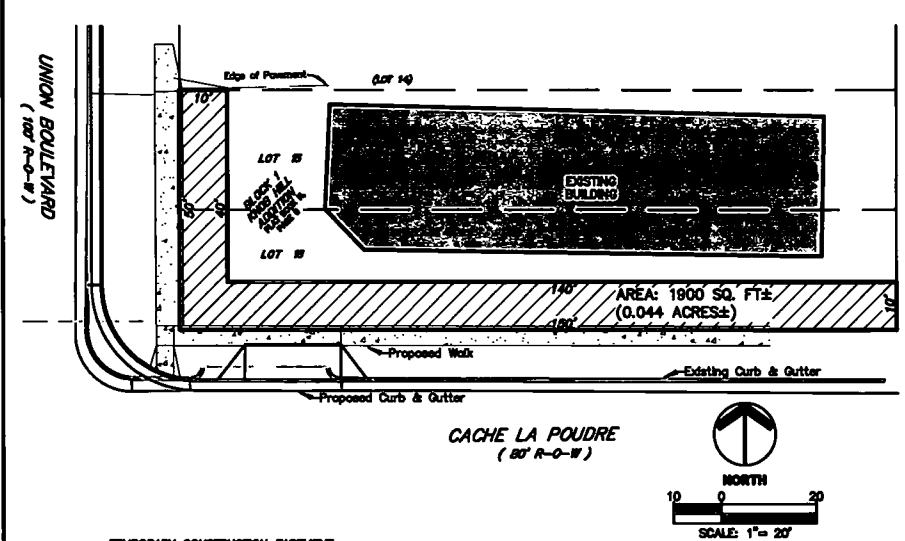
TEMPORARY CONSTRUCTION EASEMENT

THE WESTERLY 5 FEET OF THE SOUTHERLY 4 INCHES (0.33 FEET) OF LOT 4, AND THE WESTERLY 5 FEET OF LOTS 5 THROUGH 7, INCLUSIVE, BLOCK 35, IN FIRST ADDITION TO KNOB HILL, ACCORDING TO THE RECORDED PLAT THEREOF, FILED FOR RECORD MAY 26, 1991, IN PLAT BOOK F, AT PAGE 24 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

SAID PARCEL CONTAINS 0.008 ACRES, MORE OR LESS.

TEMPORARY EASEMENT NO. 3

OWNER: DUANE DEIGHTON
APN: 84053-07-019
ADDRESS: 901 N. UNION BLVD.



TEMPORARY CONSTRUCTION EASEMENT

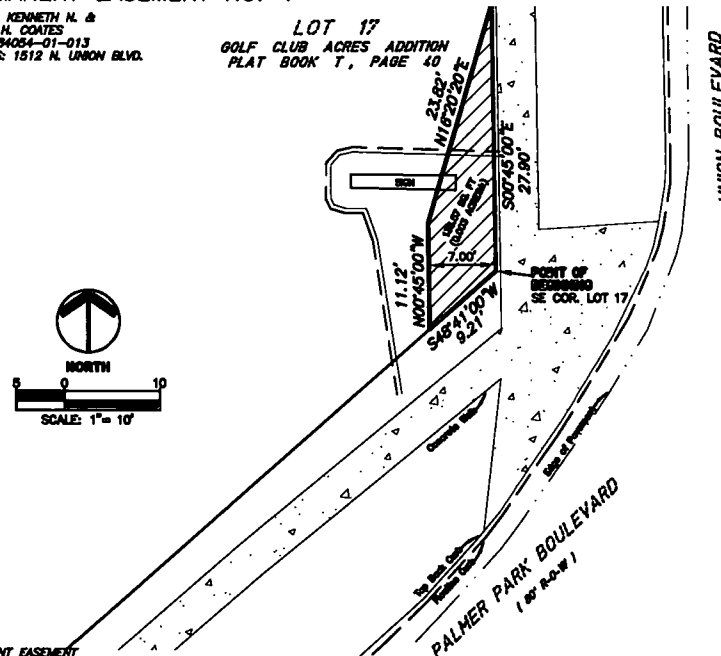
A PORTION OF LOTS 15 AND 16, IN BLOCK 1 OF KNOB HILL ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, FILED FOR RECORD JANUARY 30, 1911, IN PLAT BOOK N AT PAGE 8, IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 10.00 FEET OF SAID LOT 16 AND THE WEST 10.00 FEET OF SAID LOTS 15 AND 16.

SAID PARCEL CONTAINS 1900 SQ. FT. (0.044 ACRES) OF LAND, MORE OR LESS.

PERMANENT EASEMENT NO. 4

OWNER: KENNETH H. & DEANNE H. COATES
APN: 84054-01-013
ADDRESS: 1512 N. UNION BLVD.



PERMANENT EASEMENT

A PARCEL OF LAND BEING A PORTION OF LOT 17, BLOCK 11, GOLF CLUB ACRES ADDITION TO THE CITY OF COLORADO SPRINGS, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED APRIL 5, 1951 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN PLAT BOOK T, AT PAGE 40, LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 17, SAID CORNER BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PALMER PARK BOULEVARD;

1) THENCE SOUTH 45°41'00" WEST (BEARINGS REFERENCED TO SAID GOLF CLUB ACRES ADDITION), ALONG SAID NORTHERLY RIGHT OF WAY LINE OF PALMER PARK BOULEVARD, A DISTANCE OF 9.21 FEET TO A LINE 7.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID WESTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD;

2) THENCE NORTH 0°45'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 11.12 FEET;

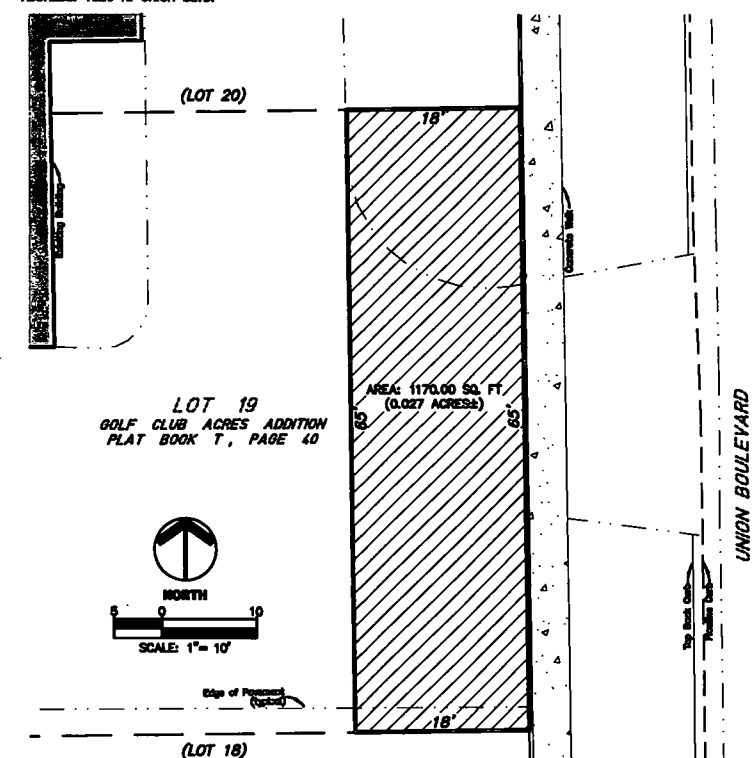
3) THENCE NORTH 16°20'20" EAST A DISTANCE OF 23.82 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD;

4) THENCE SOUTH 0°45'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 27.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 136.57 SQ. FT. (0.00314 ACRES) OF LAND, MORE OR LESS.

TEMPORARY EASEMENT NO. 5

OWNER: BERGER-BERGER
APN: 84054-01-012
ADDRESS: 1520 N. UNION BLVD.



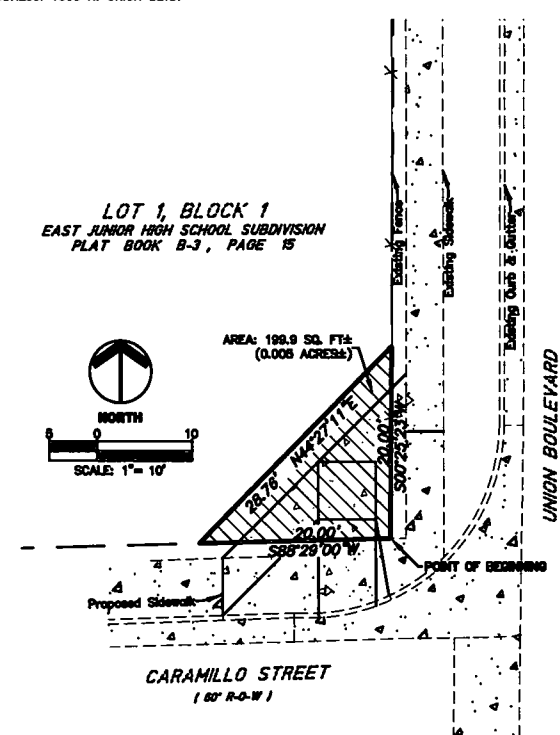
TEMPORARY CONSTRUCTION EASEMENT

THE EASTERLY 18.00 FEET OF LOT 19, BLOCK 11, GOLF CLUB ACRES ADDITION TO THE CITY OF COLORADO SPRINGS, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED APRIL 5, 1951 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN PLAT BOOK T, AT PAGE 40, LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

SAID PARCEL CONTAINS 0.027 ACRES, MORE OR LESS.

PERMANENT EASEMENT NO. 6

OWNER: SCHOOL DISTRICT 11
APN: 84054-05-001
ADDRESS: 1900 N. UNION BLVD.



PERMANENT EASEMENT

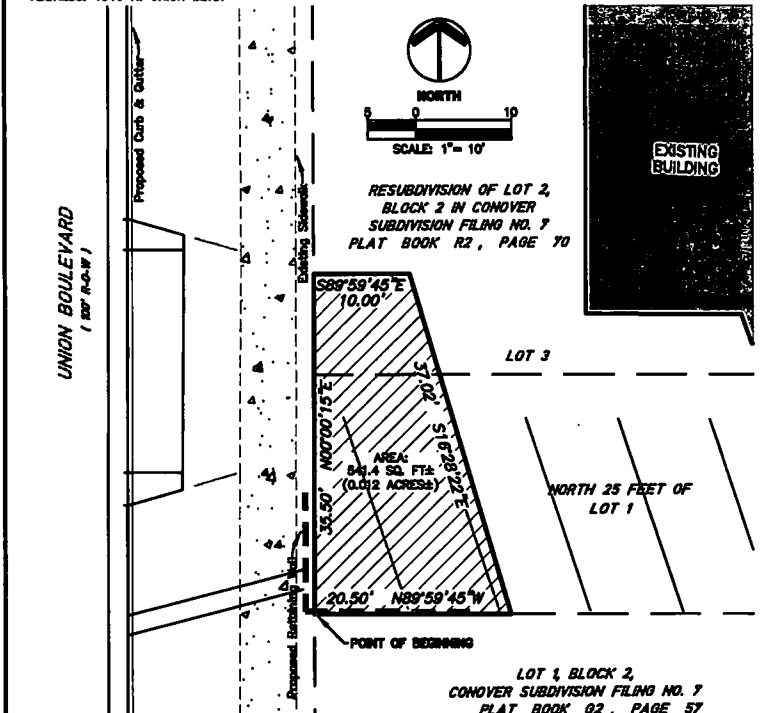
A TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK 1, OF EAST JUNIOR HIGH SCHOOL SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, FILED FOR RECORD JANUARY 9, 1975, IN PLAT BOOK B-3, AT PAGE 15 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE S 89°29'00" W (BEARINGS BASED UPON SAID RECORDED PLAT OF EAST JUNIOR HIGH SCHOOL SUBDIVISION), ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 20.00 FEET; THENCE N44°27'11" E, A DISTANCE OF 25.75 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE S07°25'23" W, ALONG SAID EASTERLY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.005 ACRES, MORE OR LESS.

TEMPORARY EASEMENT NO. 7

OWNER: HORNWOOD, ROBB
APN: 84043-19-007
ADDRESS: 1919 N. UNION BLVD.



TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND BEING A PORTION OF THE NORTH 25 FEET OF LOT 1, BLOCK 2 OF CONOVER SUBDIVISION FILING NO. 7, ACCORDING TO THE RECORDED PLAT THEREOF, FILED FOR RECORD FEBRUARY 26, 1985, IN PLAT BOOK G2, AT PAGE 57 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND A PORTION OF LOT 3 OF THE RESUBDIVISION OF LOT 2, BLOCK 2 IN CONOVER SUBDIVISION FILING NO. 7, ACCORDING TO THE RECORDED PLAT THEREOF, FILED FOR RECORD JUNE 2, 1971, IN PLAT BOOK R2, AT PAGE 70 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH 25 FEET OF LOT 1, THENCE N00°00'15" E (BEARINGS BASED UPON SAID RECORDED PLAT OF CONOVER SUBDIVISION FILING NO. 7) ALONG THE WESTERLY LINES OF SAID CONOVER SUBDIVISION FILING NO. 7 AND SAID RESUBDIVISION OF LOT 2, BLOCK 2 IN CONOVER SUBDIVISION FILING NO. 7, A DISTANCE OF 30.50 FEET; THENCE S89°59'45" E, PARALLEL WITH THE SOUTHERLY LINE OF SAID NORTH 25 FEET OF LOT 1, A DISTANCE OF 10.00 FEET; THENCE S16°28'22" E, A DISTANCE OF 37.02 FEET TO A POINT ON SAID SOUTHERLY LINE OF THE NORTH 25 FEET OF LOT 1; THENCE N89°59'45" W, ALONG SAID SOUTHERLY LINE OF THE NORTH 25 FEET OF LOT 1, A DISTANCE OF 20.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.012 ACRES, MORE OR LESS.

PROJECT: UNION BLVD RECONSTRUCTION PROJECT
FROM N/A
JOB NO. 04.089.006 SHEET OF

Matrix Design Group, Inc.
Integrated Design Solutions
2525 Professional Plaza, Suite 202
Colorado Springs, CO 80904
Phone 719-475-0255
Fax 719-475-0258

PROJECT NUMBER: STU M240-080
PROJECT LOCATION:
UNION BOULEVARD RECONSTRUCTION
PROJECT CODE: 14843

DATE OF PREPARATION: 2-21-08

ROBERT L. MEADOWS, P.L.S. NO. 34877

LEGAL DESCRIPTION PREPARED BY:
MATRIX DESIGN GROUP, INC.
2525 PROFESSIONAL PLAZA, SUITE 202
COLORADO SPRINGS, CO 80904
(719) 575-0100

JNL: 04.089.006
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