

GRANT OF PUBLIC IMPROVEMENT EASEMENTS

The Regents of the University of Colorado, a body corporate, for and on behalf of the University of Colorado Colorado Springs ("University"), whose street address is 1420 Austin Bluffs Parkway, Colorado Springs, 80918 being the owner of the hereinafter described real property located in the County of El Paso and State of Colorado, for and in consideration of the Intergovernmental Agreement between the University of Colorado Colorado Springs and the City of Colorado Springs dated _____ and other good and valuable consideration,, does hereby grant and convey unto **THE CITY OF COLORADO SPRINGS**, Colorado, a home rule city and Colorado municipal corporation, whose address is 30 South Nevada Avenue, Suite 502, Colorado Springs CO 80903 and its successors, assigns and representatives, ("City") **two public improvement easements** ("Easements") over and across a portion of University's real property ("University's Property").

The exact location of the Easements (the "Easement Areas") is more particularly described and depicted on Exhibit C, and described and depicted on Exhibit D, attached hereto and by this reference incorporated herein and made a part hereof.

University grants the permanent and perpetual Easements to the City for the purpose of operation of the installation, construction, reconstruction, operation, repair, replacement, alteration and maintenance of public improvements, in such number and size, and with such accessory parts and structures, and with all surface and subsurface appurtenances incidental thereto as City may from time to time deem necessary.

Together with rights of ingress and egress to the Easement Areas for the installation, construction, reconstruction, operation, repair, replacement, alteration and maintenance of facilities and improvements located within the Easements and in, on, over, across, under and through University's Property as may be necessary to exercise the rights granted to the City herein.

Public improvements are physical improvements to property which, after their construction or acceptance by the City, shall be maintained by the City or other public body.

University shall not erect or construct any building or other permanent structure within the Easement Areas and shall not block, restrict, or interfere with the City's or the public's use of or access to the Easement Areas. University covenants and agrees that no act shall be permitted or committed within the Easement Areas which is inconsistent with the rights herein granted, and that the grade or ground level of the Easement Areas shall not be changed by University by excavation or filling by more than one foot, without the written consent of the City; and University shall refrain from all acts within the Easement Areas which might reduce the safety of or cause a hazard to the Easement Areas and any improvements thereon whether now existing or later installed.

All rights, title and privileges herein granted or reserved, including all benefits and burdens shall run with the land and shall be binding upon and inure to the benefit of University and the City, their respective heirs, executors, administrators, successors, assigns, and legal representatives.

EXHIBIT C

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 19, AND THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 20, BOTH OF TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; AND LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; BEING A PORTION OF THAT PARCEL DESCRIBED IN BOOK 3086 AT PAGE 22, AS RECORDED WITH THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 20 BEARS N18°09'06"W, 1165.40 FEET;

THENCE N90°00'00"E, 67.94 FEET;

THENCE S06°49'03"W, 76.72 FEET;

THENCE N90°00'00"W, 45.15 FEET;

THENCE N05°21'56"W, 23.05 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 229.00 FEET, AND A LONG CHORD OF N12°11'38"W, 54.45 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, 54.58 FEET THROUGH A CENTRAL ANGLE OF 13°39'24" TO THE POINT OF BEGINNING.

CONTAINING 4,183 SQUARE FEET OR 0.096 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING S00°11'48"E AS MONUMENTED AT THE NORTH BY THE EAST ¼ CORNER OF SECTION 19, BEING A FOUND 2" ALUMINUM CAP STAMPED PLS 22573 AND MONUMENTED ON THE SOUTH BY THE SOUTHEAST CORNER OF SECTION 19, BEING A FOUND 2" ALUMINUM CAP STAMPED PLS 19625.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS H. ORT III, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

DOUGLAS H. ORT III, COLORADO PLS 37066
WILSON & COMPANY
1675 BROADWAY, SUITE 200
DENVER, CO 80202
DHORTIII@WILSONCO.COM
PH 303-501-1221
FAX 303-297-2693

NORTHEAST 1/4 SECTION 19
SOUTHEAST 1/4 SECTION 19

NORTHWEST 1/4 SECTION 20
SOUTHWEST 1/4 SECTION 20

LOCATED IN THE SE 1/4 OF S19, AND THE SW 1/4 OF S20, T13S, R66W, OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO EXHIBIT "A"

EAST 1/4 CORNER OF SECTION 19
FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP PLS 22573

S00°11'48"E 2642.73'

LOT 1 SANDERS SUBDIVISION PLAT BOOK B-4, PAGE 17

LOT 2 SANDERS SUBDIVISION PLAT BOOK B-4, PAGE 17

LOT 1 NAGY SUBDIVISION PLAT BOOK B-4, PAGE 65

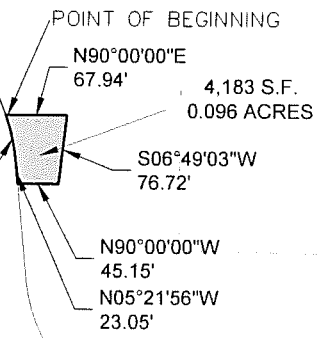
LOT 1 HUNN SUBDIVISION REC. NO. 2085589

J04°39'11"W 1695.11'
N1°30'00.81"N

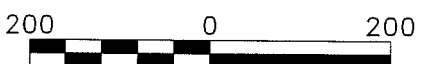
(BASIS OF BEARINGS)
EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 19
WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 20

A PORTION OF BOOK 3086 PAGE 22

SOUTHEAST CORNER OF SECTION 19
FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP PLS 19625



BASIS OF BEARINGS. BEARINGS USED HEREIN ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING S00°11'48"E AS MONUMENTED AT THE NORTH BY THE EAST 1/4 CORNER OF SECTION 19, BEING A FOUND 2" ALUMINUM CAP STAMPED PLS 22573 AND MONUMENTED ON THE SOUTH BY THE SOUTHEAST CORNER OF SECTION 19, BEING A FOUND 2" ALUMINUM CAP STAMPED PLS 19625



SCALE: 1" = 200'
(US SURVEY FEET)

18-600-070

| NO | REVISION-DESCRIPTION | BY | DATE | CHK'D | APP'D |
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| SHT. NO. | 2 OF 2 |
| SCALE | 1" = 200' |
| DWN BY | TJB |
| DATE | 4-26-2019 |
| CHK BY | |
| PROJ MGR | DHO |
| DATE | 4-26-2019 |
| CLIENT APP. | |

WILSON & COMPANY
1675 Broadway Suite 200
Denver, CO 80202
Phone: 303-297-2976
Fax: 303-297-2693

UCCS HYBL SITE
COLORADO SPRINGS CO, 80918
COUNTY OF EL PASO,
STATE OF COLORADO

EXHIBIT D

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 19, AND THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 20, BOTH OF TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; AND LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; BEING A PORTION OF THAT PARCEL DESCRIBED IN BOOK 3086 AT PAGE 22, AS RECORDED WITH THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 20 BEARS N12°27'30"W, 1072.85 FEET;

THENCE S00°00'00"E, 109.67 FEET;

THENCE S84°13'14"E, 73.54 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 159.00 FEET, AND A LONG CHORD OF N32°00'18"W, 138.06 FEET;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE, 142.81 FEET THROUGH A CENTRAL ANGLE OF 51°27'38" TO THE POINT OF BEGINNING.

CONTAINING 5,478 SQUARE FEET OR 0.126 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING S00°11'48"E AS MONUMENTED AT THE NORTH BY THE EAST ¼ CORNER OF SECTION 19, BEING A FOUND 2" ALUMINUM CAP STAMPED PLS 22573 AND MONUMENTED ON THE SOUTH BY THE SOUTHEAST CORNER OF SECTION 19, BEING A FOUND 2" ALUMINUM CAP STAMPED PLS 19625.

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SOUTHEAST 1/4 SECTION 19

NORTHWEST 1/4 SECTION 20
SOUTHWEST 1/4 SECTION 20

LOCATED IN THE SE 1/4 OF S19, AND THE SW 1/4 OF S20, T13S, R66W, OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO EXHIBIT "A"

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LOT 2 SANDERS SUBDIVISION PLAT BOOK B-4, PAGE 17

LOT 1 NAGY SUBDIVISION PLAT BOOK B-4, PAGE 65

LOT 1 HUNN SUBDIVISION REC. NO. 2085589

S00°11'48"E 2642.73'

S98°27'10"W 3032.21N

POINT OF BEGINNING

L=142.81'
R=159.00'
D=51°27'38"
CH=138.06'
CB=N32°00'18"W

S00°00'00"E 109.67'
5,478 S.F.
0.126 ACRES

S84°13'14"E 73.54'

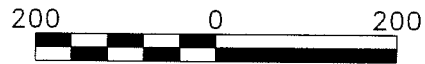
(BASIS OF BEARINGS)

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| SHT. NO. | 2 OF 2 |
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| DWN. BY: | TJB |
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