

**EXHIBIT "C"**  
**CITY OF COLORADO SPRINGS**  
**PROJECT: SOUTH ACADEMY BOULEVARD WIDENING**

DATE: February 6, 2023

**TEMPORARY CONSTRUCTION EASEMENT: TCE-53 and TCE-53A**  
**SITUATED IN THE E 1/2 OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 66 WEST**  
**OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO**  
**COUNTY, COLORADO**  
**LEGAL DESCRIPTION**

A Temporary Construction Easement No. TCE-53 being a part of that certain parcel of land as described in Reception Number 217091327 of the El Paso County Clerk and Recorder's Office Records, containing 658 sq. ft. (0.015 acres), more or less, in Chelton Centre Condominium, recorded in Plat Book 4, Page 25, at Reception Number 1195206, El Paso County Clerk and Recorder's Office Records, in the Southeast Quarter of Section 27, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said temporary construction easement being more particularly described as follows:

Commencing at the Southwest Corner of Section 23, Township 14 South, Range 66 West, of the Sixth Principal Meridian, as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap): Thence S. 1°15'38" W., a distance of 2,934.19 feet to the northeast corner of Lot 1, Block 1, South Academy Professional Center Subdivision recorded in Plat Book A4, Page 104, at Reception Number 1394265, in said Clerk and Recorder's Office Records, monumented with a 1.5" aluminum cap in concrete stamped: ENGR SER. CO LS 9652; Thence S. 89°40'27" W., along the northerly lot line of said Lot 1, a distance of 5.81 feet to the **TRUE POINT OF BEGINNING**:

1. Thence S. 89°40'27" W., along said northerly lot line, a distance of 4.00 feet;
2. Thence N. 0°23'08" W., a distance of 65.89 feet;
3. Thence N. 4°19'41" E., a distance of 121.72 feet to the west right of way line of Academy Boulevard;
4. Thence S. 0°19'33" E., along said west right of way line of Academy Boulevard, a distance of 52.11 feet;
5. Thence S. 4°33'41" W., a distance of 68.98 feet;
6. Thence S. 0°23'08" E., a distance of 66.37 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described temporary construction easement contains 658 sq. ft. (0.015 acres), more or less.

The purpose of the above temporary construction easement is for road improvement purposes.

ALSO

A Temporary Construction Easement No. TCE-53A being a part of that certain parcel of land as described in Reception Number 217091327 of the El Paso County Clerk and Recorder's Office Records, containing 1.483 sq. ft. (0.034 acres), more or less, in Chelton Centre Condominium, recorded in Plat Book 4, Page 25, at Reception Number 1195206, El Paso County Clerk and Recorder's Office Records, in the East Half of Section 27, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said temporary construction easement being more particularly described as follows:

Commencing at the Southwest Corner of Section 23, Township 14 South, Range 66 West, of the Sixth Principal Meridian, as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap): Thence S. 1°33'44" W., a distance of 2.465.39 feet to the southeast corner of Lot 1, Block 1, Chelton Centre Park Subdivision recorded in Plat Book C-4, Page 113, at Reception Number 01645163, in said Clerk and Recorder's Office Records, monumented with a illegible 1.5" aluminum cap in sidewalk; Thence S. 89°40'27" W., along the southerly lot line of said Lot 1, a distance of 4.30 feet to the **TRUE POINT OF BEGINNING**:

1. Thence S. 0°23'08" E., a distance of 44.78 feet;
2. Thence S. 89°36'52" W., a distance of 2.85 feet;
3. Thence S. 0°23'08" E., a distance of 28.00 feet;
4. Thence N. 89°36'52" E., a distance of 2.85 feet;
5. Thence S. 0°23'08" E., a distance of 88.30 feet to a point of non-tangent curve;
6. Thence 17.45 feet along the arc of a curve to the right, said curve having a radius of 21.12 feet, a central angle of 47°20'50" and a chord which bears S. 27°15'37" W., a distance of 16.96 feet;
7. Thence S. 32°27'29" E., a distance of 7.51 feet;
8. Thence S. 11°49'38" E., a distance of 40.06 feet to the west right of way line of Academy Boulevard;
9. Thence S. 0°19'33" E., along said west right of way line of Academy Boulevard, a distance of 17.07 feet;
10. Thence S. 89°46'42" W., a distance of 12.71 feet;
11. Thence N. 0°13'18" W., a distance of 43.75 feet;
12. Thence S. 89°36'52" W., a distance of 11.40 feet;



13. Thence N.  $0^{\circ}13'18''$  W., a distance of 15.63 feet;
14. Thence N.  $89^{\circ}14'56''$  E., a distance of 10.94 feet;
15. Thence N.  $0^{\circ}00'37''$  E., a distance of 7.74 feet to a point of non-tangent curve;
16. Thence 13.80 feet along the arc of a curve to the left, said curve having a radius of 18.56 feet, a central angle of  $42^{\circ}37'21''$  and a chord which bears N.  $20^{\circ}55'33''$  E., a distance of 13.49 feet;
17. Thence N.  $0^{\circ}23'08''$  W., a distance of 82.23 feet;
18. Thence S.  $89^{\circ}36'52''$  W., a distance of 2.85 feet;
19. Thence N.  $0^{\circ}23'08''$  W., a distance of 36.00 feet;
20. Thence N.  $89^{\circ}36'52''$  E., a distance of 2.85 feet;
21. Thence N.  $0^{\circ}23'08''$  W., a distance of 40.78 feet to said southerly lot line of Lot 1;
22. Thence N.  $89^{\circ}40'27''$  E., along said southerly lot line, a distance of 4.00 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described temporary construction easement contains 1.483 sq. ft. (0.034 acres), more or less.

The purpose of the above temporary construction easement is for road improvement purposes.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N.  $0^{\circ}29'05''$  W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6<sup>th</sup> P.M. as calculated from two reference monuments (a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 56.20' S34 S35 S3 S2 T15S R66W 2012 PLS 24313" and a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 38.26' S34 S35 S3 S2 T15S R66W 2012 PLS 24313) to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6<sup>th</sup> P.M. as calculated from three reference monuments (two 3-1/4" aluminum caps both stamped "T14S R66W R.M. 47.17' S22 S23 S27 S26 L.S. 17665" and a #5 rebar, no cap), as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:

Stan Vermilyea, P.L.S. 25381

For and on the behalf of AECOM

2315 Briargate Parkway, Suite 150

Colorado Springs, CO 80920



# Exhibit D

SE 1/4 Section 27

T.14 S., R.66W., Sixth Principal Meridian

SUBJECT TO CONDITIONS OF  
CONDOMINIUM DECALARATION  
FOR CHELTON CENTRE CONDOMINIUM  
B 3952 P 238

VANDE LAY CAPITAL  
PARTNERS, LLC  
A COLORADO  
LIMITED LIABILITY  
COMPANY  
REC 217091327

CHELTON CENTRE  
CONDOMINIUM  
PB 4, PG 25  
REC 1195206

10' wide  
Mountain States  
Telephone & Telegraph  
Easement  
Book 3903, Page 292  
(Rec. 1147193)

S0° 19' 33" E  
52.11'

121.72'

N4° 19' 41" E

S4° 33' 41" W  
68.98'

TCE-53

658 SF  
(0.015 AC)

N0° 23' 08" W  
65.89'

S0° 23' 08" E  
66.37'

Northeast corner of Lot 1, Block 1  
South Academy Professional  
Center Subdivision  
Tie to SW corner of Sec 23,  
T.14S., R.66W., of the 6th P.M.  
N 1° 15' 38" E, 2,934.19'

POINT OF BEGINNING TCE-53  
Tie from the SE corner of Lot 1  
S89° 40' 27" W 5.81'

S89° 40' 27" W  
4.00'

Lot 1  
Block 1

SOUTH ACADEMY  
PROFESSIONAL  
CENTER  
SUBDIVISION



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0° 29' 05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments as described in the monument record filed by P.L.S. 28658, dated September 13, 2016 to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments as described in the monument record filed by L.S. 17665, dated March 23, 1990.

Note: This exhibit does not represent a monumented land survey. It is intended only to depict the attached property description.

AECOM JN: 60603801

DRAWN BY: JKB

DATE: 2/8/2023

SCALE:

1" = 30'

**AECOM**

2315 BRIARGATE PARKWAY, SUITE 150  
COLORADO SPRINGS, CO 80920  
(719) 531-0001  
FAX (719) 531-0007  
AECOM PN: 60603801

COLORADO  
SPRINGS



## Exhibit D - TCE-53 VANDE LAY CAPITAL PARTNERS, LLC

TITLE:

South Academy Boulevard Widening

REVISION:

N/A

DRAWING NO.

53-Exhibit\_TCE-53.dgn

SHEET NO.

4 of 5



# Exhibit B

E 1/2 Section 27

T.14 S., R.66W., Sixth Principal Meridian

Lot 1  
Block 1

CHELTON CENTRE  
PARK SUBDIVISION

POINT OF BEGINNING TCE-53A  
Tie from SE corner of Lot 1  
S89°40'27"W 4.30'

5' wide  
Public Utility Easement  
per plat

Southeast corner of Lot 1, Block 1  
Chelton Centre Park Subdivision  
Tie to SW corner of Sec 23  
T.14S., R.66W., of the 6th P.M.  
N 1°33'44" E, 2,465.39'

N

N0° 23'08"W  
40.78'

S0° 23'08"E  
44.78'

N89° 36'52"E  
2.85'

S89° 36'52"W  
2.85'

N0° 23'08"W  
36.00'

S0° 23'08"E  
28.00'

N89° 36'52"E  
2.85'

S89° 36'52"W  
2.85'

10' wide  
Mountain States  
Telephone & Telegraph  
Easement  
Book 3903, Page 292  
(Rec. 1147193)

S0° 23'08"E  
88.30'

N0° 23'08"W  
82.23'

0 15' 30'

Scale: 1" = 30'

VANDE LAY CAPITAL  
PARTNERS, LLC  
A COLORADO  
LIMITED LIABILITY  
COMPANY  
REC 217091327

CHELTON CENTRE  
CONDOMINIUM  
PB 4, PG 25  
REC 1195206

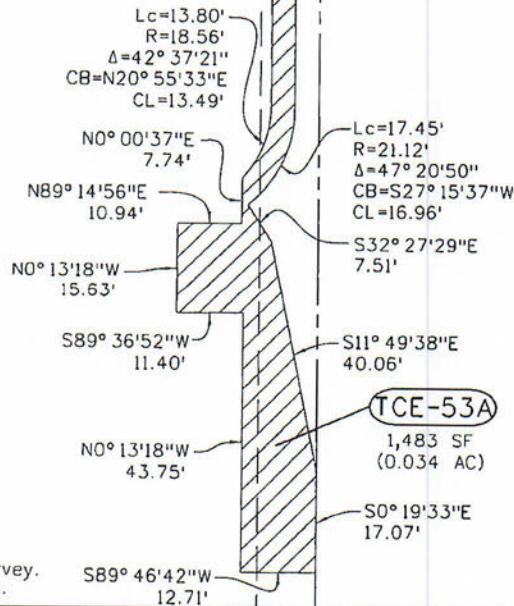
SUBJECT TO CONDITIONS OF  
CONDOMINIUM DECALARATION  
FOR CHELTON CENTRE CONDOMINIUM  
B 3952 P 238

ACADEMY BOULEVARD



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0° 29' 05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments as described in the monument record filed by P.L.S. 28658, dated September 13, 2016 to the Southwest Corner of Section 23, T.14 S., R.66 W., of the 6th P.M. as calculated from three reference monuments as described in the monument record filed by L.S. 17665, dated March 23, 1990.

Note: This exhibit does not represent a monumented land survey. It is intended only to depict the attached property description.



AECOM JN: 60603801

DRAWN BY: JKB

DATE: 2/8/2023

SCALE:

1" = 30'

**AECOM**

2315 BRIARGATE PARKWAY, SUITE 150  
COLORADO SPRINGS, CO 80920  
(719) 531-0001  
FAX (719) 531-0007  
AECOM PN: 60603801

COLORADO  
SPRINGS



Exhibit B - TCE-53A  
VANDE LAY CAPITAL  
PARTNERS, LLC

TITLE:

South Academy Boulevard Widening

REVISION:

N/A

DRAWING NO.

53-Exhibit\_TCE-53A.dgn

SHEET NO.

5 of 5

2/8/2023 4:28:24 PM \$FILES