

QUITCLAIM DEED

This Deed, dated this _____ day of _____, 2019, between **The Regents of the University of Colorado**, a body corporate, for and on behalf of the University of Colorado Colorado Springs (“Grantor”), whose street address is 1420 Austin Bluffs Parkway, Colorado Springs, 80918, in consideration of the Intergovernmental Agreement Between the University of Colorado Colorado Springs (“University”) and the City of Colorado Springs (“City”) dated _____ and other good and valuable consideration, does hereby sell and quitclaim to **The City of Colorado Springs**, Colorado, a home rule city and Colorado municipal corporation (“Grantee”), whose street address is 30 South Nevada Avenue, Suite 502, Colorado 80903, City of Colorado Springs, County of El Paso and State of Colorado, the property, with all it appurtenances, legally described and depicted, as follows:

See attached Exhibit A, Pages 1-5

Reserving unto University the UCCS fiber optic line easement as described and depicted in:

See attached Exhibit B

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Regents of the University of Colorado, a body corporate,
for and on behalf of the University of Colorado Colorado Springs

By: _____
Venkat Reddy Chancellor
University of Colorado Colorado Springs

Approved as to Form:

University Counsel

State of Colorado)
) ss.
County of El Paso)

The foregoing instrument was acknowledged before me this _____ day of _____,
2019 by Venkat Reddy, as Chancellor of the University of Colorado Colorado
Springs.

Witness my hand and official seal

My Commission Expires: _____

Notary Public

City of Colorado Springs, Colorado a home rule city
and municipal Colorado corporation

Accepted:

By: _____
Darlene Kennedy, Real Estate Services Manager

_____ Date

By: _____
Travis Easton, Public Works Director

Approved as to Form:

By: _____
Rebecca Greenberg, Senior Attorney
Office of the City Attorney

EXHIBIT A

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 AND A PORTION OF THAT PARCEL DESCRIBED IN BOOK 3404 AT PAGE 449, AND A PORTION OF VACATED EAGLE ROCK ROAD AS DESCRIBED IN RECEPTION NO. 218116319, ALL AS RECORDED WITH THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF EAGLE ROCK ROAD, AS DESCRIBED IN RECEPTION NO. 218116318, WHENCE THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 20 BEARS N53°44'20"E, 662.69 FEET, BEING THE BEGINNING OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 985.00 FEET, AND A LONG CHORD OF S00°10'37"W, 221.59 FEET, THE POINT OF BEGINNING;

THENCE SOUTHERLY ALONG SAID CURVE 222.06 FEET, THROUGH A CENTRAL ANGLE OF 12°55'00" TO A POINT OF COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 185.00 FEET, AND A LONG CHORD OF S36°29'50"E, 186.21 FEET;

THENCE SOUTHEASTERLY ALONG SAID COMPOUND CURVE, 195.13 FEET THROUGH A CENTRAL ANGLE OF 60°25'55";

THENCE S66°42'47"E, 271.83 FEET TO A POINT OF CURVE CONCAVE NORTHERLY WITH A RADIUS OF 985.00 FEET, AND A LONG CHORD OF S72°43'21"E, 206.24 FEET;

THENCE EASTERLY ALONG SAID CURVE, 206.62 FEET THROUGH A CENTRAL ANGLE OF 12°01'08";

THENCE S78°43'55"E, 179.19 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 229.00 FEET, AND A LONG CHORD OF S42°02'55"E, 273.60 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, 293.23 FEET THROUGH A CENTRAL ANGLE OF 73°21'59";

THENCE S05°21'56"E, 131.02 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 171.00 FEET, AND A LONG CHORD OF S47°00'34"E, 227.26 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, 248.57 FEET THROUGH A CENTRAL ANGLE OF 83°17'16";

THENCE S88°39'12"E, 142.42 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 2,015.00 FEET, AND A LONG CHORD OF S85°15'07"E, 239.11 FEET;

THENCE EASTERLY ALONG SAID CURVE, 239.25 FEET THROUGH A CENTRAL ANGLE OF 06°48'10" TO A POINT OF REVERSE CURVE CONCAVE NORTH, HAVING A RADIUS OF 635.00 FEET, AND A LONG CHORD OF N89°50'04"E, 183.66 FEET;

THENCE EASTERLY ALONG SAID REVERSE CURVE, 184.31 FEET THROUGH A CENTRAL ANGLE OF 16°37'47" TO A POINT OF REVERSE CURVE CONCAVE SOUTH, HAVING A RADIUS OF 279.00 FEET, AND A LONG CHORD OF N85°27'58"E, 38.40 FEET;

THENCE EASTERLY ALONG SAID REVERSE CURVE, 38.43 FEET THROUGH A CENTRAL ANGLE OF 07°53'34";

THENCE N41°59'56"E, 17.30 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STANTON ROAD TO A POINT OF NON-TANGENT CURVE CONCAVE NORTHEASTERLY, WITH A RADIUS OF 285.00 FEET, AND A LONG CHORD OF S42°53'51"E, 112.19 FEET;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STANTON ROAD, 112.93 FEET THROUGH A CENTRAL ANGLE OF 22°42'12";

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STANTON ROAD, S54°14'57"E, 53.92 FEET;

THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID STANTON ROAD, S35°45'03"W, 10.85 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE SOUTHERLY, WITH A RADIUS OF 209.00 FEET, AND A LONG CHORD OF N76°18'00"W, 157.81 FEET;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, 161.82 FEET THROUGH A CENTRAL ANGLE OF 44°21'39" TO A POINT OF REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 705.00 FEET, AND A LONG CHORD OF S89°50'04"W, 203.91 FEET;

THENCE WESTERLY ALONG SAID REVERSE CURVE, 204.62 FEET THROUGH A CENTRAL ANGLE OF 16°37'47" TO A POINT OF REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,945.00 FEET, AND A LONG CHORD OF N85°15'07"W, 230.80 FEET;

THENCE WESTERLY ALONG SAID REVERSE CURVE, 230.94 FEET THROUGH A CENTRAL ANGLE OF 06°48'10";

THENCE N88°39'12"W, 142.42 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 241.00 FEET, AND A LONG CHORD OF N47°00'34"W, 320.29 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, 350.33 FEET THROUGH A CENTRAL ANGLE OF 83°17'16";

THENCE N05°21'56"W, 131.02 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 159.00 FEET, AND A LONG CHORD OF N42°02'55"W, 189.97 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, 203.60 FEET THROUGH A CENTRAL ANGLE OF 73°21'59";

THENCE N78°43'55"W, 179.19 FEET TO A POINT OF CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1,055.00 FEET, AND A LONG CHORD OF N72°43'21"W, 220.90 FEET;

THENCE WESTERLY ALONG SAID CURVE, 221.30 FEET THROUGH A CENTRAL ANGLE OF 12°01'08";

THENCE N66°42'47"W, 271.83 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 255.00 FEET, AND A LONG CHORD OF N36°29'50"W, 256.66 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, 268.96 FEET THROUGH A CENTRAL ANGLE OF 60°25'55";

THENCE N83°43'07"E, 12.00 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE EASTERLY, WITH A RADIUS OF 1,043.00 FEET, AND A LONG CHORD OF N00°17'42"W, 217.55 FEET;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE, 217.95 FEET THROUGH A CENTRAL ANGLE OF 11°58'22" TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAGLE ROCK ROAD;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAGLE ROCK ROAD, S83°42'34"E, 49.09 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE WESTERLY, WITH A RADIUS OF 92.70 FEET, AND A LONG CHORD OF N15°52'37"E, 15.61 FEET;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAGLE ROCK ROAD, 15.63 FEET THROUGH A CENTRAL ANGLE OF 09°39'35";

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAGLE ROCK ROAD, N83°20'12"E, 6.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 169,839 SQUARE FEET OR 3.899 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:

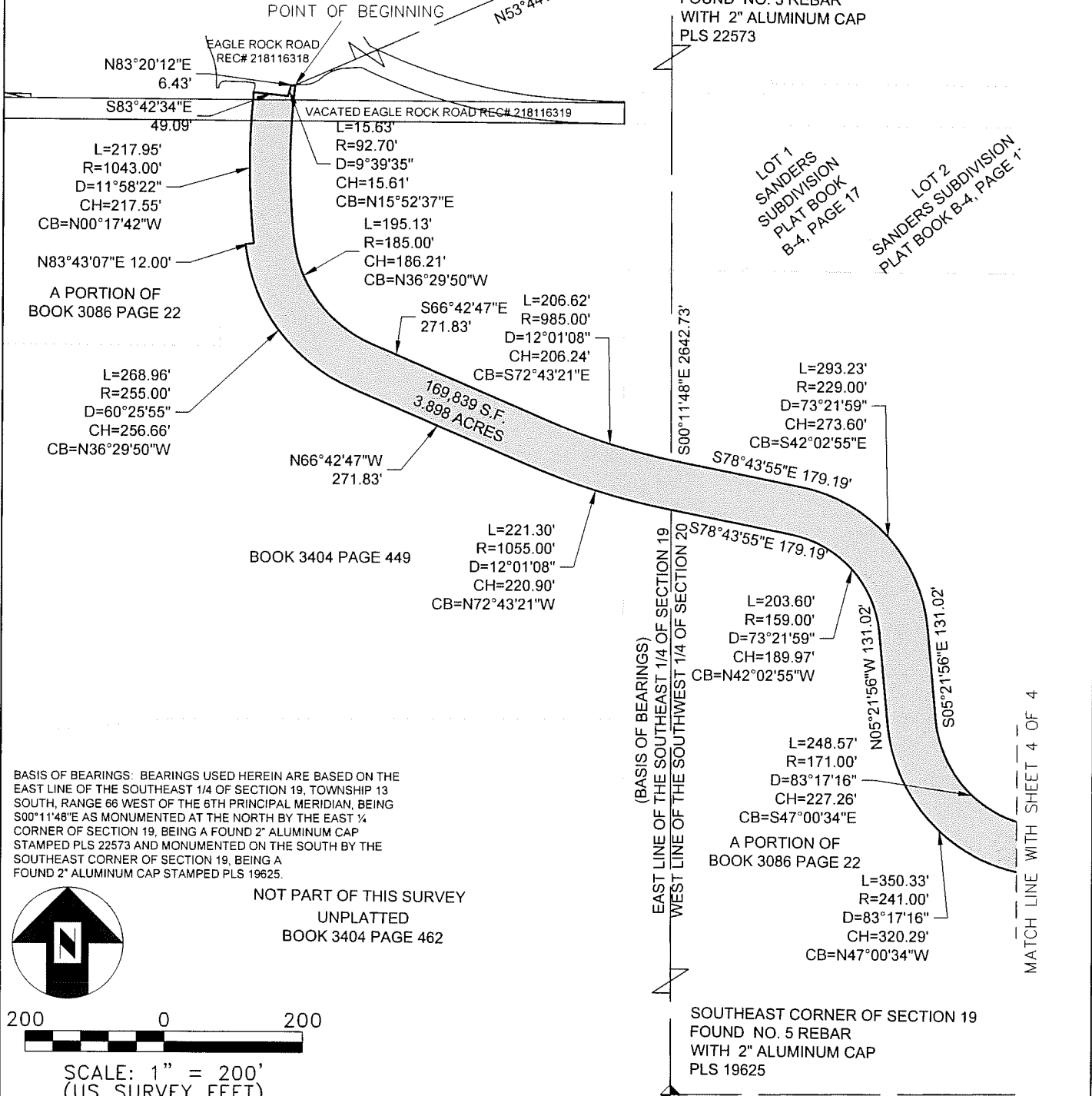
I, DOUGLAS H. ORT III, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

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

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"

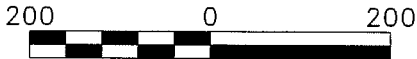
NORTHEAST 1/4
SECTION 19
SOUTHEAST 1/4
SECTION 19

NORTHWEST 1/4
SECTION 20
SOUTHWEST 1/4
SECTION 20
EAST 1/4 CORNER OF SECTION 19
FOUND NO. 5 REBAR
WITH 2" ALUMINUM CAP
PLS 22573



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.

NOT PART OF THIS SURVEY
UNPLATTED
BOOK 3404 PAGE 462

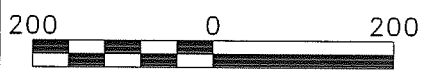
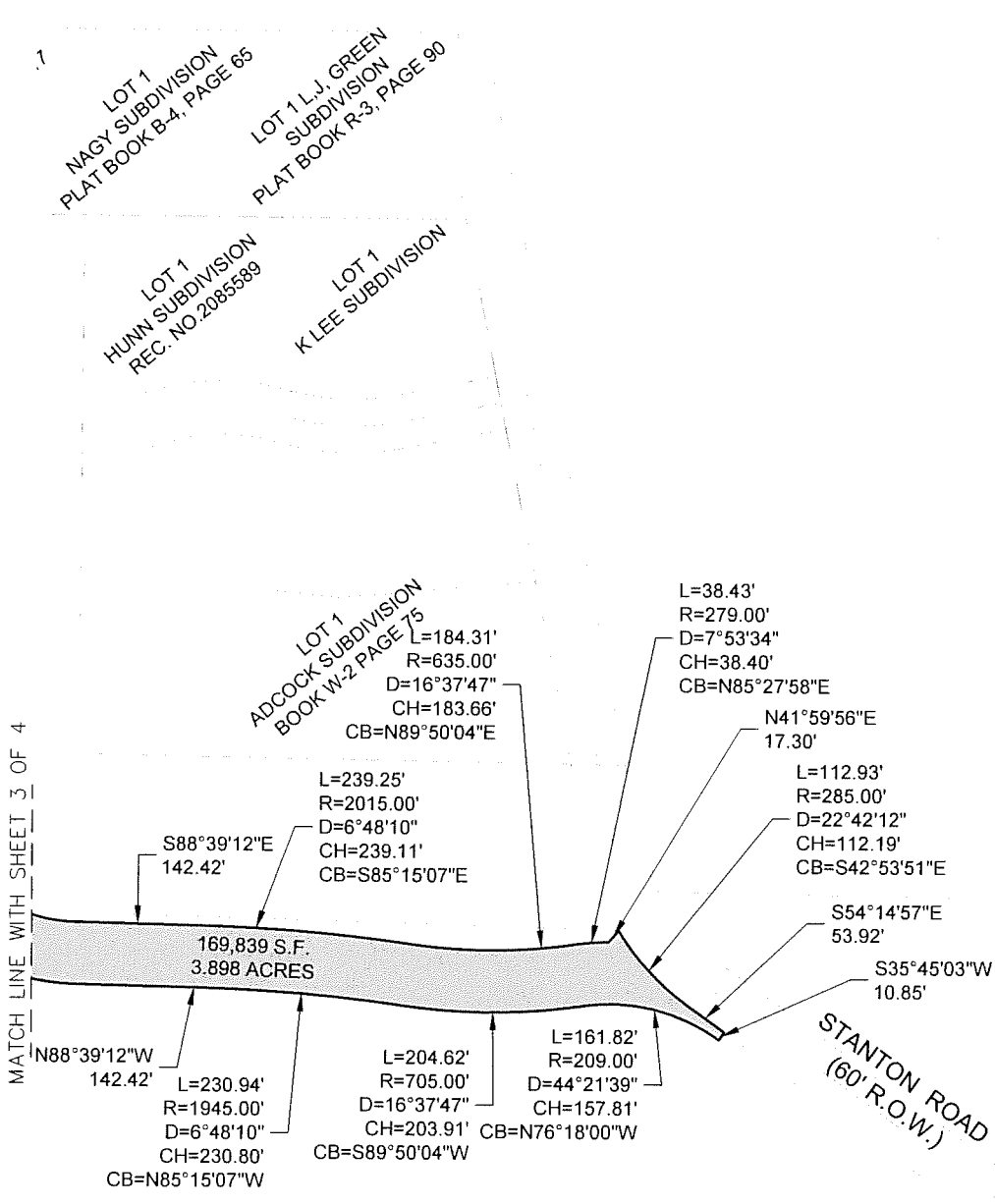


SCALE: 1" = 200'
(US SURVEY FEET)

18-600-070

						SHT NO	3 OF 4		1675 Broadway Suite 200 Denver, CO 80202 Phone: 303-297-2976 Fax: 303-297-2693	
						SCALE	1" = 200'			
						DWN BY	TJB	DATE		4-26-2019
						CHK BY				
						PROJ MGR	DHO	4-26-2019		UCCS HYBL SITE COLORADO SPRINGS CO, 80918 COUNTY OF EL PASO, STATE OF COLORADO
						CLIENT APP.				
NO	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D					

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"



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

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18-600-070

						SHT. NO. 4 OF 4		 1675 Broadway Suite 200 Denver, CO 80202 Phone: 303-297-2976 Fax: 303-297-2693
						SCALE 1" = 200'		
						DWN BY TJB	DATE 4-26-2019	
						CHK BY		
						PROJ MGR DHO	DATE 4-26-2019	UCCS HYBL SITE COLORADO SPRINGS CO, 80918 COUNTY OF EL PASO, STATE OF COLORADO
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D	CLIENT APP		

EXHIBIT B
UCCS FIBER OPTIC LINE
LOCATION MAP

