

INTERGOVERNMENTAL AGREEMENT  
BETWEEN THE UNIVERSITY OF COLORADO COLORADO SPRINGS  
AND THE CITY OF COLORADO SPRINGS

THIS INTERGOVERNMENTAL AGREEMENT (the "Agreement"), dated for reference this day of \_\_\_\_\_, 2018, is made by and between the Regents of the University of Colorado, a body corporate, for and on behalf of the University of Colorado Colorado Springs ("University"), and the City of Colorado Springs, a home rule city and Colorado municipal corporation ("City"), on behalf of its Public Works Department ("City Public Works") and its utility enterprise, Colorado Springs Utilities ("Utilities"). The University, the City, City Public Works, and Utilities shall be referred to herein as the "Parties".

WHEREAS, C.R.S. § 29.1.203 authorizes the City and the University to enter into an intergovernmental agreement for the purpose of cooperating or contracting to provide any function, service, or facility lawfully authorized to each of them; and

WHEREAS, in February 2015, the University created designs for the North Nevada Infrastructure (NNI) site located on the west side of the Colorado Springs campus of the University that included the realignment of Eagle Rock Road; and

WHEREAS, the University created legal descriptions for parcels of land needed for the new location of Eagle Rock Road based upon the design plans for the NNI site; and

WHEREAS, the Parties desire to identify and describe the right-of-way for Eagle Rock Road that will be owned and maintained by City; and

WHEREAS, the Parties further desire to identify and describe the utility easements that will be owned and maintained by the City on behalf of Utilities; and

WHEREAS, the Parties further desire to identify UCCS amenities to be placed in the Eagle Rock Road and North Nevada Avenue right-of-way through the revocable permit process; and

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the Parties agree as follows;

1. The University shall convey to the City on behalf of City Public Works 125,690 SF of Right-of-Way for "New" Eagle Rock Road by way of Quitclaim Deed substantially in the form provided in Exhibit A for the property shown, and as legally described and depicted in Exhibit A. (the "ER Right-of-Way"), which such Exhibit is attached hereto and made a part of this Agreement. Such conveyance shall be at no cost to the City. The City agrees that the University will reserve a non-exclusive perpetual easement over the ER Right-of-Way that is consistent with City's ownership interest in the ER Right-of-Way to allow the University the rights to access and maintain the University's fiber line which is located underneath the ER Right-of-Way. The general location of the fiber line is shown in drawing EX01, attached to this agreement.

2. The University shall convey to the City on behalf of Utilities 108,977 SF of permanent easement area near the "New" Eagle Rock Road by Permanent Easement Agreement substantially in the form provided in Exhibit B over the property shown in, and as legally described and depicted in, Attachments 1, 2, 3 and 4 to Exhibit B, attached hereto and made part of this Agreement, at no cost to the City.
3. The City will go through the process to vacate the 77,397 SF of land currently known as "Old" Eagle Rock Road Right-of-Way as legally described and depicted in Exhibit C ("City Property"), attached hereto and made a part of this Agreement. The City agrees to process vacation application concurrently with this Agreement and to present a vacation ordinance for the City Property to City Council for approval at the same time that City Council will consider the approval of this Agreement. The City shall reserve any easements it may require in the City Property for maintenance of utility infrastructure and/or drainage facilities. The University acknowledges that should the City Property be vacated by ordinance of the City Council, that per section 43-2-302 C.R.S., the County Assessor ultimately will determine the ownership of the City Property.
4. The City agrees to allow the University to construct, at the University's expense, several pedestrian/landscaping and amenities, including, but not limited to, the UCCS gateway signs and stairs, in the North Nevada Avenue Right-of-Way. The City agrees to allow the University to construct, at the University's expense, also including but not limited to, directional signs, campus fiber and a bicycle counting system, in the Eagle Rock right-of-way. The general location of these improvements are shown in drawing EX01 and made a part of this Agreement. The University will bear the entire cost of design, construction and maintenance of these improvements. The University shall submit to the City the documentation requested by the City for any permanent improvements in the North Nevada Avenue and Eagle Rock rights-of-way substantially in the form of the revocable permit application. The City agrees to waive any fees associated with the application, revocable permits (surface and subsurface), and future fees if applicable.
5. Neither Party has made representations or warranties concerning the condition of soils, drainage conditions, or any other matter pertaining to the physical or environmental condition of the properties being conveyed.
6. The University agrees to maintain the City's landscaped medians and parkways depicted in drawing EX02, along Eagle Rock Road adjacent to University Property in a reasonable manner. By agreeing to maintain the landscaping, the University does not intend or agree to assume any liability for injury or property damage resulting from this maintenance. The University shall submit to the City the documentation requested by the City for any permanent improvements in the Eagle Rock Road right-of-way substantially in the form of the revocable permit application. The City agrees to waive any fees associated with the application, revocable permits (surface and subsurface), and future fees if applicable. The University agrees to provide the following:
  - a. Routine inspections of the areas to be maintained to determine whether any maintenance is needed.

- b. Required watering for shrubs, trees, and grasses installed per the approved landscaped area plans. The cost of the irrigation water after installation of the landscaping will be funded by the University. The University shall have the right to maintain all irrigation related lines that cross within the Right-of-Way and Permanent Sidewalk easements.
  - c. Repair or adjust and maintain lighting poles with LED fixtures in islands and curbs as needed.
  - d. Repair or adjust the watering system as needed throughout the growing seasons.
  - e. Pickup and dispose trash and debris dumped along and onto the landscaped areas.
  - f. The City agrees the University may over time modify the landscaping improvements within City Standards.
  - g. The City agrees the University may maintain all signs and amenities that are in the Right-of-Way.
  - h. Financial obligations of the University payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.
7. The City agrees to maintain and repair all elements within the Right-of-Way, that are not specifically assigned to the University for maintenance and repair, at City expense. This maintenance shall include, for example but not be limited to, snow removal on the road surface, curb and gutter repair, pothole repair, stripping, repairs due to accidents, and required signage.

**NOTICES AND OTHER DELIVERABLES**

8. To enhance direct communications, a primary and alternate contact person will be assigned for each party. Both parties agree to communicate on a regular basis.

City of Colorado Springs:

Public Works Director 385-5457

Real Estate Services Manager 385-5920

The University of Colorado Colorado Springs:

Assoc. Vice Chancellor for Campus Plng & Fac. Mgt. 255-3505

Sr. Vice Chancellor for Administration and Finance 255-3210

Notices and Other Deliveries. Any notice or other documents or materials required or permitted to be delivered by this Agreement shall be deemed properly delivered upon receipt by the Party to whom the documents or materials are to be delivered. Notices may be hand delivered, sent by first-class mail, return receipt requested, with postage prepaid, or transmitted by electronic facsimile. Notices shall be addressed and delivered as follows:

If to UCCS:	If to City:
<p>Facilities Services</p> <p>University of Colorado Colorado Springs</p> <p>Attn: Associate Vice Chancellor for Campus Planning and Facilities Management</p> <p>1420 Austin Bluffs Parkway</p> <p>P.O. Box 7150</p> <p>Colorado Springs, CO 80933-7150</p> <p>Phone: (719) 255-3505</p> <p>Fax: (719) 255-3222</p>	<p>Real Estate Services Manager</p> <p>City of Colorado Springs</p> <p>30 South Nevada, Suite 502</p> <p>Colorado Springs, CO 80903</p> <p>Phone: (719) 385-5920</p> <p>Fax: (719) 385-5610</p>

Either Party may, by notice properly delivered, change the person or address to which future notices or delivered to that Party shall be made.

9. This Agreement is non-binding until such time as City Council passes a resolution approving this Agreement.
10. This Agreement is non-binding until such time as The Board of Regents of the University of Colorado approves this Agreement.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the University and the City have caused this Intergovernmental Agreement to be executed as of the date first written above. By the signature of its representatives below, each party affirms that it has taken all necessary action to authorize its representatives to execute this document.

**CITY OF COLORADO SPRINGS**

\_\_\_\_\_  
John Suthers, Mayor

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Office of the City Attorney

**THE REGENTS OF THE UNIVERSITY OF COLORADO**

By: \_\_\_\_\_

*Venkat Reddy*

\_\_\_\_\_  
Date

*5/22/18*

Printed Name: \_\_\_\_\_

*VENKAT REDDY*

Its: \_\_\_\_\_

*CHANCELLOR*

APPROVED AS TO FORM:

\_\_\_\_\_  
University Counsel

\_\_\_\_\_  
Date

*5-22-18*

IT IS WITNESSED WHEREOF the University and the City have caused this Instrumental Agreement to be executed by the duly authorized officers and representatives of the University and the City, respectively, at the City of Colorado Springs, Colorado, on the date first above written.

**FROM UCCS TO CITY**

- **EXHIBIT A – FORM OF QUITCLAIM DEED AND LEGAL DESCRIPTION – “NEW” EAGLE ROCK RIGHT-OF-WAY**

ATTEST  
 \_\_\_\_\_  
 John S. [unclear] Mayor

APPROVED AS TO FORM  
 \_\_\_\_\_  
 City Clerk

Office of the City Attorney

**THE BOARD OF THE UNIVERSITY OF COLORADO**

By: \_\_\_\_\_  
 Printed Name: Venkat Reddy  
 Title: Chancellor  
 Date: 6/22/18

APPROVED AS TO FORM  
 \_\_\_\_\_  
 University Counsel  
 Date: 5-22-18

**QUITCLAIM DEED**

This Deed, dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018, 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, a portion of the property known as Tax Schedule Numbers 6319100001, 6319100004, and 6319404001 (the "Property"), with all it appurtenances, legally described and depicted, as follows:

**See attached Exhibit A, PARCEL ROW-1, Pages 1-11**

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 \_\_\_\_\_,  
20\_\_\_\_ by Venkat Reddy as Chancellor of the University of Colorado Colorado Springs.

Witness my hand and official seal

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

RES File Number: \_\_\_\_\_

City Council Resolution No. \_\_\_\_\_

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

By: \_\_\_\_\_  
Real Estate Services Division

\_\_\_\_\_ Date

City of Colorado Springs  
Public Works Department

By: \_\_\_\_\_  
Travis Easton, Director

Approved as to Form:

By: \_\_\_\_\_  
City Attorney's Office

RES File Number: \_\_\_\_\_

City Council Resolution No. \_\_\_\_\_



**EXHIBIT A**

**“NEW” EAGLE ROCK ROAD RIGHT-OF-WAY  
PARCEL ROW-1**

**LEGAL DESCRIPTION**

Being a portion of the following three parcels of land recorded by Warranty Deeds at:

1. Reception Number 00474473 (Book 3086, Page 22) on September 15, 1978
2. Reception Number 201012900 on February 2, 2001
3. Reception Number 098006317 on January 20, 1998

The aforementioned deeds are recorded in the records of the El Paso County Clerk & Recorder's office, State of Colorado located in the East half of Section 19, Township 13 South, Range 66 West of the Sixth Principal Meridian, El Paso County, State of Colorado, more particularly described as follows:

**BASIS OF BEARINGS:** All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum of 1983(2011). The Basis of Bearings is the East line of the Southeast one-quarter of Section 19, T13S, R66W of the Sixth Principal Meridian. The South point of said line is a found 2½ inch aluminum cap stamped "RMLS NO. 19625". This point is known locally as FIMS 6305J (Colorado Springs Utilities - Facility Information Management System). The North point of said line is a found 2-inch aluminum cap stamped "Mariotti PLS 22573". The Basis of Bearings between said points is N 00° 11' 48" West a distance of 2,642.75 feet.

**BEGINNING** at the Northwest corner of Lot 1 Old Santa Fe Center Filing No. 1 as recorded at Reception Number 1584643 (Plat Book C-4 Page 26) on June 19, 1987 in the records of said county, coincident with the Easterly Right-of-Way of North Nevada Avenue whence the East ¼ corner of said Section 19 bears North 89° 34' 22" East a distance of 1,217.91 feet;

**THENCE** along the North line of said Lot 1, coincident with the Easterly Right-of-Way of said North Nevada Avenue North 89° 37' 17" East a distance of 50.51 feet to the Southwest corner of said parcel of land at Reception Number 201012900 as shown on a Land Survey Plat recorded at Reception Number 200900307 on December 29, 2000 in the records of said county;

**THENCE** departing the North line of said Lot 1 along the Westerly line of said parcel at Reception Number 201012900, coincident with the Easterly Right-of-Way of said North Nevada Avenue North 07° 20' 48" East a distance of 46.80 feet;

**THENCE** departing said Westerly line and said Easterly Right-of-Way on a non-tangent curve to the right having a radius of 92.98 feet, a central angle of 30° 37' 30" and an arc length of 49.70 feet. The chord of said curve bears South 76° 40' 54" East a distance of 49.11 feet;

**THENCE** South 60° 28' 46" East a distance of 32.58 feet;

**THENCE** on a non-tangent curve to the left having a radius of 13.93 feet, a central angle of 21° 52' 38" and an arc length of 5.32 feet. The chord of said curve bears South 70° 49' 14" East a distance of 5.29 feet;

**THENCE** on a non-tangent curve to the right having a radius of 910.38 feet, a central angle of 22° 27' 55" and an arc length of 356.96 feet. The chord of said curve bears South 67° 58' 28" East a distance of 354.67 feet;

**THENCE** South 56° 44' 30" East a distance of 91.11 feet;

**THENCE** on a non-tangent curve to the left having a radius of 44.91 feet, a central angle of 66° 26' 08" and an arc length of 52.08 feet. The chord of said curve bears North 88° 31' 21" East a distance of 49.21 feet;

**THENCE** South 63° 04' 26" East a distance of 2.59 feet;

**THENCE** South 27° 10' 30" West a distance of 33.43 feet;

**THENCE** South 64° 07' 23" East a distance of 9.92 feet;

**THENCE** North 27° 27' 19" East a distance of 63.17 feet;

**THENCE** South 59° 09' 00" East a distance of 3.06 feet;

**THENCE** on a non-tangent curve to the left having a radius of 9.80 feet, a central angle of 104° 09' 47" and an arc length of 17.81 feet. The chord of said curve bears South 20° 23' 24" East a distance of 15.45 feet;

**THENCE** South 66° 33' 07" East a distance of 16.46 feet;

**THENCE** South 70° 16' 59" East a distance of 17.53 feet;

**THENCE** on a non-tangent curve to the left having a radius of 82.03 feet, a central angle of 10° 13' 34" and an arc length of 14.64 feet. The chord of said curve bears North 18° 28' 20" East a distance of 14.62 feet;

**THENCE** South 75° 23' 33" East a distance of 43.21 feet;

**THENCE** South 03° 32' 07" West a distance of 12.25 feet;

**THENCE** on a non-tangent curve to the right having a radius of 43.05 feet, a central angle of 51° 35' 54" and an arc length of 38.77 feet. The chord of said curve bears South 44° 40' 59" East a distance of 37.47 feet;

**THENCE** on a non-tangent curve to the left having a radius of 253.92 feet, a central angle of 18° 09' 33" and an arc length of 80.48 feet. The chord of said curve bears South 25° 10' 04" East a distance of 80.14 feet;

**THENCE** South 24° 51' 01" East a distance of 14.97 feet;

**THENCE** South 33° 10' 23" East a distance of 29.66 feet;

**THENCE** on a non-tangent curve to the left having a radius of 757.37 feet, a central angle of 16° 11' 54" and an arc length of 214.12 feet. The chord of said curve bears South 71° 59' 14" East a distance of 213.41 feet;

**THENCE** South 81° 16' 52" East a distance of 28.98 feet;

**THENCE** on a non-tangent curve to the left having a radius of 969.93 feet, a central angle of 05° 05' 59" and an arc length of 86.33 feet. The chord of said curve bears South 85° 37' 57" East a distance of 86.30 feet;

**THENCE** South 87° 14' 22" East a distance of 25.65 feet;

**THENCE** South 88° 59' 54" East a distance of 25.01 feet to a point on the West line of the Charles Fisher Subdivision as recorded at Reception Number 001453842 (Plat Book B-4 Page 9) on September 17, 1996 in the records of said County;

**THENCE** South 00° 14' 04" West a distance of 1.90 feet to the Southwest corner of said Charles Fisher Subdivision, also being the Northwest corner of a Right-of-Way for highway purposes (Eagle Rock Road) as recorded by Warranty Deed at Reception Number 631965 on May 29, 1940 and whence the East ¼ corner of said Section 19 bears North 08° 58' 28" East a distance of 413.30 feet;

**THENCE** along the West line of said Right-of-Way South 00° 10' 01" East a distance of 30.00 feet to the Southwest corner of said Right-of-Way;

**THENCE** South 00° 10' 01" East a distance of 0.11 feet;

**THENCE** North 88° 41' 29" West a distance of 77.76 feet;

**THENCE** North 85° 56' 13" West a distance of 24.56 feet;

**THENCE** on a non-tangent curve to the right having a radius of 769.87 feet, a central angle of 21° 35' 48" and an arc length of 290.19 feet. The chord of said curve bears North 74° 41' 46" West a distance of 288.48 feet;

**THENCE** South 86° 03' 56" West a distance of 28.38 feet;

**THENCE** on a non-tangent curve to the left having a radius of 63.41 feet, a central angle of 25° 51' 42" and an arc length of 28.62 feet. The chord of said curve bears South 66° 35' 08" West a distance of 28.38 feet;

**THENCE** South 50° 42' 58" West a distance of 9.45 feet;

**THENCE** on a non-tangent curve to the right having a radius of 39.44 feet, a central angle of 38° 52' 33" and an arc length of 26.76 feet. The chord of said curve bears South 77° 05' 40" West a distance of 26.25 feet;

**THENCE** South 83° 20' 12" West a distance of 13.55 feet;

**THENCE** on a non-tangent curve to the left having a radius of 92.70 feet, a central angle of 09° 39' 30" and an arc length of 15.63 feet. The chord of said curve bears South 15° 52' 37" West a distance of 15.61 feet;

**THENCE** North 83° 42' 34" West a distance of 50.12 feet;

**THENCE** on a non-tangent curve to the left having a radius of 17.91 feet, a central angle of 43° 06' 29" and an arc length of 13.48 feet. The chord of said curve bears North 12° 30' 05" East a distance of 13.16 feet;

**THENCE** North 80° 57' 19" West a distance of 10.89 feet;

**THENCE** North 88° 20' 29" West a distance of 31.76 feet;

**THENCE** on a non-tangent curve to the left having a radius of 9.05 feet, a central angle of 98° 53' 53" and an arc length of 15.62 feet. The chord of said curve bears South 45° 50' 27" West a distance of 13.75 feet;

**THENCE** South 86° 53' 55" West a distance of 3.06 feet;

**THENCE** North 00° 32' 33" West a distance of 15.40 feet;

**THENCE** on a non-tangent curve to the left having a radius of 98.18 feet, a central angle of 17° 45' 51" and an arc length of 30.44 feet. The chord of said curve bears North 10° 21' 11" West a distance of 30.32 feet;

**THENCE** North 22° 55' 42" West a distance of 18.25 feet;

**THENCE** on a non-tangent curve to the right having a radius of 70.79 feet, a central angle of 37° 29' 37" and an arc length of 46.32 feet. The chord of said curve bears North 01° 02' 18" West a distance of 45.50 feet;

**THENCE** North 66° 18' 29" West a distance of 10.34 feet;

**THENCE** on a non-tangent curve to the left having a radius of 100.10 feet, a central angle of 08° 57' 43" and an arc length of 15.66 feet. The chord of said curve bears South 12° 25' 29" West a distance of 15.64 feet;

**THENCE** North 84° 08' 45" West a distance of 3.02 feet;

**THENCE** on a non-tangent curve to the left having a radius of 4.33 feet, a central angle of 87° 02' 20" and an arc length of 6.57 feet. The chord of said curve bears North 18° 21' 36" West a distance of 5.96 feet;

**THENCE** North 74° 58' 12" West a distance of 10.42 feet;

**THENCE** on a non-tangent curve to the right having a radius of 50.51 feet, a central angle of 33° 24' 54" and an arc length of 29.46 feet. The chord of said curve bears North 59° 02' 20" West a distance of 29.04 feet;

**THENCE** North 42° 06' 17" West a distance of 14.15 feet;

**THENCE** on a non-tangent curve to the left having a radius of 60.65 feet, a central angle of 15° 01' 15" and an arc length of 15.90 feet. The chord of said curve bears North 52° 52' 26" West a distance of 15.85 feet;

**THENCE** North 63° 01' 05" West a distance of 153.56 feet;

**THENCE** North 66° 26' 22" West a distance of 37.35 feet;

**THENCE** on a non-tangent curve to the left having a radius of 155.16 feet, a central angle of 08° 48' 36" and an arc length of 23.86 feet. The chord of said curve bears North 69° 52' 15" West a distance of 23.83 feet;

**THENCE** North 72° 23' 19" West a distance of 36.90 feet;

**THENCE** on a non-tangent curve to the right having a radius of 29.92 feet, a central angle of 50° 03' 54" and an arc length of 26.14 feet. The chord of said curve bears North 62° 00' 32" East a distance of 25.32 feet;

**THENCE** on a non-tangent curve to the left having a radius of 741.46 feet, a central angle of 05° 41' 35" and an arc length of 73.67 feet. The chord of said curve bears North 74° 12' 17" West a distance of 73.64 feet;

**THENCE** on a non-tangent curve to the right having a radius of 27.55 feet, a central angle of 53° 51' 16" and an arc length of 25.89 feet. The chord of said curve bears South 28° 11' 52" East a distance of 24.95 feet;

**THENCE** on a non-tangent curve to the left having a radius of 535.09 feet, a central angle of 11° 56' 02" and an arc length of 111.45 feet. The chord of said curve bears North 78° 48' 03" West a distance of 111.25 feet;

**THENCE** North 82° 33' 02" West a distance of 41.94 feet;

**THENCE** on a non-tangent curve to the left having a radius of 6.29 feet, a central angle of 64° 54' 31" and an arc length of 7.13 feet. The chord of said curve bears South 61° 59' 35" West a distance of 6.75 feet;

**THENCE** South 31° 54' 34" West a distance of 6.74 feet;

**THENCE** on a non-tangent curve to the right having a radius of 61.72 feet, a central angle of 07° 07' 31" and an arc length of 7.68 feet. The chord of said curve bears South 37° 29' 00" West a distance of 7.67 feet;

**THENCE** South 82° 54' 42" East a distance of 12.53 feet;

**THENCE** on a non-tangent curve to the right having a radius of 6.54 feet, a central angle of 87° 48' 34" and an arc length of 10.03 feet. The chord of said curve bears South 35° 53' 55" West a distance of 9.07 feet;

**THENCE** North 81° 31' 44" West a distance of 14.71 feet;

**THENCE** on a non-tangent curve to the left having a radius of 8.94 feet, a central angle of 34° 03' 47" and an arc length of 5.32 feet. The chord of said curve bears South 14° 11' 39" West a distance of 5.24 feet;

**THENCE** on a non-tangent curve to the right having a radius of 17.39 feet, a central angle of 20° 48' 25" and an arc length of 6.30 feet. The chord of said curve bears South 14° 36' 52" West a distance of 6.26 feet;

**THENCE** South 22° 13' 32" West a distance of 49.43 feet;

**THENCE** on a non-tangent curve to the right having a radius of 25.40 feet, a central angle of 74° 14' 34" and an arc length of 32.91 feet. The chord of said curve bears South 63° 16' 34" West a distance of 30.66 feet;

**THENCE** North 84° 28' 14" West a distance of 15.22 feet to the West line of said Lot 1, also being the East Right-of-Way of said North Nevada Avenue;

**THENCE** along the West line of Lot 1 coincident with said East Right-of-Way North 07° 20' 49" East a distance of 191.49 feet to the **POINT OF BEGINNING**.

The Right-of-Way described herein contains 125,690 square feet or 2.885 acres, more or less.

Exhibits attached and by this reference made a part hereof.

I, Eric R. White, a duly registered Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Eric R. White  
Colorado Professional Land Surveyor, License Number 38278  
April 25, 2018

NV5, Inc.  
5445 Mark Dabling Blvd., Suite 100  
Colorado Springs, CO 80918  
Tel: (719) 268-8500



# EXHIBIT A

EAST 1/4 CORNER  
SECTION 19 T13S R66W  
2-IN ALUMINUM CAP  
STAMPED PLS 22573

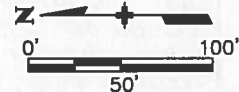
SOUTHEAST CORNER  
SECTION 19 T13S R66W  
2.5-IN ALUMINUM CAP  
STAMPED RMLS NO. 19625

East line SE 1/4 S19 T13S R66W 6P.M.

BASIS OF BEARINGS

N00°11'48"W  
2,642.75'

MATCHLINE SEE SHEET 9



SCALE IN FEET  
(1"=100')

North line SE 1/4 S19 T13S R66W 6P.M.  
N89°34'22"E 1217.91' (TIE)

E 1/2 S19 T13S R66W 6th P.M.  
City of Colorado Springs, County  
of El Paso, State of Colorado

Regents of the  
University of Colorado

Regents of the University of  
Colorado  
Reception No. 474473  
Book 3086 Page 22  
aka Trembly Tract

EAGLE ROCK ROAD  
60' R.O.W.  
Recept. No. 1584643  
Plat Book C-4 Page 26

Utility Easement  
Recept. No. 211095288

Lot 2 Old Santa Fe  
Center Filing No. 1  
Reception No 1584643

Utility Easement  
B 319 P 105

Utility Easement  
Recept. No. 211095288

Centerline Sewer Easement  
Recept. No. 661418

NORTH NEVADA AVENUE  
(Right-of-Way Varies)

① Regents of the University of  
Colorado  
Recept. No. 098006317  
&  
Lot 1 Old Santa Fe Center  
Filing No. 1  
Recept. No. 1584643

② Reception Number 200900307  
&  
Reception Number 201012900

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

P.O.B. - Point of Beginning

Parcel contains 125,690 square feet, or 2.885 acres, more or less.



5445 Mark Dabling Blvd.  
Suite 100  
Colorado Springs, CO 80918  
TEL 719.268.5800  
WWW.NV5.COM

## EXHIBIT FOR LEGAL DESCRIPTION

RIGHT-OF-WAY DEDICATION  
PARCEL ROW-1

Prepared for: UCCS

Date Submitted: April 25, 2018

PAGE NUMBER

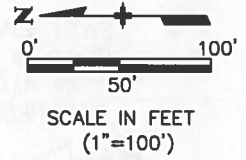
7

OF 11 PAGES

JOB NUMBER  
223515-00011

# EXHIBIT A

E<sub>1</sub>/<sub>2</sub> S19 T13S R66W 6th P.M.  
 City of Colorado Springs, County  
 of El Paso, State of Colorado



Charles Fisher Sub.  
 Recept. No. 001453842  
 Plat Book B-4 Page 9

BASIS OF BEARINGS

N00°11'48"W  
 2,642.75'

EAST 1/4 CORNER  
 SECTION 19 T13S R66W  
 2-IN ALUMINUM CAP  
 STAMPED PLS 22573

East line SE<sub>1</sub>/<sub>4</sub> S19 T13S R66W 6P.M.

N8°58'28"E  
 413.30' (TIE)

SOUTHEAST CORNER  
 SECTION 19 T13S R66W  
 2.5-IN ALUMINUM CAP  
 STAMPED RMLS NO. 19625

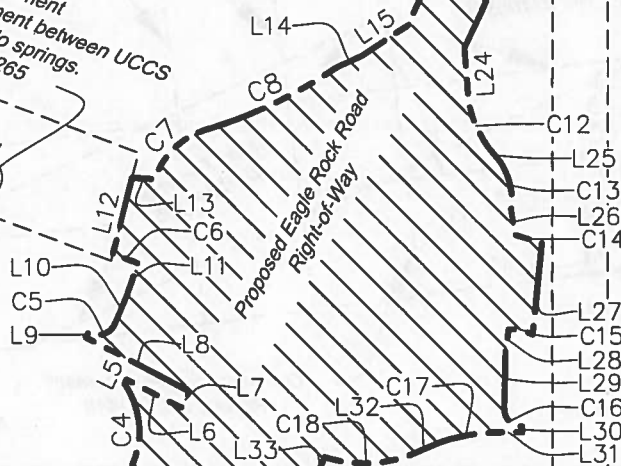
R.O.W. for Highway  
 Purposes  
 Recept. No. 631965  
 (Eagle Rock Road)

Regents of the University of Colorado  
 Reception No. 474473  
 Book 3086 Page 22  
 aka Trembly Tract

Regents of the  
 University of Colorado

Existing Utility Easement  
 Parcel D UE-5' per IGA agreement between UCCS  
 and the City of Colorado springs.  
 FIMS Doc no. 800265

EAGLE ROCK ROAD  
 (No Recorded Right-of-Way or  
 Dedication Found)



MATCHLINE SEE SHEET 8

This exhibit does not represent a monumented survey.  
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Parcel contains 125,690 square feet, or 2.885 acres, more or less.



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 PARCEL ROW-1

Prepared for: UCCS

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JOB NUMBER  
 223515-00011



# EXHIBIT A

Line Table		
Line #	Direction	Length
L1	N89° 37' 17"E	50.51'
L2	N7° 20' 48"E	46.80'
L3	S60° 28' 46"E	32.58'
L4	S56° 44' 30"E	91.11'
L5	S63° 04' 26"E	2.59'
L6	S27° 10' 30"W	33.43'
L7	S64° 07' 23"E	9.92'
L8	N27° 27' 19"E	63.17'
L9	S59° 09' 00"E	3.06'
L10	S66° 33' 07"E	16.46'
L11	S70° 16' 59"E	17.53'
L12	S75° 23' 33"E	43.21'
L13	S3° 32' 07"W	12.25'
L14	S24° 51' 01"E	14.97'
L15	S33° 10' 23"E	29.66'
L16	S81° 16' 52"E	28.98'
L17	S87° 14' 22"E	25.65'
L18	S88° 59' 54"E	25.01'
L19	S0° 14' 04"W	1.90'
L20	S0° 10' 01"E	30.00'

Line Table		
Line #	Direction	Length
L21	S0° 10' 01"E	0.11'
L22	N88° 41' 29"W	77.76'
L23	N85° 56' 13"W	24.56'
L24	S86° 03' 56"W	28.38'
L25	S50° 42' 58"W	9.45'
L26	S83° 20' 12"W	13.55'
L27	N83° 42' 34"W	50.12'
L28	N80° 57' 19"W	10.89'
L29	N88° 20' 29"W	31.76'
L30	S86° 53' 55"W	3.06'
L31	N0° 32' 33"W	15.40'
L32	N22° 55' 42"W	18.25'
L33	N66° 18' 29"W	10.34'
L34	N84° 08' 45"W	3.02'
L35	N74° 58' 12"W	10.42'
L36	N42° 06' 17"W	14.15'
L37	N63° 01' 05"W	153.56'
L38	N66° 26' 22"W	37.35'
L39	N72° 23' 19"W	36.90'
L40	N82° 33' 02"W	41.94'

Line Table		
Line #	Direction	Length
L41	S31° 54' 34"W	6.74'
L42	S82° 54' 42"E	12.53'
L43	N81° 31' 44"W	14.71'
L44	S22° 13' 32"W	49.43'
L45	N84° 28' 14"W	15.22'
L46	N7° 20' 49"E	191.49'

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PARCEL ROW-1

Prepared for: UCCS

Date Submitted: April 25, 2018

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OF 11 PAGES

JOB NUMBER  
223515-00011

# EXHIBIT A

Curve Table					
Curve #	Arc Length	Radius	Delta	CB	CD
C1	49.70'	92.98'	30° 37' 30"	S76°40'54"E	49.11'
C2	5.32'	13.93'	21° 52' 38"	S70°49'14"E	5.29'
C3	356.96'	910.38'	22° 27' 55"	S67°58'28"E	354.67'
C4	52.08'	44.91'	66° 26' 08"	N88°31'21"E	49.21'
C5	17.81'	9.80'	104° 09' 47"	S20°23'24"E	15.45'
C6	14.64'	82.03'	10° 13' 34"	N18°28'20"E	14.62'
C7	38.77'	43.05'	51° 35' 54"	S44°40'59"E	37.47'
C8	80.48'	253.92'	18° 09' 33"	S25°10'04"E	80.14'
C9	214.12'	757.37'	16° 11' 54"	S71°59'14"E	213.41'
C10	86.33'	969.93'	5° 05' 59"	S85°37'57"E	86.30'
C11	290.19'	769.87'	21° 35' 48"	N74°41'46"W	288.48'
C12	28.62'	63.41'	25° 51' 42"	S66°35'08"W	28.38'
C13	26.76'	39.44'	38° 52' 33"	S77°05'40"W	26.25'
C14	15.63'	92.70'	9° 39' 30"	S15°52'37"W	15.61'
C15	13.48'	17.91'	43° 06' 29"	N12°30'05"E	13.16'
C16	15.62'	9.05'	98° 53' 53"	S45°50'27"W	13.75'
C17	30.44'	98.18'	17° 45' 51"	N10°21'11"W	30.32'

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223515-00011

# EXHIBIT A

Curve Table					
Curve #	Arc Length	Radius	Delta	CB	CD
C18	46.32'	70.79'	37° 29' 37"	N1°02'18"W	45.50'
C19	15.66'	100.10'	8° 57' 43"	S12°25'29"W	15.64'
C20	6.57'	4.33'	87° 02' 20"	N18°21'36"W	5.96'
C21	29.46'	50.51'	33° 24' 54"	N59°02'20"W	29.04'
C22	15.90'	60.65'	15° 01' 15"	N52°52'26"W	15.85'
C23	23.86'	155.16'	8° 48' 36"	N69°52'15"W	23.83'
C24	26.14'	29.92'	50° 03' 54"	N62°00'32"E	25.32'
C25	73.67'	741.46'	5° 41' 35"	N74°12'17"W	73.64'
C26	25.89'	27.55'	53° 51' 16"	S28°11'52"E	24.95'
C27	111.45'	535.09'	11° 56' 02"	N78°48'03"W	111.25'
C28	7.13'	6.29'	64° 54' 31"	S61°59'35"W	6.75'
C29	7.68'	61.72'	7° 07' 31"	S37°29'00"W	7.67'
C30	10.03'	6.54'	87° 48' 34"	S35°53'55"W	9.07'
C31	5.32'	8.94'	34° 03' 47"	S14°11'39"W	5.24'
C32	6.30'	17.39'	20° 44' 25"	S14°36'52"W	6.26'
C33	32.91'	25.40'	74° 14' 34"	S63°16'34"W	30.66'

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## EXHIBIT FOR LEGAL DESCRIPTION

RIGHT-OF-WAY DEDICATION  
PARCEL ROW-1

PAGE NUMBER

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OF 11 PAGES

Prepared for: UCCS

Date Submitted: April 25, 2018

JOB NUMBER  
223515-00011



**PERMANENT EASEMENT AGREEMENT**

This Permanent Easement Agreement ("Agreement") effective \_\_\_\_\_, 2018, by and between **The Regents of the University of Colorado**, a body corporate, for and on behalf of the University of Colorado Colorado Springs ("Grantor"), whose address is 1420 Austin Bluffs Parkway, Colorado Springs, CO 80918 and the City of Colorado Springs, a home rule city and Colorado municipal corporation ("City"), on behalf of its enterprise, Colorado Springs Utilities, whose address is P.O. Box 1103, Colorado Springs, Colorado 80947-1812 ("Grantee"). Both Grantor and Grantee hereinafter are individually referred to as "Party" and collectively referred to as "Parties."

**Recitals**

- A. Grantor owns the real property in El Paso County Colorado known as Tax Schedule Numbers 6319100001 and 6319404001, Colorado Springs, Colorado ("Property"), in, through, over, under, and across which the Improvements (as defined in Section 1 below) will pass; and
- B. Grantee has determined that such Improvements must be constructed, installed, and maintained within the Property along a certain utilities corridor;

**NOW, THEREFORE**, in consideration of the promises, mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

**Agreement**

1. **Conveyance of Permanent Easement.** Grantor hereby grants to Grantee a perpetual, non-exclusive permanent easement to enter, occupy, and use the real property depicted in the legal descriptions attached hereto as [INSERT NAME OF ATTACHMENT] ("Permanent Easement"), to construct, reconstruct, install, use, operate, maintain, repair, patrol, replace, upgrade, or remove one or more [INSERT DESCRIPTION OF IMPROVEMENTS] (the "Improvements") and to make any cuts and fills in the earth necessary to the performance of such work, in, on, under, through, over and across such real property.
2. **Easement Map.** Included with [Attachment 1 (Parcel UE-1 AND UE-2 Pages 3-4), Attachment 2 (Parcel UE-3, Page 2), Attachment 3 (Parcel UE-4, Page 2) and Attachment 4 (Parcel UE-5, Page 2)] attached hereto are graphic representations of the Permanent Easement. In the event of an ambiguity in the legal descriptions, the graphical representations may be used to resolve said ambiguity.
3. **Ingress and Egress.** Grantee shall have the perpetual right of reasonable ingress and egress in, to, through, over, under, and across the Property for access to and from any roads, highways, streets, alleys, or any other point to the Permanent Easement, in order to perform Grantee's rights in the Permanent Easement. To the maximum practicable extent, Grantee shall use existing gates, roads, trails or facilities to avoid disruption of Grantor's operations on the Property.
4. **Grantor's Rights Unaffected.** Except as provided in Section 5 below, Grantor shall retain the right to make full use of the Property, except for such use as might endanger or interfere with the rights of Grantee in the Permanent Easement. Grantor shall only perform or permit other persons or entities to perform construction or other work within the Permanent Easement after prior written approval by Grantee and only if such construction or other work is performed in accordance with the terms of this Agreement, all applicable laws, rules and regulations, and Grantee's rules and regulations as they may be modified from time to time. Grantor reserves use of the Permanent Easement, whether longitudinal or otherwise, for installing the following with written approval from Grantee: pavement, curbs, gutters, sidewalks, parking areas and associated curb cuts, paved driveways, fences (except fences which cannot be reasonably removed and erected again, such as, but not limited to: stone, brick, or other masonry type fences or walls), low-height landscaping, and sprinkler systems which are capable of being reasonably located by Grantee ("Grantor's Improvements"); provided however, that the exercise of such rights, in the reasonable opinion of Grantee, does not injure or interfere with, now or in the future, any of the Grantee's rights in the Permanent Easement including, but not limited to, Grantee's rights of maintenance and reasonable access.

5. **Installations within Permanent Easement.** Grantor shall not construct or place any permanent structure or building on any part of the Permanent Easement including, but not limited to: posts, poles, fences (except posts, poles, or fences that can be easily removed and erected again; and except for garage-door porch stoops and only those retaining walls up to 4 feet in height that may be required to extend into the side lot-line easements of a residential property), dwellings, garages, barns, sheds, storage structures of any kind, lean-tos, play houses or other play structures, outbuildings, gazebos, hot tubs, swimming pools, concrete patios, decks, basketball/sports courts, retaining wall, or any edifice projections such as, but not limited to: balconies, verandas, porches, building overhangs, or bay windows. Without liability for damages, Grantee may remove any structure or building constructed or placed within the Permanent Easement. If Grantor constructs, places or permits any structure or building within the Permanent Easement, then Grantor shall reimburse Grantee for all expenses (including, but not limited to removal, court, collection, and attorneys' fees and costs) associated with or arising from removing such structure or building. Despite anything herein to the contrary, if the City approves a projection into the Property's building-setback pursuant to section 7.4.102.F of the City Code ("Projection Approval"), then the Projection Approval shall be considered Grantee's prior written consent to Grantor's encroachment into the Permanent Easement as described in that Projection Approval, provided however, if Grantee determines that (as a result of the Projection Approval) it is necessary to relocate any existing Improvements, then Grantor acknowledges that such relocation shall be at the Grantor's sole expense, regardless of the Projection Approval; and Grantor shall grant to Grantee any permanent easements required for the relocated Improvements. Moreover, in no event shall Grantor:

- a. construct or place, longitudinally along or otherwise within the Permanent Easement any tree, underground pipeline, cable, wire, conduit, valve, stub, storm water drainage pipeline facilities or other utility or appurtenance without the prior written consent of Grantee; or
- b. change, by excavation or filling, the present grade or ground level of the Permanent Easement without the prior written consent of Grantee. Despite anything herein to the contrary, if the City approves Grantor's grading plan for the Property ("Grading Plan Approval"), then the Grading Plan Approval shall be considered Grantee's prior written consent to change the grade of the Permanent Easement as described in that Grading Plan Approval, provided that no Improvements exist within the Permanent Easement. Further, if Grantee determines that (as a result of the Grading Plan Approval) it is necessary to relocate any existing Improvements, then Grantor acknowledges that such relocation shall be at the Grantor's sole expense, regardless of the Grading Plan Approval, and Grantor shall grant to Grantee any permanent easements required for the relocated Improvements.

Grantor shall prevent the construction or alteration of landfills, wetlands, land excavations, water impoundments including storm water quality features or facilities, and other land uses within the Permanent Easement unless the prior written consent of Grantee is provided. Additionally, Grantor shall not construct any new, or alter any existing landfills, wetlands, water impoundments, and other similar uses within the Property, which might, in Grantee's reasonable discretion, endanger or interfere with any Improvements, including, but not limited to, Grantee's rights of maintenance and reasonable access, without the prior written consent of Grantee.

6. **Surface Restoration to Land.** Grantee shall replace, repair, or reimburse Grantor for the reasonable cost of replacement or repair of physical damage to Grantor's Improvements on the Property, whether or not within the Permanent Easement, but only if such damage is caused by Grantee's construction, reconstruction, use, operation, maintenance, repair, patrol, replacement, upgrading, or removal of its Improvements. In the construction, reconstruction, installation, use, operation, maintenance, repair, patrol, replacement, upgrading, or removal of its Improvements, Grantee shall promptly restore, replace, or repair the surface of the Permanent Easement to as close to its condition immediately prior to such work as may be reasonably possible. Despite anything contained herein to the contrary, Grantee shall not be liable for damage to, nor shall it be obligated to repair or replace any structures, buildings, or any other articles whatsoever, which are constructed, installed, or otherwise existing within the Permanent Easement in violation of the terms of this Agreement including, but not limited to, any tree(s) that interfere with the Improvements or Grantee's rights in the Permanent Easement.

7. **Maintenance of Permanent Easement.** Grantor shall be responsible for the surface maintenance of the easement; however, Grantee shall have the perpetual right, but not the obligation, to cut, trim, control, and remove trees, brush, and other obstructions which injure or interfere with the Grantee's use, occupation or enjoyment of the Permanent Easement, or Grantee's right to construct, reconstruct, install, use, operate, maintain, repair, patrol, replace, upgrade, or remove its Improvements, without liability for damages arising therefrom.
8. **Subjacent and Lateral Support.** Grantor shall not impair any lateral or subjacent support for the Improvements.
9. **Nature of Easement and Additional Uses.** The Permanent Easement is perpetual and runs with the land. It also is deemed to touch and concern the land. Grantee's exercise of any rights in the Permanent Easement other than those retained by Grantor shall be within the sole discretion of Grantee. Grantee shall permit and authorize such other uses of the Permanent Easement that are consistent with the uses described in paragraph 1 herein and not hereby reserved in Grantor.
10. **Warranty of Title.** Grantor warrants that it has good and merchantable title to the Property and has the full right and lawful authority to grant the Permanent Easement. Further, Grantor warrants, promises, and agrees to defend Grantee in the exercise of Grantee's rights hereunder against any defect in Grantor's title to the Property or Grantor's right to grant the Permanent Easement.
11. **Waiver.** The failure of either Party to insist, in any one or more instances, upon a strict performance of any of the obligations, covenants, or agreements herein contained, or the failure of either Party in any one or more instances to exercise any option, privilege, or right herein contained, shall in no way be construed to constitute a waiver, relinquishment or release of such obligations, covenants, or agreements, and no forbearance by either Party of any default hereunder shall in any manner be construed as constituting a waiver of such default.
12. **Governing Law and Jurisdiction.** This Agreement shall be construed in accordance with the laws of the State of Colorado, the Colorado Springs City Charter, City Code, Ordinances, Rules and Regulations. In the event of any dispute over this Agreement or its subject matter, the exclusive venue and jurisdiction for any litigation arising hereunder shall be in the District Court of El Paso County, Colorado, and, if necessary for exclusive federal questions, the United States District Court for the District of Colorado.
13. **Binding Effect.** Each and every one of the benefits and burdens of this Agreement shall inure to and be binding upon the respective legal representatives, heirs, executors, administrators, successors, transfers, agents, and assigns of the Parties.
14. **No Third-Party Beneficiaries.** Except as expressly provided otherwise, this Permanent Easement is intended to be solely for the benefit of the Parties and shall not otherwise be deemed to confer upon or give to any other person or third party any remedy, claim, cause of action or other right.
15. **Severability.** The provisions of this Agreement are severable. Illegality or unenforceability of any provision herein shall not affect the validity or enforceability of the remaining provisions in this Agreement.
16. **Incorporation of Exhibits.** All exhibits described in and attached to this Agreement are herein incorporated by reference. Grantor hereby acknowledges that Exhibits A and B must be prepared by or under the supervision of a Professional Land Surveyor licensed by the State of Colorado.
17. **Notice.** Any notice provided in accord with this Agreement, shall be in writing and shall be sent by delivery service, or mailed by certified mail, postage prepaid and return receipt requested to either Party's address as shown below or to the property owner of record ("Notice"). Such Notice shall be effective upon the date received and acknowledged by signature of the Party that receives Notice. Either Party may change its address to which any Notice is to be delivered under this Agreement by giving Notice as provided herein.

**Grantee:**

Colorado Springs Utilities:  
Utilities Development Services  
P.O. Box 1103, Mail Code 1812  
Colorado Springs, CO 80947-1812

**Grantor:**

University of Colorado Colorado Springs, Facilities Services  
Attn: Associate Vice Chancellor for Campus Planning and Facilities Management  
1420 Austin Bluffs Parkway  
P.O. Box 7150  
Colorado Springs, CO 80933-7150

18. **Entire Agreement.** This Agreement represents the entire agreement between the Parties and no additional or different oral representation, promise or agreement, oral or otherwise, shall be binding on any of the Parties hereto with respect to the subject matter of this instrument, unless stated in writing explicitly referring to this Permanent Easement Agreement and signed by the Parties.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK



**IN WITNESS WHEREOF**, the representatives of each Party hereto certify that, by their execution of this Agreement, they are duly authorized to commit their organization to this Agreement in its entirety. The Parties hereto have executed this Agreement effective as of the day and year first above written.

GRANTOR: The 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: \_\_\_\_\_

Office of University Counsel

Date: \_\_\_\_\_

STATE OF COLORADO        )  
  ) SS.  
COUNTY OF EL PASO        )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Venkat Reddy as Chancellor of the University of Colorado Colorado Springs.

Witness my hand and official seal.

My Commission Expires:

\_\_\_\_\_  
(SEAL)

Notary Public

GRANTEE: CITY OF COLORADO SPRINGS, on behalf of its enterprise, Colorado Springs Utilities

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to form by the City Attorney's Office-Utilities Division

By: \_\_\_\_\_

Title: \_\_\_\_\_

**ATTACHMENT 1**  
**LEGAL DESCRIPTION**  
**UTILITY EASEMENT – WATERLINE**

**PARCEL UE-1**

Being a portion of a parcel of land recorded in a Warranty Deed under Reception Number 098006317 on January 20, 1998 in the records of the El Paso County Clerk & Recorder's office, State of Colorado situate in the Southeast quarter of Section 19, Township 13 South, Range 66 West of the Sixth Principal Meridian, El Paso County, State of Colorado, more particularly described as follows:

**BASIS OF BEARINGS:** All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum of 1983(2011). The Basis of Bearings is the East line of the Southeast one-quarter of Section 19, T13S, R66W of the Sixth Principal Meridian. The South point of said line is a found 2 ½ inch aluminum cap stamped "RMLS NO. 19625". This point is known locally as FIMS 6305J (Colorado Springs Utilities – Facility Information management System). The North point of said line is a found 2-inch aluminum cap stamped "Mariotti PLS 22573". The Basis of Bearings between said points is North 00° 11' 48" West a distance of 2,642.75 feet.

**COMMENCING** at the Northerly point of the Basis of Bearings;

**THENCE** South 83° 28' 23" West, a distance of 1,067.50 feet to the **POINT OF BEGINNING**;

**THENCE** South 06° 46' 48" West, a distance of 249.65 feet to the North Right-of-Way line of Eagle Rock Road as recorded at Reception Number 1584643 (Plat Book C-4, Page 26) in the records of said county, whence the Northeast corner of said North Right-of-way line bears South 82° 39' 11" East a distance of 27.16 feet;

**THENCE** along said North Right-of-Way North 82° 39' 11" West a distance of 30.00 feet;

**THENCE** departing said Right-of-Way North 06° 46' 48" East, a distance of 250.78 feet;

**THENCE** along a non-tangent curve to the right having a radius of 535.09 feet, a central angle of 03° 12' 59" and an arc length of 30.04 feet. The chord of said curve bears South 80° 28' 48" East a distance of 30.03 feet to the **POINT OF BEGINNING**;

Said parcel contains 7,511 square feet or 0.172 acres, more or less;

Together with:

**PARCEL UE-2**

Being a portion of a parcel of land recorded by Warranty Deed at Reception Number 474473 (Book 3086 Page 22) on September 15, 1978 in the records of said County, situate in the Southeast one-quarter of Section 19, Township 13 South, Range 66 West of the Sixth Principal Meridian, El Paso County, State of Colorado, being more particularly described as follows:

**COMMENCING** at the Northerly point of the Basis of Bearings;

**THENCE** South 71° 17' 57" West a distance of 532.59 feet to the **POINT OF BEGINNING**;

**THENCE** South 03° 32' 07" West a distance of 20.00 feet;

**THENCE** North 86° 27' 53" West a distance of 10.00 feet;

**THENCE** North 03° 32' 07" East a distance of 20.00 feet;

**THENCE** South 86° 27' 53" East a distance of 10.00 feet to the **POINT OF BEGINNING**;

Said parcel contains an area of 200 square feet or 0.005 acres, more or less.

The combined area of said easements contains an area of 7,711 square feet or 0.177 acres, more or less;

Exhibits attached and by this reference made a part hereof.

I, Eric R. White, a duly registered Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Eric R. White  
Colorado Professional Land Surveyor, License Number 38278  
April 25, 2018

NV5, Inc.  
5445 Mark Dabling Blvd., Ste. 100  
Colorado Springs, Colorado 80918  
Tel: (719) 268-8500

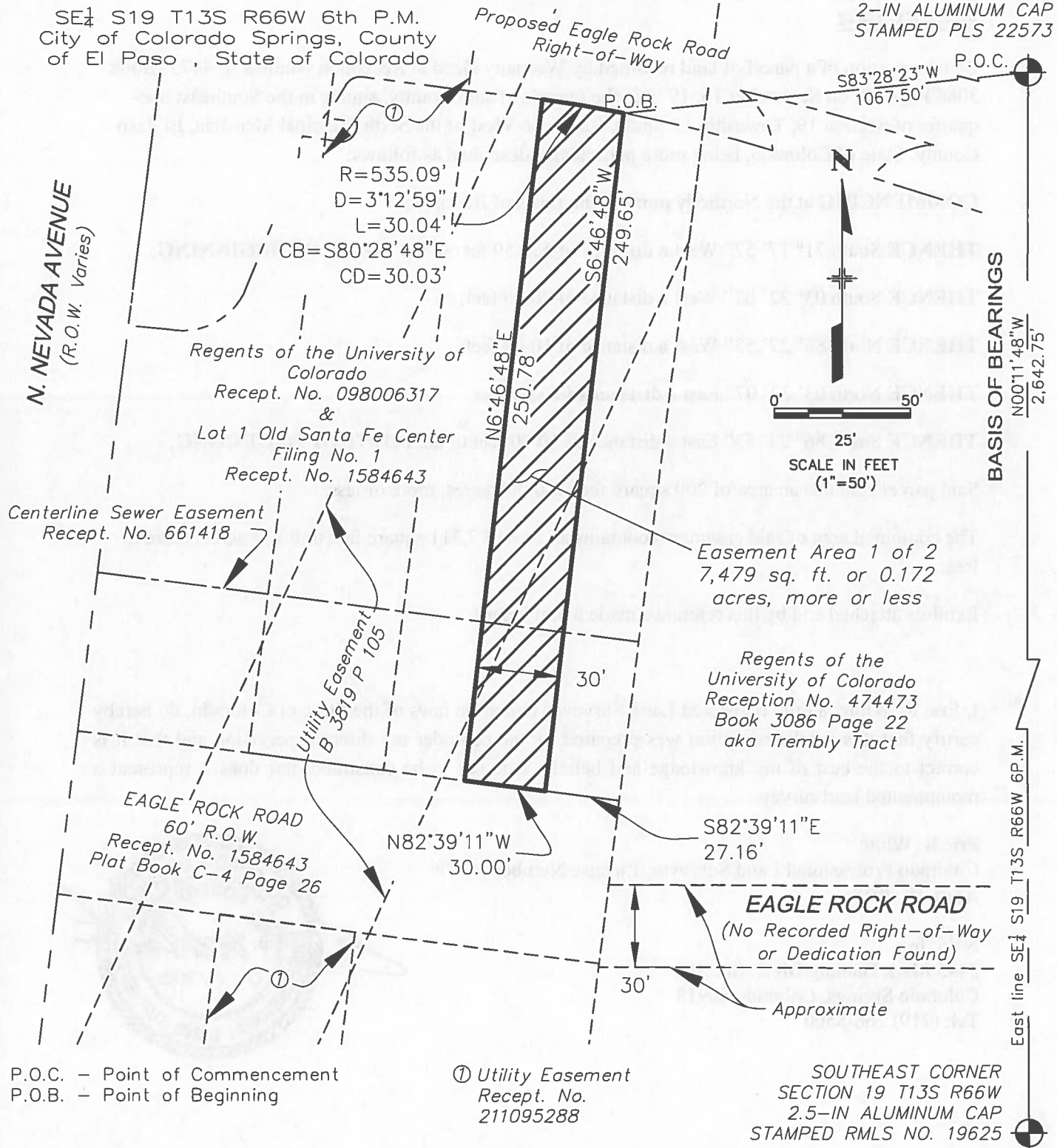


# ATTACHMENT 1

This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.

EAST 1/4 CORNER  
SECTION 19 T13S R66W  
2-IN ALUMINUM CAP  
STAMPED PLS 22573

SE 1/4 S19 T13S R66W 6th P.M.  
City of Colorado Springs, County  
of El Paso, State of Colorado



P.O.C. - Point of Commencement  
P.O.B. - Point of Beginning

① Utility Easement  
Recept. No.  
211095288

SOUTHEAST CORNER  
SECTION 19 T13S R66W  
2.5-IN ALUMINUM CAP  
STAMPED RMLS NO. 19625

**N|V|5** 5445 Mark Dabling Blvd.  
Suite 100  
Colorado Springs, CO 80918  
TEL 719.268.5800  
WWW.NV5.COM

**ATTACHMENT 1 FOR LEGAL DESCRIPTION**  
 UTILITY EASEMENT - WATERLINE  
 PARCEL UE-1

Prepared for: UCSS Date Submitted: April 25, 2018

PAGE NUMBER  
**3**  
OF 4 PAGES  
JOB NUMBER  
223515-00011

# ATTACHMENT 1

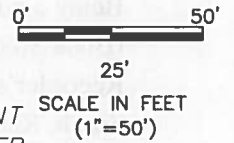
This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.

SE $\frac{1}{4}$  S19 T13S R66W 6th P.M.  
City of Colorado Springs, County  
of El Paso, State of Colorado

Regents of the  
University of Colorado  
Reception No. 474473  
Book 3086 Page 22  
aka Trembly Tract

Existing Utility Easement  
'Parcel D UE-5' per IGA  
agreement between  
UCCS and the City of  
Colorado Springs.  
FIMS Doc no. 800265

POINT OF COMMENCEMENT  
EAST 1/4 QUARTER  
SECTION 19, T13S, R66W  
2-IN ALUMINUM CAP  
STAMPED PLS 22573



S86°27'53"E  
10.00'

S71°17'57"W  
532.59'

N3°32'07"E  
20.00'

POINT OF BEGINNING  
S3°32'07"W  
20.00'

Easement Area 2 of 2  
200 sq.ft. or 0.005  
acres, more or less

N86°27'53"W  
10.00'

Regents of the  
University of Colorado  
Reception No. 474473  
Book 3086 Page 22  
aka Trembly Tract

BASIS OF BEARINGS  
N00°11'48"W  
2,642.75'

Proposed Eagle Rock Road  
Right-of-Way

East line SE $\frac{1}{4}$  S19 T13S R66W 6P.M.

SOUTHEAST CORNER  
SECTION 19 T13S R66W  
2.5-IN ALUMINUM CAP  
STAMPED RMLS NO. 19625



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## ATTACHMENT 1 FOR LEGAL DESCRIPTION UTILITY EASEMENT – WATERLINE PARCEL UE-2

Prepared for: UCCS

Date Submitted: April 25, 2018

PAGE NUMBER

4

OF 4 PAGES

JOB NUMBER  
223515-00011

**ATTACHMENT 2  
LEGAL DESCRIPTION  
UTILITY EASEMENT - SANITARY SEWER  
PARCEL UE-3**

Being a portion of a parcel of land recorded in a Warranty Deed under Reception Number 00474473 (Book 3086, Page 22) on September 15, 1978 in the records of the El Paso County Clerk & Recorder's office, State of Colorado located in the Southeast quarter of Section 19, Township 13 South, Range 66 West of the Sixth Principal Meridian, El Paso County, State of Colorado, more particularly described as follows:

**BASIS OF BEARINGS:** All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum of 1983(2011). The Basis of Bearings is the East line of the Southeast one-quarter of Section 19, T13S, R66W of the Sixth Principal Meridian. The South point of said line is a found 2 ½ inch aluminum cap stamped "RMLS NO. 19625". This point is known locally as FIMS 6305J (Colorado Springs Utilities – Facility Information management System). The North point of said line is a found 2-inch aluminum cap stamped "Mariotti PLS 22573". The Basis of Bearings between said points is North 00° 11' 48" West a distance of 2,642.75 feet.

**COMMENCING** at the Southerly point of the Basis of Bearings;

**THENCE** North 21° 56' 42" West a distance of 2,413.29 feet to a point on the North Right-of-Way line of Eagle Rock Road (no recorded Right-of-Way or dedication found), also being the **POINT OF BEGINNING**;

**THENCE** along said Right-of-Way North 89° 43' 43" West a distance of 30.00 whence the intersection of the East Right-of-Way line of Eagle Rock Road as recorded at Reception Number 1584643 (Plat Book C-4, Page 26) and said unrecorded North Right-of-Way line bears North 89° 43' 43" West a distance of 144.28 feet;

**THENCE** departing said unrecorded Right-of-Way North 00° 00' 00" East a distance of 244.32 feet;

**THENCE** along a non-tangent curve to the right having a radius of 155.16 feet, a central angle of 04° 26' 52" and an arc length of 12.04 feet. The chord of said curve bears South 67° 41' 23" East a distance of 12.04 feet.

**THENCE** South 66° 26' 22" East a distance of 20.58 feet;

**THENCE** South 00° 00' 00" East a distance of 231.66 feet to the **POINT OF BEGINNING**;

Said parcel contains 7,143 square feet or 0.164 acres, more or less;

Exhibit attached and by this reference made a part hereof.

I, Eric R. White, a duly registered Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Eric R. White  
Colorado Professional Land Surveyor, License Number 38278  
April 25, 2018

NV5, Inc.  
5445 Mark Dabling Blvd., Ste 100  
Colorado Springs, Colorado 80918  
Tel: (719) 268-8500

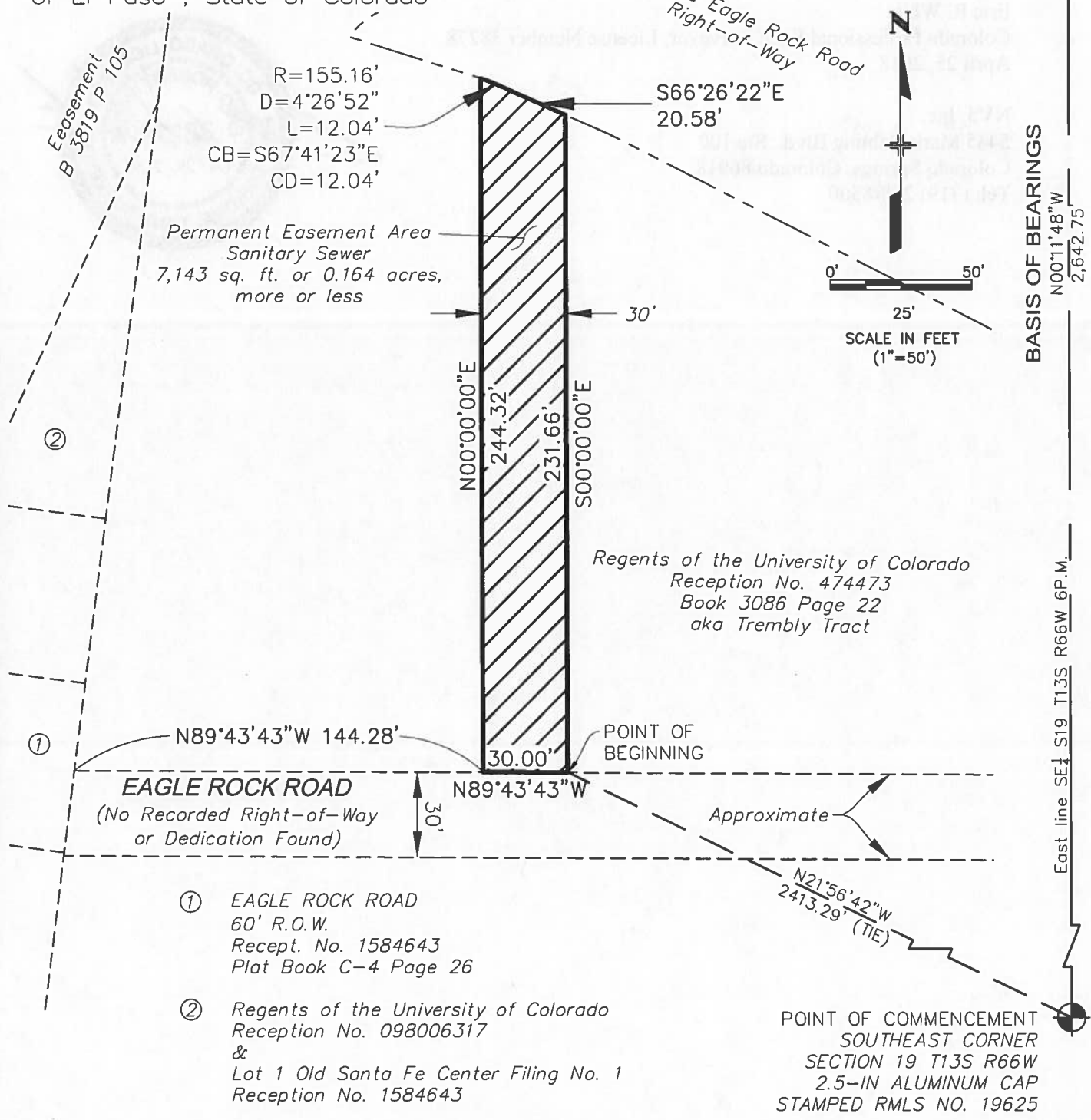


# ATTACHMENT 2

This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.

EAST 1/4 CORNER OF SECTION 19, T13S, R66W  
2-IN ALUMINUM CAP  
STAMPED PLS 22573

SE $\frac{1}{4}$  S19 T13S R66W 6th P.M.  
City of Colorado Springs, County of El Paso, State of Colorado

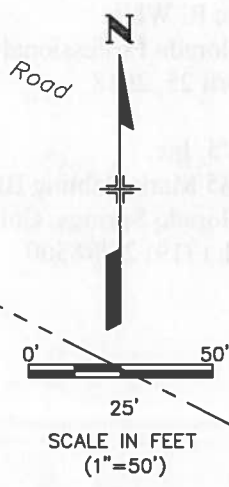


Easement B 3819 P 105

R=155.16'  
D=4°26'52"  
L=12.04'  
CB=S67°41'23"E  
CD=12.04'

Permanent Easement Area  
Sanitary Sewer  
7,143 sq. ft. or 0.164 acres,  
more or less

Proposed Eagle Rock Road  
Right-of-Way



BASIS OF BEARINGS  
N00°11'48"W  
2,642.75'

Regents of the University of Colorado  
Reception No. 474473  
Book 3086 Page 22  
aka Trembly Tract

East line SE $\frac{1}{4}$  S19 T13S R66W 6P.M.

- ① EAGLE ROCK ROAD  
60' R.O.W.  
Recept. No. 1584643  
Plat Book C-4 Page 26
- ② Regents of the University of Colorado  
Reception No. 098006317  
&  
Lot 1 Old Santa Fe Center Filing No. 1  
Reception No. 1584643

POINT OF COMMENCEMENT  
SOUTHEAST CORNER  
SECTION 19 T13S R66W  
2.5-IN ALUMINUM CAP  
STAMPED RMLS NO. 19625



5445 Mark Dabling Blvd.  
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## ATTACHMENT 2 FOR LEGAL DESCRIPTION UTILITY EASEMENT – SANITARY SEWER PARCEL UE-3

Prepared for: UCCS

Date Submitted: April 25, 2018

PAGE NUMBER  
**3**  
OF 3 PAGES  
JOB NUMBER  
223515-00011



**ATTACHMENT 3  
LEGAL DESCRIPTION  
UTILITY EASEMENT  
PARCEL UE-4**

Being a portion of a parcel of land recorded by Warranty Deed at Reception Number 00474473 (Book 3086, Page 22) on September 15, 1978, and a portion of a parcel of land recorded by Warranty Deed at Reception Number 098006317 on January 20, 1998 in the records of the El Paso County Clerk & Recorder's office, State of Colorado located in the Southeast quarter of Section 19, Township 13 South, Range 66 West of the Sixth Principal Meridian, El Paso County, State of Colorado, more particularly described as follows:

**BASIS OF BEARINGS:** All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum of 1983(2011). The Basis of Bearings is the East line of the Southeast one-quarter of Section 19, T13S, R66W of the Sixth Principal Meridian. The South point of said line is a found 2 ½ inch aluminum cap stamped "RMLS NO. 19625". This point is known locally as FIMS 6305J (Colorado Springs Utilities – Facility Information management System). The North point of said line is a found 2-inch aluminum cap stamped "Mariotti PLS 22573". The Basis of Bearings between said points is North 00° 11' 48" West a distance of 2,642.75 feet.

**COMMENCING** at the Northerly point of the Basis of Bearings;

**THENCE** South 08° 58' 22" West a distance of 413.29 feet to the Southwest corner of the Charles Fisher Subdivision as recorded at Reception Number 001453842 (Plat Book B-4 Page 9) in the records of said County, also being the Northwest corner of a Right-of-Way for highway purposes (Eagle Rock Road) as recorded by Warranty Deed at Reception Number 631965 on May 29, 1940 in the records of said County, and the **POINT OF BEGINNING**;

**THENCE** along the West line of said Right-of-Way South 00° 10' 01" East a distance of 30.00 feet to the Southwest corner of said Right-of-Way;

**THENCE** North 89° 43' 43" West a distance of 1,006.58 feet to the East line of Lot 2 of Old Santa Fe Center Filing No. 1 as recorded at Reception Number 1584643 (Plat Book C-4 Page 26) in the records of said County;

**THENCE** along said East line of Lot 2 North 07° 20' 48" East a distance of 1.26 feet to the Northeast corner of said Lot 2, also being the Southeast corner of the Eagle Rock Road Right-of-Way as shown on said Old Santa Fe Center Filing No. 1;

**THENCE** along the common boundary of said Lot 2 and said Eagle Rock Road Right-of-Way North 82° 39' 11" West a distance of 200.00 feet to the Northwest corner of said Lot 2, also being the East Right-of-Way of North Nevada Avenue and the Southwest corner of said Eagle Rock Road Right-of-Way;

**THENCE** along the common boundary of said North Nevada Avenue Right-of-Way and said Eagle Rock Road Right-of-Way of North Nevada Avenue North 07° 20' 49" East a distance of 60.00 feet to

the Southwest corner of Lot 1 of said Old Santa Fe Center Filing No. 1, also being the Northwest corner of said Eagle Rock Road Right-of-Way;

**THENCE** departing said East Right-of-Way of North Nevada Avenue along the common boundary of said Lot 1 and said Eagle Rock Road Right-of-Way South 82° 39' 11" East a distance of 200.00 feet to the Southeast corner of said Lot 1, also being the Northeast corner of said Eagle Rock Road Right-of-Way;

**THENCE** South 76° 42' 41" East a distance of 136.69 feet;

**THENCE** South 89° 43' 43" East a distance of 865.63 feet to the **POINT OF BEGINNING**

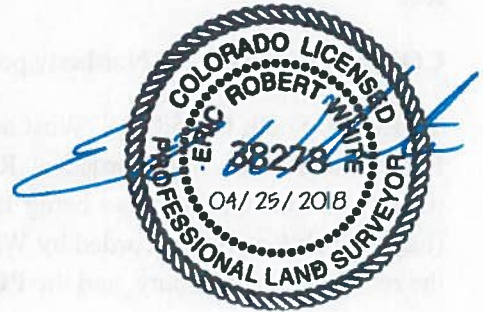
Said parcel contains an area of 44,247 square feet or 1.016 acres, more or less.

Exhibits attached and by this reference made a part hereof.

I, Eric R. White, a duly registered Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

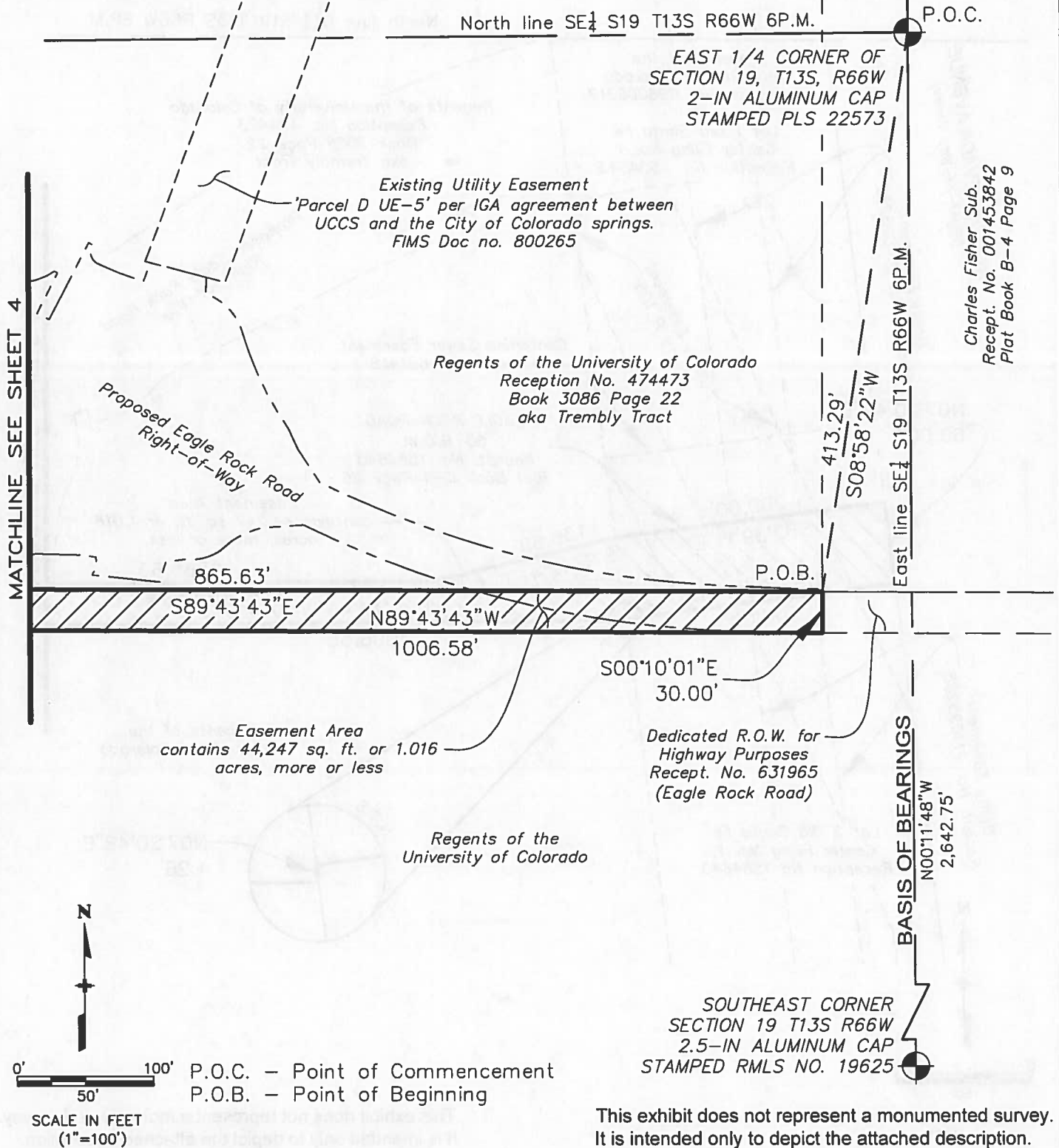
Eric R. White  
Colorado Professional Land Surveyor, License Number 38278  
April 25, 2018

NV5, Inc.  
5445 Mark Dabling Blvd., Ste. 100  
Colorado Springs, Colorado 80918  
Tel: (719) 268-8500



# ATTACHMENT 3

SE $\frac{1}{4}$  S19 T13S R66W 6th P.M.  
 City of Colorado Springs, County  
 of El Paso, State of Colorado



Charles Fisher Sub.  
 Recept. No. 001453842  
 Plat Book B-4 Page 9

**N|V|5** 5445 Mark Dabling Blvd.  
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 Colorado Springs, CO 80918  
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**ATTACHMENT 3 FOR LEGAL DESCRIPTION**  
 UTILITY EASEMENT  
 PARCEL UE-4  
 Prepared for: UCCS Date Submitted: April 25, 2018

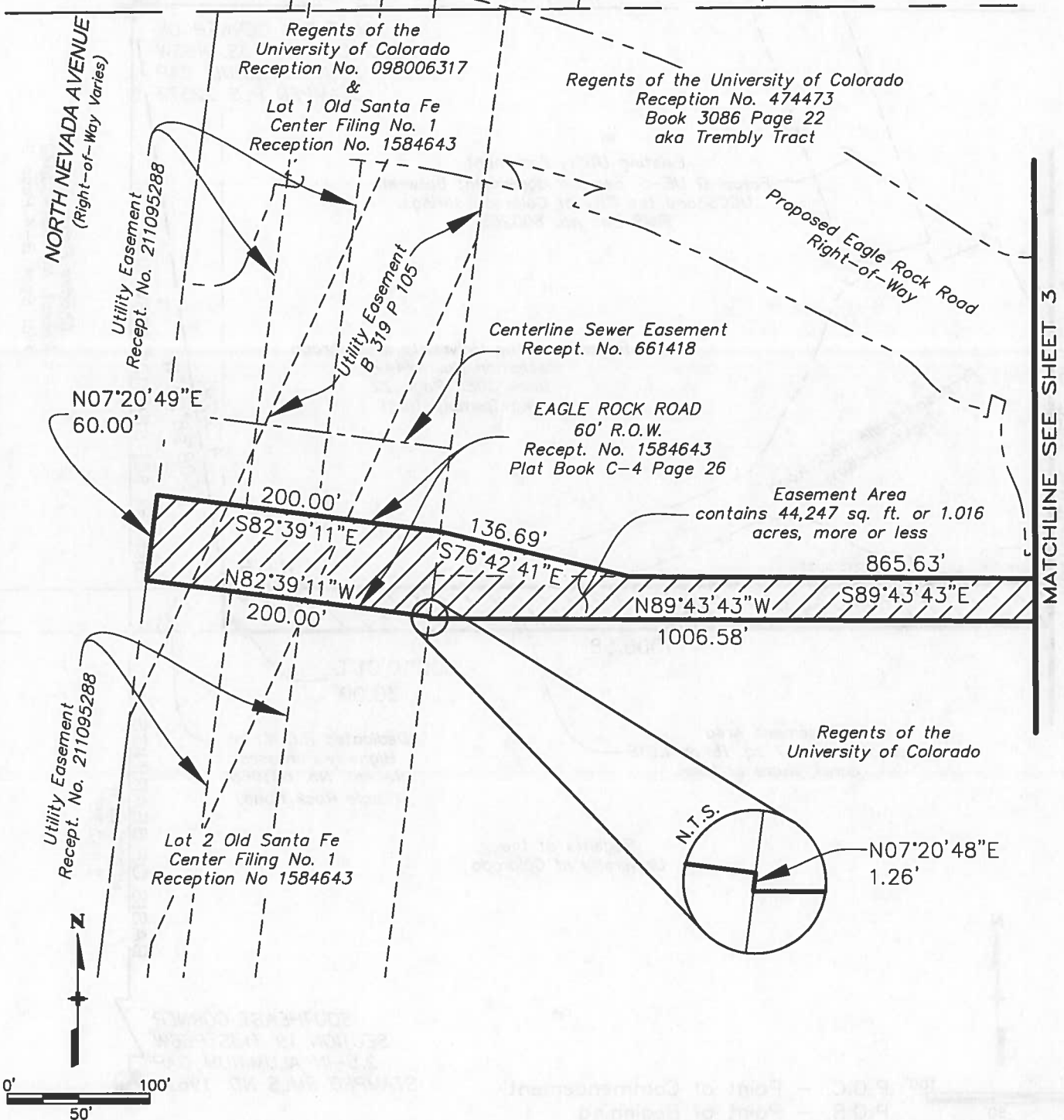
PAGE NUMBER  
**3**  
 OF 4 PAGES  
 JOB NUMBER  
 223515-00011

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

# ATTACHMENT 3

SE $\frac{1}{4}$  S19 T13S R66W 6th P.M.  
 City of Colorado Springs, County  
 of El Paso, State of Colorado

North line SE $\frac{1}{4}$  S19 T13S R66W 6P.M.



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



5445 Mark Dabling Blvd.  
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## ATTACHMENT 3 FOR LEGAL DESCRIPTION UTILITY EASEMENT PARCEL UE-4

Prepared for: UCSS

Date Submitted: April 25, 2018

PAGE NUMBER

4

OF 4 PAGES

JOB NUMBER  
 223515-00011

**ATTACHMENT 4  
LEGAL DESCRIPTION  
UTILITY EASEMENT - GAS & ELECTRIC  
PARCEL UE-5**

Being a portion of a parcel of land recorded in a Warranty Deed under Reception Number 00474473 (Book 3086, Page 22) on September 15, 1978 in the records of the El Paso County Clerk & Recorder's office, State of Colorado located in the East half of Section 19, Township 13 South, Range 66 West of the Sixth Principal Meridian, El Paso County, State of Colorado, more particularly described as follows:

**BASIS OF BEARINGS:** All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum of 1983(2011). The Basis of Bearings is the East line of the Southeast one-quarter of Section 19, T13S, R66W of the Sixth Principal Meridian. The South point of said line is a found 2 ½ inch aluminum cap stamped "RMLS NO. 19625". This point is known locally as FIMS 6305J (Colorado Springs Utilities – Facility Information management System). The North point of said line is a found 2-inch aluminum cap stamped "Mariotti PLS 22573". The Basis of Bearings between said points is North 00° 11' 48" West a distance of 2,642.75 feet.

**COMMENCING** at the Northerly point of the Basis of Bearings;

**THENCE** South 70° 06' 34" West a distance of 533.17 feet to the **POINT OF BEGINNING**;

**THENCE** North 75° 23' 31" West a distance of 60.33 feet;

**THENCE** North 20° 37' 15" East a distance of 375.10 feet;

**THENCE** along a non-tangent curve to the left having a radius of 1,427.71 feet, a central angle of 17° 59' 04" and an arc length of 448.14 feet. The chord of said curve bears North 08° 14' 59" East a distance of 446.30 feet;

**THENCE** North 89° 15' 27" East a distance of 60.00 feet;

**THENCE** along a non-tangent curve to the right having a radius of 1,487.71 feet, a central angle of 18° 03' 12" and an arc length of 468.76 feet. The chord of said curve bears South 08° 17' 03" West a distance of 466.82 feet;

**THENCE** South 20° 37' 15" West a distance of 370.53 feet to the **POINT OF BEGINNING**;

Said parcel contains 49,876 square feet or 1.145 acres, more or less.

Exhibit attached and by this reference made a part hereof.

I, Eric R. White, a duly registered Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Eric R. White  
Colorado Professional Land Surveyor, License Number 38278  
April 25, 2018

NV5, Inc.  
5445 Mark Dabling Blvd., Ste 100  
Colorado Springs, Colorado 80918  
Tel: (719) 268-8500



# ATTACHMENT 4

This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.

E $\frac{1}{2}$  S19 T13S R66W 6th P.M.  
City of Colorado Springs, County  
of El Paso, State of Colorado

*Easement Area*  
49,876 sq. ft. or 1.145  
acres, more or less  
(Parcel D UE-5' FIMS  
Doc. No. 800265)

R=1427.71'  
D=17°59'04"  
L=448.14'  
CB=N08°14'59"E  
CD=446.30'

N89°15'27"E  
60.00'

R=1487.71'  
D=18°03'12"  
L=468.76'  
CB=S08°17'03"W  
CD=466.82'

Regents of the University  
of Colorado  
Reception No. 474473  
Book 3086 Page 22  
aka Trembly Tract

EAST 1/4 CORNER  
SECTION 19 T13S R66W  
2-IN ALUMINUM CAP  
STAMPED PLS 22573 P.O.C.

North line SE $\frac{1}{4}$  S19 T13S R66W 6P.M.

N75°23'31"W  
60.33'

S70°06'34"W  
533.17'

N20°37'15"E  
375.10'

S20°37'15"W  
370.53'

BASIS OF BEARINGS  
N00°1'48"W  
2,642.75'

Regents of the University  
of Colorado  
Reception No. 474473  
Book 3086 Page 22  
aka Trembly Tract

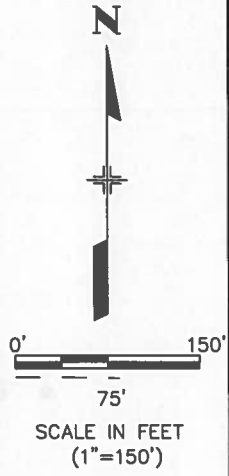
Approximate

Proposed Eagle Rock Road  
Right-of-Way

P.O.C. - Point of Commencement  
P.O.B. - Point of Beginning

SOUTHEAST CORNER  
SECTION 19 T13S R66W  
2.5-IN ALUMINUM CAP  
STAMPED RMLS NO. 19625

① EAGLE ROCK ROAD  
(No Recorded Right-of-Way or  
Dedication Found)



Charles Fisher Sub.  
Plat Book B-4 Page 9

East line NE $\frac{1}{4}$  S19 T13S R66W 6P.M.  
East line SE $\frac{1}{4}$  S19 T13S R66W 6P.M.

<p>5445 Mark Dabling Blvd. Suite 100 Colorado Springs, CO 80918 TEL 719.268.5800 WWW.NV5.COM</p>	<p><b>ATTACHMENT 4 FOR LEGAL DESCRIPTION</b> UTILITY EASEMENT - GAS AND ELECTRIC PARCEL UE-5</p>	<p>PAGE NUMBER <b>3</b></p>
	<p>Prepared for: UCCS</p>	<p>Date Submitted: April 25, 2018</p>

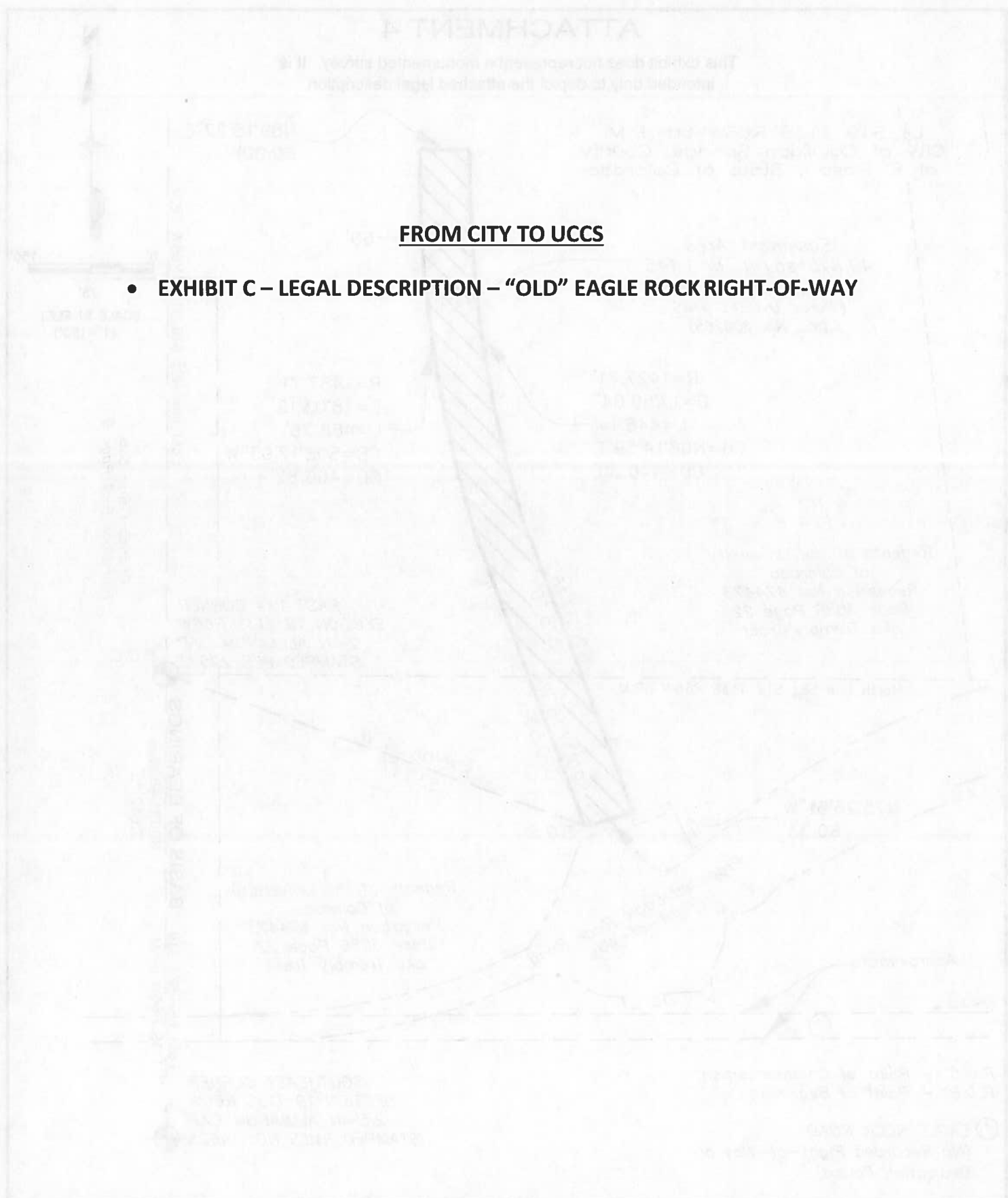
ATTACHMENT 4

This exhibit has been prepared in accordance with the provisions of the Colorado Revised Statutes, Title 10, Section 10-1-101, et seq.

City of Golden, Colorado  
Department of Public Works  
Engineering Division

FROM CITY TO UCCS

- EXHIBIT C – LEGAL DESCRIPTION – “OLD” EAGLE ROCK RIGHT-OF-WAY



ATTACHMENT 4 FOR LEGAL DESCRIPTION  
UTILITY FACILITY - GAS AND ELECTRIC  
PARCEL Q1E-8

DATE OF SURVEY: 11/15/18  
SCALE: AS SHOWN  
BY: [Signature]



**EXHIBIT C**  
**LEGAL DESCRIPTION**  
**“OLD” EAGLE ROCK RIGHT OF WAY**

Being a parcel of land situate in the Southeast quarter of Section 19, Township 13 South, Range 66 West of the Sixth Principal Meridian, El Paso County, State of Colorado,

**BASIS OF BEARINGS:** All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum of 1983(2011). The Basis of Bearings is the East line of the Southeast one-quarter of Section 19, T13S, R66W of the Sixth Principal Meridian. The South point of said line is a found 2 ½ inch aluminum cap stamped “RMLS NO. 19625”. This point is known locally as FIMS 6305J (Colorado Springs Utilities – Facility Information management System). The North point of said line is a found 2-inch aluminum cap stamped “Mariotti PLS 22573”. The Basis of Bearings between said points is North 00° 11’ 48” West a distance of 2,642.75 feet.

**PARCEL QC-1**

Being a portion of a parcel of land recorded in a Warranty Deed at Reception Number 098006317 on January 20, 1998 in the records of the El Paso County Clerk and Recorder’s Office, State of Colorado, situate in said Southeast quarter of Section 19, more particularly described as follows:

**BEGINNING** at the Northwest corner of Lot 2 Old Santa Fe Center Filing No. 1 as shown on a Plat recorded at Reception Number 1584643 (Plat Book C-4 Page 26) on June 19, 1987 in the records of said county, also being coincident with the East Right-of-Way of North Nevada Avenue, and the Southwest corner of Eagle Rock Road as shown on said Old Santa Fe Center Filing No. 1 whence the Southeast corner of said Section 19 bears South 29° 45’ 13” East a distance of 2,575.64 feet;

**THENCE** along the common boundary of North Nevada Avenue and Eagle Rock Road North 07° 20’ 49” East a distance of 60.00 feet to the Southwest corner of Lot 1 of said Old Santa Fe Center, Filing No. 1, also being the Northwest corner of Eagle Rock Road;

**THENCE** departing the East Right-of-Way of North Nevada Avenue South 82° 39’ 11” East a distance of 200.00 feet along the common boundary of said Lot 1 and Eagle Rock Road to the Southeast corner of Lot 1, also being the Northeast corner of said Eagle Rock Road;

**THENCE** along the Easterly line of Eagle Rock Road South 07° 20’ 49” West a distance of 60.00 feet to the Northeast corner of said lot 2, also being the Southeast corner of Eagle Rock Road;

**THENCE** along the common boundary of Lot 2 and Eagle Rock Road North 82° 39’ 11” West a distance of 200.00 feet to the **POINT OF BEGINNING**;

Said parcel contains 12,000 square feet or 0.275 acre, more or less.

Together with:

**PARCEL QC-2**

Being a portion of a parcel of land recorded in a Warranty Deed under Reception Number 00474473 (Book 3086, Page 22) on September 15, 1978 in the records of said County, situate in the Southeast quarter of said Section 19, more particularly described as follows:

**BEGINNING** at the Southwest corner of the Charles Fisher Subdivision as recorded at Reception Number 001453842 (Plat Book B-4 Page 9) in the records of said County, also being the Northwest corner of a Right-of-Way for highway purposes (Eagle Rock Road) as recorded by Warranty Deed at Reception Number 631965 on May 29, 1940 in the records of said County whence the East ¼ corner of said Section 19 bears North 08° 58' 28" East a distance of 413.30 feet;

**THENCE** along the West line of said Right-of-Way for highway purposes South 00° 10' 04" East a distance of 30.00 feet to the Southwest corner of said Right-of-Way;

**THENCE** North 89° 43' 43" West a distance of 1,006.58 feet to the Easterly line of said Old Santa Fe Center, Filing No. 1 whence the Northeast corner of Lot 2 of said Old Santa Fe Center, Filing No. 1 bears North 07° 20' 49" East a distance of 1.26 feet;

**THENCE** along said Easterly line North 07° 20' 49" East a distance of 30.24 feet;

**THENCE** departing said Easterly line South 89° 43' 43" East a distance of 1,002.63 feet to the **POINT OF BEGINNING**;

Said parcel contains 30,138 square feet or 0.692 acre, more or less.

**Together with:**

**PARCEL QC-3**

Being a portion of a parcel of land recorded in a Warranty Deed under Reception Number 00474473 (Book 3086, Page 22) on September 15, 1978 in the records of said County, and a portion of a parcel of land recorded in a Warranty Deed at Reception Number 098006317 on January 20, 1998 in the records of said county, more particularly described as follows:

**BEGINNING** at the Northwest corner of Lot 1 of said Old Santa Fe Center Filing No. 1, coincident with the East Right-of-Way of North Nevada Avenue whence the East ¼ corner of said Section 19 bears North 89° 34' 22" East a distance of 1,217.91 feet;

**THENCE** departing said Right-of-Way South 89° 56' 19" East a distance of 51.32;

**THENCE** along a tangent curve to the right, having a radius of 150.00 feet; a central angle of 97° 09' 52" and an arc length of 254.38 feet;

**THENCE** South 07° 13' 33" West a distance of 120.97 feet;

**THENCE** along a tangent curve to the left, having a radius of 89.00 feet, a central angle of 96° 21' 07" and an arc length of 149.67 feet;

**THENCE** South 89° 28' 29" East a distance of 25.01 feet;

**THENCE** South 01° 25' 16" West a distance of 5.72 feet;

**THENCE** North 89° 44' 24" West a distance of 145.76 feet to the Easterly line of said Eagle Rock Road, whence the Northeast corner of Lot 2 of said Old Santa Fe Center, Filing No. 1 bears South 07° 20' 49" West a distance of 28.98 feet

**THENCE** along the Easterly line of said Eagle Rock Road North 07° 20' 49" East a distance of 31.02 feet to the Northeast Corner of said Eagle Rock Road, also being the Southeast corner of Lot 1 of said Old Santa Fe Center, Filing No. 1;

**THENCE** along a non-tangent curve to the right, having a radius of 148.84 feet, a central angle of 44° 46' 30", and an arc length of 116.32 feet. The chord of said curve bears North 14° 19' 09" West a distance of 113.38;

**THENCE** North 07° 13' 33" East, a distance of 60.86 feet;

**THENCE** along a tangent curve to the left, having a radius of 89.00 feet, a central angle of 90° 00' 00" and an arc length of 139.80 feet;

**THENCE** North 82° 46' 27" west a distance of 68.81 feet to the Westerly line of said Lot 1, also being the Easterly Right-of-Way of said North Nevada Avenue;

**THENCE** along said common boundary of said North Nevada Avenue and said Lot 1 North 07° 20' 49" East a distance of 85.97 feet to the **POINT OF BEGINNING**;

Said parcel contains an area of 35,259 square feet or 0.809 acre, more or less.

The totality of all parcels described herein contain an area of 77,397 square feet or 1.777 acres, more or less;

Exhibits attached and by this reference made a part hereof.

I, Eric R. White, a duly registered Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey.

Eric R. White  
Colorado Professional Land Surveyor, License Number 38278  
April 25, 2018

NV5, Inc.  
5445 Mark Dabling Blvd., Ste. 100  
Colorado Springs, Colorado 80918  
Tel: (719) 268-8500



# EXHIBIT C

EAST 1/4 CORNER  
SECTION 19 T13S R66W  
2-IN ALUMINUM CAP  
STAMPED PLS 22573

SOUTHEAST CORNER  
SECTION 19 T13S R66W  
2.5-IN ALUMINUM CAP  
STAMPED RMLS NO. 19625

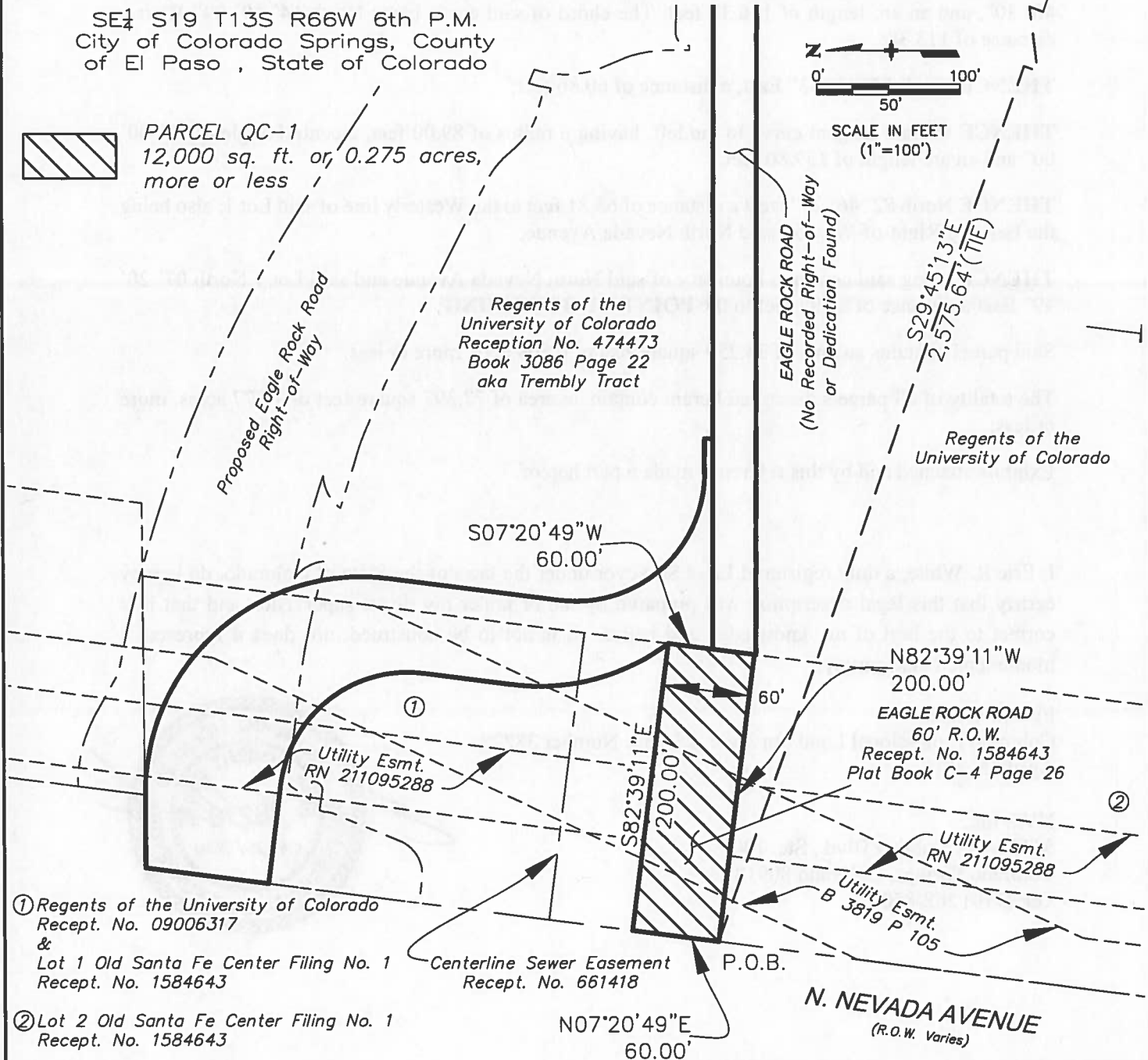
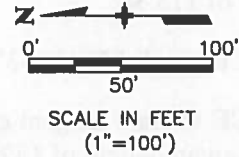
BASIS OF BEARINGS  
N00°11'48"W  
2,642.75'

East line SE 1/4 S19 T13S R66W 6P.M.

SE 1/4 S19 T13S R66W 6th P.M.  
City of Colorado Springs, County  
of El Paso, State of Colorado



PARCEL QC-1  
12,000 sq. ft. or 0.275 acres,  
more or less



- ① Regents of the University of Colorado  
Recept. No. 09006317  
&  
Lot 1 Old Santa Fe Center Filing No. 1  
Recept. No. 1584643
- ② Lot 2 Old Santa Fe Center Filing No. 1  
Recept. No. 1584643

P.O.C. - Point of Commencement  
P.O.B. - Point of Beginning

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

5445 Mark Dabling Blvd. Suite 100 Colorado Springs, CO 80918 TEL 719.268.5800 WWW.NV5.COM	<h2 style="margin: 0;">EXHIBIT FOR LEGAL DESCRIPTION</h2> <p style="margin: 0;">RIGHT-OF-WAY TO BE VACATED PARCEL QC-1</p>	PAGE NUMBER <span style="font-size: 2em;">4</span> OF 6 PAGES
	Prepared for: UCSS	Date Submitted: April 25, 2018

# EXHIBIT C

## BASIS OF BEARINGS

N08°58'28"E  
413.30' (TIE)

N00°11'48"W

East line SE $\frac{1}{4}$  S19 T13S R66W 6P.M. 2,642.75'

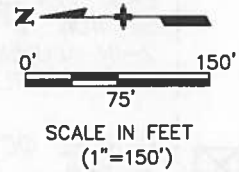
SOUTHEAST CORNER  
SECTION 19 T13S R66W  
2.5-IN ALUMINUM CAP  
STAMPED RMLS NO. 19625

EAST 1/4 CORNER  
SECTION 19 T13S R66W  
2-IN ALUMINUM CAP  
STAMPED PLS 22573

Charles Fisher Sub.  
Recept. No. 001453842  
Plat Book B-4 Page 9

SE $\frac{1}{4}$  S19 T13S R66W 6th P.M.  
City of Colorado Springs, County  
of El Paso, State of Colorado

R.O.W. for Highway Purposes  
Recept. No. 631965  
(Eagle Rock Road)



S00°10'04"E  
30.00'

① Lot 1 Old Santa Fe Center Filing No. 1  
Recept. No. 1584643

② Lot 2 Old Santa Fe Center Filing No. 1  
Recept. No. 1584643

N89°43'43"W  
1006.58'

EAGLE ROCK ROAD  
(No Recorded Right-of-Way  
or Dedication Found)

Regents of the  
University of Colorado

**PARCEL QC-2**  
30,138 sq. ft. or 0.692 acres,  
more or less

Existing Utility Easement  
'Parcel D UE-5' per IGA  
agreement between UCCS and  
the City of Colorado Springs.  
FIMS Doc. No. 800265

Regents of the  
University of Colorado  
Reception No. 474473  
Book 3086 Page 22  
aka Trembly Tract

S89°43'43"E  
1002.63'

N07°20'49"E  
30.24'

30'

N.T.S.

1.26'

Proposed Eagle Rock Road  
Right-of-Way

EAGLE ROCK ROAD  
60' R.O.W.  
Recept. No. 1584643  
Plat Book C-4 Page 26

①  
Utility Esmt.  
RN 211095288

②  
Utility Esmt.  
RN 211095288

N. NEVADA AVENUE  
(R.O.W. Varies)

Utility Esmt.  
B 3819 P 105

Centerline Sewer  
Easement  
Recept. No.  
661418

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P.O.B. - Point of Beginning



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## EXHIBIT FOR LEGAL DESCRIPTION

RIGHT-OF-WAY TO BE VACATED  
PARCEL QC-2

PAGE NUMBER

5

OF 6 PAGES

Prepared for: UCCS

Date Submitted: April 25, 2018

JOB NUMBER  
223515-00011

# EXHIBIT C

SE $\frac{1}{4}$  S19 T13S R66W 6th P.M.  
 City of Colorado Springs, County  
 of El Paso, State of Colorado

SOUTHEAST CORNER  
 SECTION 19 T13S R66W  
 2.5-IN ALUMINUM CAP  
 STAMPED RMLS NO. 19625

## BASIS OF BEARINGS

N00°11'48"W  
 2,642.75'

East line SE $\frac{1}{4}$  S19 T13S R66W 6P.M.

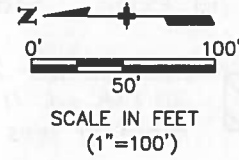


EAST 1/4 CORNER  
 SECTION 19 T13S R66W  
 2-IN ALUMINUM CAP  
 STAMPED PLS 22573



PARCEL QC-3  
 35,259 sq. ft. or 0.809 acres,  
 more or less

Regents of the  
 University of Colorado  
 Reception No. 474473  
 Book 3086 Page 22  
 aka Trembly Tract



- ① Regents of the University of Colorado Recept. No. 098006317 & Lot 1 Old Santa Fe Center Filing No. 1 Recept. No. 1584643
- ② Lot 2 Old Santa Fe Center Filing No. 1 Recept. no 1584643

EAGLE ROCK ROAD  
 (No Recorded Right-of-Way or Dedication Found)

S89°28'29"E  
 25.01'

S01°25'16"W  
 5.72'

Regents of the  
 University of Colorado

R=89.00'  
 D=96°21'07"  
 L=149.67'

N89°44'24"W  
 145.76'

N07°20'49"E  
 31.02'

R=150.00'  
 D=97°09'52"  
 L=254.38'

S07°13'33"W  
 120.97'

28.98'

60.86'

N07°13'33"E

R=148.84'  
 D=44°46'30"

L=116.32'

CB=N14°19'09"W

CD=113.38'

EAGLE ROCK ROAD  
 60' R.O.W.  
 Recept. No. 1584643  
 Plat Book C-4 Page 26

Utility Esmt.  
 RN 211095288

R=89.00'  
 D=90°00'00"  
 L=139.80'

Utility Esmt.  
 RN 211095288

Utility Esmt.  
 B 3819 P 105

P.O.B.

85.97'  
 N07°20'49"E

N82°46'27"W  
 68.81'

S89°56'19"E  
 51.32'

Centerline Sewer Easement  
 Recept. No. 661418

N. NEVADA AVENUE  
 (R.O.W. Varies)

This exhibit does not represent a monumented survey.  
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P.O.B. - Point of Beginning



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## EXHIBIT FOR LEGAL DESCRIPTION

RIGHT-OF-WAY TO BE VACATED  
 PARCEL QC-3

PAGE NUMBER

6

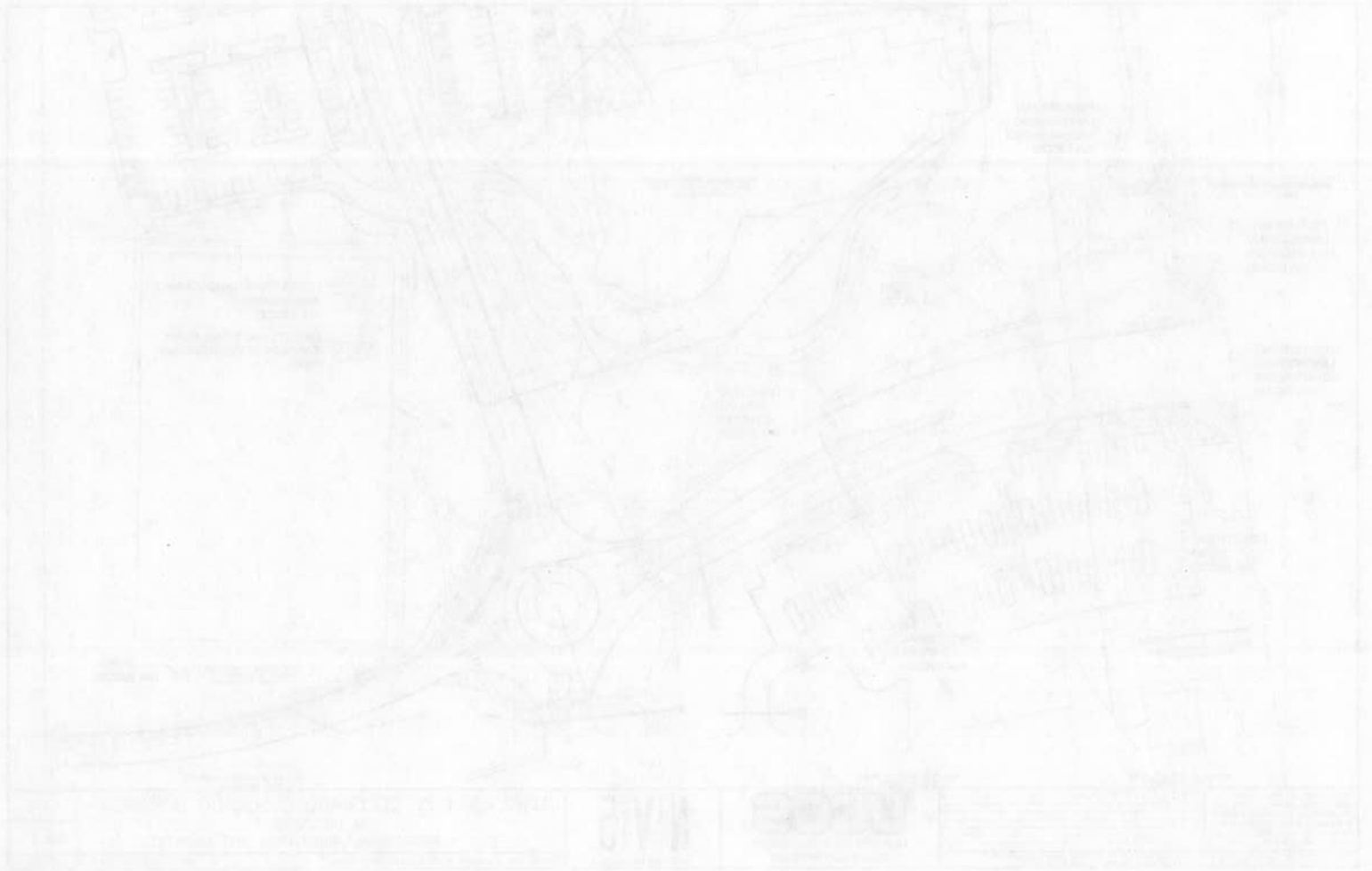
OF 6 PAGES

Prepared for: UCCS

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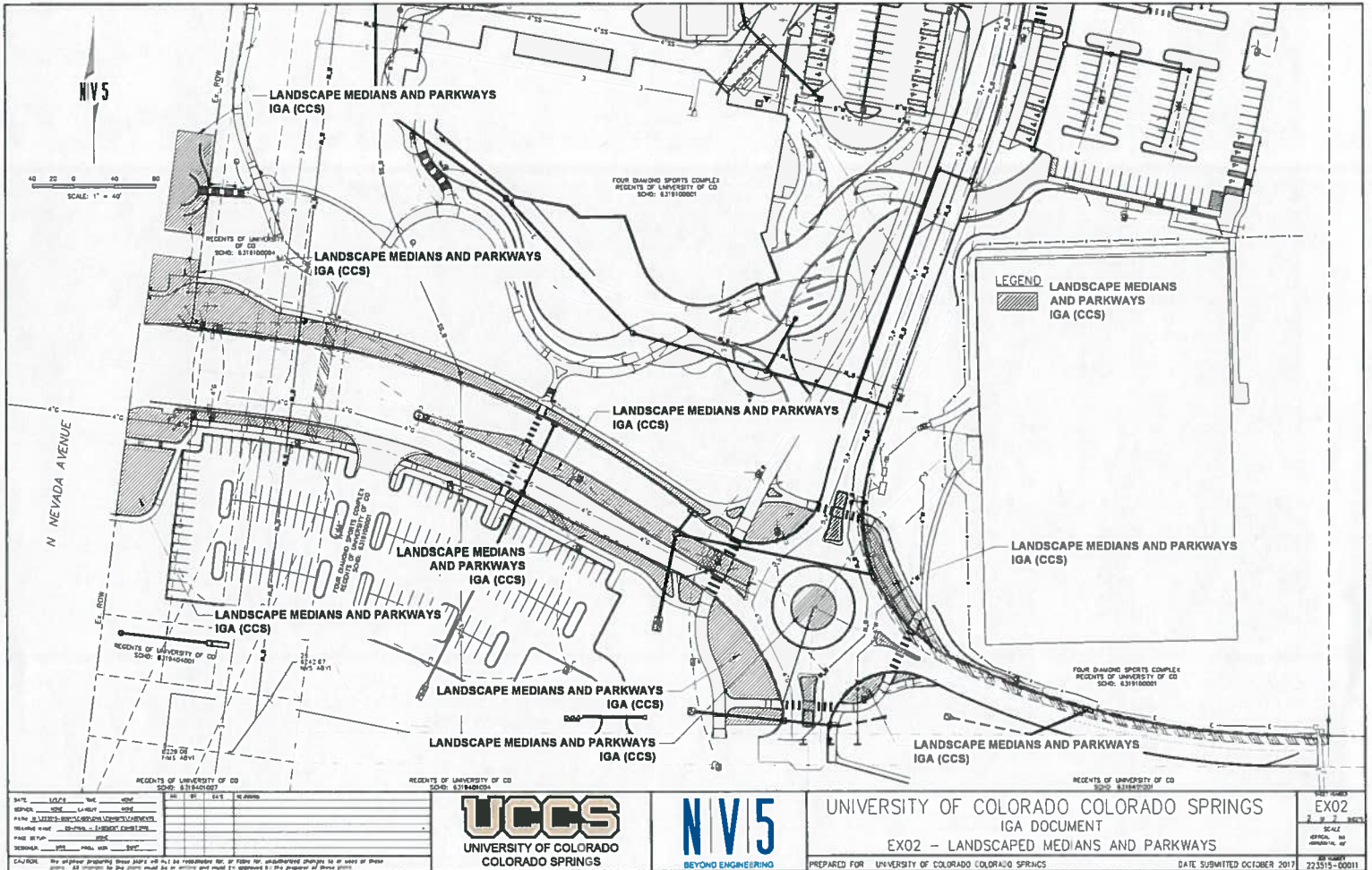
JOB NUMBER  
 223515-00011

**DRAWINGS**









DATE	LOGS	REV	BY	DATE	REVISION



UNIVERSITY OF COLORADO COLORADO SPRINGS  
 IGA DOCUMENT  
 EX02 - LANDSCAPED MEDIANS AND PARKWAYS

PREPARED FOR UNIVERSITY OF COLORADO COLORADO SPRINGS DATE SUBMITTED OCTOBER 2017

EX02  
 SCALE  
 SHEET NO. 22515-00011

CAUTION: The engineer preparing these plans is not a Professional Engineer. No Professional Engineer shall be responsible for these plans. All drawings on this sheet must be approved and signed by the engineer of these plans.