

**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

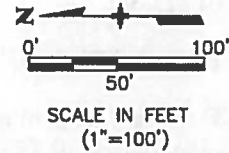
BASIS OF BEARINGS  
N00°11'48"W  
2,642.75'

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



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

S29°45'13"E  
2,575.64' (TIE)

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

Regents of the  
University of Colorado

S07°20'49"W  
60.00'

N82°39'11"W  
200.00'

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

Utility Esmt.  
RN 211095288

Utility Esmt.  
RN 211095288

Utility Esmt.  
B 3819 P 105

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

Centerline Sewer Easement  
Recept. No. 661418

P.O.B.

N07°20'49"E  
60.00'

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

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

## EXHIBIT FOR LEGAL DESCRIPTION

RIGHT-OF-WAY TO BE VACATED  
PARCEL QC-1

PAGE NUMBER

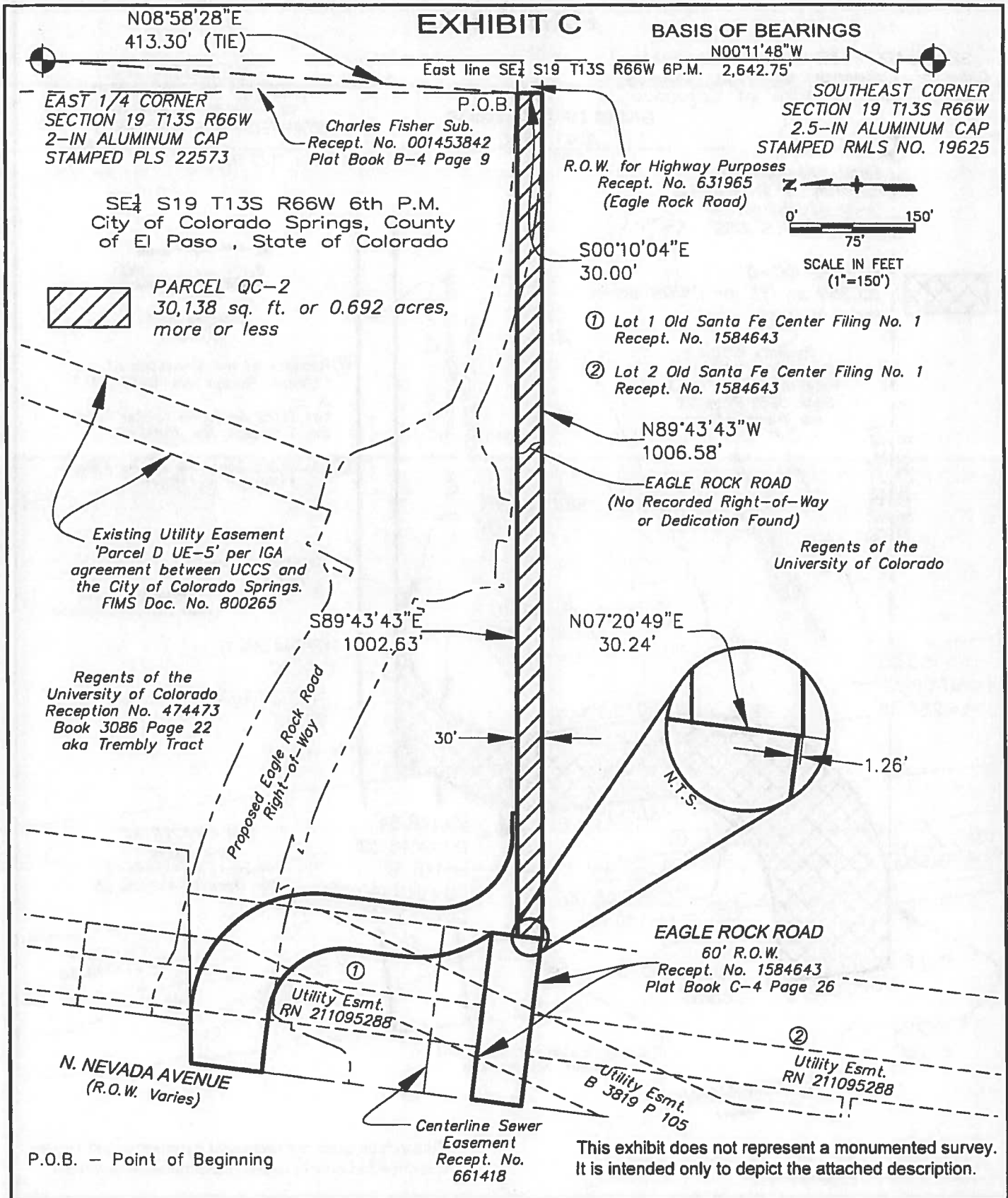
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OF 6 PAGES

Prepared for: UCCS

Date Submitted: April 25, 2018

JOB NUMBER  
223515-00011



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

**EXHIBIT FOR LEGAL DESCRIPTION**

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

Prepared for: UCCS

Date Submitted: April 25, 2018

PAGE NUMBER

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