

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

DATE: July 22, 2022

Right of Way Parcel No.: RW-32

SITUATED IN THE SE ¼ OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO
COUNTY, COLORADO
LEGAL DESCRIPTION

A tract or parcel of land No. RW-32 being a part of that certain parcel of land as described in Reception Number 002216742 of the El Paso County Clerk and Recorder's Office Records, containing 8,243 sq. ft. (0.189 acres), more or less, in Lot 1, Boychuk Subdivision Filing No. 6, recorded in Plat Book B-4, Page 21, El Paso County Clerk and Recorder's Office Records, in the Southeast Quarter Section 34, Township 14 South, Range 66 West, of the Sixth Principal Meridian, El Paso County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the Southwest Corner of Section 35, Township 14 South, Range 66 West, of the Sixth Principal Meridian, as calculated from two reference monuments (a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 56.20' S34 S35 S3 S2 T15S R66W 2012 PLS 24313" and a 3-1/4" aluminum cap stamped "URS T14S R66W R.M. 38.26' S34 S35 S3 S2 T15S R66W 2012 PLS 24313"); Thence N. 6°12'17" W., a distance of 2,013.14 feet to a point on the east line of said Lot 1, also being on the west right of way line of Academy Boulevard, said point being the **TRUE POINT OF BEGINNING**;

1. Thence S. 9°58'07" E., along said east line, a distance of 267.40 feet to the southeast corner of said Lot 1;
2. Thence N. 13°30'10" W., along the southerly line of said Lot 1 also being the northerly right of way line of Boychuk Avenue, a distance of 80.14 feet;
3. Thence, continuing along said southerly line, 311.74 feet along the arc of a curve to the left, said curve having a radius of 221.50 feet, a central angle of 80°38'20" and a chord which bears N. 50°14'27" W., a distance of 286.64 feet;
4. Thence N. 89°22'18" E., a distance of 192.79 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 8,243 sq. ft. (0.189 acres), more or less.

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

Prepared by:
Stan Vermilyea, P.L.S. 25381
For and on the behalf of AECOM
2315 Briargate Parkway, Suite 150
Colorado Springs, CO 80920



Exhibit B

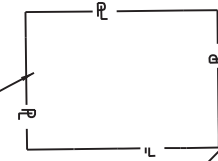
SE 1/4 Section 34
T.14 S., R.66W., Sixth Principal Meridian

Victory Chapel Ministries Inc
REC 002216742

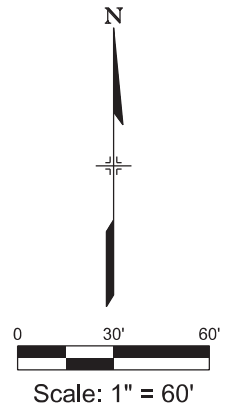
EASEMENT
BOOK 1353, PAGE 521
DECLARATION OF
PROTECTIVE COVENANTS
-BOOK 3744, PAGE 671
-BOOK 5039, PAGE 1400

BOYCHUK SUBDIVISION
FILING No 6
Book B-4, Page 21
Lot 1

Lot 3,
Boychuk
Sub No 5



30' wide
Water Main
Easement
per plat



BOYCHUK SUBDIVISION
FILING No 1
BOYCHUK AVENUE

Point of Beginning RW-32
Tie to SW corner of
Sec 35, T.14 S., R.66W., 6th P.M.
S6°12'17"E 2013.14'

RW-32
8,243 SF
(0.189 AC)

Lc=311.74'
R=221.50'
Δ=80°38'20"
CB=N50°14'27"W
CL=286.64'

Lot 2
BOYCHUK SUBDIVISION
FILING No 9

Lot 1
BOYCHUK SUBDIVISION
FILING No 3

S9°58'07"E
267.40'
N13°30'10"W 80.14'

ACADEMY BLVD

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



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

AECOM JN: 60603801

DRAWN BY: JKB DATE: 7/22/2022 SCALE: 1" = 60'

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

Exhibit B - RW-32
Victory Chapel Ministries Inc

TITLE:
South Academy Boulevard Widening

REVISION:	DRAWING NO.	SHEET NO.
N/A	32-Exhibit_RW-32.dgn	3 of 3

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