

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

DATE: July 21, 2022

TEMPORARY CONSTRUCTION EASEMENT: TCE-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 Temporary Construction Easement No. TCE-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 10,349 sq. ft. (0.238 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 temporary construction easement being more particularly described as follows:

Commencing at a 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, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence S. 89°25'00" W., a distance of 182.79 feet;
2. Thence S. 88°33'08" W., a distance of 10.00 feet to a point on the south line of said Lot 1;
3. Thence S. 89°22'18" W., along said south lot line, a distance of 25.51 feet;
4. Thence N. 0°37'42" W., a distance of 5.17 feet;
5. Thence N. 89°25'00" E., a distance of 120.00 feet;
6. Thence N. 26°07'24" E., a distance of 51.78 feet;
7. Thence N. 6°37'34" E., a distance of 17.48 feet;
8. Thence N. 15°35'00" W., a distance of 21.45 feet;
9. Thence N. 53°09'29" W., a distance of 7.97 feet;
10. Thence N. 0°43'58" W., a distance of 9.58 feet;
11. Thence N. 33°08'22" E., a distance of 46.67 feet;

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12. Thence N. 81°51'44" E., a distance of 34.82 feet to a point on said east lot line also being the west right of way line of Academy Boulevard;
13. Thence S. 9°58'07" E., along said east lot line, a distance of 149.13 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described temporary construction easement contains 10,349 sq. ft. (0.238 acres), more or less.

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

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°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

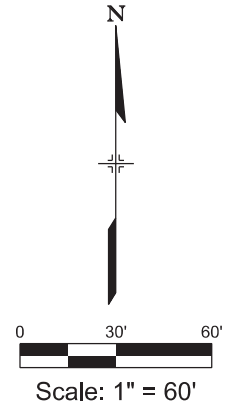


Exhibit D

SE 1/4 Section 34

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

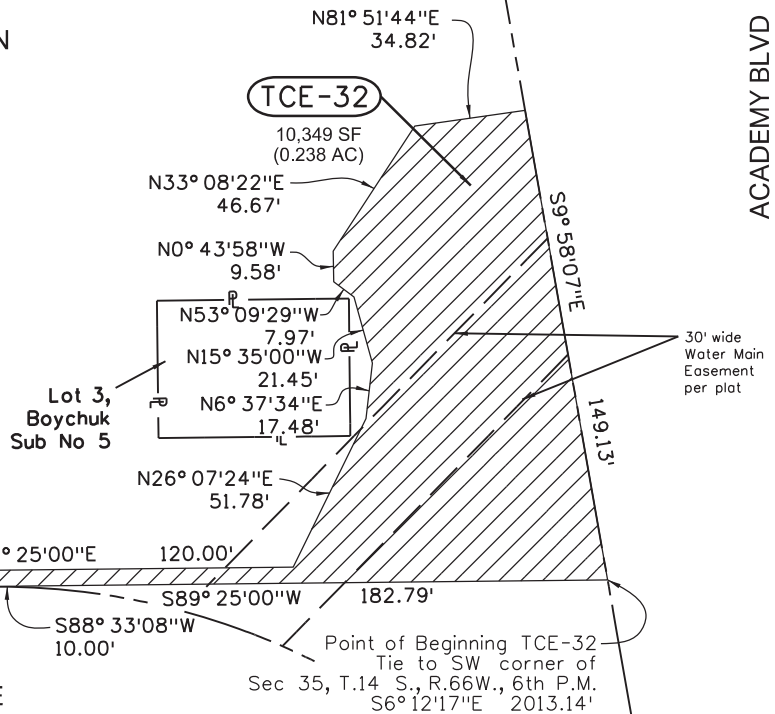
Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0° 29' 05" W. (a distance of 10,590.30 feet), from the Southwest Corner of Section 35, T.14 S., R.66 W., of the 6th P.M. as calculated from two reference monuments as described in the monument record 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.



Victory Chapel Ministries Inc
REC 002216742

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

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



BOYCHUK SUBDIVISION
FILING No 1

BOYCHUK AVENUE

BOYCHUK SUBDIVISION
FILING No 9

Lot 2

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: 6/08/2022 SCALE: 1" = 60'

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

Exhibit B - TCE-32

Victory Chapel Ministries Inc

TITLE:

South Academy Boulevard Widening

REVISION: N/A

DRAWING NO.
32-Exhibit_TCE-32.dgn

SHEET NO.
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