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Chuck Broerman  
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El Paso County, CO



220213239

## REAL PROPERTY DONATION

**Project:** Fencing at Clover Ditch  
**Project No.:** N/A  
**Project Code:** N/A  
**Location:** Clover Ditch  
**Parcel:** PE-1

Property owners whose real property is needed for a fencing improvement project may donate all or any part of the property to the County of El Paso, of the State of Colorado or may donate (waive receipt of) all or any portion of just compensation due the owner for the property required for the project.

Where the property owner wishes to use the donation for a tax deduction, the owner should seek advice from the Internal Revenue Service or a tax expert regarding the current rules for valuation. It is the property owner's responsibility to ascertain the fair market value of the property for tax purposes.

If the property is contaminated, El Paso County assumes no responsibility to clean up such contamination.

Donation of the property more particularly described and depicted in **Exhibits A and B**, which are attached hereto and incorporated herein, to the County of El Paso, is made voluntarily and with full knowledge of the right to receive just compensation.

The undersigned hereby waives the right to receive just compensation for the property. The undersigned hereby agrees to execute the necessary conveyance instruments to transfer said property free and clear of all liens and encumbrances.

**PROPERTY OWNER: Y.S. INVESTMENTS, LLC**

By: *Hyesun Pak*  
Name: Hyesun PAK  
Title: Member

Date: 10-29-2020

ACCEPTED FOR EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

By: *[Signature]*  
Mark Waller, Chair

Date: 12/22/20

ATTEST:

By: *Charles D. Broerman*  
County Clerk & Recorder

Attachments: Exhibits A and B



**EXHIBIT A**  
**EL PASO COUNTY PROJECT NUMBER 362483**  
**NON-EXCLUSIVE PERMANENT EASEMENT PE-1**

SITUATE  
THE WEST HALF OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATED IN THE WEST HALF OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO, BEING A PART OF THE EL PASO COUNTY, COLORADO ASSESSOR'S PARCEL NUMBER 6504300040 LOCATED AT 1785 B STREET, COLORADO SPRINGS, COLORADO, OWNED BY Y.S. INVESTMENTS, LLC, MAILING ADDRESS 4265 STAR RANCH ROAD, COLORADO SPRINGS, COLORADO 80906-7640, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL ALSO BEING A CORNER ON THE NORTHERLY LINE OF TRACT "A", COLLEGE PARK SUBDIVISION No. 1 AS RECORDED IN PLAT BOOK V-3 AT PAGE 129 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, ALSO KNOWN AS TRACT "A", ALTA/NSPS LAND TITLE SURVEY AS RECORDED AT RECEPTION No. 218900094 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AND MONUMENTED WITH A FOUND No. 4 REBAR, THENCE;

1. ALONG A LINE COMMON WITH THE SOUTHERLY BOUNDARY OF SAID PARCEL AND THE NORTHERLY BOUNDARY OF SAID TRACT "A" NORTH 59°23'45" EAST A DISTANCE OF 207.47 FEET, TO AN ANGLE POINT ON SAID COMMON LINE MONUMENTED WITH A FOUND No. 4 REBAR W/CAP MARKED "WATTS 9853" AND THE POINT OF BEGINNING, THENCE;
2. ALONG SAID COMMON LINE OF THE FOLLOWING THREE (3) COURSES:
  - a) NORTH 29°26'47" WEST A DISTANCE OF 104.50 FEET, THENCE;
  - b) NORTH 17°16'57" EAST A DISTANCE OF 38.43 FEET TO A FOUND No. 4 REBAR, THENCE;
  - c) NORTH 41°36'14" EAST A DISTANCE OF 312.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL MONUMENTED WITH A FOUND No. 4 REBAR, THENCE
3. NORTH 07°23'42" WEST ALONG THE EASTERLY LINE OF SAID PARCEL A DISTANCE OF 17.79 FEET, THENCE;
4. SOUTH 50°05'52" WEST A DISTANCE OF 10.67 FEET, THENCE;
5. SOUTH 41°36'14" WEST A DISTANCE OF 317.27 FEET, THENCE;
6. SOUTH 17°16'57" WEST A DISTANCE OF 48.14 FEET, THENCE;
7. SOUTH 29°26'47" EAST A DISTANCE OF 96.28 FEET, THENCE;
8. SOUTH 59°23'45" WEST A DISTANCE OF 4.00 FEET, THENCE;
9. SOUTH 29°26'47" EAST A DISTANCE OF 15.00 FEET TO SAID COMMON LINE, THENCE;
10. ALONG SAID COMMON LINE NORTH 59°23'45" EAST A DISTANCE OF 19.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7,134 SQUARE FEET, (0.1638 ACRES), MORE OR LESS.

ALL BEARINGS ARE BASED ON THE LINE BETWEEN A FOUND No. 4 REBAR AT THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL NUMBER 6504300040 LOCATED AT 1785 B STREET, COLORADO SPRINGS, COLORADO ALSO BEING A CORNER ON THE NORTHERLY LINE OF TRACT "A", COLLEGE PARK SUBDIVISION No. 1 AS RECORDED IN PLAT BOOK V-3 AT PAGE 129 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO TO A FOUND No. 4 REBAR W/CAP MARKED "WATTS 9853" AT AN ANGLE POINT OF THE SOUTHERLY LINE OF SAID PARCEL AND ALSO BEING AN ANGLE POINT OF THE NORTHERLY LINE OF SAID TRACT "A", AND IS ASSUMED TO BEAR NORTH 59°23'45" EAST A DISTANCE OF 207.47 FEET.



PREPARED BY: DAVID P. FORNEY  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38701  
FOR AND ON BEHALF OF EL PASO COUNTY

SCALE: NONE    DATE: 07/27/2020  
DRAWING: Tanager Fence Easement.dwg    BY: NH

**EL PASO COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

**EXHIBIT B**

EL PASO COUNTY PROJECT NUMBER 362483

**NON-EXCLUSIVE PERMANENT EASEMENT PE-1**

SITUATE

THE WEST HALF OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

