

BOCC

Chuck Broerman
12/29/2020 03:33:50 PM
Doc \$0.00 3
Rec \$0.00 Pages

El Paso County, CO



220213248

REAL PROPERTY DONATION

Project: Fencing at Clover Ditch
Project No.: N/A
Project Code: N/A
Location: Clover Ditch
Parcel: PE-4

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: STRATMOOR HILLS WATER DISTRICT

By: [Signature]
Name: THOMAS E. WEHRKAMP
Title: BOARD PRESIDENT

Date: 23 Nov 20

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

By: [Signature]
Mark Walter, Chair

Date: 12/22/20

ATTEST:

By: [Signature]
County Clerk & Recorder
Attachments: Exhibits A and B

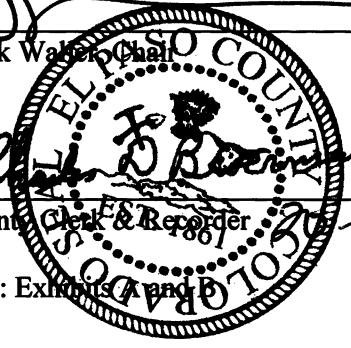


EXHIBIT A
EL PASO COUNTY PROJECT NUMBER 362483
NON-EXCLUSIVE PERMANENT EASEMENT PE-4

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

LEGAL DESCRIPTION

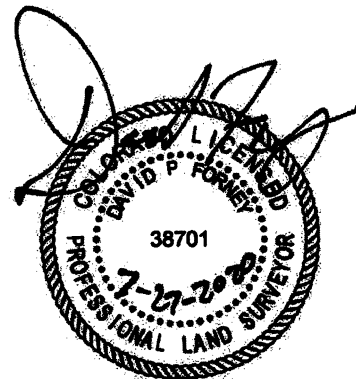
A TRACT OF LAND SITUATED IN THE WEST HALF OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING A PART OF THE EL PASO COUNTY, COLORADO ASSESSOR'S PARCEL NUMBER 6504200032 LOCATED AT 1825 B STREET, COLORADO SPRINGS, COLORADO, OWNED BY STRATMOOR HILLS WATER DISTRICT, MAILING ADDRESS 1811 B STREET, COLORADO SPRINGS, COLORADO 80906-5303, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY NORTHWEST 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 SAID NORTHERLY LINE NORTH 59°23'45" EAST A DISTANCE OF 207.47 FEET, TO AN ANGLE POINT ON SAID LINE MONUMENTED WITH A FOUND No. 4 REBAR W/CAP MARKED "WATTS 9853", THENCE;
2. NORTH 54°03'10" EAST A DISTANCE OF 726.09 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND ALSO BEING THE NORTHEAST CORNER OF SAID NORTHERLY LINE OF TRACT "A", MONUMENTED WITH A FOUND No. 4 REBAR WITH A RED PLASTIC CAP MARKED "EPC PCD PLS 22573", THENCE;
3. ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF SAID PARCEL AND THE NORTHERLY BOUNDARY OF SAID TRACT "A" NORTH 81°24'05" WEST A DISTANCE OF 12.80 FEET TO THE POINT OF BEGINNING, THENCE;
4. CONTINUING ALONG SAID COMMON LINE NORTH 81°24'05" WEST A DISTANCE OF 96.67 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, THENCE;
5. ALONG THE WESTERLY LINE OF SAID PARCEL NORTH 37°32'24" WEST A DISTANCE OF 21.65 FEET, THENCE;
6. SOUTH 81°24'05" EAST A DISTANCE OF 103.41 FEET, THENCE;
7. SOUTH 21°58'27" EAST A DISTANCE OF 17.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,501 SQUARE FEET, (0.0344 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

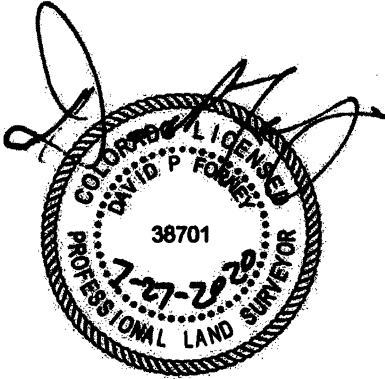
EXHIBIT B

EL PASO COUNTY PROJECT NUMBER 362483

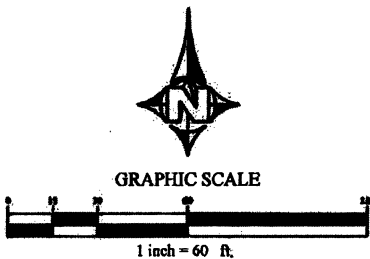
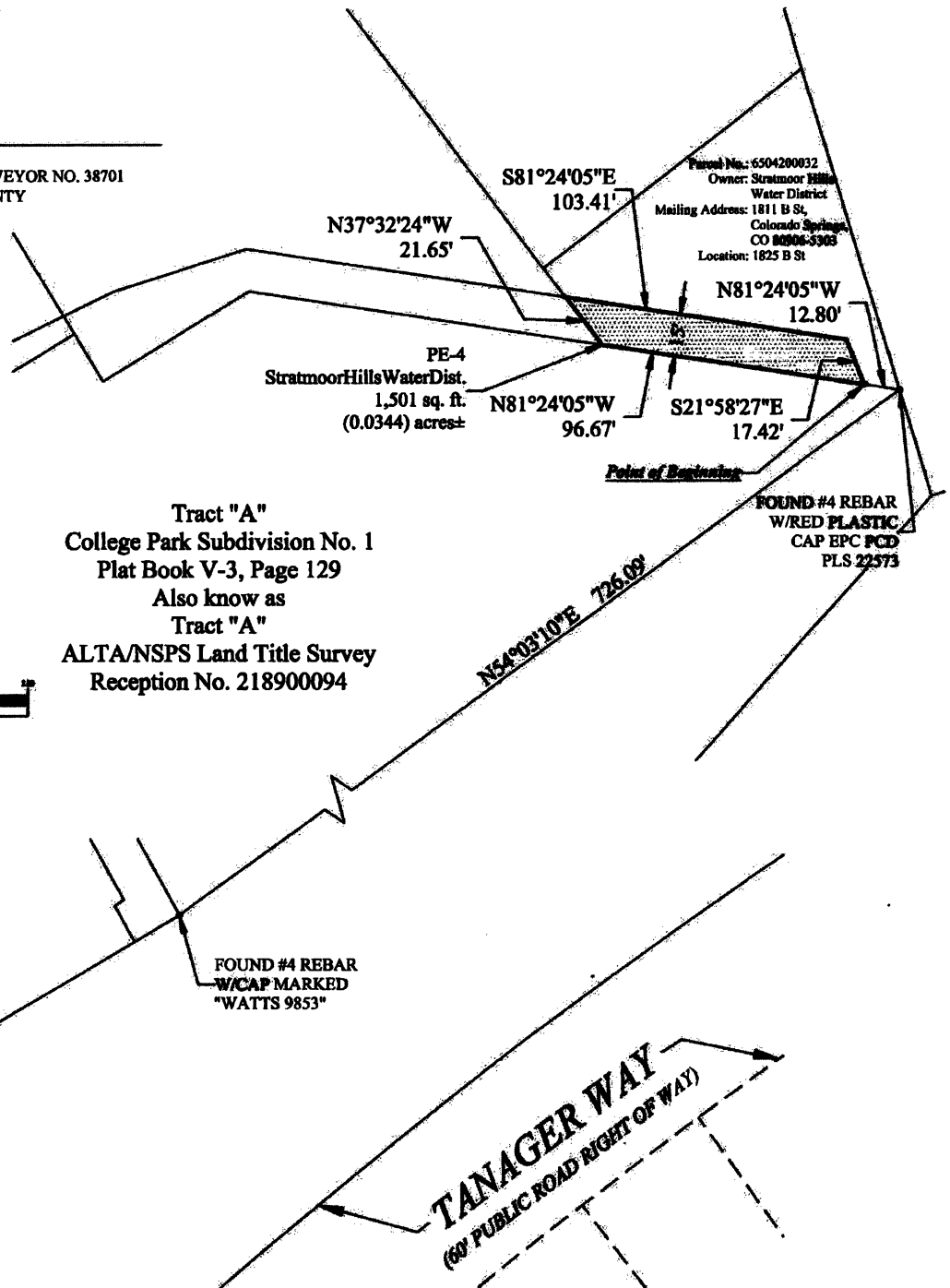
NON-EXCLUSIVE PERMANENT EASEMENT PE-4

SITUATE

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



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



SCALE: 1"=60' DATE: 07/27/2020
DRAWING: Tanager Fence Easement.dwg BY: NH

EL PASO COUNTY
DEPARTMENT OF PUBLIC WORKS