

BOCC



RESOLUTION NO. 21-110

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION TO APPROVE AND ACCEPT A SPECIAL WARRANTY DEED AND TO ACCEPT RIGHT-OF-WAY INTO THE EL PASO COUNTY ROAD MAINTENANCE SYSTEM REGARDING CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1, TRACT R

WHEREAS, pursuant to §§30-11-101(1)(b), 30-11-102, 30-11-103, and 30-11-107(1)(a) C.R.S., the Board of County Commissioners of El Paso County, Colorado (hereinafter "Board" or "County") has the legislative authority to purchase and hold real and personal property for the use of the County, when deemed by the Board to be in the best interests of the County; and

WHEREAS, there is an ongoing subdivision project in El Paso County known as Lorson Ranch, and related to the project, the El Paso County Department of Public Works (hereinafter "Public Works") has identified a need for the County to obtain right-of-way owned by Lorson, LLC (hereinafter "Grantor"); and

WHEREAS, Grantor has conveyed right-of-way property to the County known as Carriage Meadows South at Lorson Ranch Filing 1, Tract R, by way of a Special Warranty Deed, attached hereto as Exhibit 1 dated February 22, 2021; and

WHEREAS, Public Works has prepared an application for acceptance of the highway right-of-way identified as Tract R (Lorson Boulevard - 310' East of Wando Drive) for addition and maintenance into the El Paso County Highway system which is attached hereto and incorporated herein as Exhibit 2, and recommends that the County accept this right-of-way as herein identified; and

WHEREAS, it has been identified that the correct date for Tract R (Lorson Boulevard - 310' East of Wando Road) to be accepted into the County Maintenance System should be August 19, 2020; and

WHEREAS, the Board has determined that it would serve the best interests of the public to approve and accept the Special Warranty Deed for fee simple right-of-way interests regarding Tract R of Lorson Boulevard and to accept said right-of-way for public maintenance and improvements; and to approve and accept the Application for Preliminary Acceptance into the El Paso County Maintenance System regarding Lorson Boulevard, Tract R, as herein identified.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of El Paso County, Colorado, hereby approves and formally accepts the above referenced Special Warranty Deed for the stated consideration and hereby formally accepts the right-of-way conveyed and identified as Tract R, and accepts Carriage

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Meadows South at Lorson Ranch Filing 1, Tract R, right-of-way into the El Paso County Maintenance System, with an effective date of August 19, 2020.

BE IT FURTHER RESOLVED, that the duly elected, qualified member and Chair of the Board of County Commissioners, or the duly elected, qualified member and Vice Chair of the Board of County Commissioners, be and is hereby authorized and appointed on behalf of the Board to execute any and all documents necessary to carry out the intent of the Board as described herein.

DONE THIS 30th day of March, 2021 at Colorado Springs, Colorado.

ATTEST


By: Chuck Broerman
County Clerk & Recorder

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: Stan VanderWerf
Stan VanderWerf, Chair

When recorded return to:
Lorson South Development Corp.
212 North Wahsatch Avenue, Suite 301
Colorado Springs, Colorado 80903

SPECIAL WARRANTY DEED

THIS DEED, made this 22nd day of February 2021 between Lorson, LLC a Colorado limited liability company as nominee for Lorson South Development Corp., a Colorado corporation, **Grantor**, and El Paso County by and through the Board of County Commissioners of El Paso County Colorado, whose street address is 200 S. Cascade Ave., Suite 100, Colorado Springs, CO 80903, Colorado Springs, CO 80903. **Grantee**:

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of El Paso, State of Colorado, described as follows:

Carriage Meadows South at Lorson Ranch Filing No. 1, Tract R.


TOGETHER with all and singular hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does hereby covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

GRANTOR:

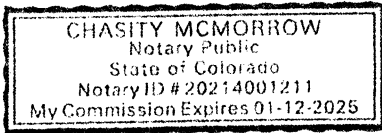
Lorson LLC, a Colorado limited liability company
as nominee for Lorson South Development Corp., a Colorado corporation


by Jeff Mark, Authorized Signing Agent

STATE OF COLORADO _____)
) ss.
COUNTY OF EL PASO _____)

The foregoing instrument was acknowledged before me this 22 day of February 2021 by Jeff Mark as authorized signing agent for Lorson LLC, a Colorado limited liability company as nominee for Lorson South Development Corp., a Colorado corporation.

Witness my hand and official seal.



Chasity MCMorrow
Notary Public
My Commission expires: 01-12-2025



APPLICATION FOR PRELIMINARY ACCEPTANCE INTO EL PASO COUNTY MAINTENANCE SYSTEM

Carrage Meadows South at Lorson Ranch
F1 - Tract R

PLAT 14083

R - T - S

PLAT RECORDING DATE 1/25/2018

65 . 15 . 23

BOCC MTG DATE 3/16/2021

APPLICANT LORSON, LLC

FILE REFERENCE SF-17-011

ROW Tract

DESCRIPTION: Tract R - Lorson Blvd approximately 650 Ft east of Mando Dr

ROAD NO.	ROAD NAME	FROM	TO	LENGTH FT/MI	ROW WIDTH	SURFACE TYPE	WIDTH	F/F CG	CURB TYPE
4200	LORSON BD	310' EAST OF WANDO DR	END	352'/0.07mi	80'	4" HMA/8" CTS	40'	44'	A

APPROVALS:

 DATABASE TECHNICIAN
 INSPECTION SUPERVISOR (DSD)
 DEVELOPMENT SERVICES DIR

ACCEPTANCE RECOMMENDED::

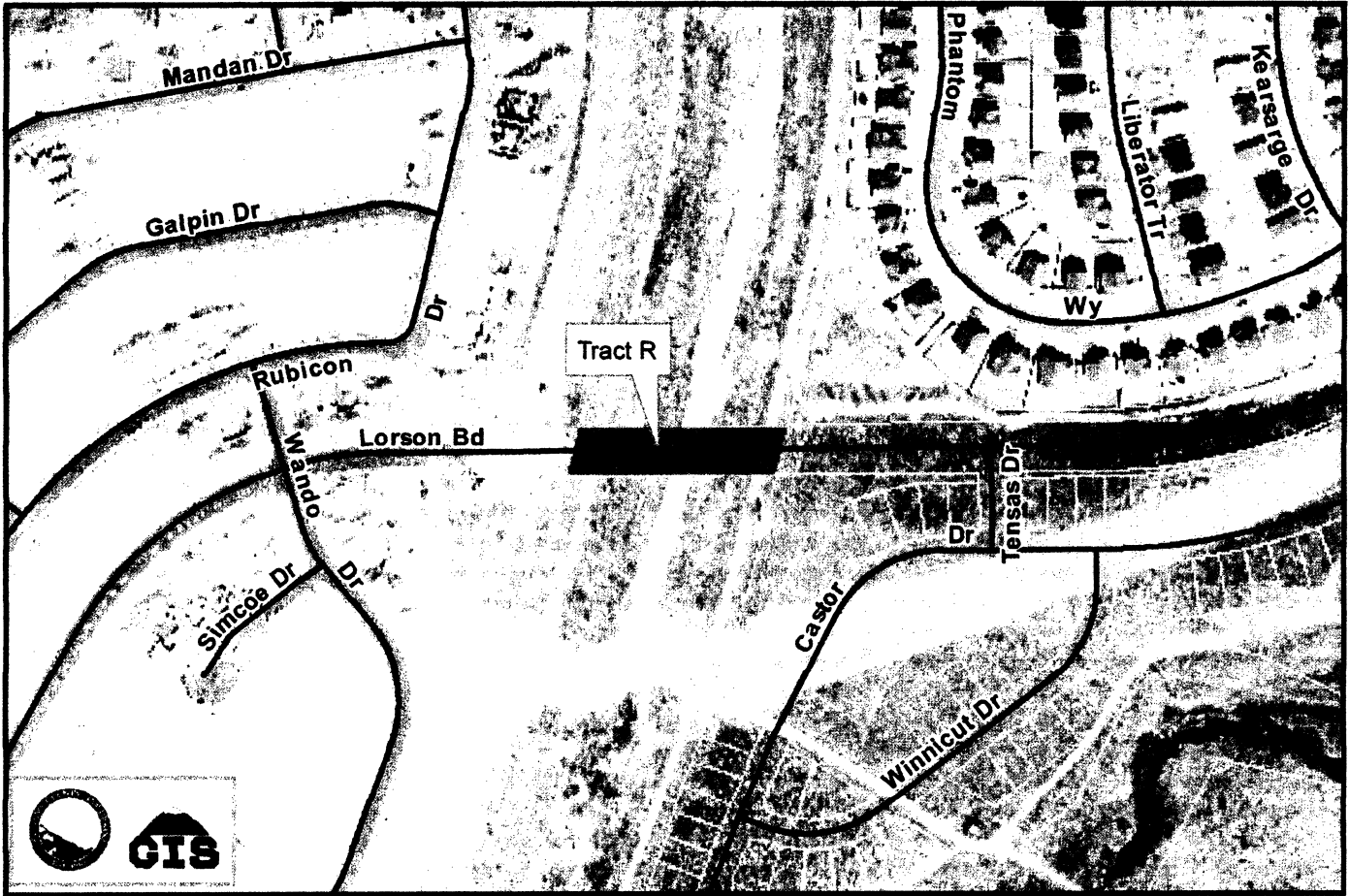
COUNTY ENGINEER

PUBLIC SERVICES DIRECTOR



0 300 Feet

Carriage Meadows South at Lorson Ranch F1 - Tract R Bridge and ROW Acceptance, Plat 14083 March 16, 2021



Legend

- Accepted for Maint.
- Paved and Maintained
- Gravel and Maintained
- Not Accepted for Maintenance
- Private Roads
- Other Government Maintenance
- Future NHS

Plat Name

- Carriage Meadows South at Lorson Ranch F1 - Tract R
Parcels

PLOW AREA 26