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Chuck Broerman
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El Paso County, CO



218126217

RESOLUTION NO. 18- 405

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

**RESOLUTION TO APPROVE A MEMORANDUM OF AGREEMENT AND TO
APPROVE AND ACCEPT A SPECIAL WARRANTY DEED (RW-18) AND A
TEMPORARY CONSTRUCTION EASEMENT AGREEMENT (TE-18)
ASSOCIATED WITH HIGHWAY 105 PROJECT A**

WHEREAS, pursuant to C.R.S. §§ 30-11-101(1)(c)-(d), 30-11-102, 30-11-103, and 30-11-107(1)(a), the Board of County Commissioners of El Paso County, Colorado (hereinafter "Board") 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, the County wishes to construct a Pikes Peak Rural Transportation Authority (hereinafter "PPRTA") approved project known as Highway 105 Project A and as part of that project, the Department of Public Works (hereinafter "DPW") has identified a need to enter into a Memorandum of Agreement to memorialize the agreement and to obtain a Special Warranty Deed for right-of-way (RW-18) and a Temporary Construction Easement Agreement (TE-18) copies of which are attached hereto respectively as Exhibits 1, 2, and 3, incorporated herein by reference, from property owned by Christy M. Cech and Joseph R. Warren (hereinafter "Grantor") for Highway 105 Project A, to include road construction, drainage, slope, maintenance, repair, replacement, operation, ingress, and egress; and

WHEREAS, Grantor agrees to convey and grant to El Paso County, a Special Warranty Deed (RW-18) for the sum of \$13,007.00 and a Temporary Construction Easement Agreement (TE-18) for the sum of \$765.00, plus a sum for improvements to include sod, trees, fencing, and a sprinkler system, in the amount of \$22,993.00, and damages in the amount of \$500.00, for a total rounded-up sum of \$37,300.00 payable to Grantor; and

WHEREAS, the Board has determined that it would serve the best interests of the public to approve the Memorandum of Agreement and to approve and accept the Special Warranty Deed and Temporary Construction Easement Agreement to effectuate the hereinabove described transaction for purposes which include, but are not limited to, road construction, drainage, slope, maintenance, repair, replacement, operation, ingress, and egress, related to Highway 105 Project A.

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners hereby approves the Memorandum of Agreement, and hereby approves the Special Warranty Deed (RW-18) and Temporary Construction Easement Agreement (TE-18) from Grantor and authorizes payment to Grantor from applicable PPRTA funds in the amount of \$37,300.00 subject to the terms and conditions cited therein.

BE IT FURTHER RESOLVED, that Darryl Glenn, duly elected, qualified member and President of the Board of County Commissioners, or Mark Waller, duly elected, qualified member and President Pro Tempore of the Board of County Commissioners, be and is

Chuck Broerman
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El Paso County, CO



218135654

Page 2

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 30 day of October, 2018, at Colorado Springs, Colorado.

ATTEST:

EL P

By:



Chuck Broetman
El Paso County Clerk and Recorder

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

By:


Darryl Glenn, President

**El Paso County Department of Public Works
MEMORANDUM OF AGREEMENT**

Project No : STA 105A-014

Location : Highway 105 - NB I-25 Ramp to Lake Woodmoor Dr

Parcel # : RW-18 and TE-18

County : El Paso

This Agreement made on _____, 20____ (date) is between El Paso County, by and through the Board of County Commissioners of El Paso County, Colorado (GRANTEE), for the purchase of the parcel(s) listed above from the Owner, Christy M. Coch and Joseph R. Warren (GRANTOR).

Just compensation was determined by appraisal prepared in accordance with Colorado state laws and regulations. The amount of money and/or compensation listed below is full consideration for the following land, easements, improvements, claims, and damages of any kind.

Land (described in attached exhibits A & B)	2,464 sq ft <input type="checkbox"/> /acres <input type="checkbox"/>	\$13,007.00
Non-Exclusive Permanent Easement	sq ft <input type="checkbox"/> /acres <input type="checkbox"/>	\$ -0-
Temporary Easements (described in attached exhibits C & D)	1,448 sq ft <input type="checkbox"/> /acres <input type="checkbox"/>	\$765.00
Non-Exclusive Permanent Utility Easement	sq ft <input type="checkbox"/> /acres <input type="checkbox"/>	\$ -0-
Improvements (described in attached exhibit E)		\$22,993.00
Damages		\$500.00
	Gross Total	\$37,265.00
	Less Credit	\$ -0-
	Net Total	\$37,300.00 (rounded)

Other conditions:

Notwithstanding anything to the contrary herein, the Agreement is contingent upon the El Paso County Board of County Commissioners' (hereinafter "Board") consideration and approval, and the GRANTEE will only make payment after receiving an acceptable conveyance instrument from the GRANTOR as indicated below and after formal approval by the Board.

The GRANTOR and GRANTEE agree that:

- there are no promises, terms, conditions, or obligations other than those listed on this Agreement.
- this Agreement is binding on both the GRANTOR and GRANTEE and their heirs, devisees, executors, administrators, legal representatives, successors, assigns, and designees.
- the compensation shown on this Agreement is for the applicable fee simple estate, permanent easement interest(s), or temporary easement interest(s) of the parcels described and any claims and/or damages of any kind, unless otherwise indicated.
- this Agreement is expressly subject to the execution of releases or subordinations pertaining to any interests relating to the property.
- failure of the GRANTOR to secure release or subordination of all outstanding interests in the Property to the GRANTEE'S satisfaction prior to closing may, at GRANTEE'S sole option, render this Contract null and void.
- GRANTEE may elect to waive GRANTOR'S requirement to obtain release, partial release, or subordination of any lien(s) or mortgage interest(s) in the Property, and will notify GRANTOR in writing of said waiver. Waiver of such by GRANTEE shall not absolve GRANTOR of GRANTOR'S obligations to lienholder(s), including, but not limited to, any requirements under a Due on Sale provision.
- agree that the closing date may be extended at the GRANTEE'S sole option to resolve any matter necessary to obtaining merchantable title to the Property.
- this Agreement shall be deemed a contract binding upon the GRANTEE and GRANTOR and the GRANTOR'S successors, assigns, designees, heirs, devisees, executors, administrators, and legal representatives.

The GRANTOR:

- will at the closing pay all taxes (including prorated taxes for the current year) and special assessments for the current year.
- understands, acknowledges and agrees that the beneficiaries of any unpaid mortgage(s), deed(s) of trust, taxes and/or other financial indebtedness secured by the GRANTOR'S Property may claim all or any portion of the compensation paid pursuant to this Agreement.
- has entered into this Agreement only because the GRANTEE has the power of eminent domain and requires the property for public purposes.
- will execute and deliver to GRANTEE those documents indicated below.
- hereby agrees to provide merchantable title to the Property.
- agrees to take all required actions and execute all documents necessary to secure releases or subordinations of any outstanding liens, leases, mortgages, or other encumbrances against, or affecting, the Property by all outstanding lienors, lessors, mortgagees, or any others with legal or equitable interests.
- agrees that the GRANTEE will be entitled to specific performance of this Agreement.
- agrees that the GRANTEE shall be entitled to take immediate possession of the Property upon the signing of this Agreement by the Parties and tender of payment either (a) directly to the GRANTOR, or (b) by depositing the agreed upon compensation into escrow with the GRANTEE'S closing agent unless other specific arrangements are agreed to by the Parties. This grant of possession of the Property to the GRANTEE shall serve as an irrevocable license to occupy and use said Property for the purposes of the Project until the GRANTOR executes and delivers to the County the necessary documents as stated below, and until the beneficiaries of any unpaid mortgage(s), deed(s) of trust or other financial indebtedness secured by the Owner's Property execute any and all required releases or subordinations, including, but not limited to, Requests for Partial Releases.

Chc
Initials: *JKW*

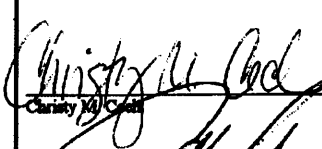
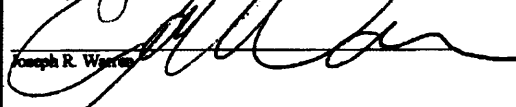
Project No.: STA 105A-014		Parcel No.: RW-18 and TE-18	
<p>The GRANTEE:</p> <p>-will be entitled to specific performance of this Agreement upon tender of the agreed consideration.</p> <p>-will be held harmless from any claims against the property or to any interest in the property, except for any benefits due under relocation law.</p> <p>-will prepare the following documents:</p>			
<input checked="" type="checkbox"/> Special Warranty Deed <input type="checkbox"/> w/Min Resv. <input type="checkbox"/> Access Deed <input type="checkbox"/> Full Release(s) Book/Page/Reception # <input type="checkbox"/> Partial Release(s) Book/Page/Reception # <input checked="" type="checkbox"/> Other (specify): Any applicable document(s) required by the closing agent and/or GRANTEE to facilitate closing <input type="checkbox"/> Title Company to prepare documents except		<input type="checkbox"/> Non-Exclusive Permanent Utility Easement <input type="checkbox"/> Non-Exclusive Permanent Easement <input type="checkbox"/> Slope Easement <input checked="" type="checkbox"/> Temporary Easement	
Order Check \$37,300.00		Payable to: Land Title Guarantee Company as Escrow Agent for Christy M. Cech and Joseph R. Warren	
El Paso County, by and through the Board of County Commissioners of El Paso County, Colorado <div style="text-align: center;">ATTEST:</div> Darryl Olson, President _____ _____ County Clerk and Recorder		Attach W-9 form(s) <div style="text-align: center;">  Christy M. Cech  Joseph R. Warren </div>	
Reference: BoCC resolution # _____			

EXHIBIT "A"

**PARCEL NUMBER: RW-18
PROJECT NUMBER: STA 105A-014
EL PASO COUNTY PROJECT NUMBER: 10-076
SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: AUGUST 14, 2017**

DESCRIPTION

A tract or parcel of land, No. RW-18 of Project Number STA 105A-014, and El Paso County Project Number 10-076, containing 0.057 acres, more or less, being a portion of Lot 1, Briarhaven Subdivision, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 216129387, situated in Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the N1/4 corner of said Section 13, (a 2" Aluminum Cap – stamped "PLS 23875") thence bearing S 3°16'05" E, a distance of 2,584.77 feet, to a point on the west line of Lot 1, Briarhaven Subdivision, said point also being the TRUE POINT OF BEGINNING;

1. Thence S 89°56'16" E, a distance of 144.81 feet, to a point on the line of said Lot 1, said point also being on the west right-of-way line of Briarhaven Court;
2. Thence along said right-of-way line, S 00°22'22" E, a distance of 17.32 feet, to the southeast corner of said Lot 1, said point also being on the north right-of-way line of Highway 105;
3. Thence along said right-of-way line, N 89°41'56" W, a distance of 144.81 feet, to the southwest corner of said Lot 1;
4. Thence along the west line of said Lot 1, N 00°22'22" W, a distance of 16.71 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described tract or parcel of land contains 2,464 square feet, (0.057 acres).

Basis of Bearings; All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983. The bearing of the line between the SW corner of Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, (a 2 1/2" Aluminum Cap – stamped "PLS 28658") and the N1/4 corner of said Section 13, (a 2" Aluminum Cap – stamped "PLS 23875") is N 26°23'35" E.

For and on Behalf of El Paso County, Colorado
Steven D. Parker, PLS 38053
Farnsworth Group Inc.
4755 Forge Road, Suite 150
Colorado Springs, CO 80907

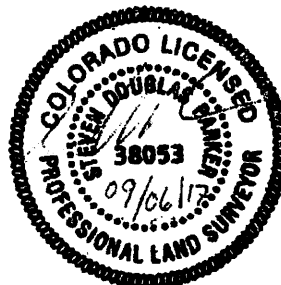
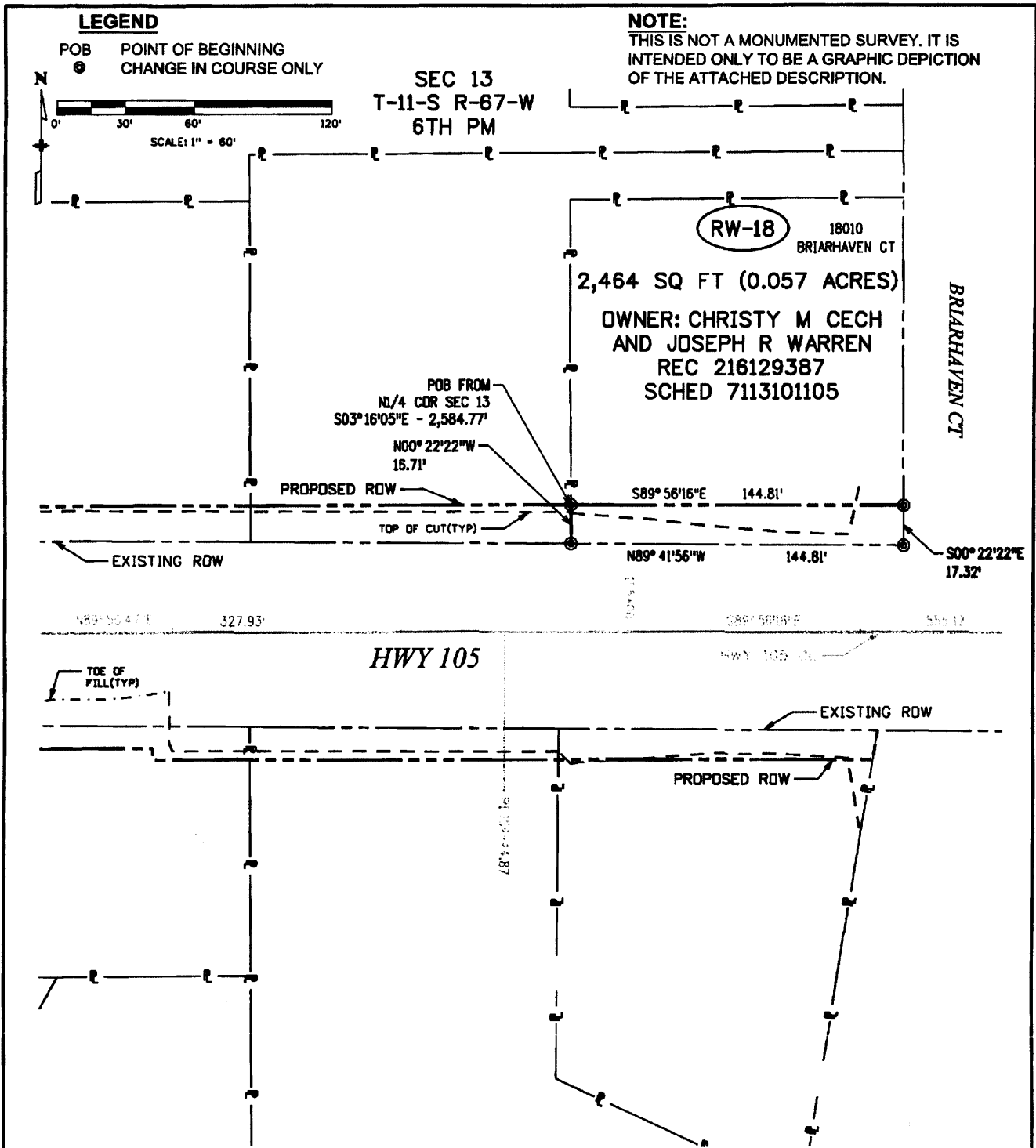
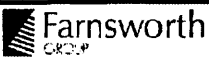


Exhibit "B"



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4755 FORGE ROAD - SUITE 150
 COLORADO SPRINGS, CO 80907
 (719)590-9194 / www.f-g.com



HIGHWAY 105 - NB I-25 RAMP TO LAKE WOODMOOR DR
EXHIBIT "B"
PARCEL NUMBER RW-18

CHRISTY M CECH AND
JOSEPH R WARREN

Project No/Code:
 STA 105A-014/19734
 Date: 08/14/2017
 Sheet No: 1 of 1

EXHIBIT "C"

**TEMPORARY EASEMENT NUMBER: TE-18
PROJECT NUMBER: STA 105A-014
EL PASO COUNTY PROJECT NUMBER: 10-076
SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: AUGUST 14, 2017**

DESCRIPTION

A temporary easement, TE-18 of Project Number STA 105A-014, and El Paso County Project Number 10-076, containing 0.033 acres, more or less, being a portion of Lot 1, Briarhaven Subdivision, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 216129387, situated in Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Commencing at the N1/4 corner of said Section 13, (a 2" Aluminum Cap – stamped "PLS 23875") thence bearing S 3°16'05" E, a distance of 2,584.77 feet, to a point on the west line of Lot 1, Briarhaven Subdivision, said point also being the TRUE POINT OF BEGINNING;

1. Thence S 89°56'16" E, a distance of 144.81 feet;
2. Thence N 00°22'22" W, a distance of 10.00 feet;
3. Thence N 89°56'16" W, a distance of 144.81 feet;
4. Thence S 00°22'22" E, a distance of 10.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 1,448 square feet, (0.033 acres).

The purpose of the above described temporary easement is construction of roadway improvements.

Basis of Bearings; All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983. The bearing of the line between the SW corner of Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, (a 2 1/2" Aluminum Cap – stamped "PLS 28658") and the N1/4 corner of said Section 13, (a 2" Aluminum Cap – stamped "PLS 23875") is N 26°23'35" E.

For and on Behalf of El Paso County, Colorado
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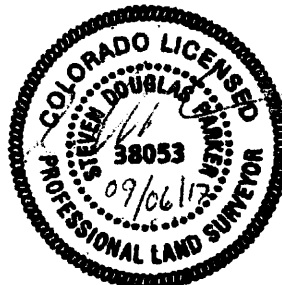


Exhibit "D"

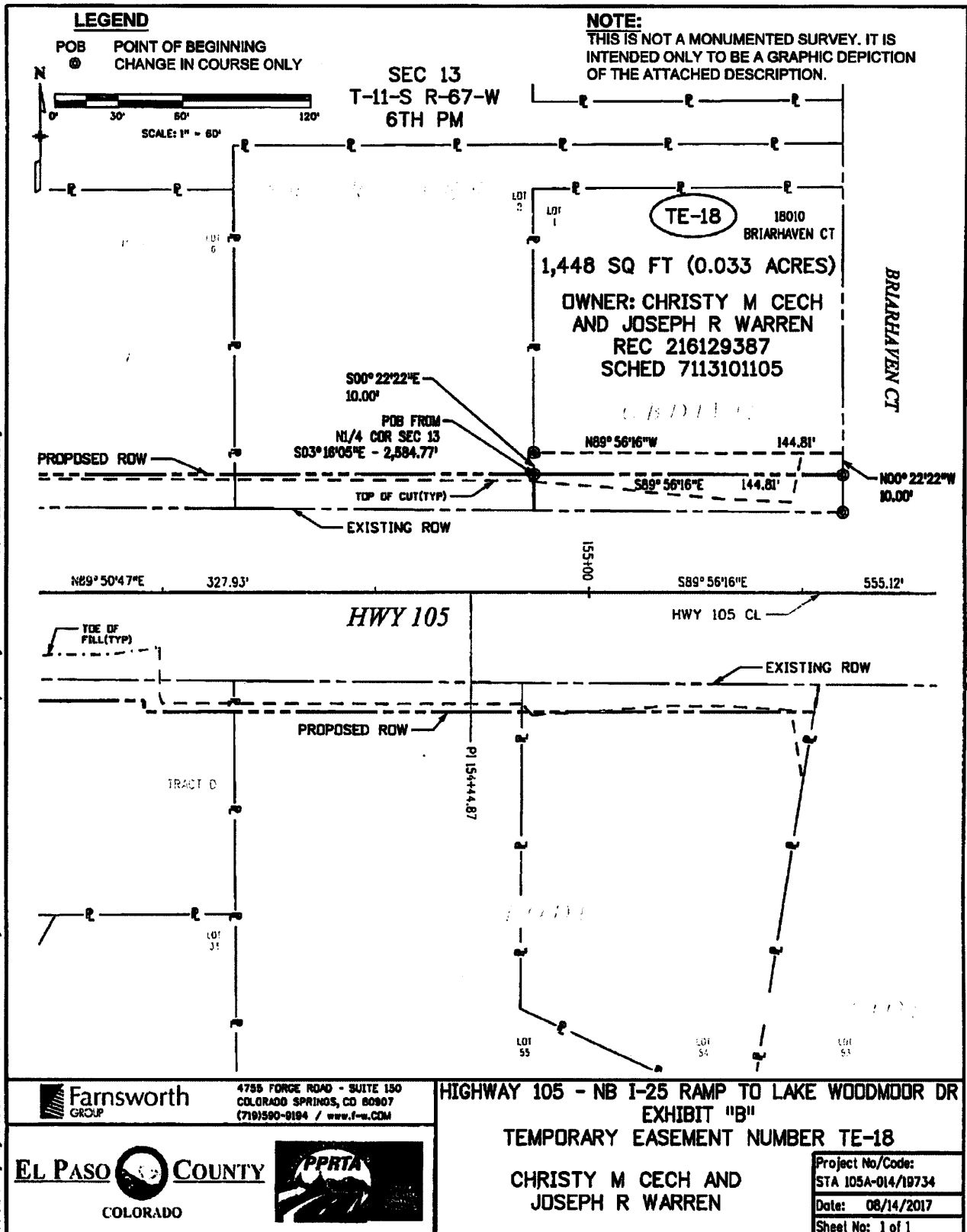


Exhibit E
Memorandum of Agreement
RW-18 and TE-18
Project No.: STA 105A-014

Identification of all improvements, including fixtures to be acquired:

Sod	\$3,457
Sprinkler System	\$2,538
Pet fencing	\$347
Split Rail fence	\$240
Wood fencing	\$4,439
Evergreen Trees (Small)	\$357
Evergreen Trees (Medium)	\$3,297
Evergreen Trees (Small)	<u>\$6,039</u>
Subtotal	\$20,714
Price index (111%)	<u>\$2,279</u>
TOTAL	<u>\$22,993</u>

COPY

SPECIAL WARRANTY DEED

THIS DEED, made this _____ day of _____, 20____, between **Christy M. Cech and Joseph R. Warren**, whose mailing address is 555 W. Galena Ave, Telluride, CO 81435, ("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 Avenue, Colorado Springs, CO 80903 ("Grantee" or "County").

WITNESSETH, that Grantor, for and in consideration of the sum of THIRTEEN THOUSAND SEVEN DOLLARS AND NO CENTS (\$13,007.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, and Grantee's heirs, successors and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of El Paso, State of Colorado described as follows:

See Exhibits A and B for RW-18, attached hereto and incorporated herein by reference

TOGETHER WITH all and singular the 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 Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and Grantee's heirs, successors and assigns forever. Grantor, for Grantor and Grantor's heirs, successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor and hereby warrants that the Property is free and clear of any lien or encumbrances, of whatever kind or nature soever, including taxes for 2017 and 2018 tax proration, except any easements, rights-of-way, and restrictions of record and taxes for subsequent years.

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Signature Page Follows

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

GRANTOR: Christy M. Cech and Joseph R. Warren

By: Christy M. Cech
Christy M. Cech

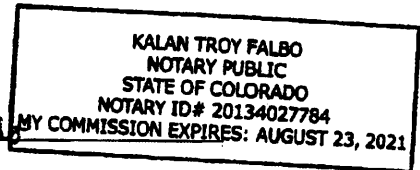
By: Joseph R. Warren
Joseph R. Warren

STATE OF Colorado)
) SS.
COUNTY OF El Paso)

The foregoing instrument was acknowledged before me this 31 day of July, 2018, by Christy M. Cech and Joseph R. Warren.

Witness my hand and official seal.

Kalan Troy Falbo
Notary Public



My Commission expires: 8/23/2021.

EXHIBIT "A"

**PARCEL NUMBER: RW-18
PROJECT NUMBER: STA 105A-014
EL PASO COUNTY PROJECT NUMBER: 10-076
SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: AUGUST 14, 2017**

DESCRIPTION

A tract or parcel of land, No. RW-18 of Project Number STA 105A-014, and El Paso County Project Number 10-076, containing 0.057 acres, more or less, being a portion of Lot 1, Briarhaven Subdivision, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 216129387, situated in Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said tract or parcel of land being more particularly described as follows:

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1. Thence S 89°56'16" E, a distance of 144.81 feet, to a point on the line of said Lot 1, said point also being on the west right-of-way line of Briarhaven Court;
2. Thence along said right-of-way line, S 00°22'22" E, a distance of 17.32 feet, to the southeast corner of said Lot 1, said point also being on the north right-of-way line of Highway 105;
3. Thence along said right-of-way line, N 89°41'56" W, a distance of 144.81 feet, to the southwest corner of said Lot 1;
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The above described tract or parcel of land contains 2,464 square feet, (0.057 acres).

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For and on Behalf of El Paso County, Colorado
Steven D. Parker, PLS 38053
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4755 Forge Road, Suite 150
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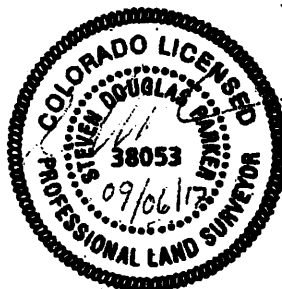
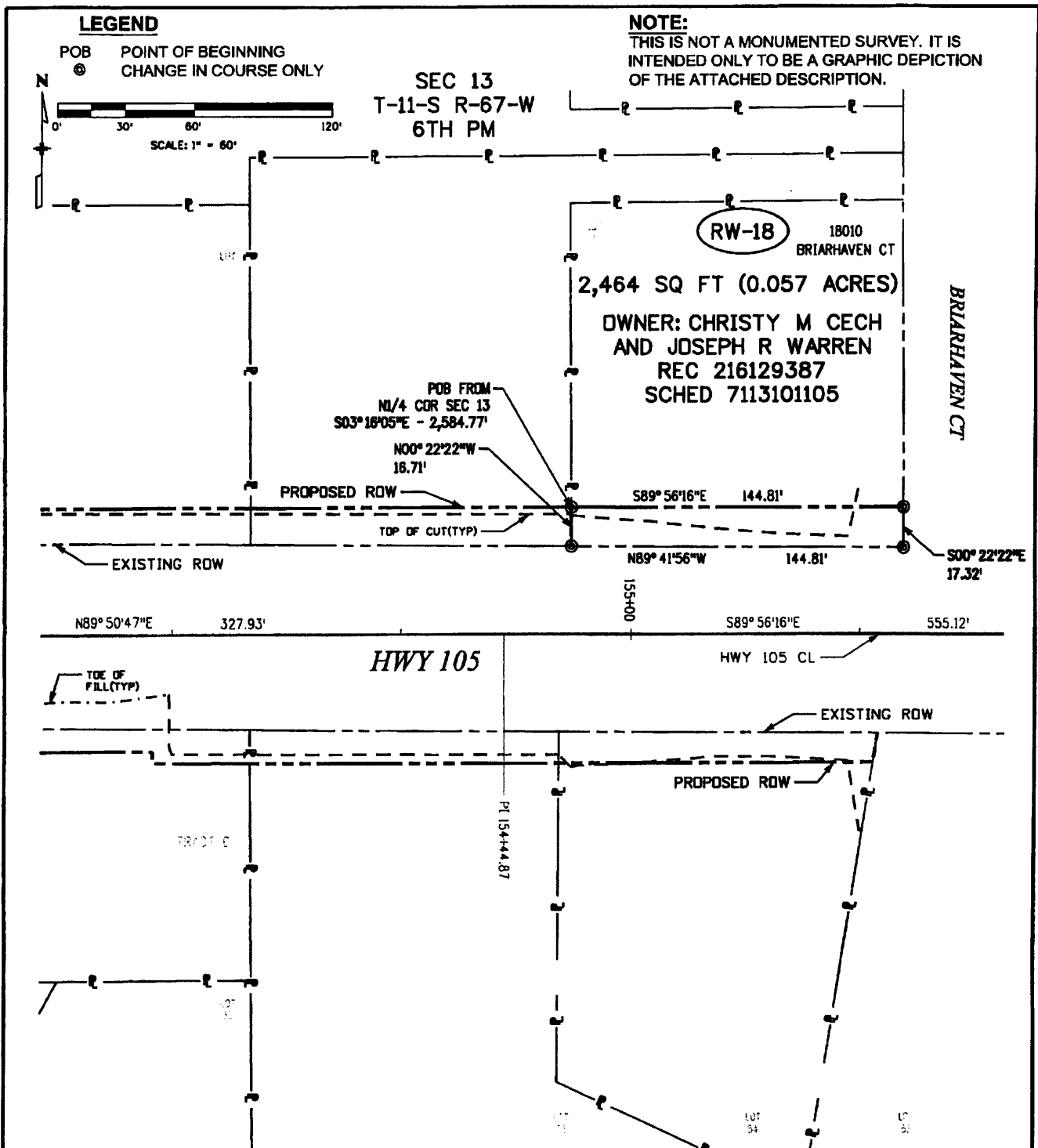


Exhibit "B"



Farnsworth
 GROUP

4755 FORGE ROAD - SUITE 150
 COLORADO SPRINGS, CO 80907
 (719)590-9194 / www.f-w.com

HIGHWAY 105 - NB I-25 RAMP TO LAKE WOODMOOR DR
EXHIBIT "B"
PARCEL NUMBER RW-18

EL PASO COUNTY
 COLORADO



CHRISTY M CECH AND
JOSEPH R WARREN

Project No/Code:
 STA 105A-014/19734
 Date: 08/14/2017
 Sheet No: 1 of 1

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT TE-18

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT ("AGREEMENT") is made this ____ day of _____, 20____, between **Christy M. Cech and Joseph R. Warren**, whose mailing address is 555 W. Galena Ave, Telluride, CO 81435, hereinafter called the Grantor(s), for and in consideration of the sum of SEVEN HUNDRED SIXTY-FIVE DOLLARS AND NO CENTS (\$765.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, in hand paid by **EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO**, whose address is 200 S. Cascade Avenue, Colorado Springs, CO 80903 (hereinafter "Grantee"), have given and granted and by these presents do hereby give and grant unto the said Grantee, a TEMPORARY CONSTRUCTION EASEMENT. This Easement shall be in force for one year from the date of the issuance of the Notice to Proceed or until the end of the project, whichever comes first. The following is the described premises:

See attached Exhibit A, Land Description Temporary Construction Easement
Exhibit B, Sketch

This temporary construction easement is for the following purposes, which include but are not limited to: road construction, drainage, slope, maintenance, repair, replacement, operation, ingress and egress.

That portion of the easement that pertains to slope control is subject to the following conditions: at no time hereafter shall the Grantors, or anyone claiming by, through, or under the Grantors, perform any act or thing which is or may be detrimental to, or has any adverse effect upon the stability of said excavated slopes or embankment, or which shall interfere with the flow of drainage.

Grantee does hereby agree to construct slopes in a neat and workmanlike manner, to avoid damage to any existing structures and to rework any existing approach entrances affected by said construction. At the end of the project Grantee shall smooth, re-seed, and blanket any disturbed area.

IN WITNESS WHEREOF, the Grantor(s) have executed this Temporary Construction Easement Agreement.

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Signature Page Follows

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT
TE-18

GRANTOR:

Christy M. Cech and Joseph R. Warren

By:

Christy M. Cech

State of Colorado)
) ss
County of El Paso)

~~By:~~

~~Joseph R. Warren~~

The foregoing instrument was acknowledged before me this 31 day of July, 2018, by Christy M. Cech and Joseph R. Warren.

Witness my hand and official seal.

Kalen Troy Falbo
Notary Public

KALAN TROY FALBO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20134027784
MY COMMISSION EXPIRES: AUGUST 23, 2021

My Commission Expires: 8/23/2021

ATTEST:

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

By: _____
County Clerk and Recorder

By: _____

State of _____)
) ss
County of _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____ as _____ of the Board of County Commissioners of El Paso County, Colorado.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

EXHIBIT "A"

**TEMPORARY EASEMENT NUMBER: TE-18
PROJECT NUMBER: STA 105A-014
EL PASO COUNTY PROJECT NUMBER: 10-076
SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: AUGUST 14, 2017**

DESCRIPTION

A temporary easement, TE-18 of Project Number STA 105A-014, and El Paso County Project Number 10-076, containing 0.033 acres, more or less, being a portion of Lot 1, Briarhaven Subdivision, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 216129387, situated in Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

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1. Thence S 89°56'16" E, a distance of 144.81 feet;
2. Thence N 00°22'22" W, a distance of 10.00 feet;
3. Thence N 89°56'16" W, a distance of 144.81 feet;
4. Thence S 00°22'22" E, a distance of 10.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 1,448 square feet, (0.033 acres).

The purpose of the above described temporary easement is construction of roadway improvements.

Basis of Bearings; All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983. The bearing of the line between the SW corner of Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, (a 2 1/2" Aluminum Cap – stamped "PLS 28658") and the N1/4 corner of said Section 13, (a 2" Aluminum Cap – stamped "PLS 23875") is N 26°23'35" E.

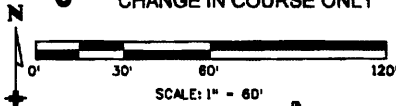
For and on Behalf of El Paso County, Colorado
Steven D. Parker, PLS 38053
Farnsworth Group Inc.
4755 Forge Road, Suite 150
Colorado Springs, CO 80907



Exhibit "B"

LEGEND

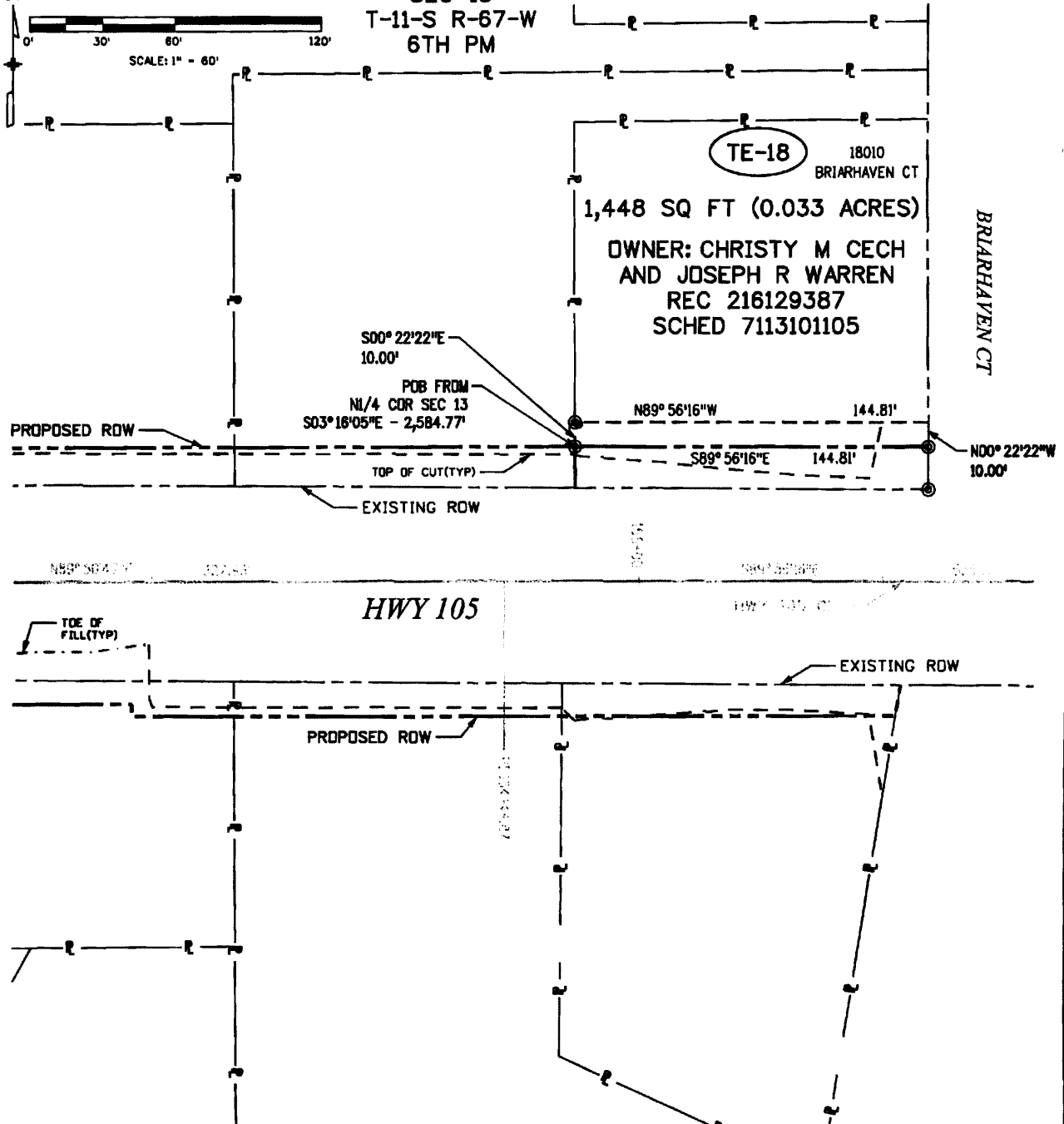
POB POINT OF BEGINNING
CHANGE IN COURSE ONLY



SEC 13
T-11-S R-67-W
6TH PM

NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS
INTENDED ONLY TO BE A GRAPHIC DEPICTION
OF THE ATTACHED DESCRIPTION.



Farnsworth
GROUP

4755 FORGE ROAD - SUITE 150
COLORADO SPRINGS, CO 80907
(719) 590-9194 / www.f-w.com

HIGHWAY 105 - NB I-25 RAMP TO LAKE WOODMOOR DR
EXHIBIT "B"

TEMPORARY EASEMENT NUMBER TE-18

EL PASO  **COUNTY**
COLORADO



CHRISTY M CECH AND
JOSEPH R WARREN

Project No/Code:
STA 105A-014/19734
Date: 08/14/2017
Sheet No: 1 of 1