

RESOLUTION NO. 24 – 353

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

**RESOLUTION TO GRANT A QUITCLAIM DEED FROM EL PASO COUNTY TO THE  
CITY OF MANITOU SPRINGS, COLORADO, ASSOCIATED WITH THE WEST  
COLORADO AVENUE PROJECT**

WHEREAS, pursuant to C.R.S. §§ 30-11-101(1)(c), 30-11-102, and 30-11-103, the Board of County Commissioners of El Paso County, Colorado (hereinafter “Board” or “County”) has the authority to sell, convey, or exchange any real property owned by the County and make such order concerning the same and to exercise such other and further powers as are conferred by law; and

WHEREAS, the County partnered with various entities to construct a Pikes Peak Rural Transportation Authority – approved project known as the West Colorado Avenue road construction project (“project”); and

WHEREAS, portions of the project were completed on right-of-way owned by El Paso County but located in or adjacent to the City of Manitou Springs; and

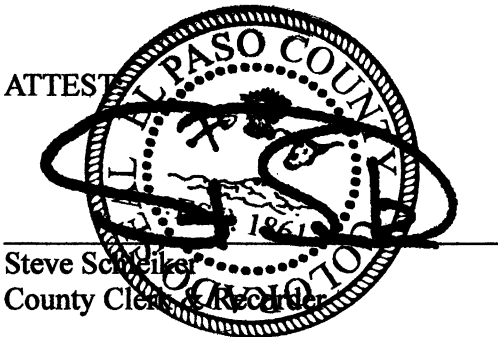
WHEREAS, since the project is now completed, it is appropriate to convey said right-of-way to the City of Manitou Springs by way of a Quitclaim Deed to permit ongoing maintenance of the roadway; and

WHEREAS, the Board has determined that it would serve the best interests of the public to grant the Quitclaim Deed attached hereto as Exhibit 1 to effectuate the above-described transaction.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners hereby grants the attached Quitclaim Deed to the City of Manitou Springs subject to the terms and conditions cited therein.

DONE THIS 24th day of September, 2024 at Colorado Springs, Colorado.

ATTEST



Steve Schleiker  
County Clerk & Recorder

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

By: Cami Bremer  
Cami Bremer, Chair

Steve Schleiker  
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El Paso County, CO



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## QUITCLAIM DEED

EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, (Grantor"), whose street address is 200 South Cascade Avenue, Suite 100, Colorado Springs, Colorado 80903, County of El Paso, and State of Colorado, for the consideration of one dollar (\$1.00) and other good and valuable consideration in hand paid, hereby remise, release, sells, and quitclaims to the CITY OF MANITOU SPRINGS, COLORADO, a home rule city and Colorado municipal corporation ("Grantee"), whose street address is 606 Manitou Avenue, Manitou Springs, Colorado 80829, County of El Paso and State of Colorado, the below specified interest, which the "Grantor" may have in and to the following property interest, to wit:

The portion of the Right-of-Way for Colorado Avenue located west of the Manitou Springs City limits as conveyed in Quitclaim Deed from Department of Transportation, State of Colorado to El Paso County Colorado, by and through the Board of County Commissioners of El Paso County, Colorado, a political subdivision of the state of Colorado, recorded March 11, 2015 at Reception No. 215022784 (Exhibits A-1, A-2, A-3, A-4, A-5, A-6, A-7, and A-8 attached hereto and made a part of);

IN THE EVENT THE PROPERTY HEREIN CONVEYED FAILS TO BE USED FOR PUBLIC TRANSPORTATION PURPOSES THEN THIS DEED SHALL BECOME NULL AND VOID AND THE PROPERTY SHALL REVERT TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO FOR THE PURPOSES OF THIS REVERTER, ANNEXATION BY, OR CONVEYANCE BY GRANTEE TO, A MUNICIPALITY OF ALL OR A PORTION OF THE REAL PROPERTY DESCRIBED HEREIN SHALL CONSTITUTE PUBLIC TRANSPORTATION PURPOSES AND SHALL NOT TRIGGER THIS REVERTER CLAUSE. ANY MUNICIPALITY THAT ANNEXES ALL OR A PORTION OF THE REAL PROPOERTY DESCRIBED HEREIN TAKES SUBJECT TO THE TRANSPORTATION PURPOSES REQUIREMENT.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and delivered by this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

GRANTOR:

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

By: \_\_\_\_\_  
Steve Schleiker  
County Clerk and Recorder

By: \_\_\_\_\_  
Cami Bremer, Chair

Quitclaim Deed  
El Paso County, Colorado

STATE OF COLORADO     )  
                                      ) SS.  
COUNTY OF EL PASO     )

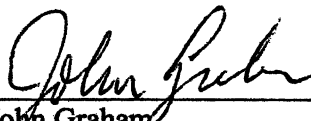
The forgoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
2024 by Cami Bremer as Chair of the Board of County Commissioners, of El Paso County,  
Colorado.

Witness my hand and seal.  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

GRANTEE:  
CITY OF MANITOU SPRINGS, COLORADO  
a home rule city and Colorado municipal corporation

Accepted:

By:   
John Graham  
Mayor

Attest:

By:   
Elena Krebs  
City Clerk

## EXHIBIT A - 1

## QUITCLAIM DEED

THIS DEED is dated February 12, 2015, and is made between DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, the "Grantor", whose legal address is 4201 E. ARKANSAS AVENUE, DENVER, COLORADO 80222 of the City and County of Denver and State of Colorado, and EL PASO COUNTY, COLORADO, by and through THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, a political subdivision of the State of Colorado, hereinafter ("Grantee"), whose legal address is 200 South Cascade Avenue, Suite 100, Colorado Springs, Colorado 80903.

WITNESS, that the Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of El Paso and State of Colorado, described as follows:

SEE ATTACHED LEGAL DESCRIPTION (EXHIBIT B) AND EXHIBIT "A" FOR:

Project Number: C R200-283

Project Code: 19965

IN THE EVENT THE PROPERTY HEREIN CONVEYED FAILS TO BE USED FOR PUBLIC TRANSPORTATION PURPOSES THEN THIS DEED SHALL BECOME NULL AND VOID AND THE PROPERTY SHALL REVERT TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO FOR THE PURPOSES OF THIS REVERTER, ANNEXATION BY, OR CONVEYANCE BY GRANTEE TO, A MUNICIPALITY OF ALL OR A PORTION OF THE REAL PROPERTY DESCRIBED HEREIN SHALL CONSTITUTE PUBLIC TRANSPORTATION PURPOSES AND SHALL NOT TRIGGER THIS REVERTER CLAUSE. ANY MUNICIPALITY THAT ANNEXES ALL OR A PORTION OF THE REAL PROPERTY DESCRIBED HEREIN TAKES SUBJECT TO THE TRANSPORTATION PURPOSES REQUIREMENT.

also known by street address as: N/A  
and assessor's schedule or parcel number: N/A

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereto belonging, or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

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

ATTEST:

DEPARTMENT OF TRANSPORTATION  
STATE OF COLORADO

David Fox  
Chief Clerk - Property Management

Joshua Laipply, P.E.  
Chief Engineer

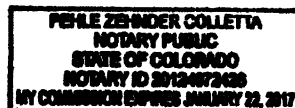
STATE OF COLORADO  
City and County of Denver

} as:

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of February, 2015, by Joshua Laipply, P.E. as Chief Engineer and David Fox as Chief Clerk for the State of Colorado, Department of Transportation.

Witness my hand and official seal.  
My commission expires: 1/20/2017

Peble Colletta  
Notary Public



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El Paso County, CO



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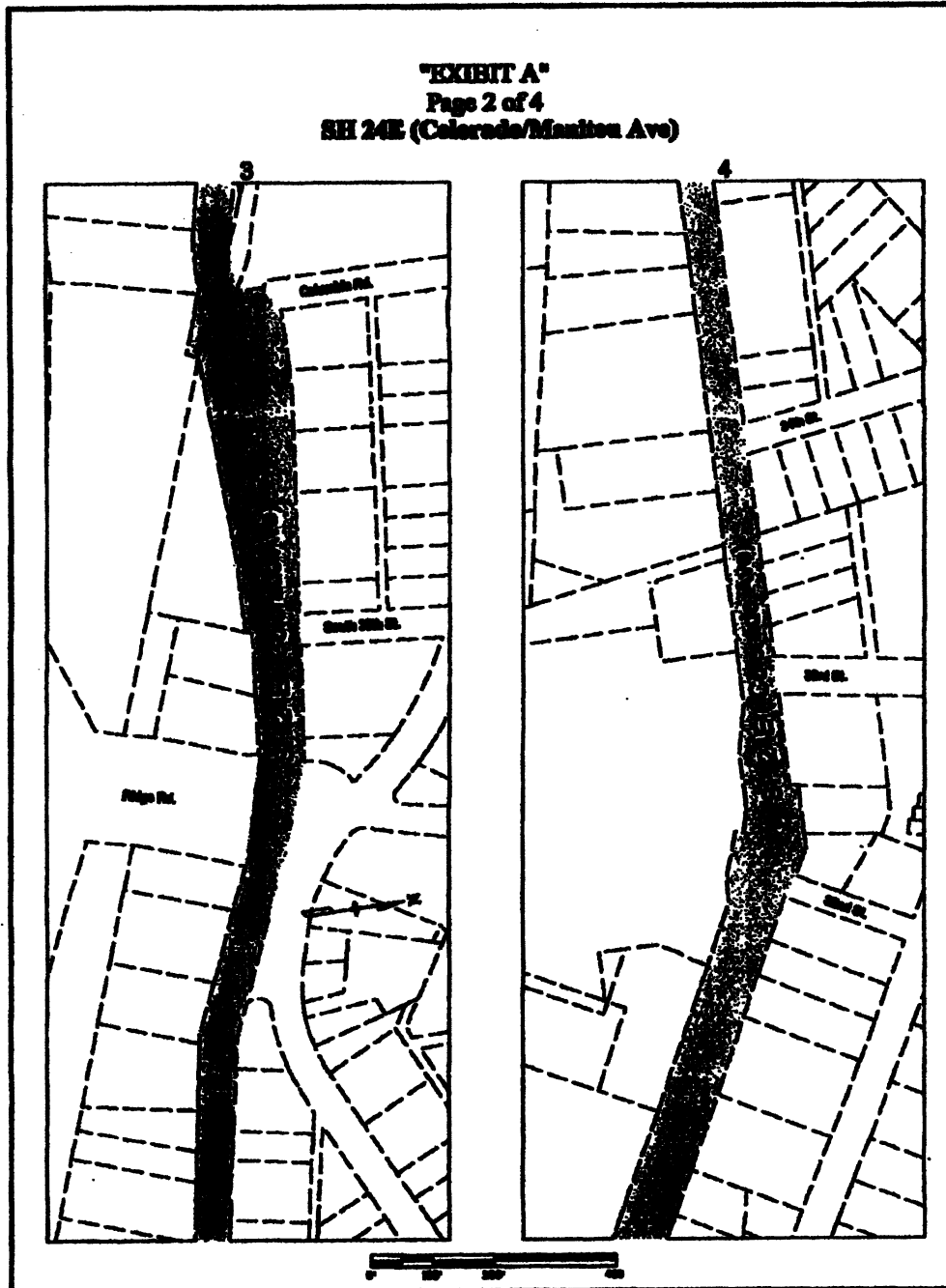
**EXHIBIT A - 2**

**Exhibit A**  
**Roadway Plans**

**"EXHIBIT A"**  
**Page 1 of 4**  
**SH 24E (Colorado/Manitou Ave)**



EXHIBIT A - 4



**"EXIBIT A"**  
**Page 3 of 4**  
**SH 24E (Colorado/Monilton Ave)**

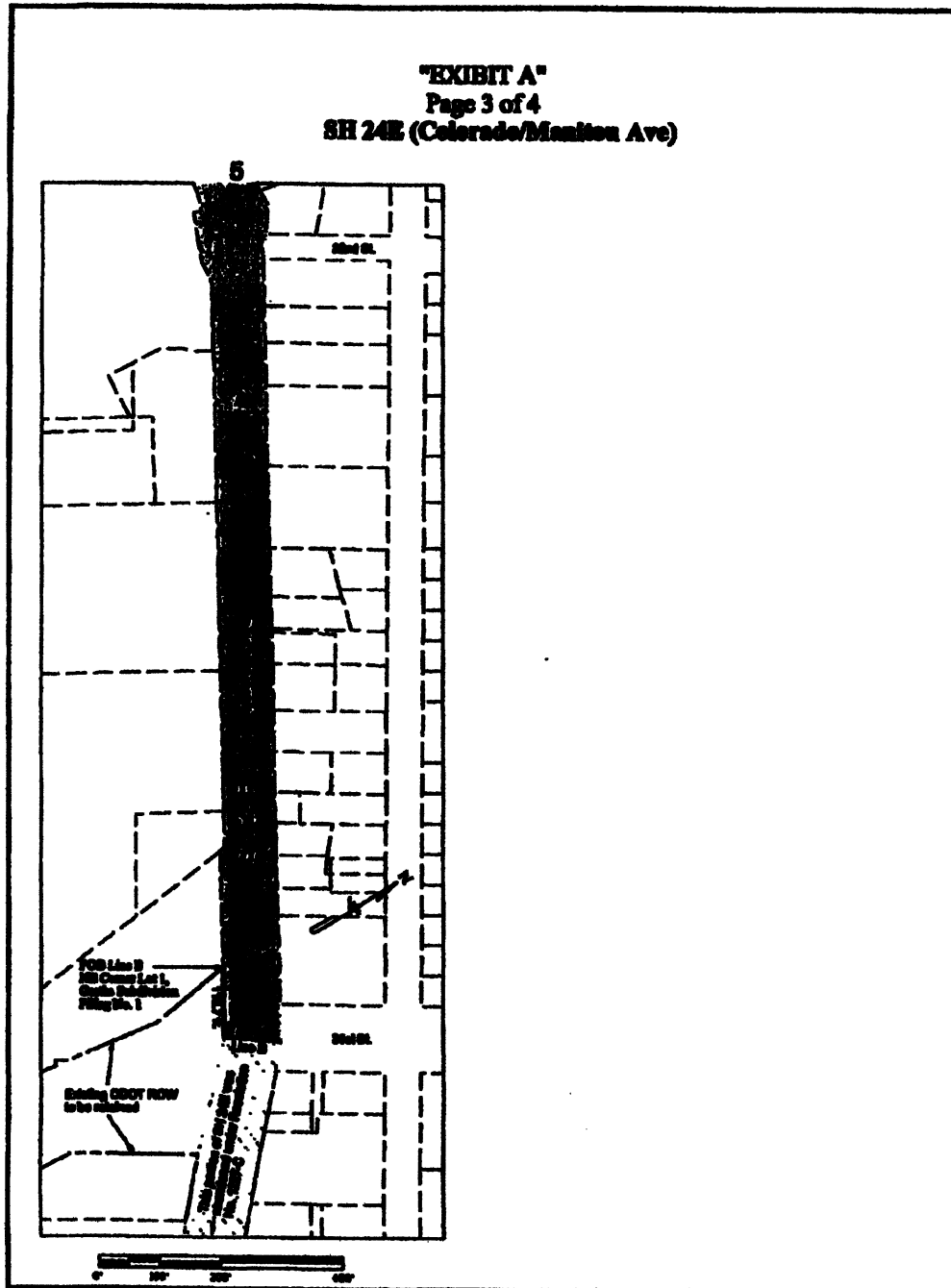




EXHIBIT A - 6

"EXHIBIT A"  
Page 4 of 4  
SH 24E (Colorado/Mantou Ave)

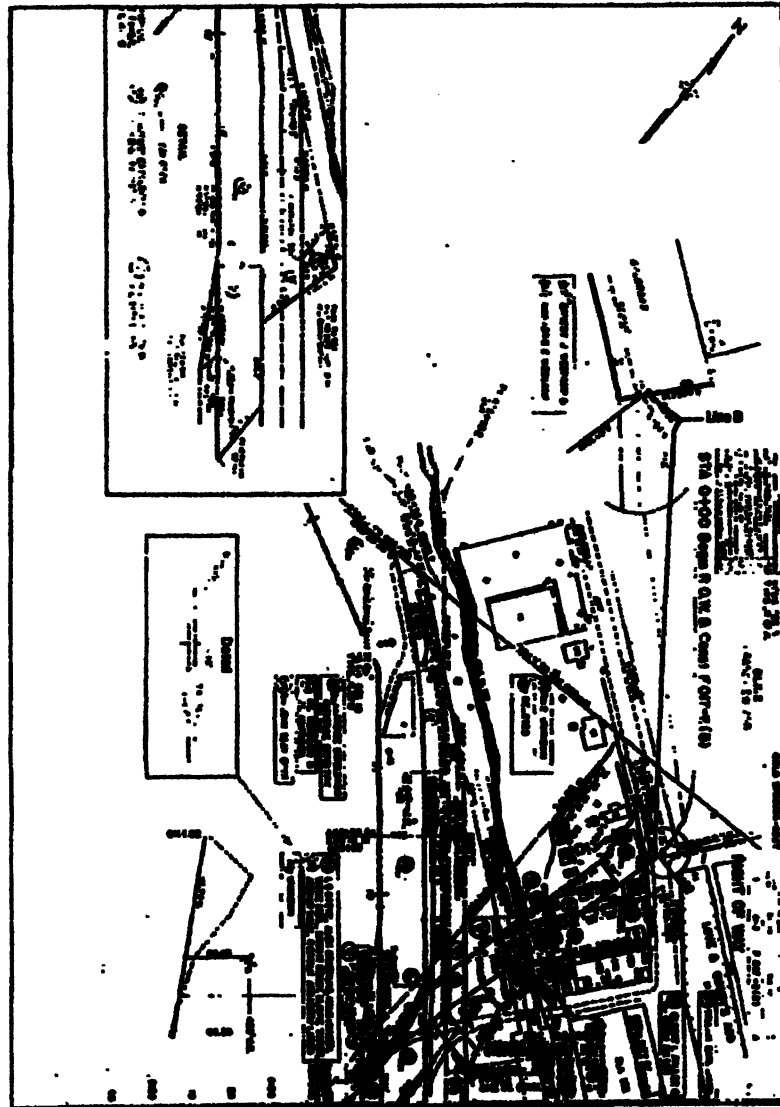


EXHIBIT A - 7

## **Exhibit B**

### **Legal Description(s)**

**EXHIBIT A - 8**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Any and all existing right of way of the Department of Transportation, State of Colorado, of State Highway 24E (Manitou/Colorado Avenues) in the County of El Paso, in Sections 3, 4, and 10, Township 14 South, Range 67, all above the 6<sup>th</sup> Principal Meridian, in El Paso County, Colorado, more specifically described as follows:

All of Colorado Department of Transportation Right of Way known as State Highway 24E (Manitou/Colorado Avenues), lying East of Right of Way line A and West of Right of Way line B as described below.

**Right of Way Line A**

Commencing at the Southwest corner of Lot 2, James Gang Acres Subdivision Filing Number 2 (a #4 rebar protruding through a yellow cap) on the Northerly Right of Way line of State Highway 24E as shown on Exhibit A Page 1, the POINT OF BEGINNING OF RIGHT OF WAY LINE A;

1. Thence Southerly to a point on the Southerly Right of Way line of State Highway 24E (Manitou Avenue) said point being a 1 1/2" pipe; also being the point of terminus for Right of Way Line A.

**Right of Way Line B**

Commencing at the Northeast corner of Lot 1, Garths Subdivision Filing Number 1 on the Southerly Right of Way line of State Highway 24E (Colorado Avenue) as shown on Exhibit A Page 3, the POINT OF BEGINNING OF RIGHT OF WAY LINE B;

1. Thence Easterly along said Southerly Right of Way a distance of 113.7 feet to a point;
2. Thence N 41° 53' E to a point on the Northerly Right of Way line of State Highway 24E (Colorado Avenue); also being the point of terminus for Right of Way Line B.

For and on the behalf of the  
Colorado Department of Transportation  
Jeffrey P. Eickelman, PLS 29034  
905 Erie Ave., Pueblo, CO 81001

