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Steve Schleiker
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RESOLUTION NO. 26-23

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-108) TEMPORARY CONSTRUCTION EASEMENT (TCE-108) FOR THE HIGHWAY 105 WIDENING – LAKE WOODMOR DRIVE TO MARTINGALE ROAD PROJECT

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" or "County") has the 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 Department of Public Works is constructing a Pikes Peak Rural Transportation Authority ("PPRTA") approved project known as the Highway 105B Project (the "Project") and has identified a need to enter into a Memorandum of Agreement, attached hereto as Exhibit 1, for the acquisition of the property interests identified therein from Fernando Manrique and Kathy D. Manrique ("Grantors") to be utilized by the County for the purposes of road construction, utility construction, drainage, slope, maintenance, repair, replacement, operation, ingress and egress on the Project; and

WHEREAS, Grantors agree to grant a Temporary Construction Easement (TCE-108), attached hereto as Exhibit 2, and a Special Warranty Deed (RW-108), attached hereto as Exhibit 3, to El Paso County for sums of $709.00 and $14,956.00, respectively, and a Non-Exclusive Permanent Utility Easement (UE-108) to Mountain View Electric Association for a sum of $20,271.00, and to accept as full consideration for Improvements a sum of $4,704.00, all for a rounded sum of $41,700.00 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 Temporary Construction Easement (TCE-108) and Special Warranty Deed (RW-108) to effectuate the above-described transaction.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners hereby approves the Memorandum of Agreement, approves and accepts the Temporary Construction Easement and Special Warranty Deed, and authorizes payment to Grantor from PPRTA funds in the amount of $41,700.00 subject to the terms and conditions cited within those documents.

DONE THIS 13th day of January, 2026, at Colorado Springs, Colorado.

ATTEST:

By: _____
Steve Schleiker
El Paso County Clerk and Recorder

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

By: _____
Carrie Geitner, Chair

El Paso County Department of Public Works **MEMORANDUM OF AGREEMENT**	Project No: 4189
	Location: 17945 Tom Boy Way
	Parcel #: 108
	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, **Fernando Manrique & Kathy D. Manrique** (GRANTOR).

Just compensation was determined by appraisal(s) 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: RW-108 (described & depicted in attached exhibits A & B)	2,177 sq ft	$14,956.00
Temporary Easements: TCE-108 (described & depicted in attached exhibits C & D)	516 sq ft	$709.00
Non-Exclusive Permanent Utility Easement (MVEA & WWSD): UE-108 (described & depicted in attached exhibits E & F)	3,106 sq ft	$20,271.00
Improvements: Parcel Improvement Type Size RW-108 split rail fencing 35 LF RW-108 large bush 1 RW-108 large tree 1 UE-108 split rail fencing 92 LF		$4,704.00
Damages: none		$-0-
	Offer Total (rounded)	$41,700.00
		$
	Net Total	$41,700.00

Other conditions:

1. Vehicular access to the GRANTOR's property is not affected by the conveyance herein.
2. The GRANTOR shall be notified by the GRANTEE or its assigns in writing in advance of work on the Property. Notification will constitute the date of notice as described in the Temporary Construction Easement Agreement(s) (TCE-108).

Notwithstanding anything to the contrary herein, the Agreement is contingent upon the El Paso County Board of County Commissioner's (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.

cc: EPC (original)
Fernando Manrique & Kathy D Manrique

Revised 2022-05-25
Initialed FM KM

The GRANTOR:
-will at the closing pay all property 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, lessees, 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.

The GRANTEE:
-will be entitled to specific performance of this Agreement upon tender of the agreed consideration.
-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.
-will prepare the following documents:

☒	Special Warranty Deed ☐ w/Min Resv.	☒	Non-Exclusive Permanent Utility Easement
☐	Access Deed	☐	Non-Exclusive Permanent Easement
☐	Full Release(s) Book/Page/Reception #	☐	Slope Easement
☐	Partial Release(s) Book/Page/Reception #	☒	Temporary Easement

☒ Other (specify): Any applicable document(s) required by the closing agent and/or GRANTEE to facilitate closing
☐ Title Company to prepare documents except

Order Check $41,700.00	Payable to: H.C. Peck and Associates Inc. as Escrow Agent for: Fernando Manrique & Kathy D. Manrique

El Paso County, by and through the Board of County Commissioners of El Paso County, Colorado

ATTEST:

Chair

County Clerk and Recorder

Reference: BoCC resolution # _____

GRANTOR: Fernando Manrique & Kathy D. Manrique

Fernando Manrique

Kathy D. Manrique

EXHIBIT "A"

PARCEL NUMBER RW-108
EL PASO COUNTY PROJECT NUMBER: 4189
SE1/4 SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: APRIL 24, 2025

DESCRIPTION

A tract or parcel of land, No. RW-108 of El Paso County Project Number 4189, containing 0.050 acres, more or less, being a portion of Lot 52, Woodmoor Lode, as described in the Office of the El Paso County Clerk and Recorder at Reception # 019848443 (Plat Book T-2 at Page 69). Situated in the SE1/4 of 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 a point on the west line of said Lot 52, from which the N1/4 corner of said Section 13, (a 2" Aluminum Cap – stamped "PLS 23875") bears North 09°23'19" West, a distance of 2,727.57 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence North 89°30'54" East, a distance of 103.14 feet;
2. Thence South 75°28'46" East, a distance of 58.67 feet, to a point on the east line of said Lot 52;
3. Thence along said east lot line, North 00°18'00" East, a distance of 25.00 feet to the northeast corner of said Lot 52, said corner also being on the south right-of-way line of Highway 105;
4. Thence along said south right-of-way line, North 89°42'00" West, a distance of 160.00 feet, to the northwest corner of said Lot 52;
5. Thence along the west line of said Lot 52, South 00°18'00" West, a distance of 12.00 feet, more or less, to the TRUE POINT OF BEGINNING.

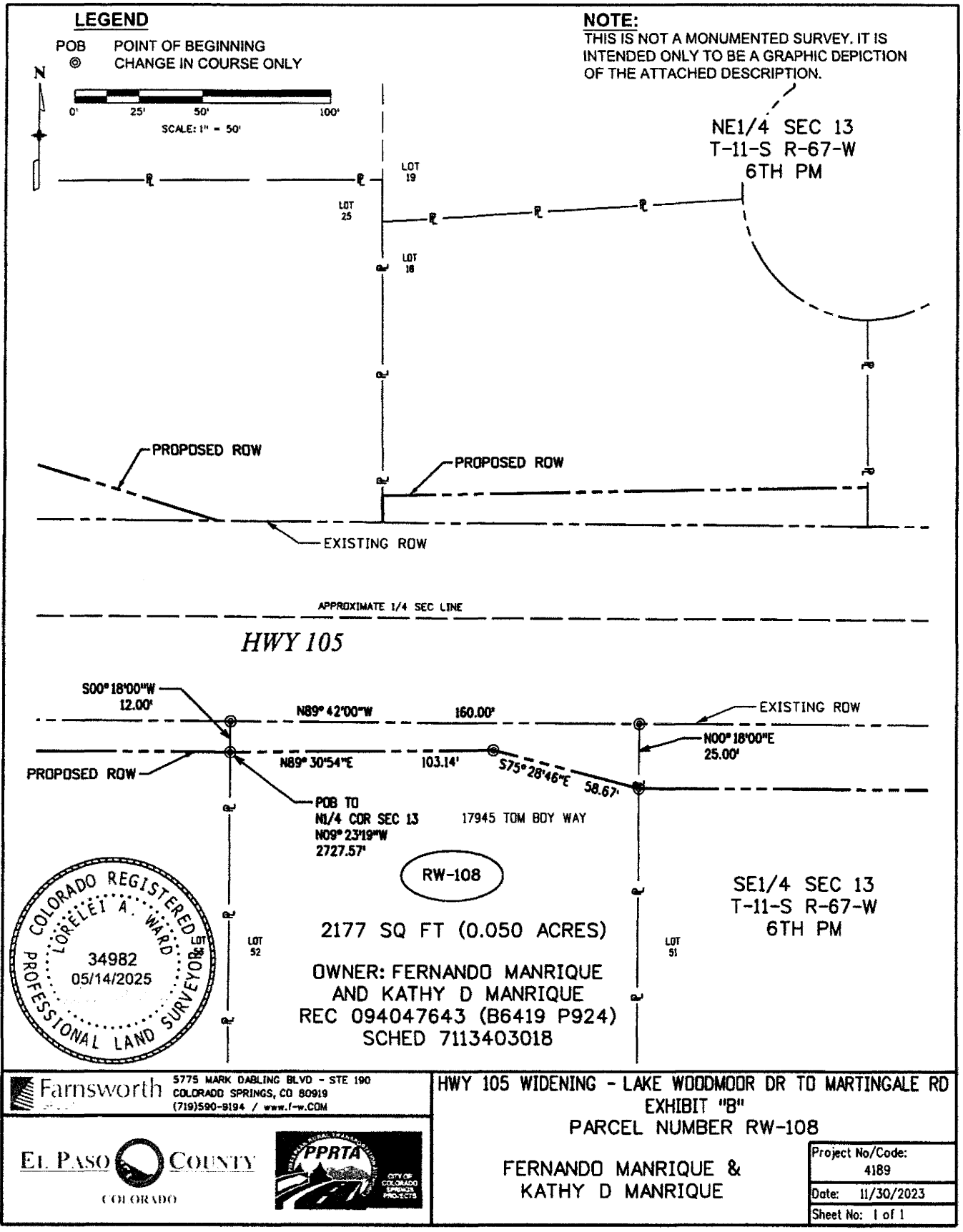
The above-described tract or parcel of land contains 2,177 square feet, (0.050 acres).

The purpose of the above-described right-of-way parcel is for roadway improvements.

Basis of Bearings; Bearings are based on the bearing between the SW corner of Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, (a 2 ½" Aluminum Cap – stamped "PLS 28658") and the N1/4 corner of said Section 13, (a 2" Aluminum Cap – stamped "PLS 23875") being North 26°23'35" East.

For and on Behalf of
El Paso County, Colorado
Lorelei A. Ward, PLS 34982
Farnsworth Group Inc.
5775 Mark Dabling Blvd. - Suite 190
Colorado Springs, CO 80919

EXHIBIT "B"



Farnsworth
5775 MARK DABLING BLVD - STE 190
COLORADO SPRINGS, CO 80919
(719)590-9194 / www.f-w.COM

EL PASO COUNTY
COLORADO

PPRTA

HWY 105 WIDENING - LAKE WOODMOOR DR TO MARTINGALE RD
EXHIBIT "B"
PARCEL NUMBER RW-108

FERNANDO MANRIQUE &
KATHY D MANRIQUE

Project No/Code:	4189
Date:	11/30/2023
Sheet No:	1 of 1

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EXHIBIT C

EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT TCE-108
EL PASO COUNTY PROJECT NUMBER: 4189
SE1/4 SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: APRIL 24, 2025

DESCRIPTION

A temporary construction easement, No. TCE-108 of El Paso County Project Number 4189, containing 0.012 acres, more or less, being a portion of Lot 52, Woodmoor Lode, as described in the Office of the El Paso County Clerk and Recorder at Reception # 019848443 (Plat Book T-2 at Page 69). Situated in the SE1/4 of Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary construction easement being more particularly described as follows:

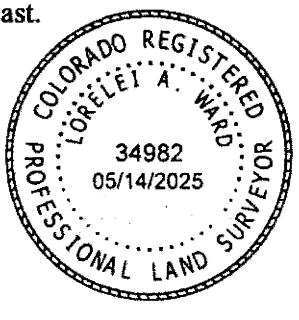
Commencing at a point on the east line of said Lot 52, from which the N1/4 corner of said Section 13, (a 2" Aluminum Cap – stamped "PLS 23875") bears North 12°36'19" West, a distance of 2,771.68 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence South 00°18'00" West, along the east line of said Lot 52, a distance of 7.32 feet;
2. Thence North 75°28'46" West, a distance of 86.93 feet;
3. Thence North 89°30'54" East, a distance of 27.39 feet;
4. Thence South 75°28'46" East, a distance of 58.67 feet, more or less, to the TRUE POINT OF BEGINNING.

The above-described temporary construction easement contains 516 square feet, (0.012 acres).

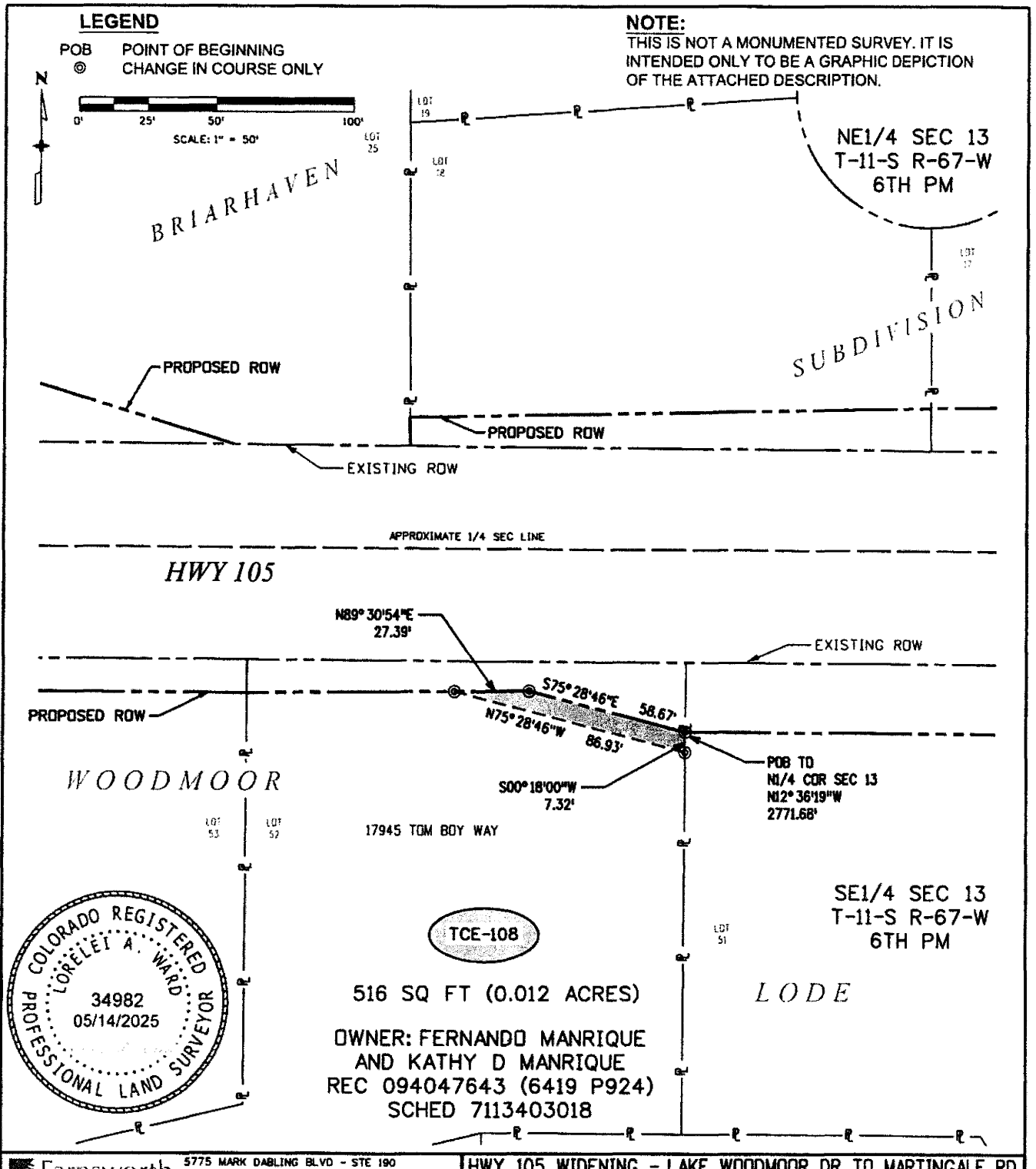
The purpose of the above-described temporary construction easement is for construction of roadway improvements.

Basis of Bearings; Bearings are based on the bearing between the SW corner of Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, (a 2 ½" Aluminum Cap – stamped "PLS 28658") and the N1/4 corner of said Section 13, (a 2" Aluminum Cap – stamped "PLS 23875") being North 26°23'35" East.



For and on Behalf of
El Paso County, Colorado
Lorelei A. Ward, PLS 34982
Farnsworth Group Inc.
5775 Mark Dabling Blvd. - Suite 190
Colorado Springs, CO 80919

EXHIBIT "D"



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EL PASO COUNTY
COLORADO

PPRTA

HWY 105 WIDENING - LAKE WOODMOOR DR TO MARTINGALE RD
EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT TCE-108

FERNANDO MANRIQUE &
KATHY D MANRIQUE

Project No/Code:	4189
Date:	11/30/2023
Sheet No:	1 of 1

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EXHIBIT "E"

EXHIBIT "A"

UTILITY EASEMENT UE-108
EL PASO COUNTY PROJECT NUMBER: 4189
SE1/4 SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: APRIL 24, 2025

DESCRIPTION

A utility easement, No. UE-108 of El Paso County Project Number 4189, containing 0.071 acres, more or less, being a portion of Lot 52, Woodmoor Lode, as described in the Office of the El Paso County Clerk and Recorder at Reception # 019848443 (Plat Book T-2 at Page 69). Situated in the SE1/4 of Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said utility easement being more particularly described as follows:

Commencing at a point on the east line of said Lot 52, from which the N1/4 corner of said Section 13, (a 2" Aluminum Cap – stamped "PLS 23875") bears North 12°36'19" West, a distance of 2,771.68 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence South 00°18'00" West, along the east line of said Lot 52, a distance of 8.30 feet;
2. Thence North 89°29'58" West, a distance of 160.00 feet, to the west line of said Lot 52;
3. Thence North 00°18'00" East, along the west line of said Lot 52, a distance of 20.75 feet;
4. Thence North 89°30'54" East, a distance of 103.14 feet;
5. Thence South 75°28'46" East, a distance of 58.67 feet, more or less, to the TRUE POINT OF BEGINNING.

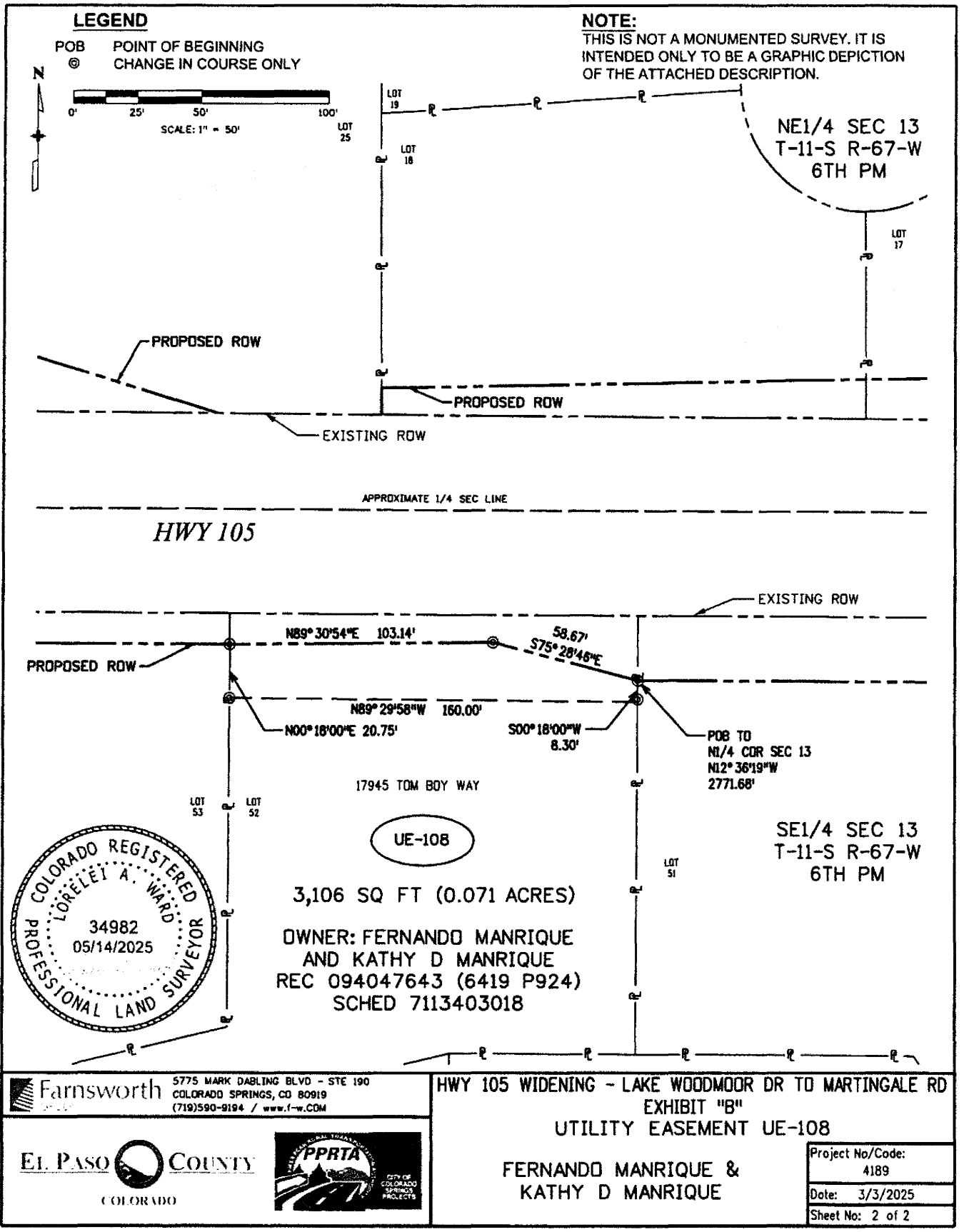
The above-described utility easement contains 3,106 square feet, (0.071 acres).

The purpose of the above-described utility easement is for construction and maintenance of utility improvements.

Basis of Bearings; Bearings are based on the bearing between the SW corner of Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, (a 2 ½" Aluminum Cap – stamped "PLS 28658") and the N1/4 corner of said Section 13, (a 2" Aluminum Cap – stamped "PLS 23875") being North 26°23'35" East.

For and on Behalf of
El Paso County, Colorado
Lorelei A. Ward, PLS 34982
Farnsworth Group Inc.
5775 Mark Dabling Blvd. - Suite 190
Colorado Springs, CO 80919

EXHIBIT "F"



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EL PASO COUNTY
COLORADO

PPRTA

HWY 105 WIDENING - LAKE WOODMOOR DR TO MARTINGALE RD
EXHIBIT "B"
UTILITY EASEMENT UE-108

FERNANDO MANRIQUE &
KATHY D MANRIQUE

Project No/Code:	4189
Date:	3/3/2025
Sheet No:	2 of 2

Project: Highway 105 Widening - Lake Woodmoor Drive to Martingale Road

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT
TCE-108

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT ("AGREEMENT") is made this _____ day of _____, 20____, between **FERNANDO MANRIQUE & KATHY D. MANRIQUE**, whose mailing address is 17945 Tom Boy Way, Monument, CO 80132 hereinafter called the Grantor(s), for and in consideration of the sum of Seven Hundred Nine Dollars ($709.00), 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, Colorado 80903 (hereinafter "Grantee"), have given and granted and by these presents do hereby give and grant unto the said Grantee, a TEMPORARY CONSTRUCTION EASEMENT ("Easement"). This Easement shall be in force for two years from the date of notice (as defined in the associated Memorandum of Agreement between the parties) from Grantee or Grantee's contractor(s) to Grantor of pending entry upon the Easement, or until the end of the project, whichever comes first. The following is the described location of the Easement:

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

This Easement is for the following purposes, which include but are not limited to: road construction, utility 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

Reference: BoCC resolution # _____

Project: Highway 105 Widening - Lake Woodmoor Drive to Martingale Road

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT
TCE-108

GRANTOR:

Fernando Manrique & Kathy D. Manrique

By: _____
Fernando Manrique

By: _____
Kathy D. Manrique

State of Colorado)
) ss
County of El Paso)

The foregoing instrument was acknowledged before me this 22nd day of December, 2025, by Fernando Manrique & Kathy D. Manrique

Witness my hand and official seal.

_____
Notary Public

JEFFERY L. PERRET
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084022973
MY COMMISSION EXPIRES AUGUST 06, 2028

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
County Clerk and Recorder

By: _____
Chair

State of COLORADO)
) ss
County of EL PASO)

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

Witness my hand and official seal.

_____
Notary Public

Reference: BoCC resolution # _____

EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT TCE-108
EL PASO COUNTY PROJECT NUMBER: 4189
SE1/4 SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: APRIL 24, 2025

DESCRIPTION

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1. Thence South 00°18'00" West, along the east line of said Lot 52, a distance of 7.32 feet;
2. Thence North 75°28'46" West, a distance of 86.93 feet;
3. Thence North 89°30'54" East, a distance of 27.39 feet;
4. Thence South 75°28'46" East, a distance of 58.67 feet, more or less, to the TRUE POINT OF BEGINNING.

The above-described temporary construction easement contains 516 square feet, (0.012 acres).

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

Basis of Bearings; Bearings are based on the bearing between the SW corner of Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, (a 2 ½" Aluminum Cap – stamped "PLS 28658") and the N1/4 corner of said Section 13, (a 2" Aluminum Cap – stamped "PLS 23875") being North 26°23'35" East.

For and on Behalf of
El Paso County, Colorado
Lorelei A. Ward, PLS 34982
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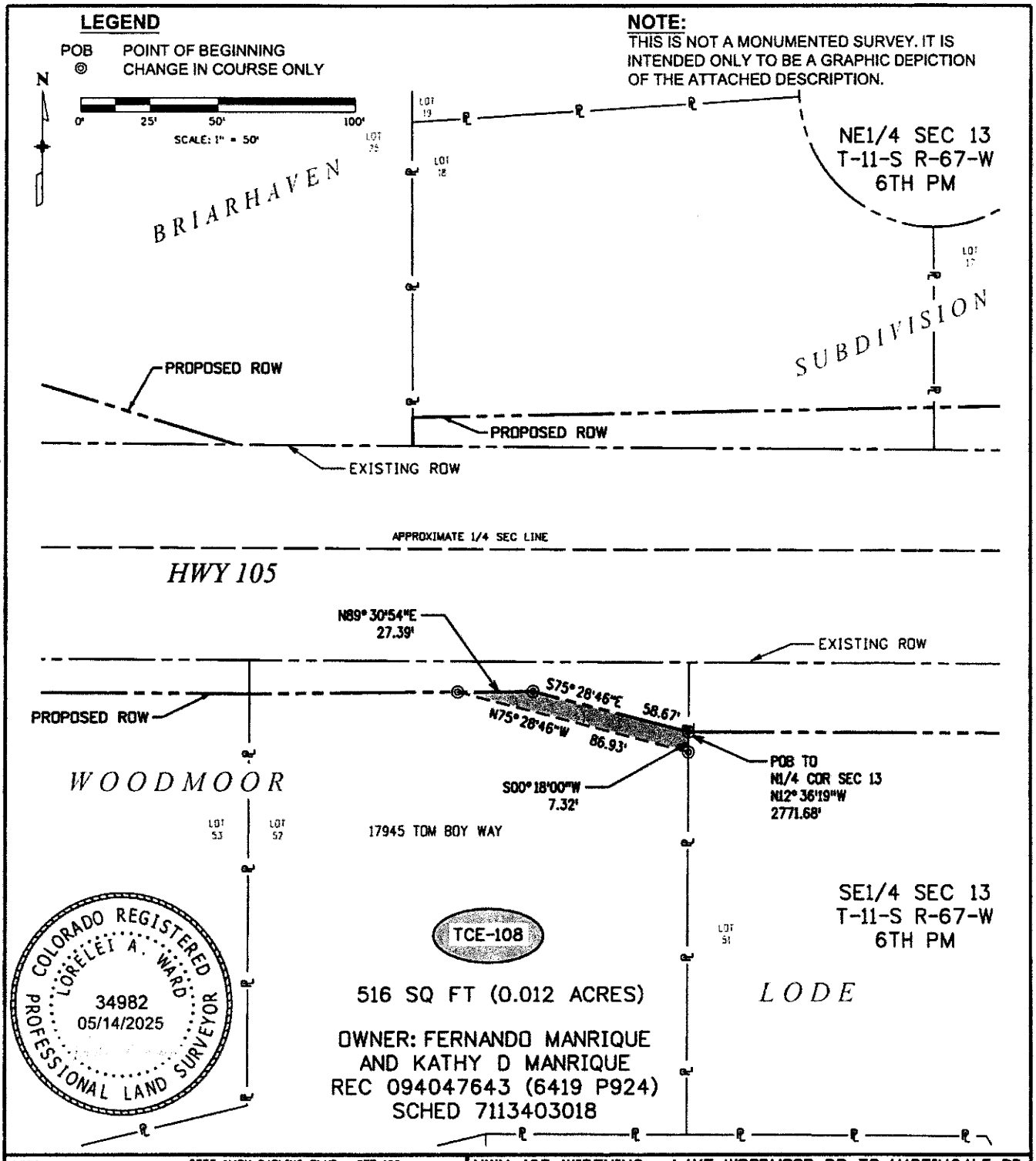

Farnsworth GROUP
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(719)590-9194 / www.f-w.COM

HWY 105 WIDENING - LAKE WOODMOOR DR TO MARTINGALE RD
EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT TCE-108

FERNANDO MANRIQUE &
KATHY D MANRIQUE

EL PASO COUNTY
COLORADO

PPRTA

Project No/Code:	4189
Date:	11/30/2023
Sheet No:	1 of 1

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SPECIAL WARRANTY DEED

THIS DEED, made this ____ day of _____, 20____, between **FERNANDO MANRIQUE & KATHY D. MANRIQUE,** whose mailing address is 17945 Tom Boy Way Monument, CO 80132 ("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 Fourteen Thousand Nine Hundred Fifty Six Dollars ($14,956.00) 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-108,
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 2025 and 2026 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: Fernando Manrique & Kathy D. Manrique

By: _____
Fernando Manrique

By: _____
Kathy D. Manrique

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

The foregoing instrument was acknowledged before me this 22nd day of December, 2025, by Fernando Manrique & Kathy D Manrique.

Witness my hand and official seal.

JEFFERY L. PERRET
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084022973
MY COMMISSION EXPIRES OCT 06, 2028

_____
Notary Public

EXHIBIT "A"

PARCEL NUMBER RW-108
EL PASO COUNTY PROJECT NUMBER: 4189
SE1/4 SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: APRIL 24, 2025

DESCRIPTION

A tract or parcel of land, No. RW-108 of El Paso County Project Number 4189, containing 0.050 acres, more or less, being a portion of Lot 52, Woodmoor Lode, as described in the Office of the El Paso County Clerk and Recorder at Reception # 019848443 (Plat Book T-2 at Page 69). Situated in the SE1/4 of 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 a point on the west line of said Lot 52, from which the N1/4 corner of said Section 13, (a 2" Aluminum Cap – stamped "PLS 23875") bears North 09°23'19" West, a distance of 2,727.57 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence North 89°30'54" East, a distance of 103.14 feet;

2. Thence South 75°28'46" East, a distance of 58.67 feet, to a point on the east line of said Lot 52;

3. Thence along said east lot line, North 00°18'00" East, a distance of 25.00 feet to the northeast corner of said Lot 52, said corner also being on the south right-of-way line of Highway 105;

4. Thence along said south right-of-way line, North 89°42'00" West, a distance of 160.00 feet, to the northwest corner of said Lot 52;

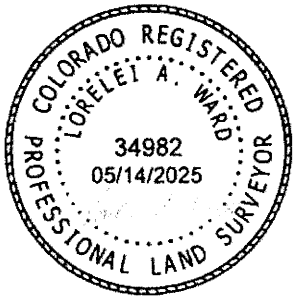
5. Thence along the west line of said Lot 52, South 00°18'00" West, a distance of 12.00 feet, more or less, to the TRUE POINT OF BEGINNING.

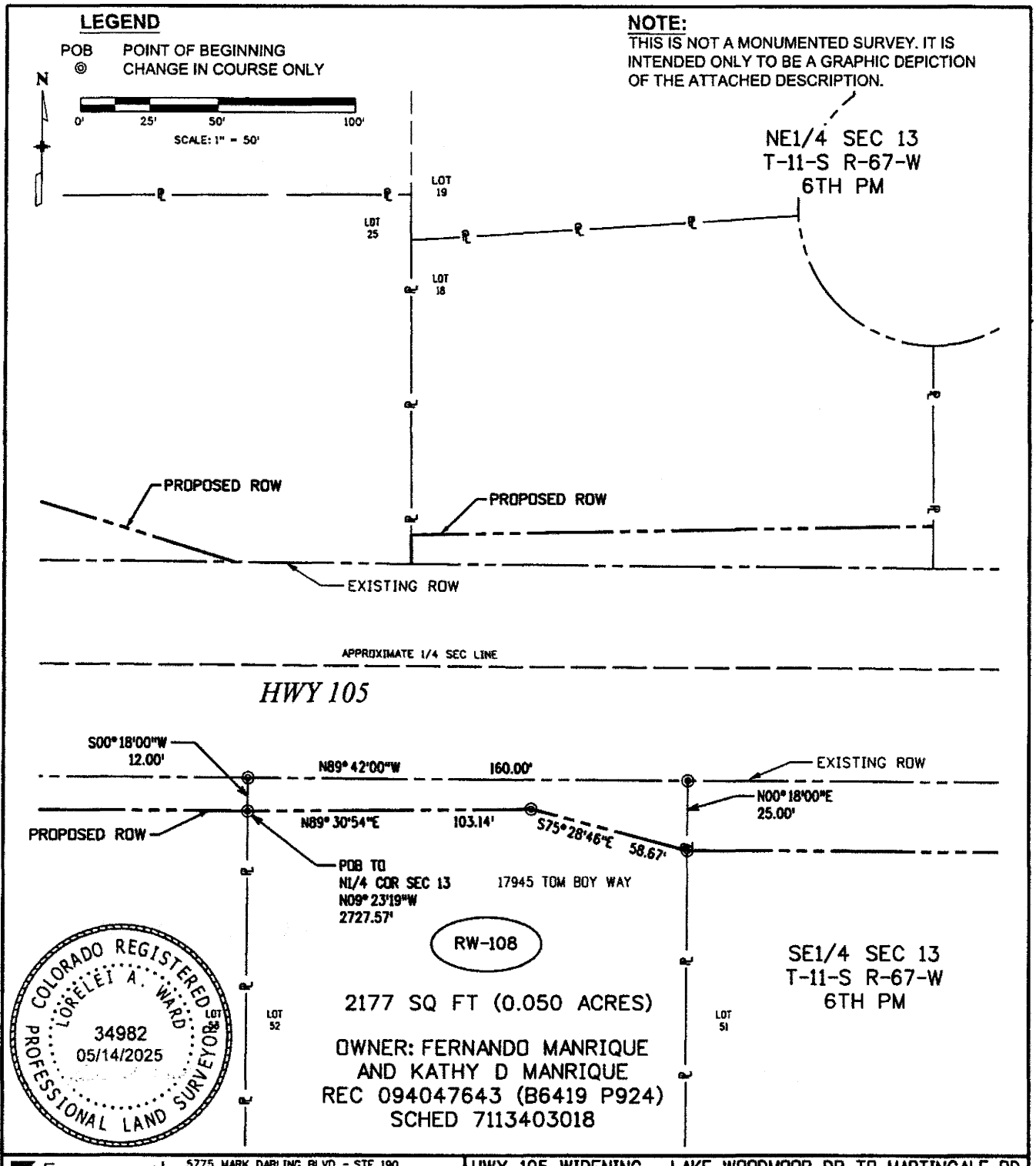
The above-described tract or parcel of land contains 2,177 square feet, (0.050 acres).

The purpose of the above-described right-of-way parcel is for roadway improvements.

Basis of Bearings; Bearings are based on the bearing between the SW corner of Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, (a 2 ½" Aluminum Cap – stamped "PLS 28658") and the N1/4 corner of said Section 13, (a 2" Aluminum Cap – stamped "PLS 23875") being North 26°23'35" East.

For and on Behalf of
El Paso County, Colorado
Lorelei A. Ward, PLS 34982
Farnsworth Group Inc.
5775 Mark Dabling Blvd. - Suite 190
Colorado Springs, CO 80919





Farnsworth GROUP
5775 MARK DABLING BLVD - STE 190
COLORADO SPRINGS, CO 80919
(719)590-9194 / www.f-w.COM

EL PASO COUNTY
COLORADO

PPRTA
CITY OF COLORADO SPRINGS PROJECTS

HWY 105 WIDENING - LAKE WOODMOOR DR TO MARTINGALE RD
EXHIBIT "B"
PARCEL NUMBER RW-108

FERNANDO MANRIQUE &
KATHY D MANRIQUE

Project No/Code:	4189
Date:	11/30/2023
Sheet No:	1 of 1

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