

Boce

RESOLUTION NO. 17-260

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

RESOLUTION TO APPROVE VACATION OF A PORTION OF FOREST LAKES DRIVE RIGHT-OF-WAY AND APPROVE CONVEYANCE OF ADDITIONAL ADJACENT PROPERTY OWNED BY EL PASO COUNTY TO FOREST LAKES METROPOLITAN DISTRICT AND APPROVE TRANSFER OF TITLE FOR BOTH BY BARGAIN AND SALE DEEDS

WHEREAS, pursuant to §§ 30-11-101(1)(b) and (c), 30-11-102, 30-11-103, and 30-11-107(1)(a) and (h), 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 its inhabitants; and

WHEREAS, there are several parcels of real property involved in this vacation of right-of-way and conveyance transaction, and for convenience, these are identified as Parcels A-E and are depicted on the drawing at **Exhibit A**. All Exhibits referenced herein are attached hereto and incorporated herein by reference; and

WHEREAS, existing Forest Lakes Drive right-of-way, a portion of which will be vacated to Forest Lakes Metropolitan District ("Forest Lakes") and a portion of which will be retained by the County, is legally described and depicted on **Exhibits B and C**; and

WHEREAS, Parcel A is existing Tract A, Forest Lakes Filing No. 1, owned by Forest Lakes, which is adjacent to Parcel B; and

WHEREAS, Parcel B, legally described and depicted on **Exhibits D and E**, is a portion of Forest Lakes Drive that was platted and dedicated as right-of-way to El Paso County as part of the plat approval of Forest Lakes Filing No. 1, as recorded at Reception No. 206712407 in the records of the El Paso County Clerk and Recorder's Office; and

WHEREAS, as part of the Pikes Peak Rural Transportation Authority ("PPRTA") Baptist Road expansion project performed by the County, the County purchased approximately 21,209.09 square feet or 0.49 acres, more or less, of property from HCB Willow Springs, LLC, a Missouri limited liability company, by Special Warranty Deed dated May 20, 2015, recorded at Reception No. 215058903 in the records of the El Paso County Clerk and Recorder's Office, which purchase price of \$8,794.00 was provided by PPRTA (See **Exhibits F and G**)("County HCB property"); and

WHEREAS, Parcel C is the northern portion of the County HCB property that Forest Lakes has requested to acquire from the County to accommodate an entry monumentation sign and landscaping for the Forest Lakes development, which property consists of approximately 0.081 acres, more or less, and is legally described and



depicted on **Exhibits H and I**), for which Forest Lakes has offered to pay \$1,465.44; and

WHEREAS, the El Paso County Department of Public Works (“DPW”) has determined that the portion of Forest Lakes Drive right-of-way identified as Parcel B is no longer needed given the new resulting alignment of Forest Lakes Drive; therefore, in conjunction with Forest Lakes’s request to purchase the portion of the County HCB property identified as Parcel C, DPW recommends that the County vacate Parcel B to Forest Lakes, but reserve and retain ownership and possession in the County of the remainder of Forest Lakes Drive right-of-way, identified as Parcel D, which is legally described and depicted on **Exhibits J and K**; and

WHEREAS, the Department of Public Works has determined that it no longer has a need for either Parcel B or Parcel C; agrees with Forest Lakes’s request to convey Parcel C at the purchase price offered (which must be paid to PPRTA and which is comparable to the \$0.4146/sq.ft. paid by PPRTA for the County HCB property), but reserve the remaining portion of the County HCB property to the County, which is identified as Parcel E, and is legally described and depicted on **Exhibits L and M**; recommends vacating Parcel B—the portion of the Forest Lakes Drive right-of-way (which consists of 0.959 acres more or less) and transferring title to Parcel B to the Forest Lakes Metropolitan District, but reserving and retaining ownership and possession to the County of the remainder of the Forest Lakes Drive right-of-way (Parcel D); and

WHEREAS, based on a title commitment from Capstone Title, dated April 5, 2017, and other public records, title to Tract A, Forest Lakes Filing No. 1, the property abutting this portion of Forest Lakes Drive right-of-way at this location, is vested in Forest Lakes Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado, and title to Parcel D is vested in El Paso County by and through the Board of County Commissioners of El Paso County, Colorado; and

WHEREAS, Parcel C is in a separate Planned Unit Development from the Planned Unit Development in which Parcel B and Tract A, Forest Lakes Filing No. 1, are located; therefore, Forest Lakes can only combine Parcel B and Tract A, Forest Lakes Filing No. 1, but Parcel C will remain a separate parcel. A separate vacation and replat land use process, in which the County is joining, is required to accomplish these purposes; and

WHEREAS, because less than the entire width of Forest Lakes Drive right-of-way will be vacated, and because the County is an adjacent property owner to a portion of the right-of-way to be vacated, pursuant to § 43-2-302(1)(b), C.R.S., title would vest in the owners of land abutting the vacated portion—in this case, one half of the right-of-way to be vacated lying adjacent to the County HCB property would vest in the County and the other half of the right-of-way to be vacated would vest in Forest Lakes; however, the

DPW has determined that it does not need or desire to retain all of the County's share of this portion of right-of-way, but only needs to retain a portion—the remainder of the Forest Lakes Drive right-of-way identified as Parcel D, which will be reserved to the County for access purposes to adjacent property; and

WHEREAS, *the Board finds* that, because of the unique circumstances involved with this vacation of right-of-way transaction including vacating less than the entire width of Forest Lakes Drive right-of-way, the County reserving and retaining a portion of that right-of-way, and Forest Lakes's request that the County convey to it Parcel C, the right-of-way will be vacated pursuant to the provisions of § 43-2-302(1)(f), C.R.S., whereby the Board may expressly require title to the vacated roadway to vest in the owner of land abutting the vacated roadway notwithstanding any other provision of the statute, subject to access needs to benefit designated properties; and

WHEREAS, pursuant to § 43-2-302(1)(f), C.R.S., § 43-2-303(1)(b), C.R.S., and more specifically § 43-2-303(2)(a) and (b), C.R.S., no roadway shall be vacated so as to leave any land adjoining said roadway without access to an established public road or private-access easement connecting said land to another established public road. *The Board finds* that Forest Lakes, the residents of Forest Lakes Filing No. 1, and the owners of the Dellacroce Ranch to the southwest of the right-of-way to be vacated have and will have access to the established public roads of Forest Lakes Drive and Baptist Road via Parcel D and across a portion of the County HCB property. *The Board further finds* that Forest Lakes and the residents of Forest Lakes Filing No. 1 will also have direct access to the established public road known as Forest Lakes Drive through various filings of the Forest Lakes development; and

WHEREAS, Forest Lakes has waived the ten-day notice of vacation required by § 43-2-303(2)(b), C.R.S., as evidenced by the waiver letter attached hereto as **Exhibit N**; and

WHEREAS, pursuant to § 43-2-303(3), C.R.S., rights-of-way and easements for utilities may be reserved for the continued use of existing utilities; therefore, the vacation of Forest Lakes Drive right-of-way will be subject to any and all such utility rights-of-way and easements located within the vacated portion of right-of-way; and

WHEREAS, in addition to the findings made above, *the Board makes the additional following findings*:

1. That the unused portion of Forest Lakes Drive identified as Parcel B is no longer needed by the County.
2. That the portion of County HCB property identified as Parcel C is no longer needed by the County.

3. That since Parcel B is no longer needed by the County, and based on Forest Lakes's waiver letter, it is in the best interest of the public to vacate Parcel B pursuant to § 43-2-302(1)(f), C.R.S., and convey title to Parcel B to Forest Lakes by Bargain and Sale Deed subject to any and all existing rights-of-way and easements for utilities located therein; however, the Board will reserve and retain ownership and possession of the remainder of the Forest Lakes Drive right-of-way identified as Parcel D.
4. That since Parcel C is no longer needed by the County, and based on Forest Lakes's offer of \$1,465.44 to acquire Parcel C, it is in the best interest of the public for the Board to accept this offer and convey title to Parcel C to Forest Lakes by Bargain and Sale Deed subject to any and all existing rights-of-way and easements for utilities located therein, for the purchase price of \$1,465.44 in good funds payable to PPRTA.
5. That Forest Lakes's desire to combine Parcel B and Tract A, Forest Lakes Filing 1, into one new parcel, but leaving Parcel C as a separate parcel, shall be accomplished by a separate vacation and replat land use process, in which the County is joining (Planning and Community Development File No. VR-17-003; Board Resolution No. 17-261).

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby approves the vacation of the unused portion of Forest Lakes Drive right-of-way identified as Parcel B, subject to any and all existing rights-of-way and easements for utilities located therein, and approves the transfer of title to Parcel B to Forest Lakes Metropolitan District by Bargain and Sale Deed from the Board in substantially the same form as attached hereto as **Exhibit O**, but the Board hereby reserves unto itself and retains ownership and possession of the remainder of the Forest Lakes Drive right-of-way identified as Parcel D.

BE IT FURTHER RESOLVED, that the Board hereby accepts Forest Lakes's offer of \$1,465.44 and approves the conveyance of title to Parcel C, subject to any and all existing rights-of-way and easements located therein, to Forest Lakes Metropolitan District by Bargain and Sale Deed from the Board in substantially the same form as attached hereto as **Exhibit P**, with the purchase price of \$1,465.44 in good funds payable to PPRTA.

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 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, including, without limitation, the Bargain and Sale Deeds and any necessary closing documents.

Resolution No. 17- 260
Page 5

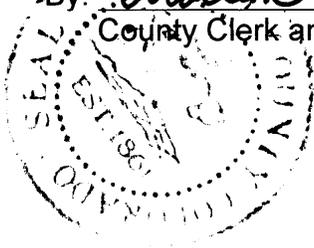
DONE THIS 26th day of September, 2017, at Colorado Springs,
Colorado.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

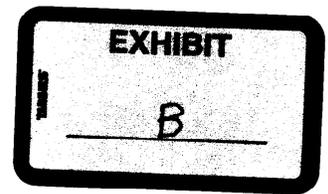
By: *Arden Brewer*
County Clerk and Recorder

By: *Darryl Glenn*
Darryl Glenn, President





619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)



JOB NO. 1175.00-27
SEPTEMBER 5, 2017
PAGE 1 OF 3

LEGAL DESCRIPTION: FOREST LAKES DRIVE RIGHT OF WAY

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS DEPICTED ON A LAND SURVEY PLAT PREPARED BY W.K. CLARK & ASSOCIATES, INC. DEPOSITED UNDER RECEPTION NO. 94901132, OF THE RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE EAST END BY A 1-1/4 INCH OUTSIDE DIAMETER IRON PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 27 AND AT THE WEST END BY A MARKED STONE AT THE SOUTH QUARTER CORNER OF SAID SECTION 27, BEING ASSUMED TO BEAR S89°06'01"W, A DISTANCE OF 2627.04 FEET

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S89°46'20"E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 568.96 FEET;
THENCE N00°13'40"E, A DISTANCE OF 29.78 FEET TO A POINT ON THE NORTH LINE OF BAPTIST ROAD, AS RECORDED IN BOOK 6505 AT PAGE 952 RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO THE SOUTHWEST CORNER OF FOREST LAKES DRIVE, AS PLATTED IN FOREST LAKES FILING NO. 1, RECORDED UNDER RECEPTION NO. 206712407, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE WESTERLY LINE OF SAID FOREST LAKES DRIVE AND THE EASTERLY LINE OF TRACT A, AS PLATTED IN SAID FOREST LAKES FILING NO. 1, THE FOLLOWING (7) SEVEN COURSES;

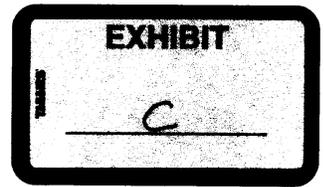
- 1) ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS BEARS N89°15'06"W, HAVING A RADIUS OF 870.00 FEET, A DELTA OF 07°29'40" AND A DISTANCE OF 113.80 FEET TO A POINT OF TANGENT;
- 2) N06°44'46"W, A DISTANCE OF 42.08 FEET TO A POINT OF CURVE;
- 3) ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 03°41'15", A RADIUS OF 2277.24 FEET AND A DISTANCE OF 146.56 FEET TO A POINT OF TANGENT;
- 4) N10°26'01"W, A DISTANCE OF 67.05 FEET TO A POINT OF CURVE;
- 5) THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 03°41'03", A RADIUS OF 2390.80 FEET AND A DISTANCE OF 153.73 FEET TO A POINT OF TANGENT;
- 6) N14°07'04"W, A DISTANCE OF 43.55 FEET TO A POINT OF CURVE;
- 7) ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 09°13'53", A RADIUS OF 870.00 FEET AND A DISTANCE OF 140.17 FEET TO A POINT ON CURVE;

THENCE S23°20'57"E, A DISTANCE OF 245.15 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 17°02'56", A RADIUS OF 850.00 FEET AND A DISTANCE OF 252.93 FEET TO A POINT ON CURVE, BEING ALSO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215058904;
THENCE ON SAID WESTERLY LINE AND THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215058903, ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS S81°15'33"W, HAVING A DELTA OF 01°59'41", A RADIUS OF 2397.24 FEET AND A DISTANCE OF 83.45 FEET TO A POINT OF TANGENT;

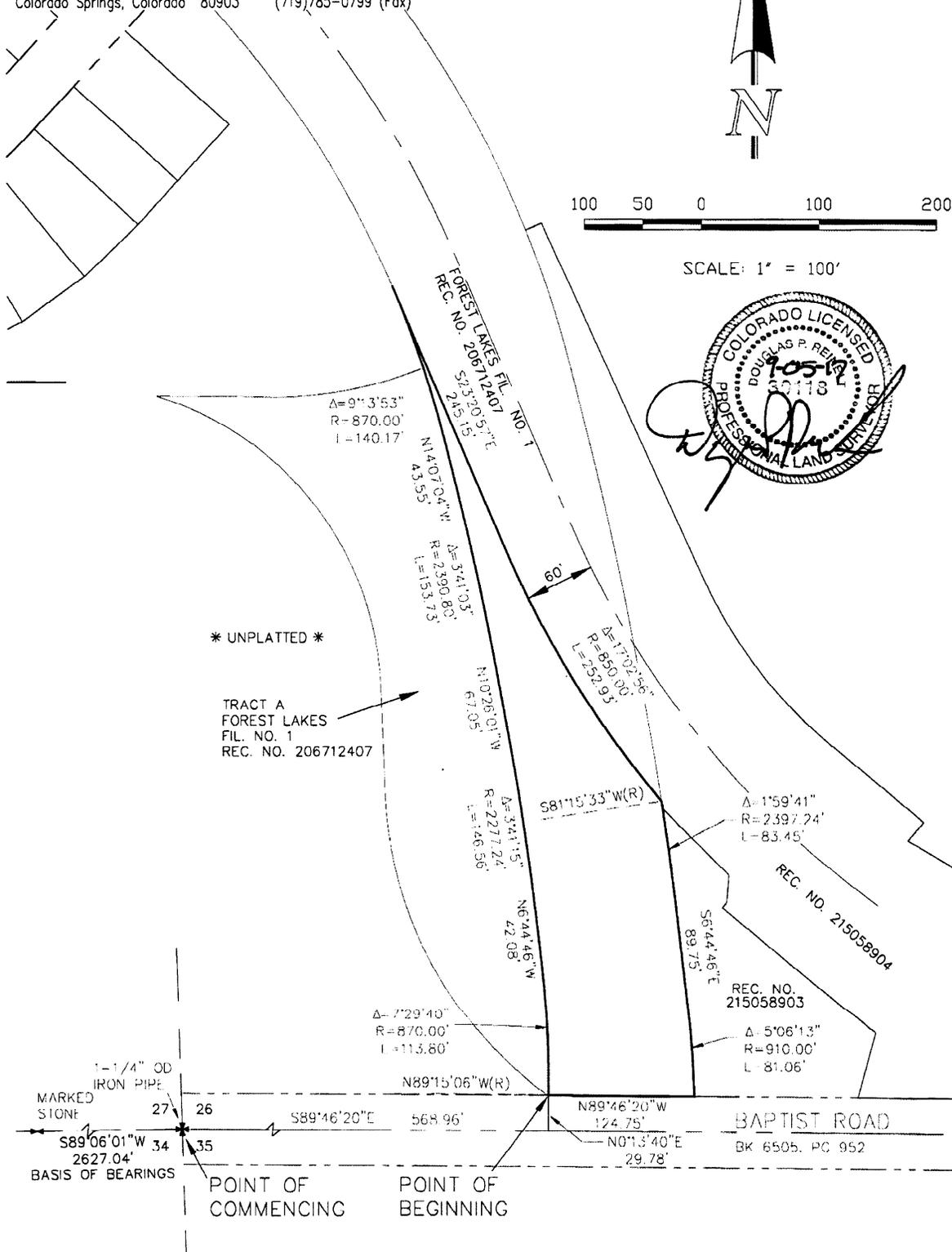


619 N. Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

REPLAT FIL. 1A TRACT AA
 RIGHT OF WAY VACATION
 FOREST LAKES DRIVE
 JOB NO. 1175.00-27
 SHEET 3 OF 3
 SEPTEMBER 5, 2017



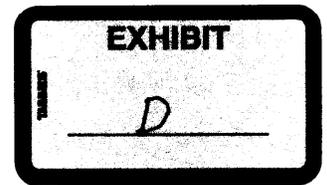
SCALE: 1" = 100'



CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.



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Colorado Springs, Colorado 80903 (719)785-0799(Fax)



JOB NO. 1175.00-19
JANUARY 26, 2017
PAGE 1 OF 3

LEGAL DESCRIPTION: RIGHT OF WAY TO BE VACATED

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S89°46'20"E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 568.96 FEET; THENCE N00°13'40"E, A DISTANCE OF 29.78 FEET TO A POINT ON THE NORTH LINE OF BAPTIST ROAD, AS RECORDED IN BOOK 6505 AT PAGE 952 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO THE SOUTHWEST CORNER OF FOREST LAKES DRIVE, AS PLATTED IN FOREST LAKES FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 206712407 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE WESTERLY LINE OF SAID FOREST LAKES DRIVE AND THE EASTERLY LINE OF TRACT A, AS PLATTED IN SAID FOREST LAKES FILING NO. 1, THE FOLLOWING (7) SEVEN COURSES;

- 1) ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS BEARS N89°15'06"W, HAVING A RADIUS OF 870.00 FEET, A DELTA OF 07°29'40" AND A DISTANCE OF 113.80 FEET TO A POINT OF TANGENT;
- 2) N06°44'46"W, A DISTANCE OF 42.08 FEET TO A POINT OF CURVE;
- 3) ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 03°41'15", A RADIUS OF 2277.24 FEET AND A DISTANCE OF 146.56 FEET TO A POINT OF TANGENT;
- 4) N10°26'01"W, A DISTANCE OF 67.05 FEET TO A POINT OF CURVE;
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- 6) N14°07'04"W, A DISTANCE OF 43.55 FEET TO A POINT OF CURVE;
- 7) ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 09°13'53", A RADIUS OF 870.00 FEET AND A DISTANCE OF 140.17 FEET TO A POINT OF CUSP;

THENCE S23°20'57"E, A DISTANCE OF 245.15 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 17°02'56", A RADIUS OF 850.00 FEET AND A DISTANCE OF 252.93 FEET TO A POINT ON CURVE, BEING ALSO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058904, EL PASO COUNTY RECORDS;

THENCE ON SAID WESTERLY LINE AND THE EXTENSION THEREOF ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS S81°15'33"W, HAVING A DELTA OF 01°59'41", A RADIUS OF 2397.24 FEET AND A DISTANCE OF 83.45 FEET TO A POINT OF TANGENT;

THENCE S06°44'46"E, A DISTANCE OF 54.31 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058903, EL PASO COUNTY RECORDS;
THENCE S37°03'01"W, A DISTANCE OF 144.87 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF BAPTIST ROAD;
THENCE N89°46'20"W ON SAID NORTHERLY RIGHT OF WAY LINE OF BAPTIST ROAD, A DISTANCE OF 27.37 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 0.959 ACRES

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

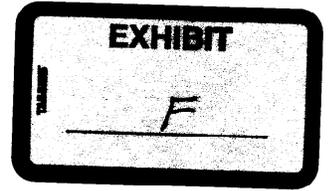


DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

JAN 26, 2017
DATE



619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)



JOB NO. 1175.00-26
SEPTEMBER 5, 2017
PAGE 1 OF 2

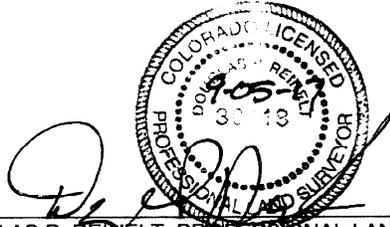
LEGAL DESCRIPTION: COUNTY OWNED PARCEL

THAT PARCEL OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 215058903 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 0.487 ACRES.

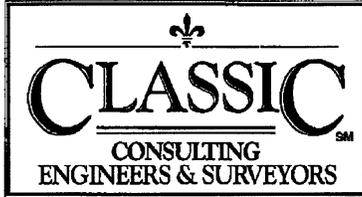
LEGAL DESCRIPTION STATEMENT:

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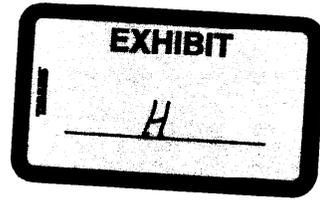


DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

SEPT 05, 2017
DATE



619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)



JOB NO. 1175.00-20
JANUARY 26, 2017
PAGE 1 OF 3

LEGAL DESCRIPTION: COUNTY PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS DEPICTED ON A LAND SURVEY PLAT PREPARED BY W.K. CLARK & ASSOCIATES, INC. DEPOSITED UNDER RECEPTION NO. 94901132, OF THE RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE EAST END BY A 1-1/4 INCH OUTSIDE DIAMETER IRON PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 27 AND AT THE WEST END BY A MARKED STONE AT THE SOUTH QUARTER CORNER OF SAID SECTION 27, BEING ASSUMED TO BEAR S89°06'01"W, A DISTANCE OF 2627.04 FEET

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S89°46'20"E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 693.71 FEET; THENCE N00°13'40"E, A DISTANCE OF 29.78 FEET TO A POINT ON THE NORTH LINE OF BAPTIST ROAD, AS RECORDED IN BOOK 6505 AT PAGE 952 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO THE SOUTHEAST CORNER OF FOREST LAKES DRIVE, AS PLATTED IN FOREST LAKES FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 206712407 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058903, EL PASO COUNTY RECORDS;

THENCE ON THE EASTERLY LINE OF SAID FOREST LAKES DRIVE AND THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058903, EL PASO COUNTY RECORDS, THE FOLLOWING (2) TWO COURSES;

- 1) ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS BEARS S88°21'28"W, HAVING A RADIUS OF 910.00 FEET, A DELTA OF 05°06'13" AND A DISTANCE OF 81.06 FEET TO A POINT OF TANGENT;
- 2) N06°44'46"W, A DISTANCE OF 35.44 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON THE EASTERLY LINE OF SAID FOREST LAKES DRIVE THE FOLLOWING (2) TWO COURSES:

- 1) N06°44'46"W, A DISTANCE OF 54.31 FEET TO A POINT OF CURVE;
- 2) ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 01°50'33", A RADIUS OF 2397.24 FEET AND A DISTANCE OF 77.08 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058904, EL PASO COUNTY RECORDS;

THENCE ON SAID WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058904, EL PASO COUNTY RECORDS THE FOLLOWING (3) THREE COURSES;

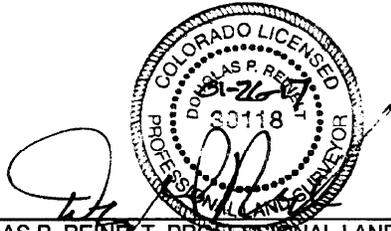
- 1) S44°36'06"E, A DISTANCE OF 80.39 FEET;
- 2) S04°31'58"W, A DISTANCE OF 22.86 FEET;

3) S37°03'01"W, BEING ALSO ON THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058903, EL PASO COUNTY RECORDS, A DISTANCE OF 63.03 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 0.081 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



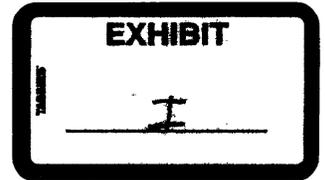
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

JAN 26, 2017
DATE

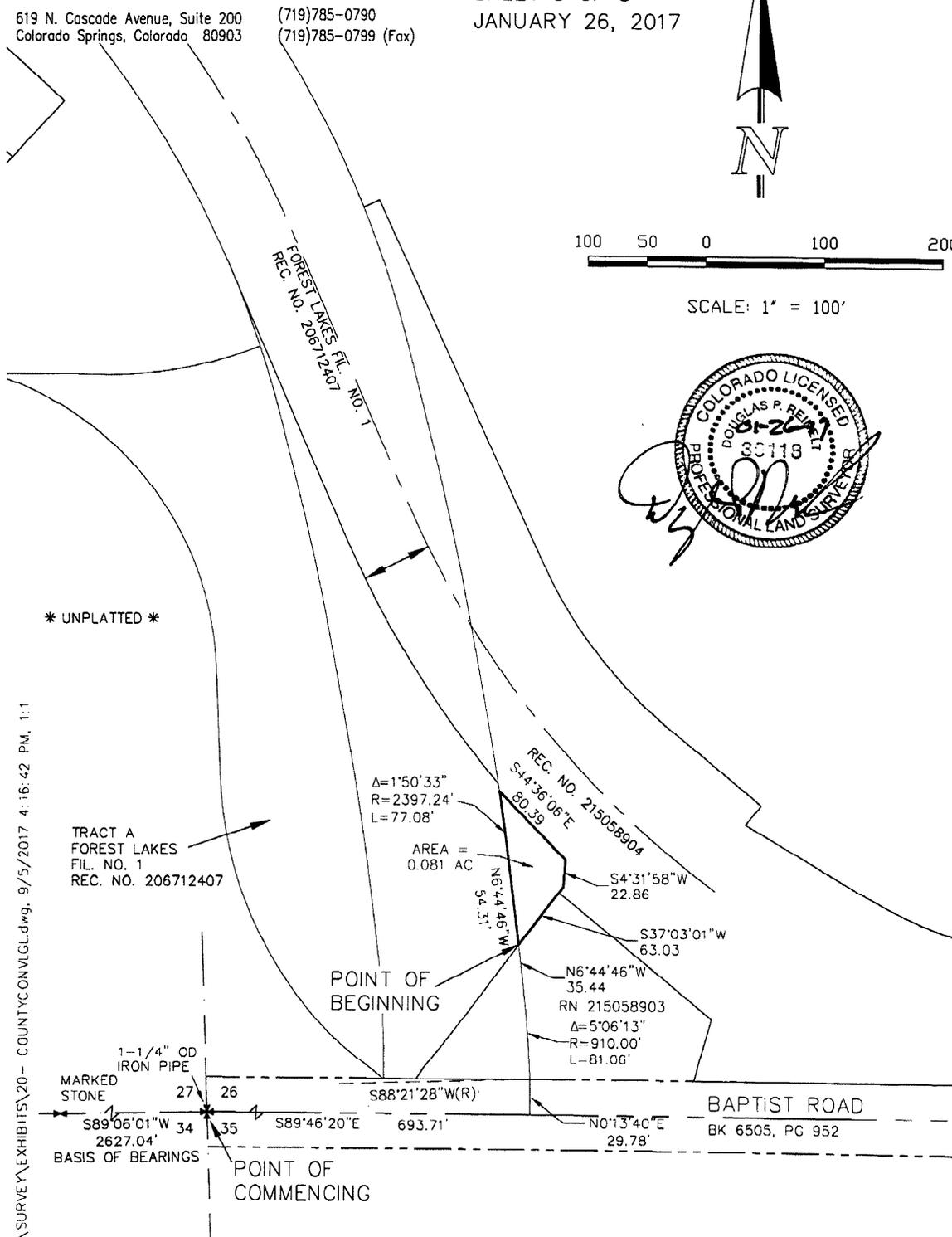


1619 N. Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

REPLAT FIL. 1A TRACT AA
 COUNTY CONVEYANCE PARCEL
 FOREST LAKES DRIVE
 JOB NO. 1175.00-20
 SHEET 3 OF 3
 JANUARY 26, 2017



SCALE: 1" = 100'

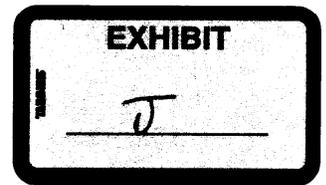


N:\117500\DRAWINGS\SURVEY\EXHIBITS\20- COUNTYCONVCL.dwg, 9/5/2017 4:16:42 PM, 1:1

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.



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Colorado Springs, Colorado 80903 (719)785-0799(Fax)



JOB NO. 1175.00-25
SEPTEMBER 5, 2017
PAGE 1 OF 3

LEGAL DESCRIPTION: COUNTY RETAINED RIGHT OF WAY

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS DEPICTED ON A LAND SURVEY PLAT PREPARED BY W.K. CLARK & ASSOCIATES, INC. DEPOSITED UNDER RECEPTION NO. 94901132, OF THE RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE EAST END BY A 1-1/4 INCH OUTSIDE DIAMETER IRON PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 27 AND AT THE WEST END BY A MARKED STONE AT THE SOUTH QUARTER CORNER OF SAID SECTION 27, BEING ASSUMED TO BEAR S89°06'01"W, A DISTANCE OF 2627.04 FEET

A PORTION OF FOREST LAKES DRIVE, AS PLATTED IN FOREST LAKES FILING NO. 1, RECORDED UNDER RECEPTION NO. 206712407 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE S89°46'20"E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 596.33 FEET;
THENCE N00°13'40"E, A DISTANCE OF 29.78 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BAPTIST ROAD, AS RECORDED IN BOOK 6505 AT PAGE 952, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N37°03'01"E, A DISTANCE OF 144.87 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID FOREST LAKES DRIVE, BEING ALSO A POINT ON THE WESTERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215058903;

THENCE ON SAID EASTERLY RIGHT OF WAY LINE OF FOREST LAKES DRIVE AND THE WESTERLY BOUNDARY LINE OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215058903 THE FOLLOWING (2) TWO COURSES;

- 1) S06°44'46"E, A DISTANCE OF 35.44 FEET TO A POINT OF CURVE;
- 2) ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 05°06'13", A RADIUS OF 910.00 FEET AND A DISTANCE OF 81.06 FEET TO A POINT ON CURVE, BEING ALSO A POINT ON SAID NORTH LINE OF BAPTIST ROAD;

THENCE N89°46'20"W ON SAID NORTH RIGHT OF WAY LINE OF BAPTIST ROAD, A DISTANCE OF 97.38 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 0.132 ACRES.

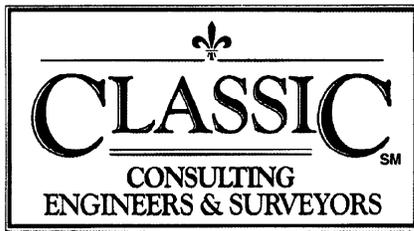
LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



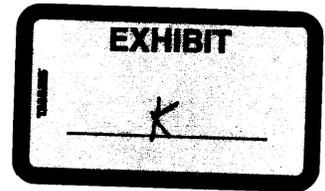
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

Sept 05, 2017
DATE

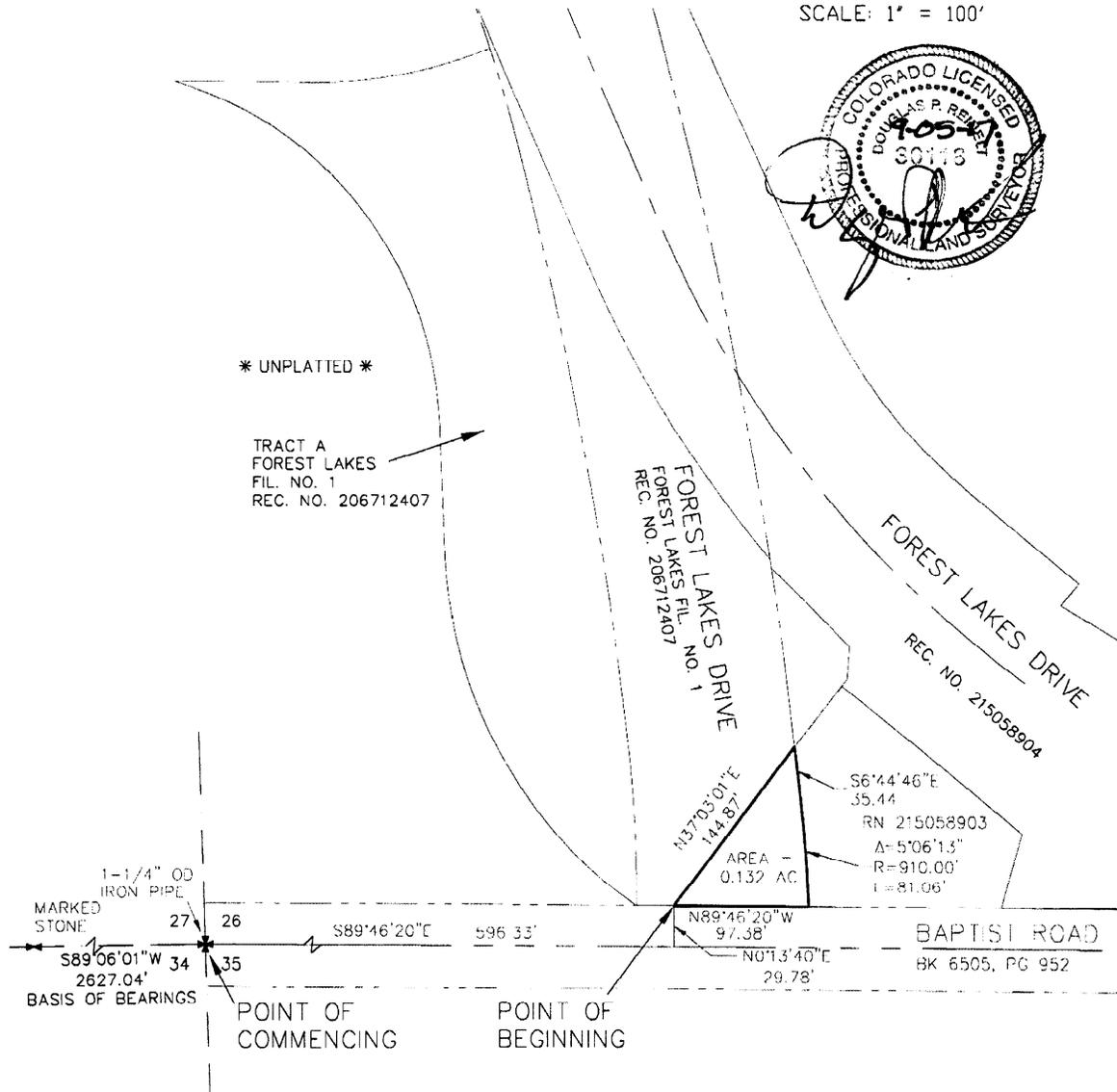
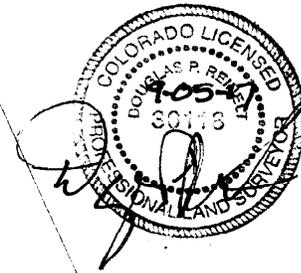


619 N. Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

REPLAT FIL. 1A TRACT AA
 COUNTY RETAINED RIGHT OF WAY
 FOREST LAKES DRIVE
 JOB NO. 1175.00-25
 SHEET 3 OF 3
 SEPTEMBER 5, 2017



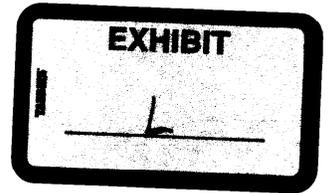
SCALE: 1" = 100'



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619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)



JOB NO. 1175.00-29
SEPTEMBER 18, 2017
PAGE 1 OF 3

LEGAL DESCRIPTION: COUNTY RETAINED PARCEL

THAT PARCEL OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 215058903 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 0.487 ACRES.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS DEPICTED ON A LAND SURVEY PLAT PREPARED BY W.K. CLARK & ASSOCIATES, INC. DEPOSITED UNDER RECEPTION NO. 94901132, OF THE RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE EAST END BY A 1-1/4 INCH OUTSIDE DIAMETER IRON PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 27 AND AT THE WEST END BY A MARKED STONE AT THE SOUTH QUARTER CORNER OF SAID SECTION 27, BEING ASSUMED TO BEAR S89°06'01"W, A DISTANCE OF 2627.04 FEET

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S89°46'20"E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 693.71 FEET;

THENCE N00°13'40"E, A DISTANCE OF 29.78 FEET TO A POINT ON THE NORTH LINE OF BAPTIST ROAD, AS RECORDED IN BOOK 6505 AT PAGE 952 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO THE SOUTHEAST CORNER OF FOREST LAKES DRIVE, AS PLATTED IN FOREST LAKES FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 206712407 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058903, EL PASO COUNTY RECORDS;

THENCE ON THE EASTERLY LINE OF SAID FOREST LAKES DRIVE AND THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058903, EL PASO COUNTY RECORDS, THE FOLLOWING (2) TWO COURSES;

- 1) ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS BEARS S88°21'28"W, HAVING A RADIUS OF 910.00 FEET, A DELTA OF 05°06'13" AND A DISTANCE OF 81.06 FEET TO A POINT OF TANGENT;
- 2) N06°44'46"W, A DISTANCE OF 35.44 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON THE EASTERLY LINE OF SAID FOREST LAKES DRIVE THE FOLLOWING (2) TWO COURSES:

- 1) N06°44'46"W, A DISTANCE OF 54.31 FEET TO A POINT OF CURVE;
- 2) ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 01°50'33", A RADIUS OF 2397.24 FEET AND A DISTANCE OF 77.08 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058904, EL PASO COUNTY RECORDS;

THENCE ON SAID WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058904, EL PASO COUNTY RECORDS THE FOLLOWING (3) THREE COURSES;

- 1) S44°36'06"E, A DISTANCE OF 80.39 FEET;
- 2) S04°31'58"W, A DISTANCE OF 22.86 FEET;
- 3) S37°03'01"W, BEING ALSO ON THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058903, EL PASO COUNTY RECORDS, A DISTANCE OF 63.03 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 0.081 ACRES.

CONTAINING A NET CALCULATED AREA OF 0.406 ACRES

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



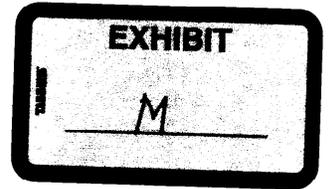
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

SEPT 18, 2017
DATE

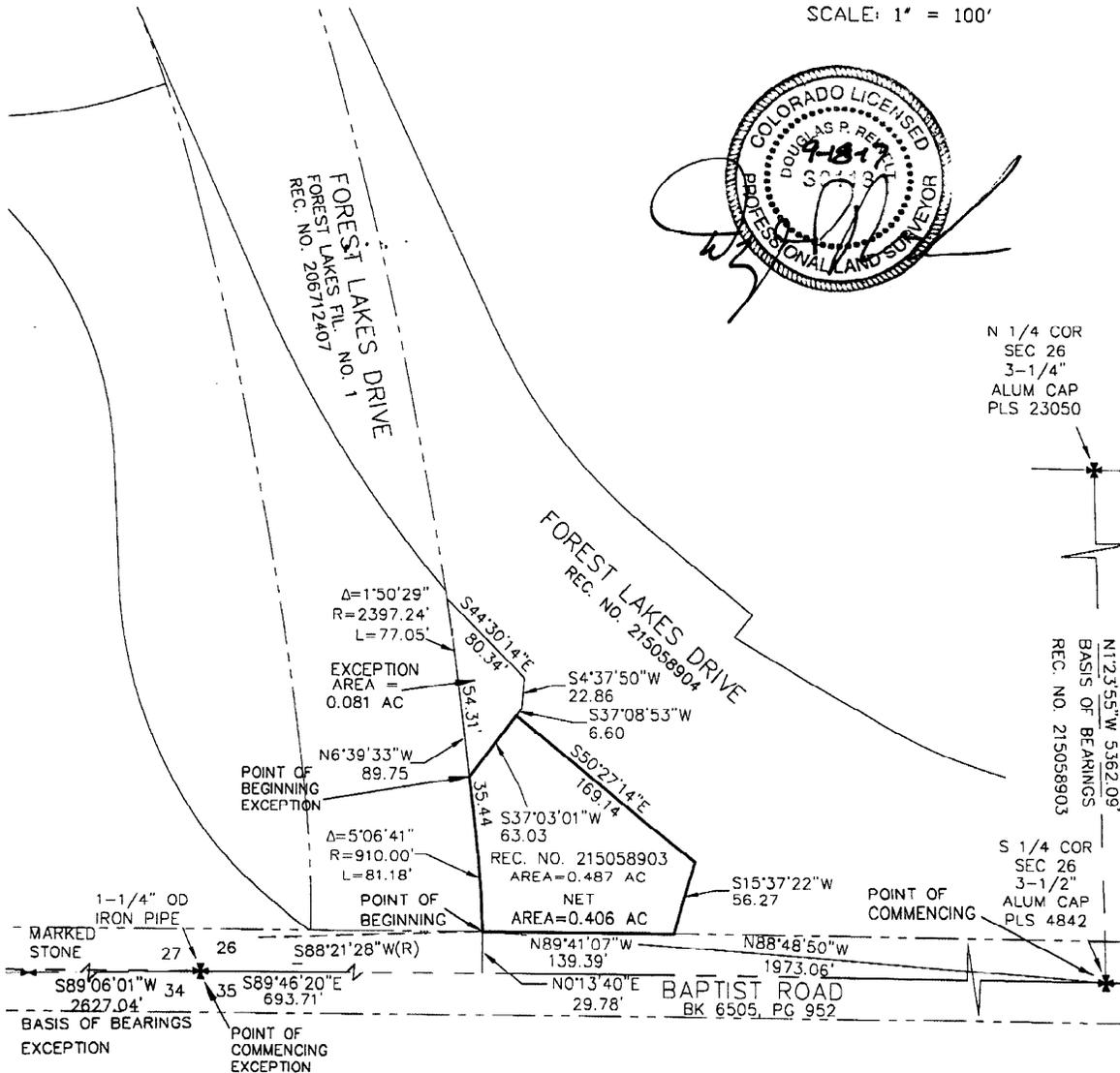
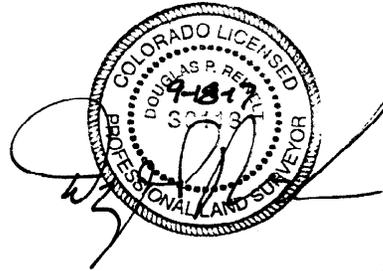


619 N. Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

COUNTY RETAINED PARCEL
 FOREST LAKES DRIVE
 JOB NO. 1175.00-29
 SHEET 2 OF 3
 SEPTEMBER 18, 2017

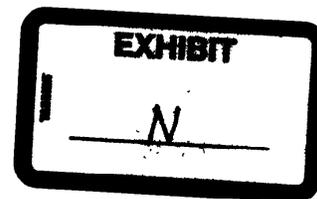


SCALE: 1" = 100'



CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

EL PASO COUNTY



OFFICE OF THE COUNTY ATTORNEY
CIVIL DIVISION

First Assistant County Attorney
Diana K. May

Amy R. Folsom, County Attorney

Assistant County Attorneys
M. Cole Emmons
Lori L. Scago
Kenneth R. Hodges
Lisa A. Kirkman
Steven A. Klaffky
Peter A. Lichtman

September 8, 2017

Via First Class U.S. Mail-Return Receipt Requested

Ann E. Nichols, District Manager
Forest Lake Metropolitan District
2 North Cascade, Suite 1280
Colorado Springs, CO 80903

Re: *Statutory notice regarding vacation of a portion of right-of-way adjacent to Forest Lakes Drive*

Dear Ms. Nichols:

Forest Lakes Metropolitan District through Kyle Campbell of Classic Consulting, has requested that El Paso County vacate a portion of right-of-way located adjacent to Forest Lakes Filing No. 1 in El Paso County, Colorado. The right-of-way to be vacated is identified on the attached legal description and diagram (Attachments A and B, respectively). Pursuant to Colorado Revised Statute (C.R.S. § 43-2-303(2)(b)), as an adjacent property owner to property proposed to be vacated, you are required to receive a ten day notice that the Board of County Commissioners of El Paso County, Colorado, is considering vacating the right-of-way abutting your property.

Since you (and El Paso County) are the only adjacent property owners to the sections of property proposed to be vacated, please let us know if you will waive the 10-day notice requirement required by statute. If you agree to said waiver, please sign your approval as noted on page 2 of this letter and email the letter back to my attention at: edithanderson@elpasoco.com. Also please return one signed original back to my attention at the County Attorney's Office via First Class U.S. Mail to the address noted below. A resolution will be brought before the Board of County Commissioners on September 26, 2017, to consider vacating the right-of-way as identified above, pursuant to the statutory requirements to vacate county roadway as provided by C.R.S. §§ 43-2-302 and 303. The Board's meeting on September 26th commences at 9:00 a.m. and will be held at Centennial Hall, Hearing Room, 200 S. Cascade Ave., Colorado Springs, CO 80903.

If you have any questions, please do not hesitate to contact me at (719) 520-6494

Sincerely,

Edi Anderson, Paralegal

cc: Cole Emmons, Senior Assistant County Attorney; Kenneth Hodges, Senior Assistant County Attorney
Nina Ruiz, Planner II, El Paso County Planning and Community Development
Jennifer Irvin, County Engineer, El Paso County Department of Public Works

200 S. CASCADE AVENUE
OFFICE: (719) 520-6485



COLORADO SPRINGS, CO 80903
FAX: (719) 520-6487

Page 2

Ann E. Nichols, District Manager, Forest Lakes Metropolitan District

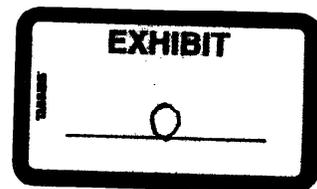
WAIVER PURSUANT TO C.R.S. § 43-2-303

I, Ann E. Nichols, on behalf of the Forest Lakes Metropolitan District, hereby agree to waive the 10-day notice requirement as required by C.R.S. § 43-2-303 as evidenced by my signature below, for vacation of right-of-way as specifically identified on the attached legal description and diagram (Attachments A and B).



Ann E. Nichols, District Manager
Forest Lakes Metropolitan District

Date: Sept. 8, 2017



BARGAIN AND SALE DEED

EL PASO COUNTY, by and through the Board of County Commissioners of El Paso County, Colorado, a body corporate and politic and a political subdivision of the State of Colorado, ("Grantor") whose street address is 200 South Cascade Avenue, Colorado Springs, CO 80903, having approved vacation of a portion of Forest Lakes Drive right-of-way and conveyance of this property for the consideration of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration, in hand paid, hereby sell(s) and conveys to Forest Lakes Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado ("Grantee"), whose mailing address is 2 North Cascade, Suite 1280, Colorado Springs, CO, the following real property in the County of El Paso, State of Colorado, to wit:

See attached Exhibit 1, Legal Description
Exhibit 2, Sketch;

with all its appurtenances, subject to any and all existing utility easements and right-of-way located within the property pursuant to § 43-2-303(3), C.R.S., but reserving and retaining unto Grantor the remaining portion of Forest Lakes Drive right-of-way described as follows:

See attached Exhibit 3, Legal Description
Exhibit 4, Sketch.

The Grantor covenants that it has good right and full power to grant and convey the property.

Signed this ____ day of _____, 2017.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
County Clerk and Recorder

By: _____
Darryl Glenn, President

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

The foregoing Bargain and Sale Deed was acknowledged before me this ____ day of _____, 2017, by Darryl Glenn, President, Board of County Commissioners of El Paso County, Colorado, and attested to by Chuck Broerman, County Clerk and Recorder.

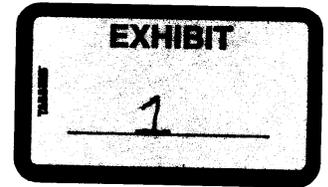
Witness my hand and official seal.

Notary Public

My Commission Expires: _____



619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)



JOB NO. 1175.00-19
JANUARY 26, 2017
PAGE 1 OF 3

LEGAL DESCRIPTION: RIGHT OF WAY TO BE VACATED

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS DEPICTED ON A LAND SURVEY PLAT PREPARED BY W.K. CLARK & ASSOCIATES, INC. DEPOSITED UNDER RECEPTION NO. 94901132, OF THE RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE EAST END BY A 1-1/4 INCH OUTSIDE DIAMETER IRON PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 27 AND AT THE WEST END BY A MARKED STONE AT THE SOUTH QUARTER CORNER OF SAID SECTION 27, BEING ASSUMED TO BEAR S89°06'01"W, A DISTANCE OF 2627.04 FEET

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S89°46'20"E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 568.96 FEET; THENCE N00°13'40"E, A DISTANCE OF 29.78 FEET TO A POINT ON THE NORTH LINE OF BAPTIST ROAD, AS RECORDED IN BOOK 6505 AT PAGE 952 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO THE SOUTHWEST CORNER OF FOREST LAKES DRIVE, AS PLATTED IN FOREST LAKES FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 206712407 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE WESTERLY LINE OF SAID FOREST LAKES DRIVE AND THE EASTERLY LINE OF TRACT A, AS PLATTED IN SAID FOREST LAKES FILING NO. 1, THE FOLLOWING (7) SEVEN COURSES;

- 1) ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS BEARS N89°15'06"W, HAVING A RADIUS OF 870.00 FEET, A DELTA OF 07°29'40" AND A DISTANCE OF 113.80 FEET TO A POINT OF TANGENT;
- 2) N06°44'46"W, A DISTANCE OF 42.08 FEET TO A POINT OF CURVE;
- 3) ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 03°41'15", A RADIUS OF 2277.24 FEET AND A DISTANCE OF 146.56 FEET TO A POINT OF TANGENT;
- 4) N10°26'01"W, A DISTANCE OF 67.05 FEET TO A POINT OF CURVE;
- 5) THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 03°41'03", A RADIUS OF 2390.80 FEET AND A DISTANCE OF 153.73 FEET TO A POINT OF TANGENT;
- 6) N14°07'04"W, A DISTANCE OF 43.55 FEET TO A POINT OF CURVE;
- 7) ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 09°13'53", A RADIUS OF 870.00 FEET AND A DISTANCE OF 140.17 FEET TO A POINT OF CUSP;

THENCE S23°20'57"E, A DISTANCE OF 245.15 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 17°02'56", A RADIUS OF 850.00 FEET AND A DISTANCE OF 252.93 FEET TO A POINT ON CURVE, BEING ALSO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058904, EL PASO COUNTY RECORDS;

THENCE ON SAID WESTERLY LINE AND THE EXTENSION THEREOF ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS S81°15'33"W, HAVING A DELTA OF 01°59'41", A RADIUS OF 2397.24 FEET AND A DISTANCE OF 83.45 FEET TO A POINT OF TANGENT;

THENCE S06°44'46"E, A DISTANCE OF 54.31 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058903, EL PASO COUNTY RECORDS;
THENCE S37°03'01"W, A DISTANCE OF 144.87 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF BAPTIST ROAD;
THENCE N89°46'20"W ON SAID NORTHERLY RIGHT OF WAY LINE OF BAPTIST ROAD, A DISTANCE OF 27.37 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 0.959 ACRES

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

JAN 26, 2017
DATE

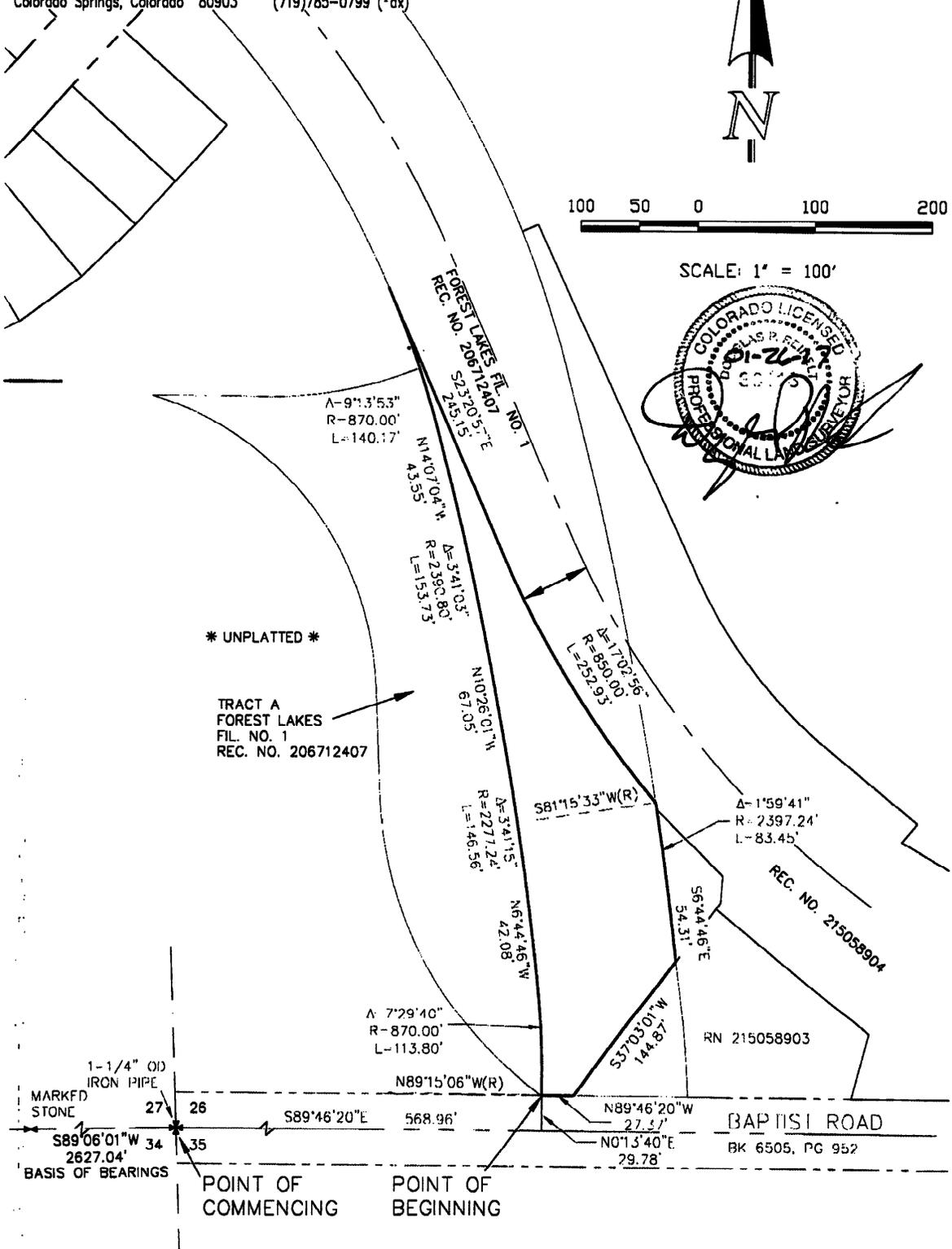


619 N. Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

REPLAT FIL. 1A TRACT AA
 RIGHT OF WAY VACATION
 FOREST LAKES DRIVE
 JOB NO. 1175.10 - 19
 SHEET 3 OF 3
 JANUARY 26, 2017



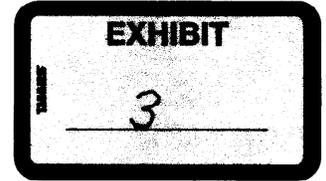
SCALE: 1" = 100'



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619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)



JOB NO. 1175.00-25
SEPTEMBER 5, 2017
PAGE 1 OF 3

LEGAL DESCRIPTION: COUNTY RETAINED RIGHT OF WAY

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS DEPICTED ON A LAND SURVEY PLAT PREPARED BY W.K. CLARK & ASSOCIATES, INC. DEPOSITED UNDER RECEPTION NO. 94901132, OF THE RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE EAST END BY A 1-1/4 INCH OUTSIDE DIAMETER IRON PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 27 AND AT THE WEST END BY A MARKED STONE AT THE SOUTH QUARTER CORNER OF SAID SECTION 27, BEING ASSUMED TO BEAR S89°06'01"W, A DISTANCE OF 2627.04 FEET

A PORTION OF FOREST LAKES DRIVE, AS PLATTED IN FOREST LAKES FILING NO. 1, RECORDED UNDER RECEPTION NO. 206712407 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE S89°46'20"E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 596.33 FEET;
THENCE N00°13'40"E, A DISTANCE OF 29.78 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BAPTIST ROAD, AS RECORDED IN BOOK 6505 AT PAGE 952, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N37°03'01"E, A DISTANCE OF 144.87 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID FOREST LAKES DRIVE, BEING ALSO A POINT ON THE WESTERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215058903;

THENCE ON SAID EASTERLY RIGHT OF WAY LINE OF FOREST LAKES DRIVE AND THE WESTERLY BOUNDARY LINE OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215058903 THE FOLLOWING (2) TWO COURSES;

- 1) S06°44'46"E, A DISTANCE OF 35.44 FEET TO A POINT OF CURVE;
- 2) ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 05°06'13", A RADIUS OF 910.00 FEET AND A DISTANCE OF 81.06 FEET TO A POINT ON CURVE, BEING ALSO A POINT ON SAID NORTH LINE OF BAPTIST ROAD;

THENCE N89°46'20"W ON SAID NORTH RIGHT OF WAY LINE OF BAPTIST ROAD, A DISTANCE OF 97.38 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 0.132 ACRES.

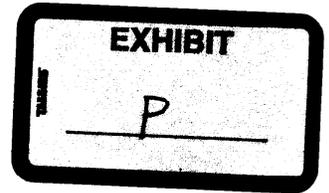
LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

Sept 05, 2017
DATE



BARGAIN AND SALE DEED

EL PASO COUNTY, by and through the Board of County Commissioners of El Paso County, Colorado, a body corporate and politic and a political subdivision of the State of Colorado, ("Grantor") whose street address is 200 South Cascade Avenue, Colorado Springs, CO 80903, having approved conveyance of this property for the consideration of One thousand, four hundred sixty-five dollars and forty-four cents (\$1,465.44) and other good and valuable consideration, in hand paid, hereby sell(s) and conveys to Forest Lakes Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado ("Grantee"), whose mailing address is 2 North Cascade, Suite 1280, Colorado Springs, CO, the following real property in the County of El Paso, State of Colorado, to wit:

See attached Exhibit 1, Legal Description
Exhibit 2, Sketch;

with all its appurtenances, subject to any and all existing utility easements and right-of-way located within the property.

The Grantor covenants that it has good right and full power to grant and convey the property.

Signed this ____ day of _____, 2017.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
County Clerk and Recorder

By: _____
Darryl Glenn, President

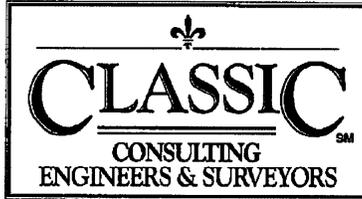
STATE OF COLORADO)
) SS.
COUNTY OF EL PASO)

The foregoing Bargain and Sale Deed was acknowledged before me this ____ day of _____, 2017, by Darryl Glenn, President, Board of County Commissioners of El Paso County, Colorado, and attested to by Chuck Broerman, County Clerk and Recorder.

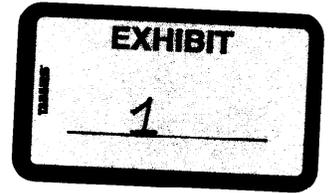
Witness my hand and official seal.

Notary Public

My Commission Expires: _____



619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)



JOB NO. 1175.00-20
JANUARY 26, 2017
PAGE 1 OF 3

LEGAL DESCRIPTION: COUNTY PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS DEPICTED ON A LAND SURVEY PLAT PREPARED BY W.K. CLARK & ASSOCIATES, INC. DEPOSITED UNDER RECEPTION NO. 94901132, OF THE RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE EAST END BY A 1-1/4 INCH OUTSIDE DIAMETER IRON PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 27 AND AT THE WEST END BY A MARKED STONE AT THE SOUTH QUARTER CORNER OF SAID SECTION 27, BEING ASSUMED TO BEAR S89°06'01"W, A DISTANCE OF 2627.04 FEET

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S89°46'20"E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 693.71 FEET; THENCE N00°13'40"E, A DISTANCE OF 29.78 FEET TO A POINT ON THE NORTH LINE OF BAPTIST ROAD, AS RECORDED IN BOOK 6505 AT PAGE 952 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO THE SOUTHEAST CORNER OF FOREST LAKES DRIVE, AS PLATTED IN FOREST LAKES FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 206712407 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058903, EL PASO COUNTY RECORDS;

THENCE ON THE EASTERLY LINE OF SAID FOREST LAKES DRIVE AND THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058903, EL PASO COUNTY RECORDS, THE FOLLOWING (2) TWO COURSES;

- 1) ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS BEARS S88°21'28"W, HAVING A RADIUS OF 910.00 FEET, A DELTA OF 05°06'13" AND A DISTANCE OF 81.06 FEET TO A POINT OF TANGENT;
- 2) N06°44'46"W, A DISTANCE OF 35.44 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON THE EASTERLY LINE OF SAID FOREST LAKES DRIVE THE FOLLOWING (2) TWO COURSES:

- 1) N06°44'46"W, A DISTANCE OF 54.31 FEET TO A POINT OF CURVE;
- 2) ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 01°50'33", A RADIUS OF 2397.24 FEET AND A DISTANCE OF 77.08 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058904, EL PASO COUNTY RECORDS;

THENCE ON SAID WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058904, EL PASO COUNTY RECORDS THE FOLLOWING (3) THREE COURSES;

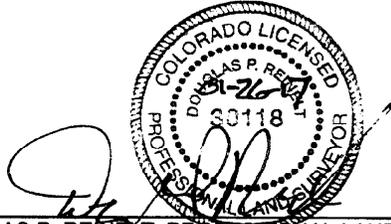
- 1) S44°36'06"E, A DISTANCE OF 80.39 FEET;
- 2) S04°31'58"W, A DISTANCE OF 22.86 FEET;

3) S37°03'01"W, BEING ALSO ON THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 215058903, EL PASO COUNTY RECORDS, A DISTANCE OF 63.03 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 0.081 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



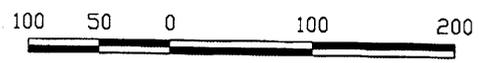
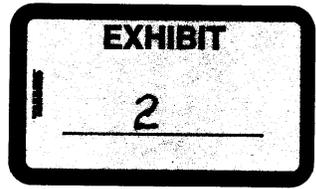
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

Jan 26, 2017
DATE

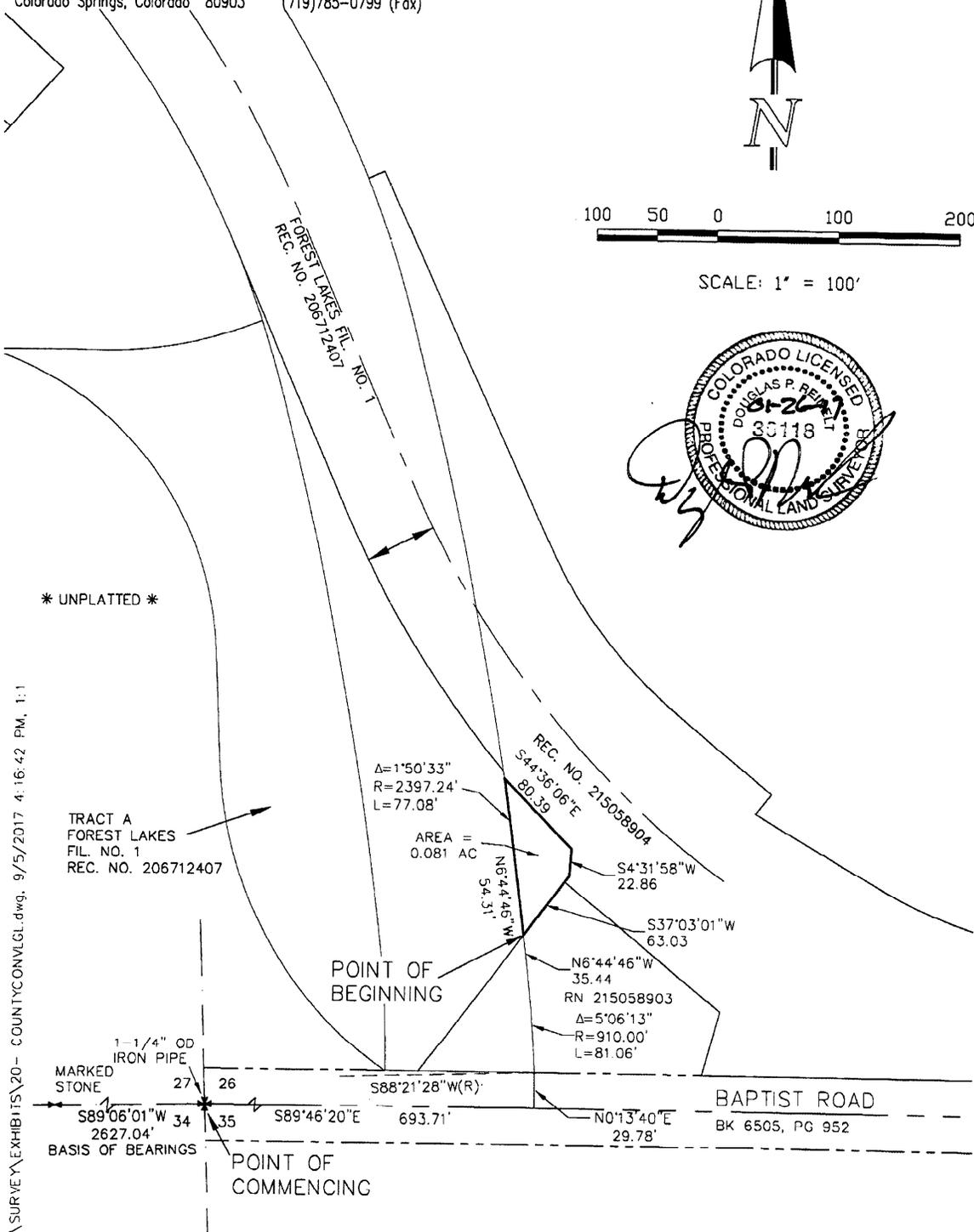


619 N. Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

REPLAT FIL. 1A TRACT AA
 COUNTY CONVEYANCE PARCEL
 FOREST LAKES DRIVE
 JOB NO. 1175.00-20
 SHEET 3 OF 3
 JANUARY 26, 2017



SCALE: 1" = 100'



N:\117500\DRAWINGS\SURVEY\EXHIBITS\20-COUNTYCONVLGL.dwg, 9/5/2017 4:16:42 PM, 1:1

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.