

EL PASO COUNTY



COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ JR
PEGGY LITTLETON

Department of Public Works

ADA/Safety ~ Facilities ~ Fleet ~ Security and Parking ~ Transportation ~
Office of Emergency Management/Hazardous Materials Team

Project No.: ER CO40-047
Project Code: 21422
Location: Judge Orr Box Culvert
Parcel: Drainage Easement (PE-1)

NOTICE OF INTENT TO VACATE

January 30, 2018

Daniel S. & Tia D. Ferguson Family LLLP
13202 Judge Orr Road
Peyton, CO 80831

RE: 12925 Judge Orr Road
El Paso County, Colorado Assessor Parcel No. 4305006002

Dear Ferguson Family:

The El Paso County Department of Public Works (the "County") is proceeding with the implementation of the Judge Orr Box Culvert, County Project No. ER CO40-047 (the "Project"). The Project has progressed to a point where the County has determined it necessary to finalize all aspects of real property interest relating to the Project. This final aspect will be the vacation of the following designated interest:

1. Drainage Easement – 1, a existing fifty foot drainage easement segmenting PE-1, a non-exclusive permanent easement, for the benefit of El Paso County, CO, its agents, contractors, and assigns.

This parcel is described in the attached Legal Descriptions and exhibits (the "Property"). The Planning and Community Services Department of the County has been selected as the representative for the vacate process. The Property is an extraneous plat with no associated title-work and will not be subject to appraisal prior to vacation. This vacation is necessary as the Bennett Ranch Channel no longer flows along the easement, rendering its purpose superfluous.

The Project incorporates federal funding, and is subject to the Colorado Department of Transportation's (CDOT's) oversight of the survey, valuation, and acquisition processes. A CDOT Right-of-Way Information Booklet describing the acquisition process is enclosed for your review.

Should you have any questions, or need additional information, please contact our office at 719-520-6894, or me directly at 719-520-6842. Thank you for your time and cooperation.



Sincerely,

John Andrews
Engineer I
El Paso County – Department of Public Works

Enclosures: Legal Description and Exhibit(s)
 Right of Way Plan Sheet
 CDOT Right of Way Information Booklet



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NOTICE OF INTENT TO VACATE

January 30, 2018

Brian Ritz
3716 Templeton Gap Road
Colorado Springs, CO 80907

RE: 12925 Judge Orr Road
El Paso County, Colorado Assessor Parcel No. 4305006002

Dear Ritz Family:

The El Paso County Department of Public Works (the "County") is proceeding with the implementation of the Judge Orr Box Culvert, County Project No. ER CO40-047 (the "Project"). The Project has progressed to a point where the County has determined it necessary to finalize all aspects of real property interest relating to the Project. This final aspect will be the vacation of the following designated interest:

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Sincerely,

John Andrews
Engineer I
El Paso County – Department of Public Works

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 or PO Box No. 3716 Templeton Gap Rd
 City, State, ZIP+4 C/S/C 80907

PS Form 3800, August 2006 See Reverse for Instructions

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 Street, Apt. No.,
 or PO Box No. 13202 Judge Orr Rd
 City, State, ZIP+4 Peyton, CO 80831

PS Form 3800, August 2006 See Reverse for Instructions

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