

BoCC

Chuck Broerman
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El Paso County, CO
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Pages 219149025

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 the vacation of right-of-way and conveyance of the 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 Robert C. and Lora G. Schleicher, whose mailing address is 11750 Woodland Road, Woodland Park, CO 80863, (hereinafter referred to as "Grantee"), the following real property in the County of El Paso, State of Colorado, to wit:

See attached: Exhibit 3-A and Exhibit 4-A, Legal Descriptions
Exhibit B, Sketch, Area 3 and Area 4

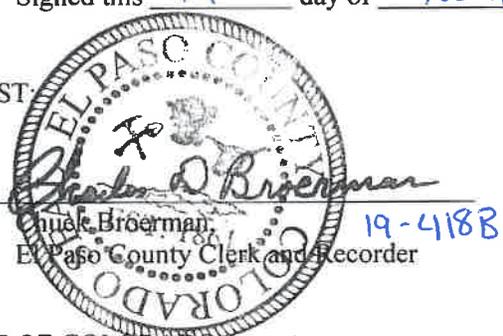
The Grantor covenants that it has good right and full power to grant and convey the property.

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever, the same, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or in equity, to the property use and benefit of the Grantee and its successors and assigns forever, together with all and singular appurtenances and privileges thereunto belonging, subject to any and all easements and other right-of-way located within the property pursuant to C.R.S. § 43-2-303(3).

Signed this 14 day of November, 2019

ATTEST:

By:



BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By:

Mark Walker, Chair

STATE OF COLORADO }
COUNTY OF EL PASO } SS.

The foregoing Bargain and Sale Deed was acknowledged before me this 14th day of November, 2019, by Mark Walker, Chair, Board of County Commissioners of El Paso County, Colorado and as attested to by Chuck Broerman, El Paso County Clerk and Recorder.

Witness by hand and official seal.

[Signature]

My Commission Expires: 3/5/22

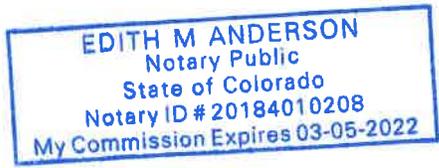


EXHIBIT 3-A

LEGAL DESCRIPTION – ROAD VACATION:

A PORTION OF THAT VARIABLE-WIDTH RIGHT-OF-WAY, BEING A PORTION OF WOODLAND ROAD, TIMBER RIDGE SUBDIVISION FILING NO. 2, AS RECORDED IN PLAT BOOK H-6 AT PAGE 68 UNDER RECEPTION NO. 096066394 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) AND IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOGGER ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 15 OF SAID TIMBER RIDGE SUBDIVISION FILING NO. 2, AS MONUMENTED BY A REBAR AND YELLOW CAP STAMPED "WATTS 9853", FROM WHICH THE NORTHWEST CORNER OF SAID LOGGER ROAD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 15, AS MONUMENTED BY A REBAR AND YELLOW CAP STAMPED "WATTS 9853" BEARS N00°50'24"E (N00°56'19"E PER THE RECORDED PLAT), A DISTANCE OF 266.54 FEET (266.88 FEET OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S89°12'36"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WOODLAND ROAD, A DISTANCE OF 209.42 FEET TO THE POINT OF BEGINNING OF THE VACATION HEREIN DESCRIBED;

THENCE N00°46'30"E, A DISTANCE OF 59.60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WOODLAND ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 13 AND THE SOUTHWEST CORNER OF LOT 12, ALL OF SAID TIMBER RIDGE SUBDIVISION FILING NO. 2;

THENCE ALONG THAT LINE COMMON TO SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID LOT 12 THE FOLLOWING TWO (2) COURSES;

1.) THENCE N88°14'45"E, A DISTANCE OF 191.23 FEET;
2.) THENCE N88°12'14"E, A DISTANCE OF 80.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 18 OF SAID TIMBER RIDGE SUBDIVISION FILING NO. 2;

THENCE S00°46'30"W, A DISTANCE OF 71.63 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WOODLAND ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1.) THENCE N89°13'30"W, A DISTANCE OF 266.29 FEET;
2.) THENCE N89°12'36"W, A DISTANCE OF 4.72 FEET TO THE POINT OF BEGINNING.

SAID VACATION CONTAINS 17,778 SQUARE FEET (0.408 ACRES) OF LAND, MORE OR LESS.

PREPARED BY:
KEVIN F. LLOYD, COLORADO P.L.S. NO. 26965
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, COLORADO 80866
719-687-0920

EXHIBIT 4-A

LEGAL DESCRIPTION – ROAD VACATION:

A PORTION OF THAT VARIABLE-WIDTH RIGHT-OF-WAY, BEING A PORTION OF WOODLAND ROAD, TIMBER RIDGE SUBDIVISION FILING NO. 2, AS RECORDED IN PLAT BOOK H-6 AT PAGE 68 UNDER RECEPTION NO. 096066394 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOGGER ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 15 OF SAID TIMBER RIDGE SUBDIVISION FILING NO. 2, AS MONUMENTED BY A REBAR AND YELLOW CAP STAMPED "WATTS 9853", FROM WHICH THE NORTHWEST CORNER OF SAID LOGGER ROAD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 15, AS MONUMENTED BY A REBAR AND YELLOW CAP STAMPED "WATTS 9853" BEARS N00°50'24"E (N00°56'19"E PER THE RECORDED PLAT), A DISTANCE OF 266.54 FEET (266.88 FEET OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WOODLAND ROAD THE FOLLOWING TWO (2) COURSES;

- 1.) THENCE S89°12'36"E, A DISTANCE OF 214.14 FEET;
- 2.) THENCE S89°13'30"E, A DISTANCE OF 266.29 FEET TO THE POINT OF BEGINNING OF THE VACATION HEREIN DESCRIBED;

THENCE N00°46'30"E, A DISTANCE OF 71.63 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WOODLAND ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 AND THE SOUTHWEST CORNER OF LOT 18, ALL OF SAID TIMBER RIDGE SUBDIVISION FIL. NO. 2; THENCE S73°31'27"E ALONG THAT LINE COMMON TO SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID LOT 18, A DISTANCE OF 189.84 FEET TO THE NORTHEAST CORNER OF SAID WOODLAND ROAD, SAID POINT ALSO BEING AN ANGLE POINT ON THE SOUTHERLY LINE OF SAID LOT 18;

THENCE S00°36'12"W ALONG THAT LINE COMMON TO SAID WOODLAND ROAD AND SAID LOT 18, A DISTANCE OF 36.02 FEET TO THE SOUTHERLY COMMON CORNER THEREOF;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WOODLAND ROAD THE FOLLOWING THREE (3) COURSES;

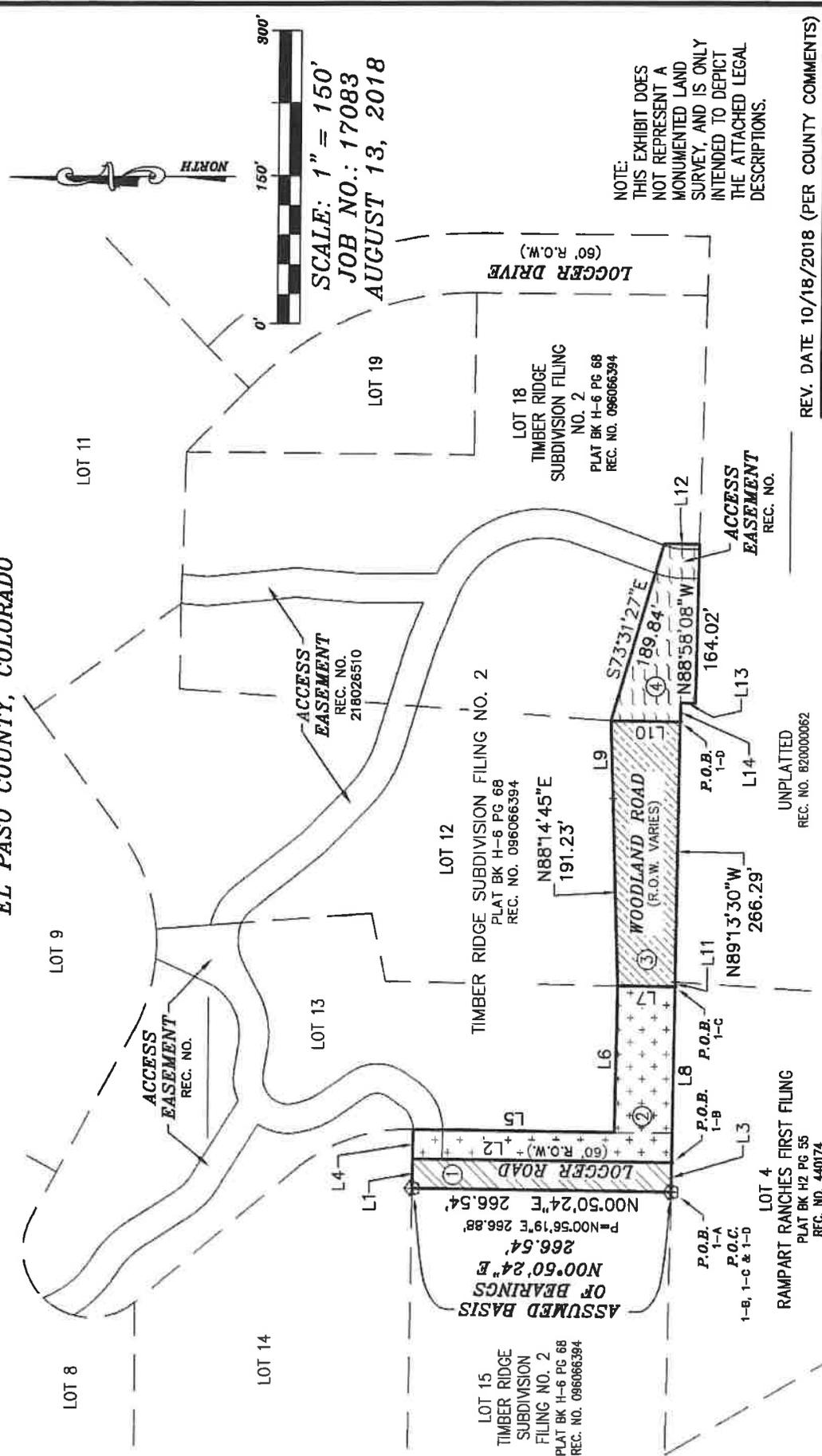
- 1.) THENCE N88°58'08"W, A DISTANCE OF 164.02 FEET;
- 2.) THENCE N03°15'07"E, A DISTANCE OF 15.04 FEET;
- 3.) THENCE N89°13'30"W, A DISTANCE OF 19.50 FEET TO THE POINT OF BEGINNING.

SAID VACATION CONTAINS 10,917 SQUARE FEET (0.251 ACRES) OF LAND, MORE OR LESS.

PREPARED BY:
KEVIN F. LLOYD, COLORADO P.L.S. NO. 26965
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, COLORADO 80866
719-687-0920

ROAD VACATION - EXHIBIT B

LOGGER ROAD AND A PORTION OF WOODLAND ROAD, TIMBER RIDGE SUBDIVISION FILING NO. 2
EL PASO COUNTY, COLORADO



RAMPART SURVEYS
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Woodland Park, CO. 80866
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ROAD VACATION – EXHIBIT B
LOGGER ROAD AND A PORTION OF WOODLAND ROAD, TIMBER RIDGE SUBDIVISION FILING NO. 2
EL PASO COUNTY, COLORADO

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | S89°16'24"E | 30.00' |
| L2 | S00°50'41"W | 266.57' |
| L3 | N89°12'36"W | 29.98' |
| L4 | S89°16'24"E | 30.00' |
| L5 | S00°50'58"W | 206.61' |
| L6 | S89°03'42"E | 149.38' |
| L7 | S00°46'30"W | 59.60' |
| L8 | N89°12'36"W | 179.44' |
| L9 | N88°12'14"E | 80.05' |
| L10 | S00°46'30"W | 71.63' |
| L11 | N89°12'36"W | 4.72' |
| L12 | S00°36'12"W | 36.02' |
| L13 | N03°15'07"E | 15.04' |
| L14 | N89°13'30"W | 19.50' |

REV. DATE 10/18/2018 (PER COUNTY COMMENTS)

RAMPART

SURVEYS

P.O. Box 5101
 Woodland Park, CO. 80866
 (719) 687-0920