

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 Mitchell Family Enterprises LLC, whose mailing address is PO Box 1827, Woodland Park, CO 80866, (hereinafter referred to as "Grantee"), the following real property in the County of El Paso, State of Colorado, to wit:

See attached: Exhibit 1-A and Exhibit 2-A, Legal Descriptions
Exhibit B, Sketch, Area 1 and Area 2

there 4 areas shown
on the map to be
vacated

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 _____ day of _____, 2018

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
Chuck Broerman,
El Paso County Clerk and Recorder

By: _____,
Chair

STATE OF COLORADO }
COUNTY OF EL PASO } SS.

The foregoing Bargain and Sale Deed was acknowledged before me this _____ day of _____, 2018, by _____, 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.

My Commission Expires: _____

EXHIBIT 1-A

LEGAL DESCRIPTION – ROAD VACATION:

A PORTION OF THAT SIXTY FOOT (60') WIDE RIGHT-OF-WAY, BEING A PORTION OF LOGGER 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 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:

BEGINNING 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 MONUMENTS 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 N00°50'24"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOGGER ROAD, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 15, A DISTANCE OF 266.54 FEET TO THE NORTHERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF LOT 14 OF SAID TIMBER RIDGE SUBDIVISION FILING NO. 2;

THENCE S89°16'24"E ALONG THAT LINE COMMON TO SAID LOGGER ROAD AND SAID LOT 14, A DISTANCE OF 30.00 FEET TO THE NORTHERLY POINT OF TERMINUS OF THE CENTERLINE OF SAID LOGGER ROAD;

THENCE S00°50'41"W ALONG SAID CENTERLINE, A DISTANCE OF 236.55 FEET;

THENCE S45°46'45"W, A DISTANCE OF 42.45 FEET TO THE POINT OF BEGINNING.

SAID VACATION CONTAINS 7,544 SQUARE FEET (0.173 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 2-A

LEGAL DESCRIPTION – ROAD VACATION:

A PORTION OF THAT SIXTY FOOT (60') WIDE RIGHT-OF-WAY, BEING A PORTION OF LOGGER ROAD, AND THAT SIXTY FOOT (60') WIDE RIGHT-OF-WAY, BEING A PORTION WOODLAND ROAD, ALL AS SHOWN ON THE PLAT OF 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 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:

BEGINNING 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 MONUMENTS 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 N45°46'45"E, A DISTANCE OF 42.45 FEET TO A POINT ON THE CENTERLINE OF SAID LOGGER ROAD;

THENCE N00°50'41"E ALONG SAID CENTERLINE, A DISTANCE OF 236.55 FEET TO THE NORTHERLY POINT OF TERMINUS THEREOF, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF LOT 14 OF SAID TIMBER RIDGE SUBDIVISION FILING NO. 2;

THENCE S89°16'24"E ALONG THAT LINE COMMON TO SAID LOGGER ROAD AND SAID LOT 14, A DISTANCE OF 30.00 FEET TO THE COMMON EASTERLY CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF LOT 13 OF SAID TIMBER RIDGE SUBDIVISION FILING NO. 2;

THENCE S00°50'58"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOGGER ROAD, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 13, A DISTANCE OF 206.61 FEET TO THE NORTHEAST CORNER OF THE INTERSECTION OF SAID LOGGER ROAD AND SAID WOODLAND ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 13;

THENCE S89°03'42"E ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WOODLAND ROAD, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 13, A DISTANCE OF 149.38 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE S00°46'30"W, A DISTANCE OF 59.60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WOODLAND ROAD;

THENCE N89°12'36"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 209.42 FEET TO THE POINT OF BEGINNING.

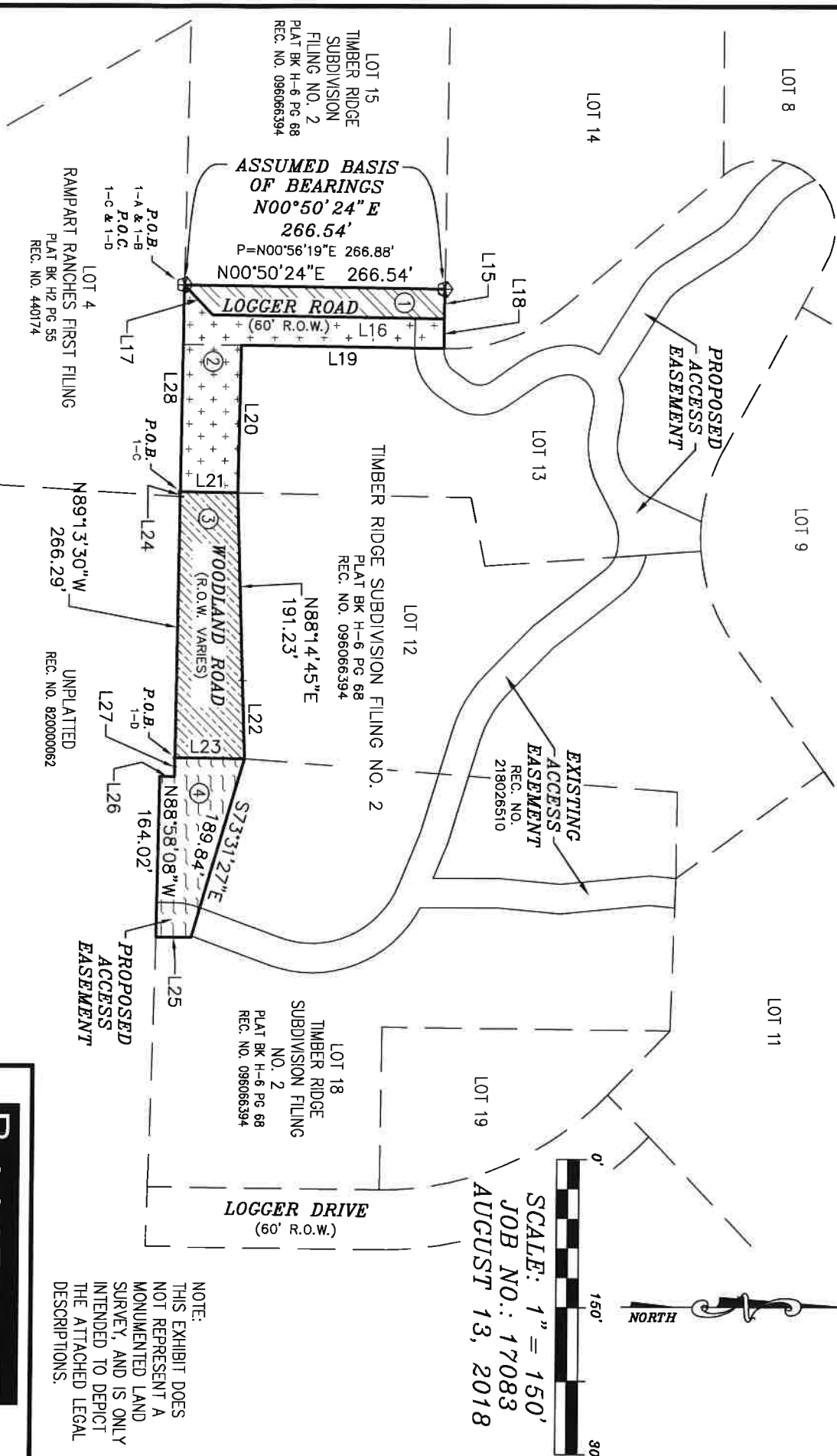
SAID VACATION CONTAINS 17,380 SQUARE FEET (0.399 ACRES) OF LAND, MORE OR LESS.

PREPARED BY:

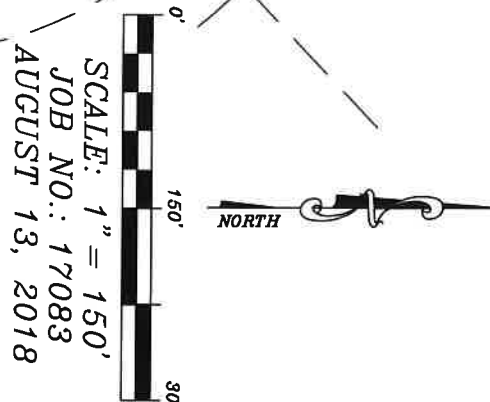
KEVIN F. LLOYD, COLORADO P.L.S. NO. 26965
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, COLORADO 80866
719-687-0920

ROAD VACATION - EXHIBIT B

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



- LEGEND:**
- ① AREA TO BE VACATED = 7,544 S.F. (0.173 AC±)
 - ② AREA TO BE VACATED = 17,380 S.F. (0.399 AC±)
 - ③ AREA TO BE VACATED = 17,778 S.F. (0.408 AC±)
 - ④ AREA TO BE VACATED = 10,917 S.F. (0.251 AC±)
- FOUND REBAR AND YELLOW CAP STAMPED "WATTS 9853"



NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY, AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTIONS.

RAMPART SURVEYS

P.O. Box 5101
Woodland Park, CO. 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

LINE TABLE		
LINE #	BEARING	DISTANCE
L15	S89°16'24"E	30.00'
L16	S00°50'41"W	236.55'
L17	S45°46'45"W	42.45'
L18	S89°16'24"E	30.00'
L19	S00°50'58"W	206.61'
L20	S89°03'42"E	149.38'
L21	S00°46'30"W	59.60'
L22	N88°12'14"E	80.05'
L23	S00°46'30"W	71.63'
L24	N89°12'36"W	4.72'
L25	S00°36'12"W	36.02'
L26	N03°15'07"E	15.04'
L27	N89°13'30"W	19.50'
L28	N89°12'36"W	209.42'

RAMPART
SURVEYS

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