

QUITCLAIM DEED

EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO ("Grantor"), whose street address is 200 South Cascade Avenue, Colorado Springs, Colorado 80903, County of El Paso, and State of Colorado, for the consideration of one dollar (\$1.00) and other good and valuable consideration in hand paid, hereby remise, release, sells, and quitclaims to **EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO** ("Grantee"), whose street address is 200 South Cascade Avenue, Colorado Springs, Colorado 80903, County of El Paso and State of Colorado, all the rights, title, and interest which the Grantor may have in and to the following property interest, to wit:

See Exhibit A, attached hereto and incorporated herein by reference,

and all appurtenances.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and delivered by this ____ day of _____ 2024.

GRANTOR:

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
County Clerk and Recorder

By: _____
Cami Bremer, Chair

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

The foregoing instrument was acknowledged before me this ____ day of _____ 2024 by Cami Bremer as Chair of the Board of County Commissioners of El Paso County, Colorado.

Witness my hand and seal.

My Commission Expires: _____

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 20 AND 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 100' WIDE RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, THENCE S35°08'43"E A DISTANCE OF 2948.81 FEET TO THE WESTERLY RIGHT OF WAY OF EASTONVILLE ROAD ACCORDING TO THE LAND SURVEY PLAT RECORDED AT RECEPTION NO. 201900096 IN THE RECORDS OF EL PASO COUNTY AND THE POINT OF BEGINNING;

THE FOLLOWING TWO (2) COURSES ARE ON SAID WESTERLY RIGHT OF WAY LINE OF EASTONVILLE ROAD;

1. THENCE S19°49'07"W ON SAID LINE 18.23 FEET TO A POINT OF CURVE TO THE RIGHT;
2. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1270.00 FEET, A DELTA ANGLE OF 03°41'23", AN ARC LENGTH OF 81.79 FEET, WHOSE LONG CHORD BEARS S21°40'04"W A DISTANCE OF 81.77 FEET;
3. THENCE N68°44'38"W A DISTANCE OF 690.68 FEET TO A POINT OF CURVE TO THE LEFT;
4. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1950.00 FEET, A DELTA ANGLE OF 33°27'40", AN ARC LENGTH OF 1138.82 FEET, WHOSE LONG CHORD BEARS N85°28'28"W A DISTANCE OF 1122.70 FEET TO THE WEST LINE OF FALCON REGIONAL PARK, RECORDED AT RECEPTION NO. 214086514 OF THE RECORDS OF SAID EL PASO COUNTY;
5. THENCE N00°13'03"W ON SAID LINE A DISTANCE OF 102.12 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
6. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 32°52'06", AN ARC LENGTH OF 1176.01 FEET, WHOSE LONG CHORD BEARS S85°10'41"E A DISTANCE OF 1159.95 FEET;
7. THENCE S68°44'38"E A DISTANCE OF 690.81 FEET TO THE POINT OF BEGINNING;

THE ABOVE PARCEL OF LAND CONTAINS 4.244 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).



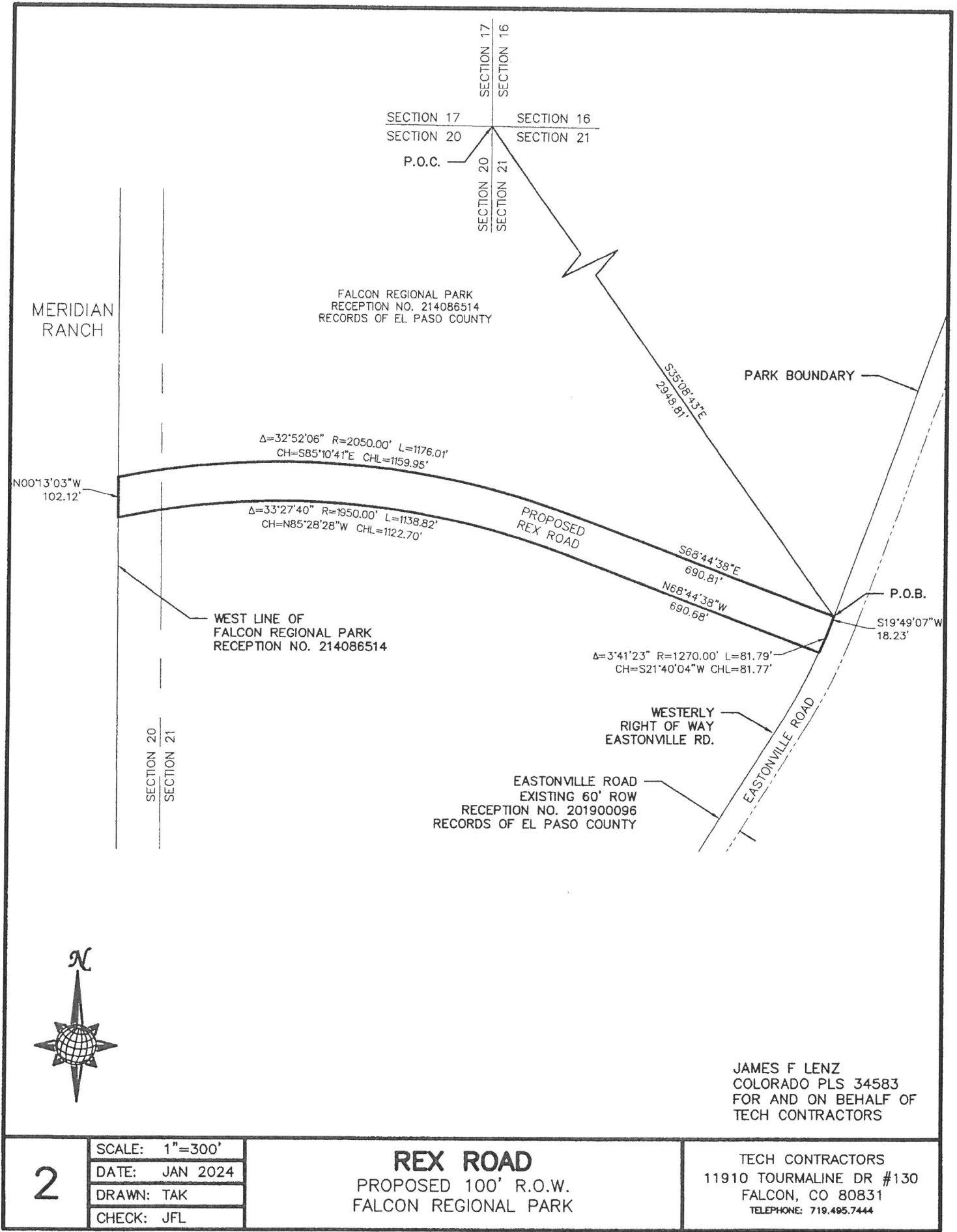
JAMES F LENZ
COLORADO PLS 34583
FOR AND ON BEHALF OF
TECH CONTRACTORS

1

SCALE: N/A
DATE: JAN 2024
DRAWN: TAK
CHECK: JFL

REX ROAD
PROPOSED 100' R.O.W.
FALCON REGIONAL PARK

TECH CONTRACTORS
11910 TOURMALINE DR #130
FALCON, CO 80831
TELEPHONE: 719.495.7444



2

SCALE: 1"=300'
DATE: JAN 2024
DRAWN: TAK
CHECK: JFL

REX ROAD
PROPOSED 100' R.O.W.
FALCON REGIONAL PARK

JAMES F LENZ
COLORADO PLS 34583
FOR AND ON BEHALF OF
TECH CONTRACTORS

TECH CONTRACTORS
11910 TOURMALINE DR #130
FALCON, CO 80831
TELEPHONE: 719.495.7444