

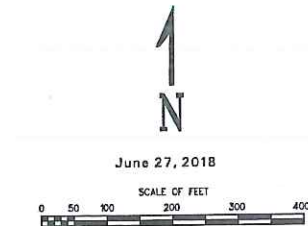
ADJOINING 65000

FORT CARSON

MILITARY RESERVATION

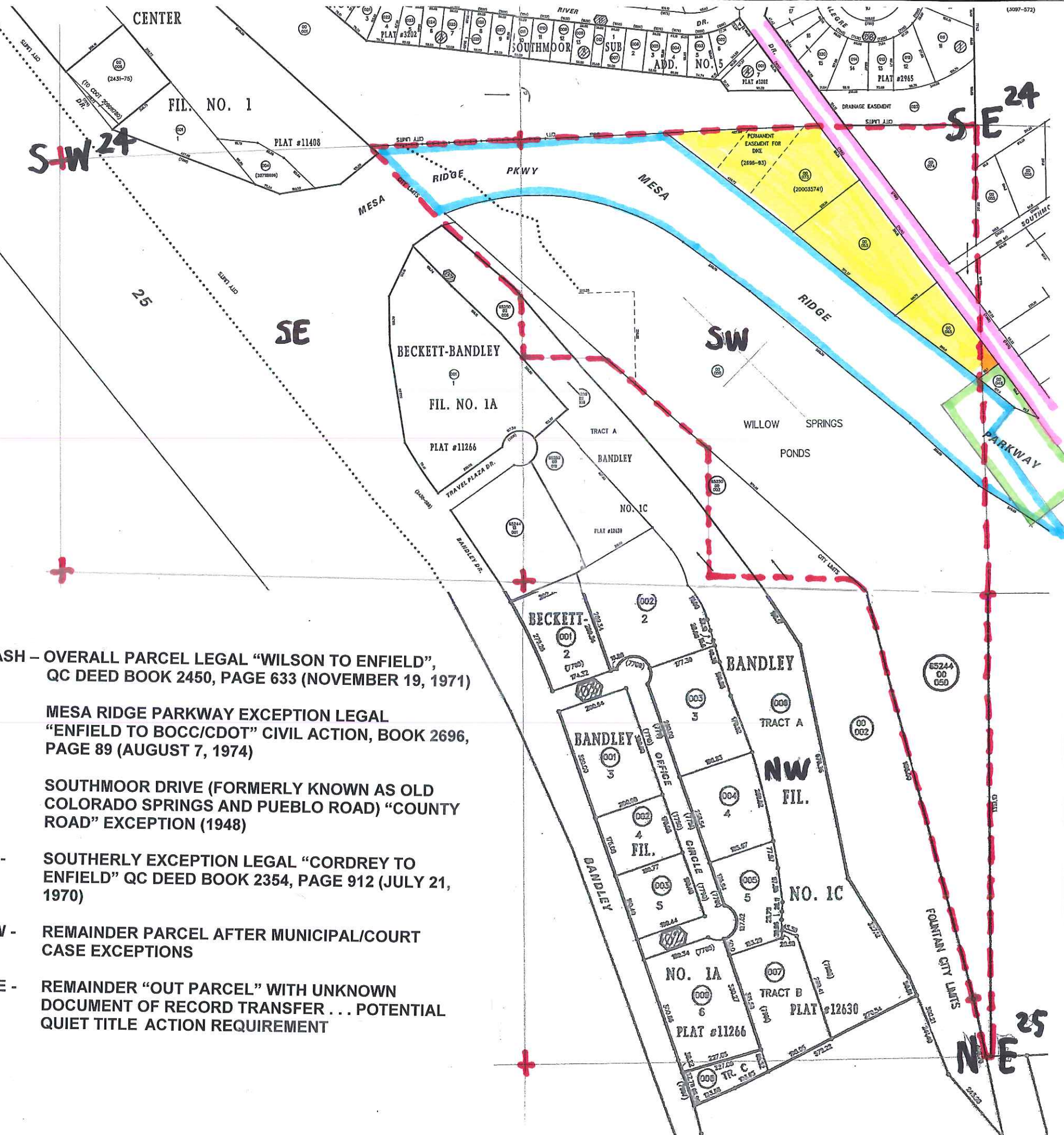
EL PASO COUNTY
T15S, R66W

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- RED DASH** - OVERALL PARCEL LEGAL "WILSON TO ENFIELD", QC DEED BOOK 2450, PAGE 633 (NOVEMBER 19, 1971)
- BLUE** - MESA RIDGE PARKWAY EXCEPTION LEGAL "ENFIELD TO BOCC/CDOT" CIVIL ACTION, BOOK 2696, PAGE 89 (AUGUST 7, 1974)
- PINK** - SOUTHMOOR DRIVE (FORMERLY KNOWN AS OLD COLORADO SPRINGS AND PUEBLO ROAD) "COUNTY ROAD" EXCEPTION (1948)
- GREEN** - SOUTHERLY EXCEPTION LEGAL "CORDREY TO ENFIELD" QC DEED BOOK 2354, PAGE 912 (JULY 21, 1970)
- YELLOW** - REMAINDER PARCEL AFTER MUNICIPAL/COURT CASE EXCEPTIONS
- ORANGE** - REMAINDER "OUT PARCEL" WITH UNKNOWN DOCUMENT OF RECORD TRANSFER . . . POTENTIAL QUIET TITLE ACTION REQUIREMENT



65243

NOV 19 1971
 Filed for record the _____ day of _____ A. D. 19 _____ 11:45 o'clock A. M.
 Reception No. 8444'S
 DCM 2450 PAGE 633
 HARRIET BEALS RECORDER

This Deed, Made this _____ day of _____ in the year of our Lord one thousand nine hundred and seventy one BETWEEN WILLIAM H. WILSON and CLARISSA W. WILSON

of the County of El Paso and State of Colorado, of the first part, and NORMAN W. ENFIELD of the County of El Paso and State of Colorado, of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One dollar and other good and valuable consideration, ~~XXXXXX~~, to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have remise, released, sold, conveyed and Quit-Claimed, and by these presents do remise, release, sell, convey, and Quit-Claim unto the said party of the second part, his heirs and assigns forever, all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described property situate, lying and being in the County of El Paso and State of Colorado, to-wit:

That portion of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 24, and of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, all in Township 15 South, Range 66 West of the 6th P.M., described as follows: Beginning at a point on the North line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 24 a distance of 931.15 feet East of the Northwest corner of the SE $\frac{1}{4}$ of said SW $\frac{1}{4}$; thence South 47°20' East 600 feet; thence South 227.83 feet; thence East 247.8 feet; thence South 47°20' East 381.88 feet; thence South 401.18 feet; thence East 435.26 feet; thence South 47°20' East 50.17 feet; thence South 14°03' East 1195 feet; thence South 11°24' East 135.9 feet to the South line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 25; thence East on said South line of the Southeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 25; thence North on the East line thereof to the Northeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 25; thence North along the East line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, to the Northeast corner thereof, thence West along the North line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, thence continue West along the North line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24 to the point of beginning.

STATE OF COLORADO
 NOV 19 1971

To Have and to Hold the Same, Together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part his heirs and assigns forever. In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of
 [Signature] WILLIAM H. WILSON Seal
 [Signature] CLARISSA W. WILSON Seal

STATE OF COLORADO, } ss. STATUTORY ACKNOWLEDGMENT
 County of El Paso }
 acknowledged before me this 16th day of November, 1971
 by WILLIAM H. WILSON and CLARISSA W. WILSON
 Witness my hand and official seal
 My commission expires August 30, 1973
 [Notary Seal]

Received at 1:15 o'clock P. M. AUG 7 1974
Caption No. 92439 HARRIET BEALS

BOOK 2696 PAGE 89

IN THE DISTRICT COURT IN AND FOR THE
COUNTY OF EL PASO AND
STATE OF COLORADO

CIVIL ACTION NO. 75872

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF EL PASO, STATE
OF COLORADO, and the STATE
DEPARTMENT OF HIGHWAYS, DIVISION
OF HIGHWAYS, STATE OF COLORADO,

Petitioners,

vs.

RULE AND ORDER

NORMAN W. ENFIELD; ESTATE OF LETA
W. ENFIELD, deceased; HERMAN A.
RAITNER, as Executor of the Estate
of Leta W. Enfield, deceased;
THE GOLDEN SAVINGS AND LOAN
ASSOCIATION; SHARON SHIPLEY, as
Treasurer of El Paso County and
MARION CARTER, as Public Trustee
of El Paso County,

Respondents.

power copy

THIS MATTER came on regularly for hearing this day upon a
Consent to Entry of Rule and Order with respect to the acquisi-
tion of Parcels Nos. 5, 5A and 6 and access rights appertenant
thereto, in the above entitled case. Said Consent being duly
executed by the persons interested as owners and those otherwise
interested of record; it appearing to the Court from said Consent
and the other pleadings herein that said persons are the record
owners and those otherwise interested and all said persons have
agreed with the petitioners upon the compensation to be paid
herein;

THE COURT FINDS: That it has full and complete jurisdiction
of the subject matter of this action and the parties thereto, and
service has been made upon all interested parties, as required by
law; that the parties have agreed that the sum of \$40,000.00 re-
presents the full compensation to be paid for the taking of said

AMENDED

BOOK 2696 PAGE 91

EXHIBIT "A"

LEGAL DESCRIPTION

PROJECT NO. S 0016(34)

WIDENING

September 6, 1973

PARCEL NO. 5

A tract or parcel of Land No. 5 of the State Department of Highways, Division of Highways, State of Colorado, Project No. S 0016(34) containing 10.95 acres, more or less, in the S½ of SE¼ and SE¼ of SW¼ of Section 24, Township 15 South, Range 66 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the East City Limits of the City of Fountain from which the southeast corner of Section 24, T. 15 S., R. 66 W., of the 6th P.M. bears S. 69° 16' E. a distance of 1,968.3 feet;

1. Thence along the arc of a curve to the right having a radius of 633.5 feet, a distance of 599.9 feet (the chord of this arc bears S. 83° 44' 30" E. a distance of 581.4 feet);
2. Thence S. 53° 00' E. a distance of 230.7 feet;
3. Thence S. 50° 12' 30" E. a distance of 585.3 feet;
4. Thence S. 47° 04' E. a distance of 238.8 feet;
5. Thence S. 57° 42' 30" E. a distance of 248.8 feet to a property corner of a tract of land as described in Book 1917, Page 310 of the El Paso County Records;
6. Thence along the southwesterly property line of said tract of land, N. 36° 44' 30" W. a distance of 435.6 feet to a property corner;
7. Thence along the northwesterly property line of said tract of land W. 53° 15' 30" E. a distance of 133.9 feet;
8. Thence N. 50° 12' 30" W. a distance of 1,135.3 feet to a point on the north line of the SW¼ of said Section 24 (said north line being on the City Limits of the City of Fountain);
9. Thence along said north line N. 69° 37' 30" W. a distance of 882.9 feet;
10. Thence S. 47° 14' 30" E. a distance of 104.1 feet;
11. Thence S. 51° 18' 30" W. a distance of 1.8 feet to a southwesterly property line of a tract of land as described in Book 1480, Page 431, of the El Paso County records;
12. Thence along said southwesterly property line as described in said Book 1480, Page 431, S. 47° 14' 30" E. a distance of 299.0 feet, more or less, to the point of beginning.

The above described parcel contains 10.95 acres, more or less.

(continued)

File for record the JUL 21 1970 day of July A. D. 1970 at 2:00 P.M. o'clock P.
 Reception No. 742707 BOOK 2354 PAGE 912
 HARRIET BEALS RECORDED

This Deed, Made this _____ day of June in the year of our Lord one thousand nine hundred and sixty-nine **BETWEEN**

MARY H. CORDREY
 of the County of El Paso and State of Colorado, of the first part, and
 LETA W. ENFIELD
 of the County of El Paso and State of Colorado, of the second part,
 Witnesseth, That the said part y of the first part, for and in consideration of the sum of Ten dollars (\$10.00) and other valuable consideration----- DOLLARS, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and Quit-Claimed, and by these presents does remise, release, sell, convey, and Quit-Claim unto the said party of the second part, her heirs and assigns forever, all the right, title, interest, claim and demand which the said part y of the first part has in and to the following described real property situate, lying and being in the County of El Paso and State of Colorado, to-wit:

None

Beginning at a point that is 525.0 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 24, Township 15 South, Range 66 West of the 6th P. M.; thence Northwesterly along the Westerly right-of-way line of the old Colorado Springs and Pueblo Road, a distance of 357.0 feet to the point of beginning; thence continuing Northwesterly on the above described Westerly right of way line, a distance of 435.6 feet; thence angle left 90 degrees Southwesterly a distance of 200 feet; thence angle left 90 degrees Southeasterly, a distance of 435.6 feet; thence angle left 90 degrees, a distance of 200 feet Northeasterly to the point of beginning.

Together with all right, title and interest in and to the water and water rights described in Quitclaim Deed recorded in Book 1936 at Page 548 of the public records of El Paso County, Colorado under reception No. 264734.

STATE DOCUMENTARY FEE
 JUL 21 1970
 \$ None

To Have and to Hold the Same, Together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part her heirs and assigns forever. In Witness Whereof, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of }
 X Mary H. Cordrey }
 Mary H. Cordrey }
 _____ }
 _____ }
 _____ }
 _____ }

STATE OF COLORADO, }
 County of El Paso }
) ss. STATUTORY ACKNOWLEDGMENT

acknowledged before me this 17th day of July 1970
 by MARY H. CORDREY

Witness my hand and official seal.
 My commission expires 10/1/73



*If acting in official or representative capacity, insert name and also office or capacity and for whom acting.

SOUTHMOOR DR

03W

~~65244-00-049~~

ADDRESS OF PROPERTY

ASSESSOR'S DESCRIPTION

TAX DIST.

PARCEL NO.

TRACT IN SW4SE4 SEC 24-15-66 AS FOLS, COM AT POI OF W LN OF SOUTHMOOR DR WITH S LN OF SD SEC, TH N 36<12 W ON W R/W LN 792.6 FT FOR POB, N 36<12 W ON WLY R/W LN TO W LN OF SE4SE4 OF SD SEC, N TO NW COR THEREOF, W TO INTSEC NELY R/W LN OF HWY PROJECT S 0016 (34) PARCEL 5, S 50<12<30 W 1135.3 FT, TH N 53<15<30 E 66.1 FT TO POB, EX THAT PART OF SOUTHMOOR DR EX DRAINAGE EASEMENT

5.62

GRANTEE	DATE	BOOK	PAGE	KIND OF INSTRUMENT	REMARKS
ENFIELD NORMAN W	2450	633	11-19	-71	From 1973 QCD 65244-00-009
Enfield, Norman W. & Maxine M. part pic	1-11-74	2649	680	43887 WD	70
Enfield, Norman W. part pic	8-22-74	2699	710	95974 WD	1975 65244-00-053 ✓
Enfield, Norman W. + Maxine M. part pic	8-22-74	2699	711	95975 WD	054 ✓
Enfield, Norman W. part pic	5-14-75	2750	763	150797	QCD

Dave Hostetler

From: Rick VanDyke <RickVanDyke@elpasoco.com>
Sent: Wednesday, November 14, 2018 10:55 AM
To: Dave Hostetler
Subject: Question
Attachments: 65244-00-009 outed tax schedule #.pdf

David
I reviewed your area of concern for parcel 65244-00-065

When I looked at the oldest map books we have (1972), this "area of concern" was part of an older parcel identified by tax schedule 65244-00-009. I've attached the old property record card for that parcel. These old typed legal descriptions appear to include said area of concern, but the deed listed on the property record card is the same deed you have already mapped out - referencing the east line of SW4SE4 of Section 24 (creating said triangular parcel)

Norman W Enfield was conveyed a parcel from Clarissa W Wilson, recorded November 19, 1971 Book 2450 Page 633. Per your own observation, this triangular parcel was not included in said conveyance. However, the geographic rendition on the assessment rolls has included it for decades.

Clarissa W Wilson was conveyed a large parcel of land recorded March 29, 1948 Book 1159 Reception #732229. I believe this deed includes this triangular area of concern; however, it does not appear to have been conveyed to Norman W Enfield in 1971

You can have a Title Company process a full search regarding this triangular area of concern, but I suspect they may confirm what you and I already suspect and a Quiet Title action might (?) be necessary.

So, the deeds we have referring to this parcel - you already have.
I don't believe you will find any other deeds for this parcel's current geographic configuration that that will pre-date 1972.

Sorry I could not help further

Rick Van Dyke
GIS Manager
El Paso County Assessor's office
(719) 520-6523
rickvandyke@elpasoco.com

