

D.F. #0.00

GENERAL WARRANTY DEED

HERIBERTO LOPEZ and BLANCA F. MAGALLAN VELASQUEZ, whose address is 6045 Cowpoke Road, Colorado Springs, CO 80924, ("Grantor"), for the consideration of ninety nine thousand one hundred twenty two and no/100 Dollars (\$99,122.00) paid, does hereby grant and convey to the CITY OF COLORADO SPRINGS, COLORADO, a home rule city and Colorado municipal corporation, whose street address is 30 South Nevada Avenue, Suite 502, Colorado Springs, Colorado 80903, County of El Paso, State of Colorado, ("Grantee"), the following real property situated in the City of Colorado Springs, El Paso County, in the State of Colorado, to wit:

The property legally described on Exhibits A-1, A-2, B-1 and B-2 attached hereto and made a part hereof, also known as portions of El Paso County Tax Schedule Number 53060-00-053.

together with all of its appurtenances, and Grantor warrants the title to the same, subject to any easements, conditions, and restrictions of record.

Signed this 28 day of Jan, 2019.

Grantor:

*Heriberto Lopez*

HERIBERTO LOPEZ

*Blanca F. Magallan Velasquez*

BLANCA F. MAGALLAN VELASQUEZ

State of CO )

County of El Paso ) ss.

The foregoing instrument was acknowledged before me this 28 day of Jan, 2019, by Heriberto Lopez and Blanca F. Magallan Velasquez.

Witness my hand and official seal.

My Commission expires: 1-22-20

RYAN BRITO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20044002465  
My Commission Expires January 22, 2020

*Ryan Brito*  
Notary Public



550 74533

Grantee:

CITY OF COLORADO SPRINGS, COLORADO,  
a home rule city and Colorado municipal corporation

Accepted:

By:   
Darlene Kennedy, Real Estate Services Manager

Date: January 28, 2019

By:   
Travis Easton, Public Works Director

Approved as to Form:

  
Office of the City Attorney

## EXHIBIT A-1

### LEGAL DESCRIPTION:

A portion of the tract of land described in the Warranty Deed recorded at Reception No. 217058373 of the records of El Paso County, Colorado and located in a portion of the North 472 feet of the Southwest quarter of the Northwest quarter (SW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

COMMENCING at a No. 6 rebar with 3-1/4" aluminum cap stamped by PLS No. 19586 at the Northeast corner of Government Lot 4, being the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., from which a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No 10377 bears N00°28'36"W a distance of 1320.85 feet at the Northeast corner of the Southwest quarter of the Southwest quarter (SW1/4SW1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M, and is the basis of bearings used herein; thence S00°19'26"W on the East line of said Government Lot 4, a distance of 1303.18 feet to a 5/8" inside diameter iron pipe, at the Northeast corner of said SW1/4NW1/4; thence S00°19'26"W on the East line of said SW1/4NW1/4, a distance of 472.19 feet to the Southeast corner of said tract of land; thence S88°42'56"W on the South line of said tract of land, a distance of 50.02 feet to the POINT OF BEGINNING at a point fifty (50.00) feet West of said East line, as measured perpendicular thereto; thence continuing S88°42'56"W on said South line, a distance of 240.27 feet; thence N00°46'13"W a distance of 175.60 feet; thence N64°33'08"E a distance of 270.42 feet to a point fifty (50.00) feet West of said East line, as measured perpendicular thereto; thence S00°19'26"W parallel with said East line, a distance of 286.40 feet to the POINT OF BEGINNING and containing 1.285 acres or 55,968 square feet of land, more or less.

See Exhibit "B" attached.

Prepared by:  
John L. Bailey PLS #19586  
for and on behalf of  
Rockwell Consulting, Inc.  
January 25, 2018

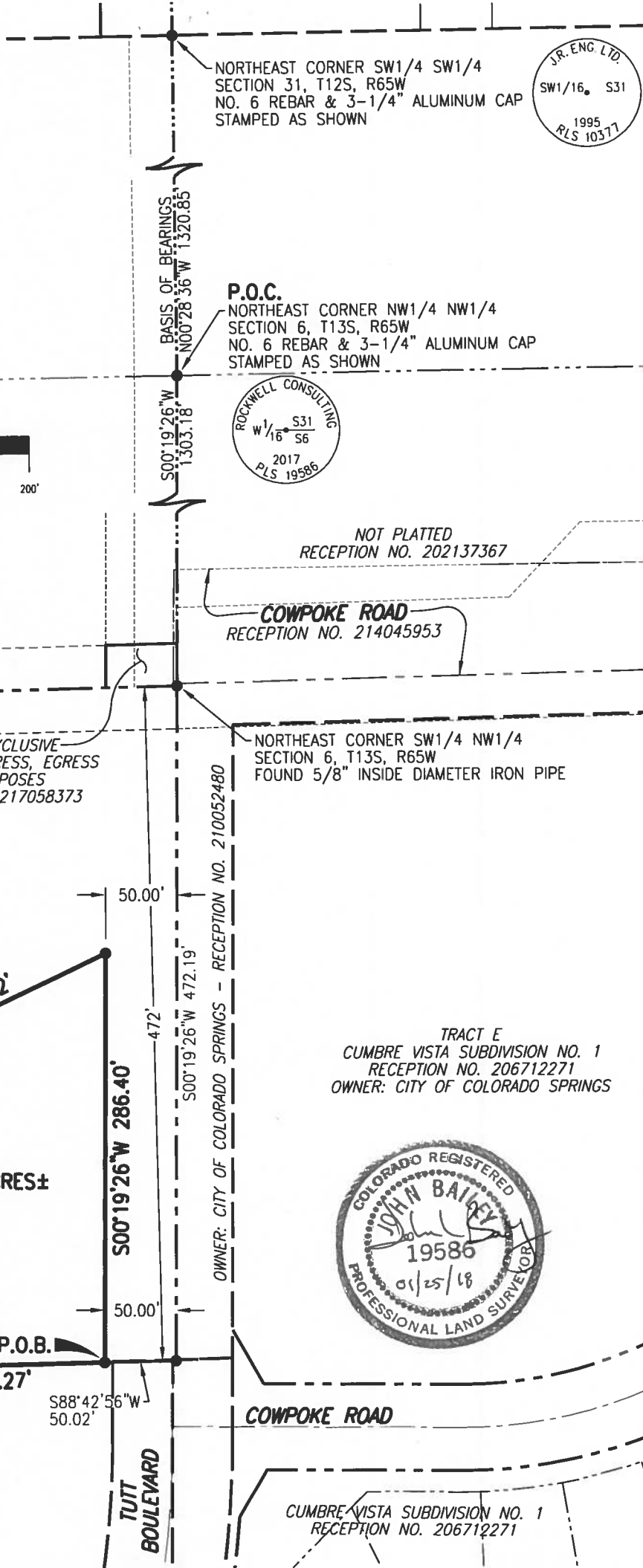
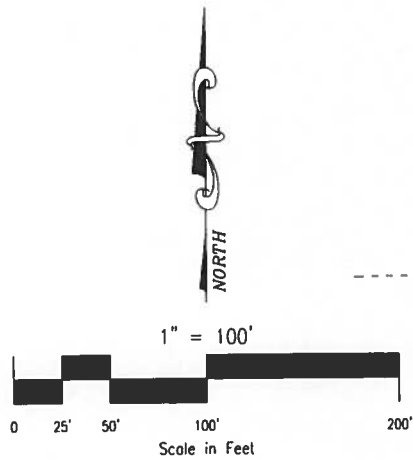


JOB NO. 17-023

FILE: 17023EXD.DWG  
DATE: 01/25/18



**EXHIBIT A-2**



J.R. ENG LTD.  
SW1/16 S31  
1995  
RLS 10371

ROCKWELL CONSULTING  
W 1/16 S31 S6  
2017  
PLS 19586

COLORADO REGISTERED  
JOHN BAILEY  
19586  
01/25/18  
PROFESSIONAL LAND SURVEYOR

TRACT OF LAND  
RECEPTION NO. 217058373

TRACT E  
CUMBRE VISTA SUBDIVISION NO. 1  
RECEPTION NO. 206712271  
OWNER: CITY OF COLORADO SPRINGS

OWNER: RMG-RS HOLDINGS, LLC  
RECEPTION NO. 213072502

CUMBRE VISTA SUBDIVISION NO. 1  
RECEPTION NO. 206712271

FILE: 17023EXD.DWG  
DATE: 01/25/18

JOB NO. 17-023

LOCATED IN A PORTION OF  
THE NORTH 472' OF  
THE SW 1/4 OF THE NW 1/4  
OF SECTION 6  
T-13-S, R-65-W OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO

**ROCKWELL CONSULTING, Inc.**  
ENGINEERING • SURVEYING  
1955 N. UNION BLVD., SUITE 200  
COLORADO SPRINGS, CO 80909  
(719) 475-2575 • FAX (719) 475-9223

## EXHIBIT B-1

### LEGAL DESCRIPTION:

A portion of the tract of land described in the Warranty Deed recorded at Reception No. 217058373 of the records of El Paso County, Colorado and located in a portion of the North 472 feet of the Southwest quarter of the Northwest quarter (SW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

BEGINNING at the Northeast corner of said SW1/4NW1/4; thence S00°19'26"W on the East line of said SW1/4NW1/4, a distance of 472.19 feet to the Southeast corner of said tract of land; thence S88°42'56"W on the South line of said tract of land, a distance of 50.02 feet, to a point fifty (50.00) feet West of said East line, as measured perpendicular thereto; thence N00°19'26"E parallel with said East line, a distance of 286.40 feet; thence S89°40'34"E a distance of 19.50 feet to a point thirty and one-half (30.50) feet West of said East line, as measured perpendicular thereto; thence N00°19'26"E parallel with said East line, a distance of 186.33 feet to the North line of said SW1/4NW1/4; thence N88°42'56"E on said North line, a distance of 30.51 feet to the POINT OF BEGINNING and containing 0.459 acre or 19,981 square feet of land, more or less.

See Exhibit "B" attached.

Prepared by:  
John L. Bailey PLS #19586  
for and on behalf of  
Rockwell Consulting, Inc.  
December 04, 2017



JOB NO. 17-023

FILE: 17023EXB.DWG  
DATE: 12/04/17



**EXHIBIT B-2**

NOT PLATTED  
RECEPTION NO. 202137367

OWNER: JOAN B. GALLEGOS  
RECEPTION NO. 215030145

**COWPOKE ROAD**  
RECEPTION NO. 214045953

**N88°42'56"E, 30.51'**

**P.O.B.**

30'x50' NON-EXCLUSIVE  
R.O.W. FOR INGRESS, EGRESS  
& RELATED PURPOSES  
RECEPTION NO. 217058373

**N00°19'26"E 186.33'**

30.50'

**S89°40'34"E  
19.50'**

TRACT OF LAND  
RECEPTION NO. 217058373



1" = 100'



**N00°19'26"E 286.40'**

**AREA = 0.459 ACRE ±**

472'

**S00°19'26"W 472.19'**

OWNER: CITY OF COLORADO SPRINGS - RECEPTION NO. 210052480

TRACT E  
CUMBRE VISTA SUBDIVISION NO. 1  
RECEPTION NO. 206712271  
OWNER: CITY OF COLORADO SPRINGS

50.00'

**S88°42'56"W  
50.02'**

OWNER: RMG-RS HOLDINGS, LLC  
RECEPTION NO. 213072502

**COWPOKE ROAD**



**TUIT BOULEVARD**

CUMBRE VISTA SUBDIVISION NO. 1  
RECEPTION NO. 206712271

FILE: 17023EXB.DWG  
DATE: 12/04/17

JOB NO. 17-023

LOCATED IN A PORTION OF  
THE NORTH 472' OF  
THE SW 1/4 OF THE NW 1/4  
OF SECTION 6  
T-13-S, R-65-W OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO

**ROCKWELL CONSULTING, Inc.**

ENGINEERING • SURVEYING  
1955 N. UNION BLVD., SUITE 200  
COLORADO SPRINGS, CO 80909  
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