

D.F. \$0.00

GENERAL WARRANTY DEED
(Spires Drainage Basins Land Gift)

THE SPIRES DRAINAGE HOMEOWNERS ASSOCIATION, INC., a Colorado nonprofit corporation having acquired title as THE SPIRES DRAINAGE HOMEOWNERS ASSOCIATION, a Colorado nonprofit corporation ("Grantor"), whose address is c/o Row Cal Management Co, LLC, 3720 Sinton Road, Suite 200, Colorado Springs, Colorado 80907, for the consideration of one and no/100 dollars (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby sells and conveys to THE CITY OF COLORADO SPRINGS, Colorado, a home rule city and Colorado municipal corporation ("Grantee"), whose address is c/o Real Estate Services, P.O. Box 1575 MC 525, Colorado Springs, CO 80901, the following real property in the County of El Paso and State of Colorado, to wit:

The property more particularly described on Exhibits A and C and depicted on Exhibits B and D attached hereto and made a part hereof,

also known as El Paso County Tax Schedule Numbers 7513200001 and 7513200002;

together with all its appurtenances, and warrants the title to the same, subject to all matters of record.

Signed this 25 day of Feb, 2025 SM
2024.

GRANTOR:

THE SPIRES DRAINAGE HOMEOWNERS ASSOCIATION, INC., a Colorado nonprofit corporation, having acquired title as THE SPIRES DRAINAGE HOMEOWNERS ASSOCIATION, a Colorado nonprofit corporation

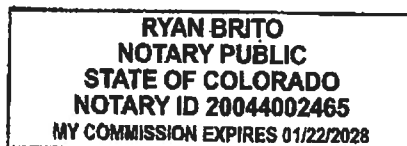
By: John Marvin
John Marvin, President

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

file The foregoing instrument was acknowledged before me this 25 day of Feb, 2025, 2024 By John Marvin, President of The Spires Drainage Homeowners Association, Inc., a Colorado nonprofit corporation, having acquired title as The Spires Drainage Homeowners Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 1-22-28



Ryan Brito
Notary Public

RES File No. 20904

General Warranty Deed
The Spires Drainage Homeowners Association, Inc.

GRANTEE:

City of Colorado Springs, Colorado, a home rule city and
Colorado municipal corporation

Accepted:

By: Kellie Billingsley
Kellie Billingsley, Real Estate Services Manager

Date: 2/25/2025

By: Gayle Sturdivant
Gayle Sturdivant, City Engineer/Deputy Public Works Director

Approved as to Form:

ASV
Office of the City Attorney

EXHIBIT A**LEGAL DESCRIPTION: NORTH DEBRIS DAM SITE**

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 12 AND IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 31, THE SPIRES BROADMOOR FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER 205013876 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER (ALL BEARINGS USED HEREIN ARE RELATIVE TO THE BEARING SYSTEM IN SAID SUBDIVISION); THENCE N 20° 14' 59" W, A DISTANCE OF 1,202.27 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N 90° 00' 00" W, A DISTANCE OF 110.58 FEET; THENCE N 67° 12' 29" W, A DISTANCE OF 210.71 FEET; THENCE N 03° 03' 48" E, A DISTANCE OF 186.42 FEET; THENCE N 55° 52' 27" E, A DISTANCE OF 243.09 FEET; THENCE N 90° 00' 00" E, A DISTANCE OF 109.58 FEET; THENCE S 34° 08' 42" E, A DISTANCE OF 145.54 FEET; THENCE S 03° 10' 56" E, A DISTANCE OF 125.62 FEET; THENCE S 33° 27' 35" W, A DISTANCE OF 189.72 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.92 ACRES, MORE OR LESS.

PREPARED BY:

CHRISTOPHER THOMPSON, COLORADO P.L.S. NO 19625
FOR AND ON BEHALF OF ROCKY MOUNTAIN LAND SERVICES
1623 SOUTH TEJON STREET
COLORADO SPRINGS, COLORADO 80906
719-630-0559

EXHIBIT B

EXHIBIT FOR LEGAL DESCRIPTION

A PORTION OF THE NW 1/4 SECTION 13, T 15 S, R 67 W
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

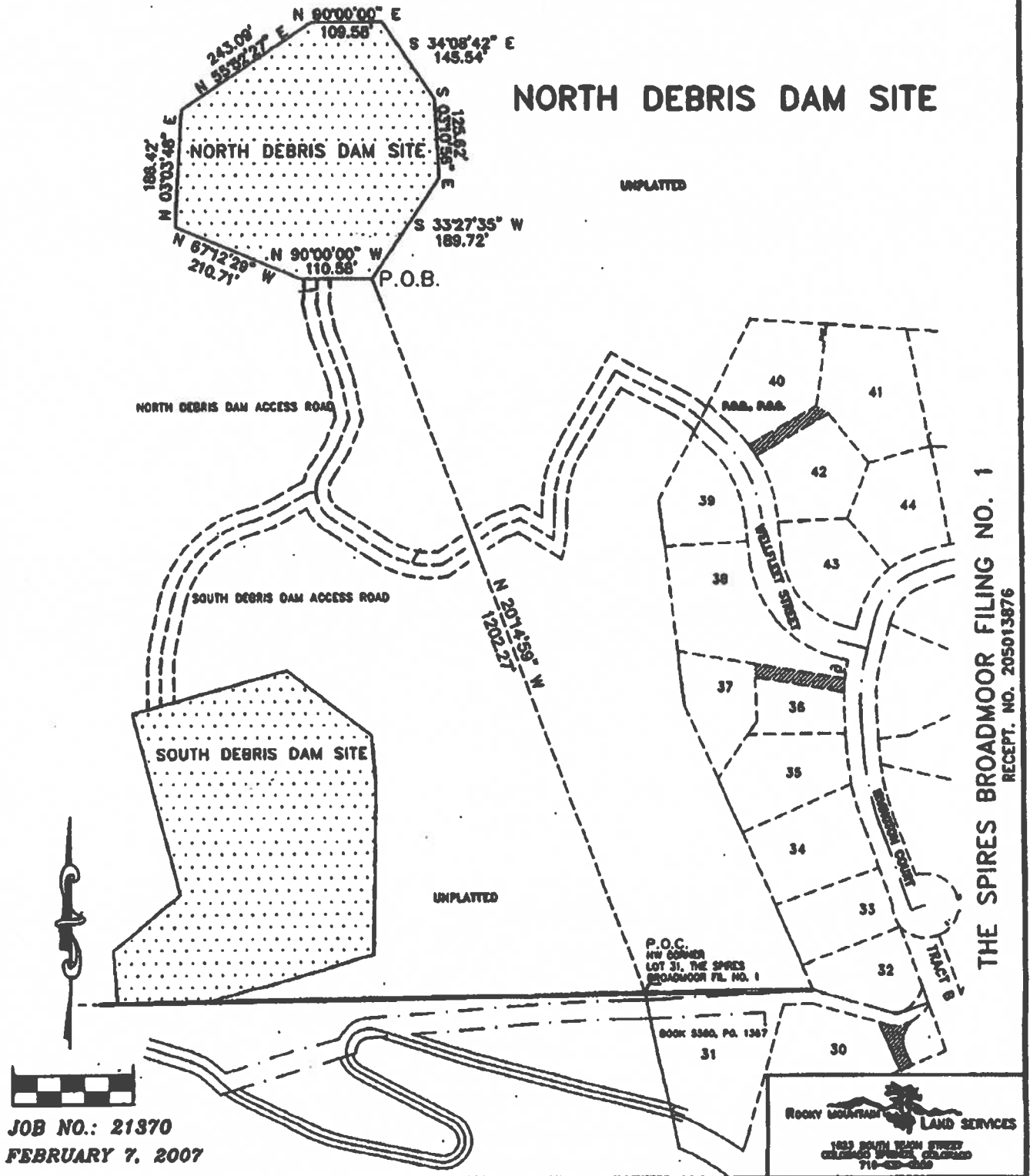


EXHIBIT C

LEGAL DESCRIPTION: SOUTH DEBRIS DAM SITE

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 31, THE SPIRES BROADMOOR FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER 205013876 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER (ALL BEARINGS USED HEREIN ARE RELATIVE TO THE BEARING SYSTEM IN SAID SUBDIVISION); THENCE N 81° 18' 54" W, A DISTANCE OF 425.72 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S 74° 07' 25" W, A DISTANCE OF 266.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE S 89° 15' 32" W ALONG SAID LINE, A DISTANCE OF 139.01 FEET; THENCE N 05° 16' 51" W, A DISTANCE OF 84.97 FEET; THENCE N 50° 27' 21" E, A DISTANCE OF 134.37 FEET; THENCE N 13° 57' 31" W, A DISTANCE OF 297.75 FEET; THENCE N 74° 54' 29" E, A DISTANCE OF 249.32 FEET; THENCE S 52° 06' 14" E, A DISTANCE OF 164.43 FEET; THENCE S 04° 18' 07" E, A DISTANCE OF 78.68 FEET; THENCE S 00° 59' 10" W, A DISTANCE OF 269.81 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3.70 ACRES, MORE OR LESS.

PREPARED BY:

CHRISTOPHER THOMPSON, COLORADO P.L.S. NO 19625
FOR AND ON BEHALF OF ROCKY MOUNTAIN LAND SERVICES
1623 SOUTH TEJON STREET
COLORADO SPRINGS, COLORADO 80906
719-630-0559

EXHIBIT FOR LEGAL DESCRIPTION

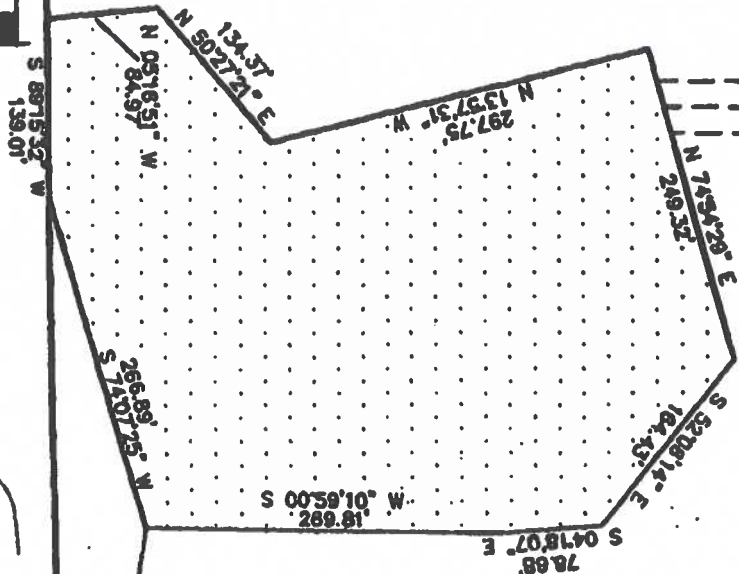
A PORTION OF THE NW 1/4 SECTION 13, T 15 S, R 67 W
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SOUTH DEBRIS DAM ACCESS ROAD

SOUTH DEBRIS DAM SITE

UNPLATTED

JOB NO.: 21370
FEBRUARY 7, 2007



P.O.C.
NW CORNER
LOT 31, THE SPIRES
BROADMOOR FL. NO. 1

THE SPIRES BROADMOOR FILING NO. 1

RECEPT. NO. 205013876

