

**GENERAL WARRANTY DEED
FOR RIGHT-OF-WAY PURPOSES**

BRIAN M. MCROBERTS, whose address is P. O. Box 9473, Colorado Springs, Colorado 80932-0473 ("Grantor"), for the consideration of one dollar and no/100 (\$1.00) 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 described on Exhibit A and depicted on Exhibit B attached hereto and made a part hereof,

**County of El Paso,
State of Colorado**

also known as El Paso County Tax Schedule Number 6333107002;

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 14th day of October, 2021.

Grantor:

Brian M. McRoberts
BRIAN M. MCROBERTS

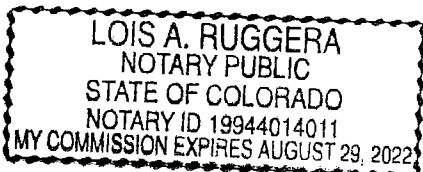
State of Colorado)
) ss.
County of El Paso)

The foregoing instrument was acknowledged before me this 14th day of October, 2021, by Brian M. McRoberts.

Witness my hand and official seal.

My commission expires: Aug. 29, 2022

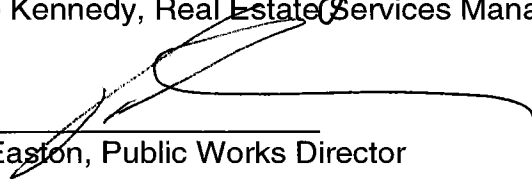
Lois A. Ruggera
Notary Public



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

Accepted:

By:  Date: March 3, 2022
Darlene Kennedy, Real Estate Services Manager

By: 
Travis Easton, Public Works Director

Approved as to Form:

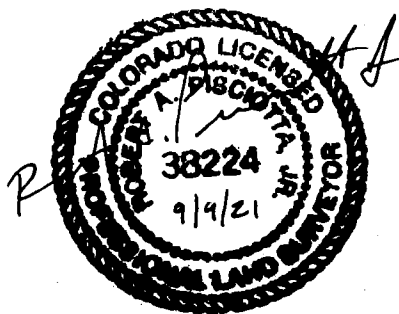

Office of the City Attorney

EXHIBIT A

A portion of LOT A as platted in HIGHLAND HILLS SUBDIVISION NO.2 in the City of Colorado Springs and recorded in Plat Book D-2 at Page 59 in the records of El Paso County, Colorado and more particularly described as follows: BEGINNING at the most northerly corner of said LOT A, which is also a point of curve;
thence southerly along the easterly line of said LOT A, 136.06 feet;
thence angle right 90°00' westerly, 31.45 feet to a point of curve on the southeasterly right of way line of Chelton Road as platted in said HIGHLAND HILLS SUBDIVISION NO.2;
thence angle right northeasterly along said curve to the left having a central angle of 26°02'02", a radius of 310.00 feet and an arc distance of 140.86 feet to the POINT OF BEGINNING

This legal description was copied from the Quitclaim Deed from Eric B. McRoberts to Brian M. McRoberts as recorded September 30, 1998 at reception no. 098140809 of the records of El Paso County, Colorado Clerk and Recorder.

For and on behalf of The City of Colorado Springs by
Robert A. Pisciotta, Jr., Colorado P.L.S. 38224
30 S. Nevada Ave., Suite 402
Colorado Springs, CO.
719-385-5545



This map does not represent a monumented survey and is only intended to illustrate the attached parcel description.

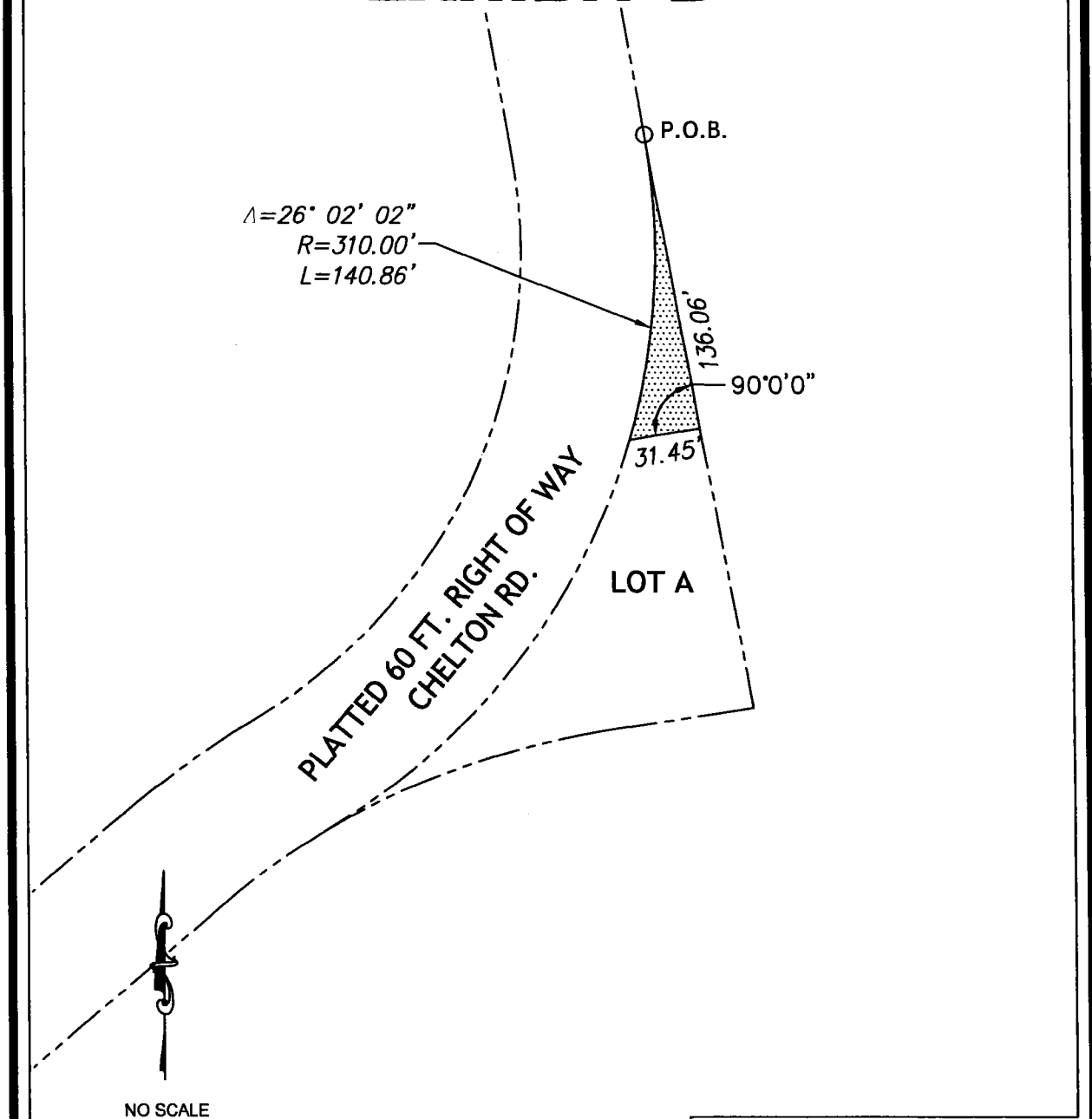
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East $\frac{1}{2}$ of Section 33,
Township 13 South, Range 66
West of the 6th P.M.

Drawn By: R. Kotwica	Date: 09/09/2021
Job Number: 2021039	PAGE 1 OF 2

EXHIBIT B



This map does not represent a monumented survey and is only intended to illustrate the attached parcel description.

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East 1/2 of Section 33,
Township 13 South, Range 66
West of the 6th P.M.

Drawn By: R. Kotwica	Date: 09/09/2021
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