



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 Date: 2/25/2025  
Kellie Billingsley, Real Estate Services Manager

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 6<sup>th</sup> 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;

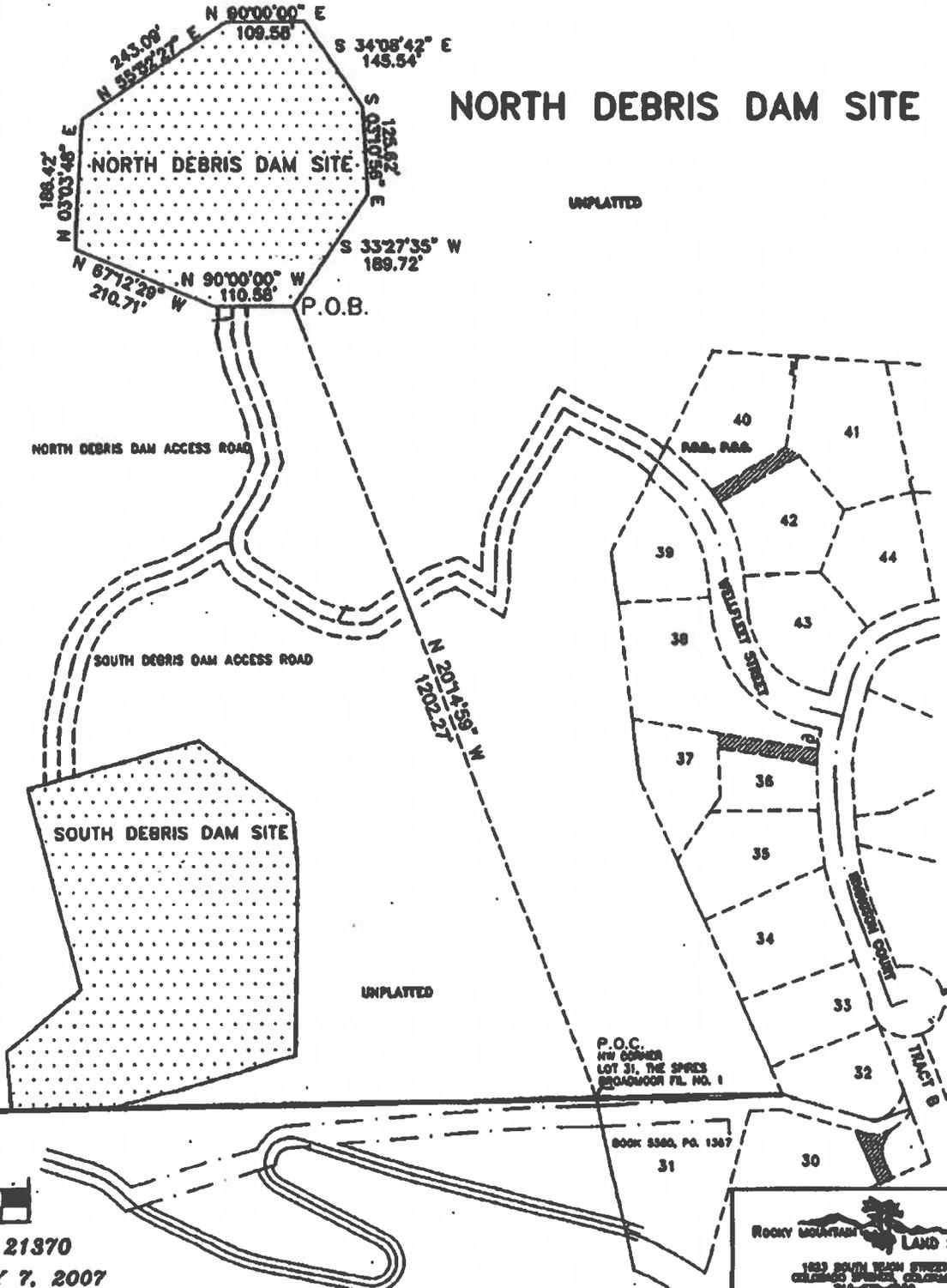
THENCE N 90° 00' 00" W, A DISTANCE OF 110.58 FEET; THENCE N 67° 12' 29" W, A DISTANCE OF 210.71 FEET; THENCE N 03° 03' 48" E, A DISTANCE OF 186.42 FEET; THENCE N 55° 52' 27" E, A DISTANCE OF 243.09 FEET; THENCE N 90° 00' 00" E, A DISTANCE OF 109.58 FEET; THENCE S 34° 08' 42" E, A DISTANCE OF 145.54 FEET; 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



NORTH DEBRIS DAM SITE

NORTH DEBRIS DAM ACCESS ROAD

SOUTH DEBRIS DAM ACCESS ROAD

SOUTH DEBRIS DAM SITE

UNPLATTED

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

BOOK 3380, PG. 1367

31

30

**ROCKY MOUNTAIN LAND SERVICES**  
1833 SOUTH TEAH STREET  
COLORADO SPRINGS, COLORADO  
719-539-2288

THE SPIRES BROADMOOR FILING NO. 1  
RECEIPT. NO. 205013876

JOB NO.: 21370  
FEBRUARY 7, 2007

**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 6<sup>th</sup> 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 SITE**

SOUTH DEBRIS DAM ACCESS ROAD

UNPLATTED

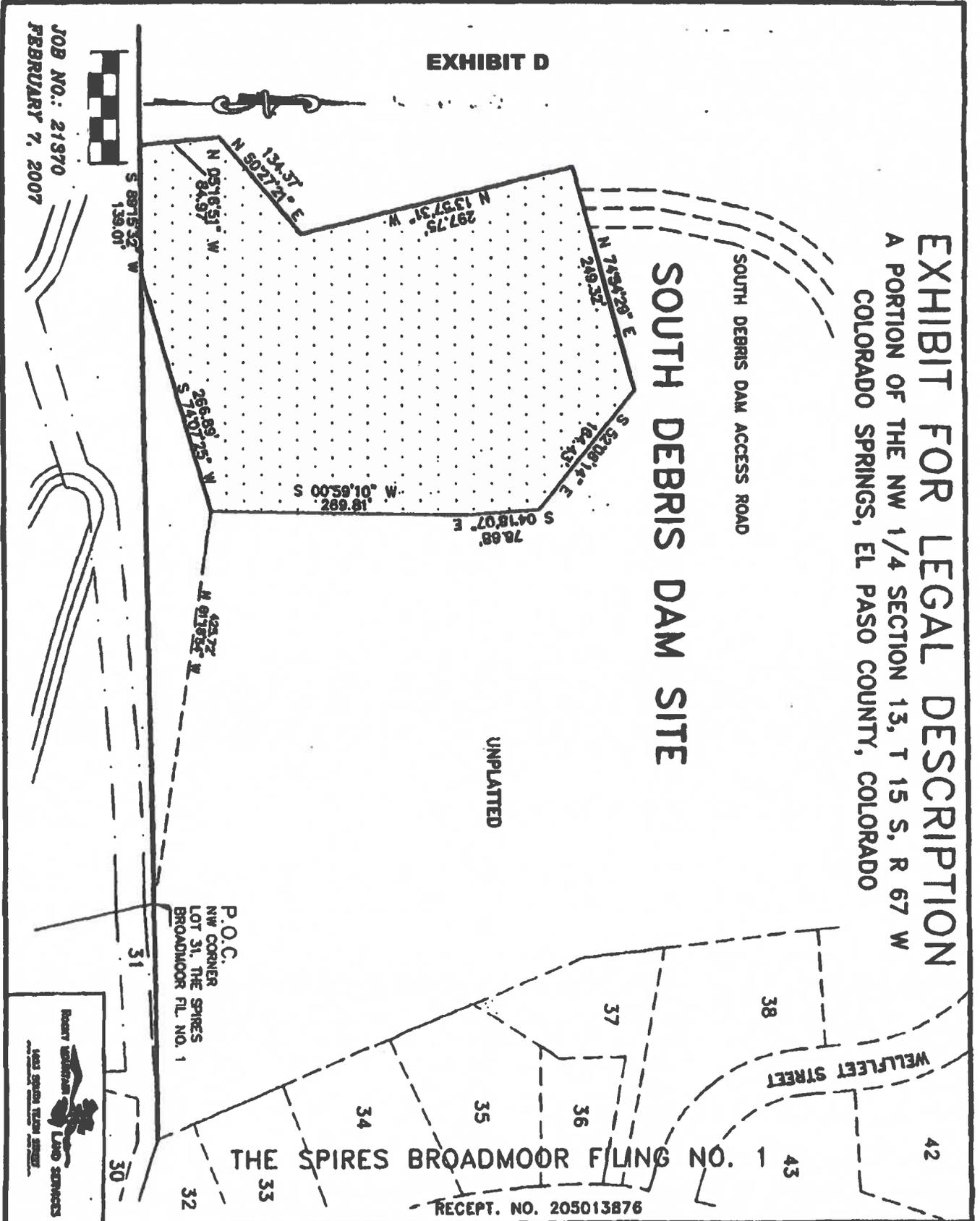


EXHIBIT D

JOB NO.: 21370  
 FEBRUARY 7, 2007



RECEPT. NO. 205013876