

Cluck Broerman
12/07/2017 01:10:27 PM
Doc \$0.00 2
Rec \$18.00 Pages

El Paso County, CO



217148125

VACATED RIGHT OF WAY DESCRIPTION

(written by the surveyor, as directed by the client)

A portion of Rosemary Lane as shown on the plat of Red Craggs, Second Filing, lying within the Southwest 1/4 of Section 4, Township 14 South, Range 67 West, 6th P.M., City of Manitou Springs, County of El Paso, State of Colorado, being more particularly described as:

Commencing at the Southeast corner of the Southwest 1/4 of said Section 4, (from which the Northeast corner of the Southwest 1/4 of said Section 4 bears N00°41'42"E at a distance of 2648.34 feet for a Basis of Bearing); thence N40°07'51"W a distance of 1573.99 feet to the Southeasterly corner of the Pikes Peak RV Park property and a point on the North line of Manitou Avenue; thence Westerly along the North line of Manitou Avenue and along a curve to the right, having a radius of 3993.00 feet, through a central angle of 3°02'43", an arc length of 212.24 feet (N87°14'37"W 212.21 feet), as shown on the plat of Red Craggs, Second Filing to a point of non-tangent compound curve; thence Westerly along the North line of Manitou Avenue and along a curve to the right, having a radius of 935.41 feet, through a central angle of 3°03'45", an arc length of 50.00 feet (N82°02'51"W 49.99 feet), as shown on the plat of Red Craggs, Second Filing and as shown on the plat of Fountain Creek Villas, to the Point of Beginning for this description; thence continue Westerly along the North line of Manitou Avenue and along the aforementioned curve to the right, having a radius of 935.41 feet, through a central angle of 1°14'54", an arc length of 20.38 feet (N79°53'31"W, 20.38 feet) to a point of intersection with the West line of Rosemary Lane as shown on the plat of Red Craggs, Second Filing; thence N00°56'38"W a distance of 267.79 feet to a point on the North line of said Pikes Peak RV Park property; thence S87°17'57"E along the North line of said Pikes Peak RV Park property and along the South line extended of Schryver Park as shown on the boundary survey by Karcich & Weber, drawing No. 1495M, a distance of 20.04 feet; thence S00°56'38"E along the East line of Rosemary Lane, as shown on the plat of Red Craggs, Second Filing, a distance of 270.43 feet to the Point of Beginning.

Containing 5,383 square feet (0.124 acres), more or less.

I hereby certify that this Easement Description was created as the result of a survey completed by me or under my supervision and that to the best of my knowledge and belief, it is a true and correct representation.

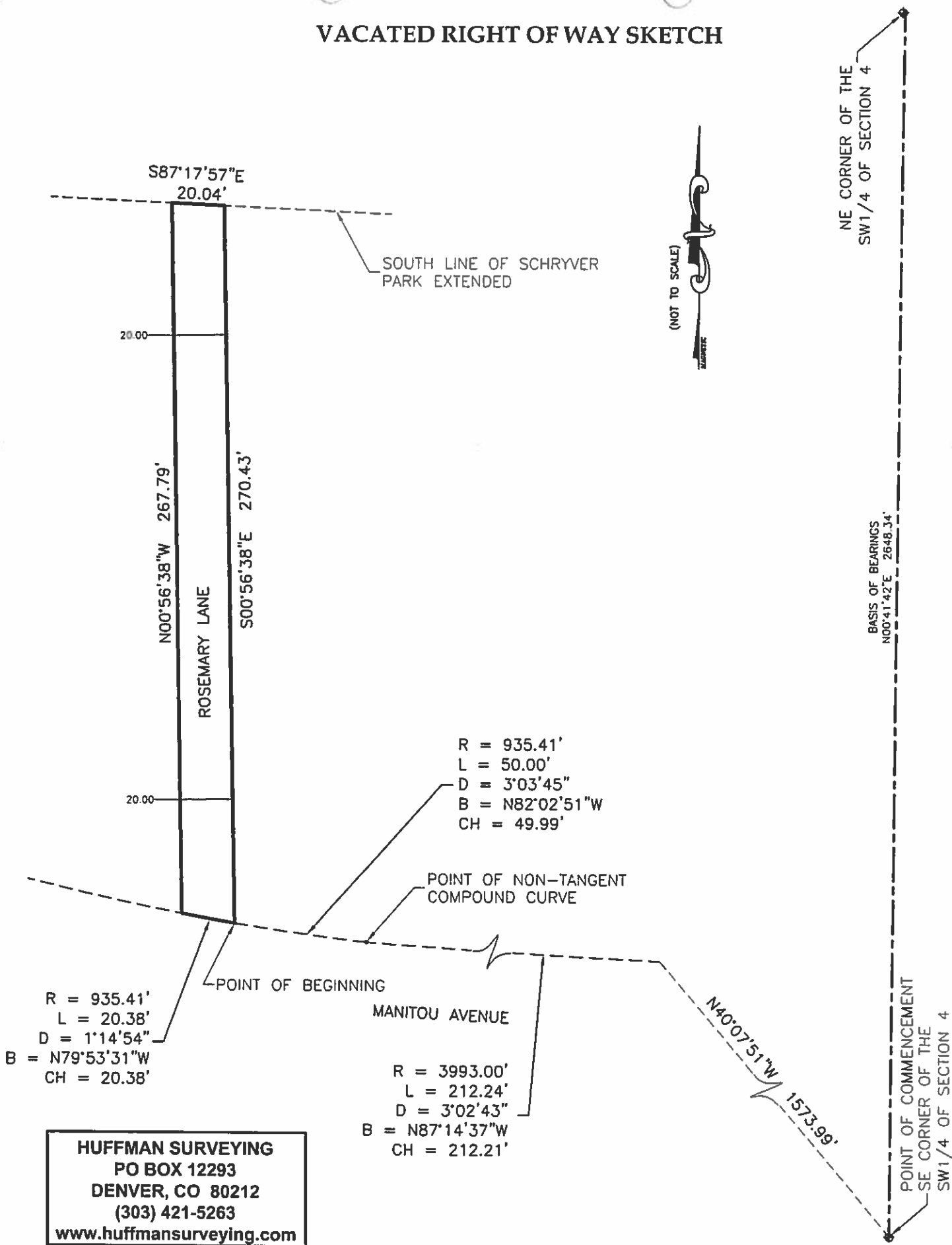
By:

Matthew L. Huffman, PLS
Licensed Professional Land Surveyor,
State of Colorado, No. 38183

HUFFMAN SURVEYING
PO BOX 12293
DENVER, CO 80212
(303) 421-5263
www.huffmansurveying.com



VACATED RIGHT OF WAY SKETCH



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DEED OF EASEMENT

David Harold Hill and Janice Leigh Woodward, as Co-Personal Representatives of the Estate of Dan Hill, GRANTORS, respectively of Harris County and Brewster County, Texas, in consideration of \$1 or other good and valuable consideration pursuant to the abandonment of a right of way for Rosemary Lane in the City of Manitou Springs, El Paso County, Colorado, hereby convey to the City of Manitou Springs, Colorado, GRANTEE, whose address is 606 Manitou Avenue, Manitou Springs, Colorado 80829, the following property in the City of Manitou Springs, Colorado, to wit:

A 15 foot wide utility easement for purposes of construction and or maintenance of a water supply line for the use and benefit of the City of Manitou Springs, El Paso County, Colorado, as more specifically described and illustrated on attached Exhibit A.

Grantors are the qualified Co-Personal Representatives pursuant to appointment and Letters Testamentary (copy attached as Exhibit B) in Probate Proceeding 2015 PR 30538, El Paso Colorado, County, Colorado.

Date: 10/12/17

David Harold Hill
David Harold Hill

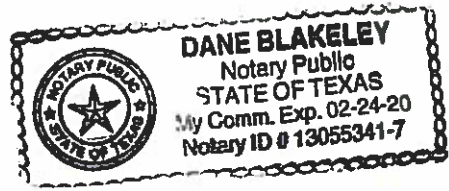
Co-Personal Representative

STATE OF TEXAS)
) ss.
COUNTY OF HARRIS)

ACKNOWLEDGED before me this 12th day of Oct. 2017, by David Harold Hill, as Co-Personal Representative of the Estate of Dan Hill.

My commission expires: 02-24-2020

Dane Blakeley
NOTARY PUBLIC



Date: Oct. 5, 2017

Janice Leigh Woodward
Janice Leigh Woodward

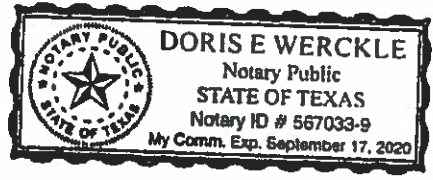
Co-Personal Representative

STATE OF TEXAS)
) ss.
COUNTY OF BREWSTER)

ACKNOWLEDGED before me this 5th day of October 2017, by Janice Leigh Woodward, as Co-Personal Representative of the Estate of Dan Hill

My commission expires:

Doris E. Werckle
NOTARY PUBLIC



Chuck Broerman
12/07/2017 01:10:27 PM
Doc \$0.00 4
Rec \$28.00 Pages

El Paso County, CO

217148126

EASEMENT DESCRIPTION

(written by the surveyor, as directed by the client)

A portion of vacated Rosemary lane as shown on the plat of Red Crag, Second Filing, lying within the Southwest 1/4 of Section 4, Township 14 South, Range 67 West, 6th P.M., City of Manitou Springs, County of El Paso, State of Colorado, being more particularly described as:

Commencing at the Southeast corner of the Southwest 1/4 of said Section 4, (from which the Northeast corner of the Southwest 1/4 of said Section 4 bears N00°41'42"E at a distance of 2648.34 feet for a Basis of Bearing); thence N40°07'51"W a distance of 1573.99 feet to the Southeasterly corner of the Pikes Peak RV Park property and a point on the North line of Manitou Avenue; thence Westerly along the North line of Manitou Avenue and along a curve to the right, having a radius of 3993.00 feet, through a central angle of 3°02'43", an arc length of 212.24 feet (N87°14'37"W 212.21 feet), as shown on the plat of Red Crag, Second Filing to a point of non-tangent compound curve; thence Westerly along the North line of Manitou Avenue and along a curve to the right, having a radius of 935.41 feet, through a central angle of 3°03'45", an arc length of 50.00 feet (N82°02'51"W 49.99 feet), as shown on the plat of Red Crag, Second Filing and as shown on the plat of Fountain Creek Villas, to the Point of Beginning for this description; thence continue Westerly along the North line of Manitou Avenue and along the aforementioned curve to the right, having a radius of 935.41 feet, through a central angle of 0°56'08", an arc length of 15.28 feet (N80°02'54"W, 15.28 feet); thence N00°56'38"W a distance of 268.49 feet to a point on the North line of said Pikes Peak RV Park property; thence S87°17'57"E along the North line of said Pikes Peak RV Park property and along the South line extended of Schryver Park as shown on the boundary survey by Karcich & Weber, drawing No. 1495M, a distance of 15.03 feet; thence S00°56'38"E a distance of 270.43 feet to the Point of Beginning.

Containing 4,042 square feet (0.093 acres), more or less.

I hereby certify that this Easement Description was created as the result of a survey completed by me or under my supervision and that to the best of my knowledge and belief, it is a true and correct representation.

By: 

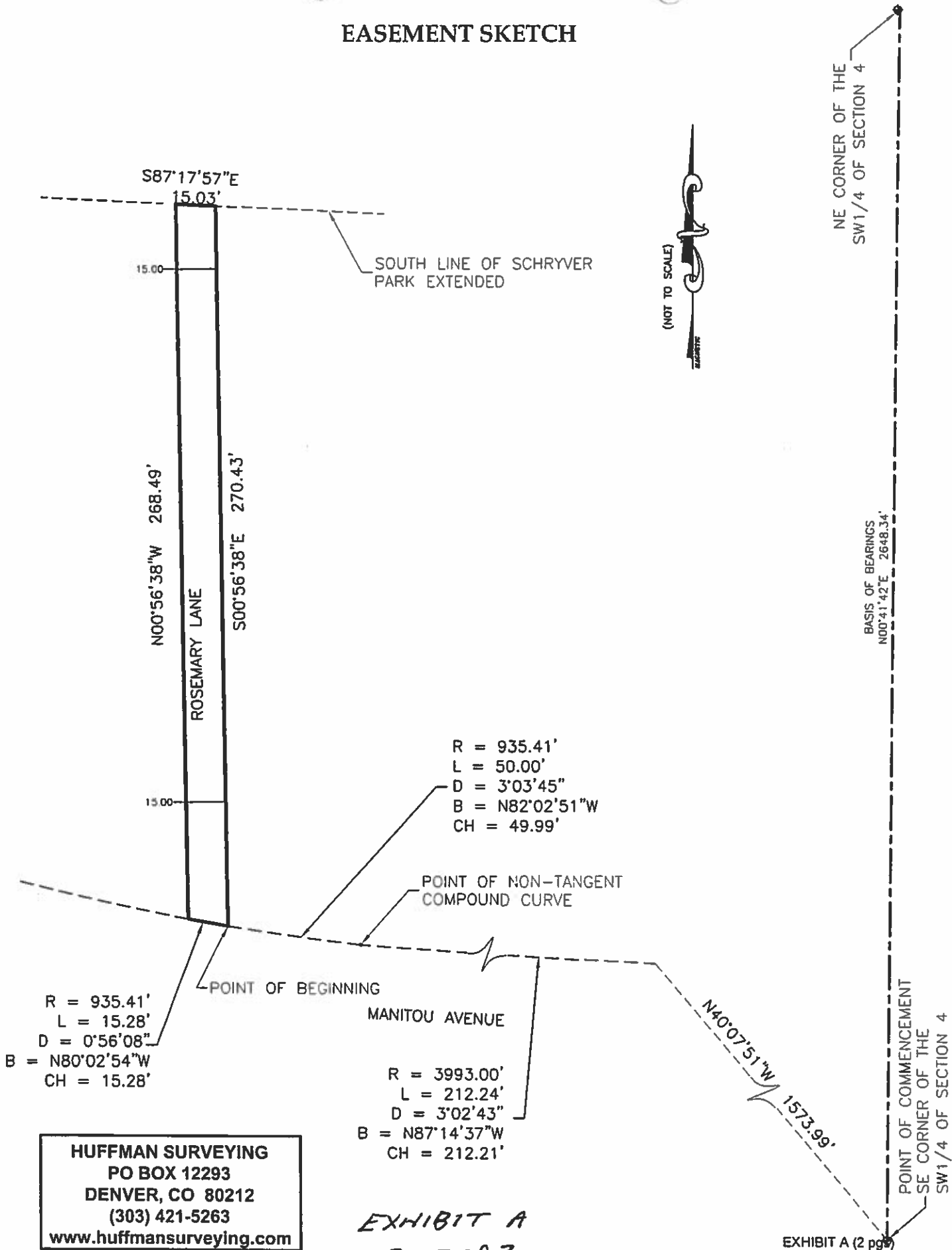
Matthew L. Huffman, PLS
Licensed Professional Land Surveyor,
State of Colorado, No. 38183

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EXHIBIT A
Pg 1 of 2



EASEMENT SKETCH



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EXHIBIT A
Pg 2 of 2

EXHIBIT A (2 pgs)

District Court El Paso County, Colorado Court Address: 270 S. Tejon Street, Colorado Springs, CO 80903 (719) 452-5396	DATE FILED: May 20, 2015 9:33 AM ▲ COURT USE ONLY ▲
In the Matter of the Estate of:	Case Number:
Dan Coburn Hill, Jr., a/k/a Dan Coburn Hill, a/k/a Dan Hill,	2015PR30538
Deceased	Division: W Courtroom: W-150
LETTERS TESTAMENTARY	

David Harold Hill and Janice Leigh Woodward were appointed or qualified by this Court or its Registrar on May 20, 2015 as Co-Personal Representatives.

The Decedent died on April 29, 2015.

These Letters are proof of the Co-Personal Representative's authority to act pursuant to §15-12-701, et.seq, C.R.S. except for the following restrictions, if any:

None.

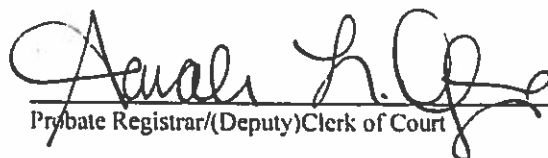
Date: May 20, 2015


Probate Registrar

Sarah L. Ortiz
Registrar

CERTIFICATION

Certified to be a true copy of the original in my custody and to be in full force and effect as of 5/20/2015 (date).

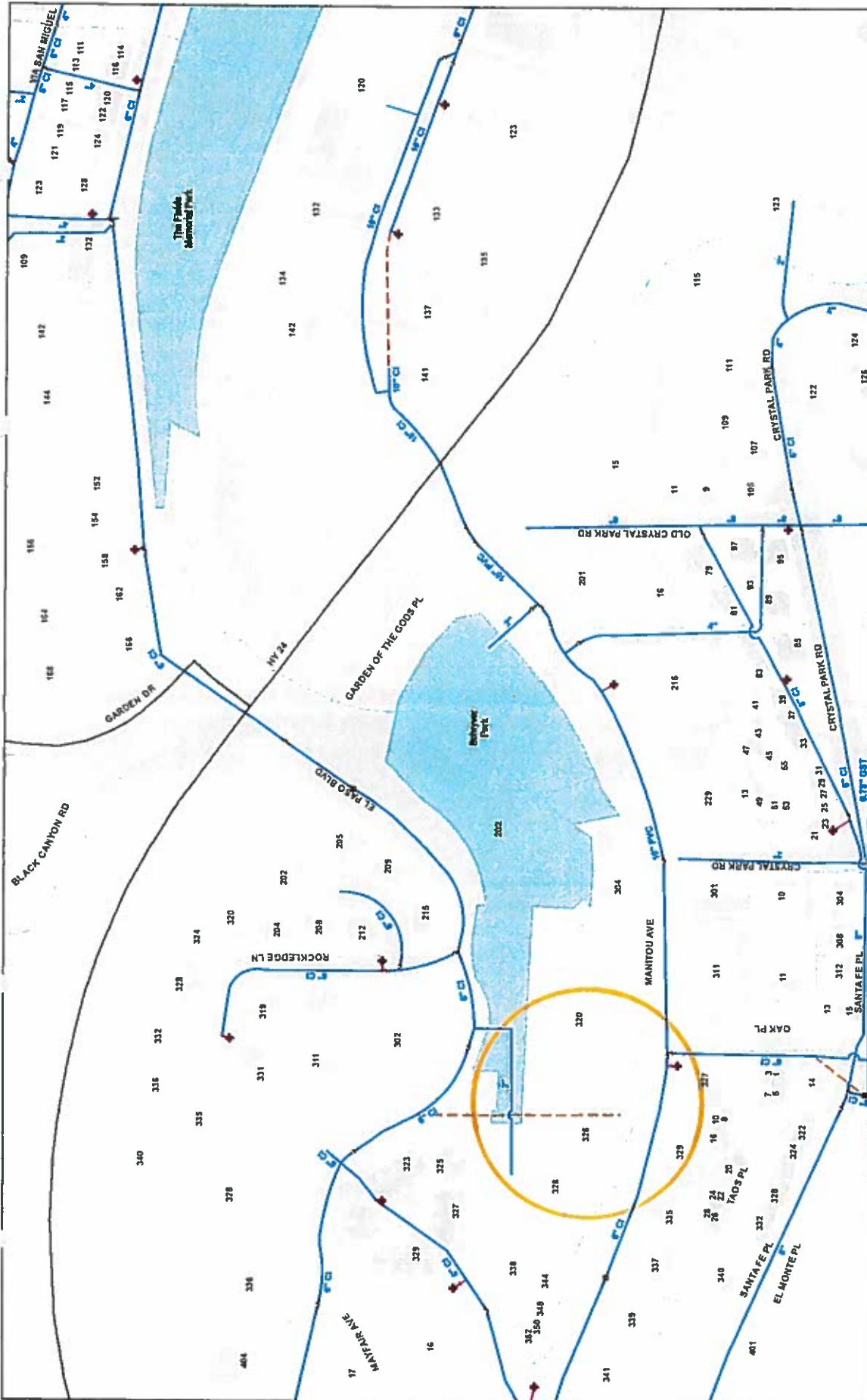

Probate Registrar/(Deputy)Clerk of Court

Sarah L. Ortiz
Registrar

'15 JUN 16 PM 1:55::



EXHIBIT B



This draft document was prepared for internal use by the City of Manitou Springs, CO. The City makes no claim as to the accuracy or completeness of the data contained herein. Due to security concerns, the City requests that you do not disseminate or use the information contained herein for any purpose other than the project for which it was prepared. If you have any questions, please contact the City of Manitou Springs at 303.541.1111.

City of Manitou Springs
Water Distribution System

Updated: 4/27/2015

1 in = 200 ft
0 100 200 Feet

Valve Hydrant Hydrant Valve PRV Water Tank	Treatment Plant Hydrant Lateral Service Water Main Abandoned Water Main	B5 C4 D4	B6 C5 D5	C6 D6
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