QUITCLAIM DEED

commissioners of the county of subdivision of the State of Colorado, whose addre (hereinafter "Grantor"), and the TOWN OF Colorado, whose address of the country of the cou	, 2025, between the BOARD OF COUNTY DOUGLAS, STATE OF COLORADO, a political ess is 100 Third Street, Castle Rock, Colorado 80104 CASTLE ROCK, a Colorado home rule municipal x Street, Castle Rock, Colorado 80138 (hereinafter
CENTS (\$10.00) AND OTHER GOOD AND sufficiency of which are hereby acknowledged, has presents does hereby remise, release, sell and quite all the right, title, interest, claim and demand, if an	nsideration of the sum of TEN DOLLARS AND NO VALUABLE CONSIDERATION, the receipt and as remised, released, sold and quitclaimed, and by these claim unto Grantee, its successors and assigns, forever, y, which Grantor has in and to the following described situate, lying and being in the County of Douglas, and
	TACHED HERETO AND EREIN BY REFERENCE
thereunto belonging or in anywise thereunto apper whatsoever, of Grantor, either in law or equity, to successors and assigns forever.	r with all and singular the appurtenances and privileges raining, and all the estate, right, title, interest and claim the only proper use, benefit and behoof of Grantee, its cuted this deed on the date set forth above.
BOARD OF COUNTY COMMISSIONERS OF COUNTY OF DOUGLAS, STATE OF COLO	
R _v ;	By:
By:ABE LAYDON, Chair	Hayley Hall, Deputy Clerk to the Board
STATE OF COLORADO)	
COUNTY OF DOUGLAS)s:	5.
The foregoing instrument was acknowled 2025, by Abe Laydon as Chair of the Board of CocColorado and Hayley Hall as Deputy Clerk to the	unty Commissioners of the County of Douglas, State of
	Witness my hand and official seal
SEAL	
	Notary Public

My commission expires:_



LEGAL DESCRIPTION

A UNDESCRIBED PARCEL OF LAND, BEING THE OLD DOUGLAS COUNTY ROAD 35, ALSO KNOWN AS OLD RIDGE ROAD, LYING IN PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST, ALL IN THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 25, BEING MONUMENTED WITH A 2" ALUMINUM CAP STAMPED PLS 23515 DATED 2003, WHENCE A LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 25, BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED PLS 6935 DATED 1986, SAID LINE ASSUMED TO BEAR N 89°37'41" W, A DISTANCE OF 2612.86, SAID LINE **BEING THE BASIS OF BEARINGS** FOR THIS DESCRIPTION;

THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2024054132 OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, N 89°37'41" W, A DISTANCE OF 622.51 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2024054132, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF FOUNDERS PARKWAY AS DESCRIBED UNDER RECEPTION NO. 8603133 OF SAID CLERK'S OFFICE:

THENCE ALONG SAID RIGHT OF WAY LINE, ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 04°41'27", AN ARC LENGTH OF 82.28 FEET, WHOSE CHORD BEARS N 73°31'46" W, A DISTANCE OF 82.26 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2023036542 OF SAID CLERK'S OFFICE;

THENCE ALONG SAID SOUTHERLY LINE, N 89°47'43" E, A DISTANCE OF 729.71 FEET;

THENCE ALONG PORTIONS OF THE WESTERLY LINE OF SAID RECEPTION NO. 2023036542 AND RECEPTION NO. 2009099312 OF SAID CLERK'S OFFICE, S 00°01'17" W, A DISTANCE OF 732.27 FEET TO A CORNER OF SAID RECEPTION NO. 2009099312, SAID CORNER ALSO BEING A POINT ON SAID NORTHEASTERLY RIGHT OF WAY LINE;

THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 05°09'05", AN ARC LENGTH OF 90.36 FEET, WHOSE CHORD BEARS N 16°40'59" W, A DISTANCE OF 90.33 FEET;



THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 2024054132, N 00°11'52" W, A DISTANCE OF 615.77 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIPTION CONTAINS 36,150 SQUARE FEET OR 0.83 ACRES MORE OR LESS.



WILLIAM G BUNTROCK, PLS COLORADO LICENSED LAND SURVEYOR NO. 35585 TRUE NORTH SURVEYING & MAPPING, LLC TN 25004

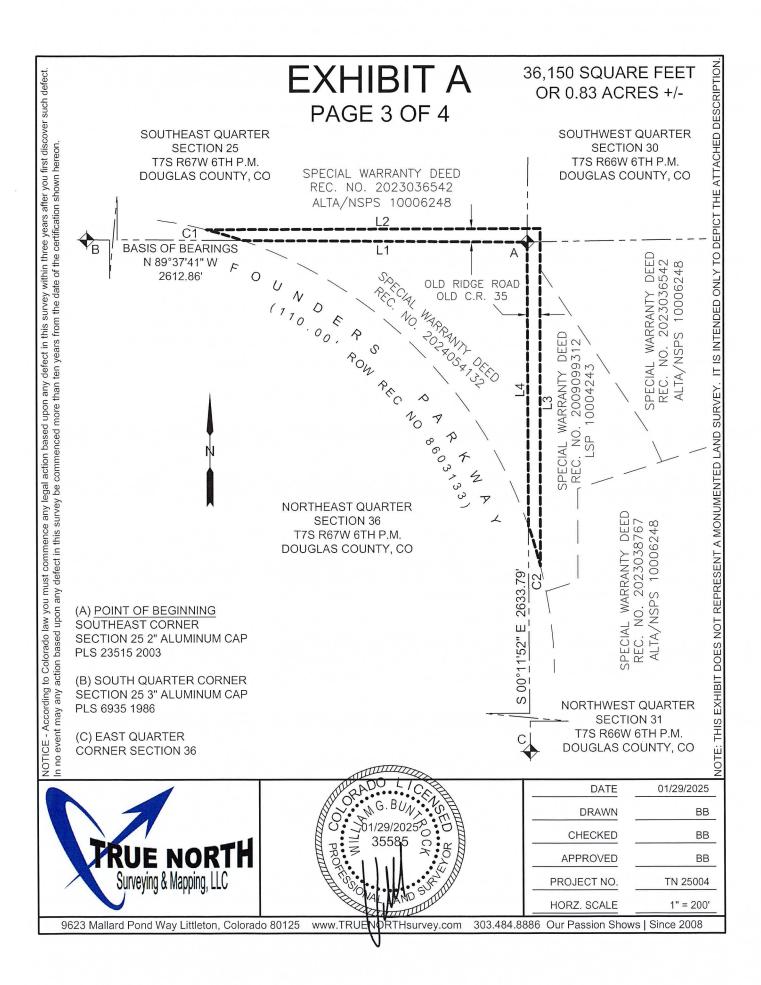


EXHIBIT A

PAGE 4 OF 4

LINE	BEARING	DISTANCE
L1	N 89°37'41" W	622.51'
L2	N 89°47'43" E	729.71'
L3	S 00°01'17" W	732.27'
L4	N 00°11'52" W	615.77'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4°41'27"	1005.00'	82.28'	N 73°31'46" W	82.26'
C2	5°09'05"	1005.00'	90.36'	N 16°40'59" W	90.33'

TRUE NORTH
Surveying & Mapping, LLC

1/29/2025 Trye Trye

DATE 01/29/2025 DRAWN BB CHECKED BB **APPROVED** BB PROJECT NO. TN 25004 HORZ. SCALE 1" = 200'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

9623 Mallard Pond Way Littleton, Colorado 80125

www.TRUE

PRTHsurvey.com

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