

Following recordation, return to:

Dirk Zender  
Douglas County Department of Public Works Engineering  
100 Third Street  
Castle Rock, CO 80104

**NO DOCUMENTARY FEE REQUIRED PER C.R.S. § 39-13-104(1)(a)**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (the "Deed"), made this 10<sup>th</sup> day of March, 2025, is made by and between **DIOCESE OF COLORADO SPRINGS, A COLORADO CORPORATION SOLE**, a Colorado nonprofit corporation, whose address is 228 North Cascade Avenue, Colorado Springs, Colorado 80903 (hereinafter "**Grantor**"), and the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO**, a political subdivision of the State of Colorado, whose address is 100 Third Street, Castle Rock, Colorado 80104 (hereinafter "**Grantee**");

**WITNESSETH:**

**THAT GRANTOR**, for and in consideration of the sum of FIVE HUNDRED DOLLARS AND NO CENTS (\$500.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm in fee simple, unto Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Douglas, State of Colorado, described as follows:

**See Exhibit "A", attached hereto and incorporated herein by this reference.**

Grantor hereby reserves and retains from this conveyance all subsurface nontributary and not nontributary groundwater rights that are appurtenant to or underlie the above described real property. However, this reservation of water rights does not waive any applicable statutes, regulations, resolutions, policies, ordinances, or permits of the State of Colorado or Douglas County with respect to Grantor's reserved and retained water rights, including all applicable statutes, regulations, resolutions, policies, ordinances, or permits with respect to well placement. No well, ditch, pipe, pipeline, pump, headgate or other structure associated with Grantor's reserved and retained water rights shall be allowed to interfere in any way with Grantee's use and enjoyment of the property herein conveyed.

**TOGETHER** with all and singular the rights, tenements, easements, appendages, ways, privileges, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, profits and incorporeal rights thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in

law or equity, of, in and to the above bargained premises, with the hereditaments, easements, rights-of-way and appurtenances (collectively the "Property");

**TO HAVE AND TO HOLD** the Property above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, its successors, official representatives and assigns, does covenant, grant, bargain and agree to and with Grantee, that Grantor shall and will **WARRANT AND FOREVER DEFEND** the above described Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, **BY, THROUGH OR UNDER** Grantor, subject, however, to **all matters of record, real property taxes and assessments, and matters that would be disclosed by a land survey or other inspection of the Property.**

**IN WITNESS WHEREOF**, Grantor has executed this deed on the date set forth above.

**GRANTOR:**

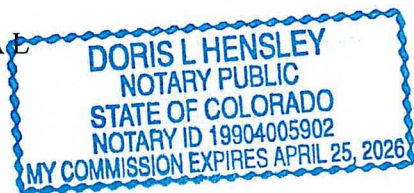
**DIOCESE OF COLORADO SPRINGS,  
A COLORADO CORPORATION SOLE,  
a Colorado nonprofit corporation**

By: + James R. Goltka  
Name: Most Rev. James R. Goltka  
Title: Bishop of Colorado Springs

STATE OF Colorado )  
 )ss.  
COUNTY OF El Paso )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2025, by Most Rev. James R. Goltka as Bishop of Diocese of Colorado Springs, a Colorado corporation sole, a Colorado nonprofit corporation.

SEAL



Witness my hand and official seal

Doris L. Hensley  
Notary Public

My commission expires: 4/25/2026



## EXHIBIT A

### LEGAL DESCRIPTION

A PARCEL OF LAND FOR RIGHT-OF-WAY PURPOSES BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 1983312184 IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, IS ASSUMED TO BEAR NORTH 00°00'05" WEST AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AT RECEPTION NO. 1983312184 IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE ALONG THE SOUTHERLY LINE THEREOF, SAME BEING THE NORTHERLY RIGHT-OF-WAY LINE OF MILLER ROAD, SOUTH 88°18'56" WEST, A DISTANCE OF 279.89 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID LINES, SOUTH 88°18'56" WEST, A DISTANCE OF 32.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF EAST PARKER ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 730.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 01°33'01", AN RC LENGTH OF 19.75 FEET (THE CHORD OF SAID CURVE BEARS NORTH 60°39'46" EAST FOR A LENGTH OF 19.75 FEET);

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 59°23'28" EAST, A DISTANCE OF 17.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 146 SQUARE FEET OR 0.0033 ACRE OF LAND.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, STACY LYNN JACOBS, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

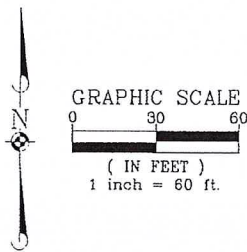
STACY LYNN JACOBS, PLS  
COLORADO REG. NO. 38495  
FOR AND ON BEHALF OF:  
MANHARD CONSULTING



# EXHIBIT A



FOR AND ON BEHALF OF  
MANHARD CONSULTING



| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S88°18'56"W | 32.00' |
| L2         | S59°23'28"E | 17.16' |

$\Delta=1^{\circ}33'01''$   
 $R=730.00'$   
 $L=19.75'$   
 $CH=N60^{\circ}39'46''E$   
 $19.75'$

NE 1/4  
NE 1/4  
SEC. 24

EAST PARKER ROAD

THE ARCHDIOCESE  
CHURCH OF PARKER  
WARRANTY DEED  
REC. NO. 1983312184

POINT OF  
COMMENCEMENT

POINT OF  
BEGINNING

279.89'  
S88°18'56"W 311.89'

MILLER ROAD

RIGHT-OF-WAY  
146 SQ.FT. / 0.0033 AC.

BASIS OF BEARINGS

EAST LINE NE1/4 NE1/4 SEC. 24, T.6S., R.66W.

60.03'  
N00°00'05"W

SOUTHEAST CORNER  
NE1/4 NE1/4  
SECTION 24, T6S, R66W

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



## Manhard

### CONSULTING LTD

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com

Civil Engineering | Surveying & Geospatial Services | GIS  
Water Resource Management | Construction Management

| R.O.W. DEDICATION                            |                               |
|--|-------------------------------|
| POR. NE4 NE4 SEC. 24, T.6S., R66W, 6TH P.M., |                               |
| COUNTY OF DOUGLAS, STATE OF COLORADO         |                               |
| PROJ. MGR.: SLJ                              | SHEET<br><b>2</b> OF <b>2</b> |
| DRAWN BY: SLJ                                |                               |
| DATE: 2/10/2025                              |                               |
| SCALE: 1"=60'                                |                               |