

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)

QUITCLAIM DEED

THIS DEED, made this _____ day of _____, 2024, between **LAWRENCE W. BRUNGER, DARLEEN M. BRUNGER, MELANIE A. KUCZYNSKI (A/K/A MELANIE KUSYNSKI), WILLIAM R. BRUNGER, JORDAN M. CEVAAL, STEVEN R. CEVAAL, JOHN N. CEVAAL, MARK D. CEVAAL, DONNA LORENE MURRAY, JANA J. ROOSE and THE MARK A. VAN WYK AND SUSAN A. VAN WYK TRUST DATED JULY 25, 2022** (hereinafter **“Grantors”**); 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 Grantors, for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, have remised, released, sold and quitclaimed, and by these presents do hereby remise, release, sell and quitclaim unto Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand, if any, which Grantors have in and to the following described real property, together with improvements, if any, situate, lying and being in the County of Douglas, and State of Colorado to-wit:

SEE EXHIBIT “A”, ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE (the “ROW”)

* Grantors and Grantee acknowledge that any existing private improvements consisting of fencing, mail boxes, entry features and/or gates (the “Private Improvements”) located within the ROW shall be allowed to remain in place until said Private Improvements are replaced by Grantors, at which time any new Private Improvements shall be installed outside the ROW at the sole cost and expense of Grantors, provided however, that Grantee retains the right to remove any Private Improvements situated within the ROW that Grantee determines at its sole discretion may constitute a hazard or impediment that interferes with Grantee’s or the public’s use of the ROW*

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantors, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantors have executed this deed on the date set forth above.

GRANTOR: MELANIE A. KUCZYNSKI

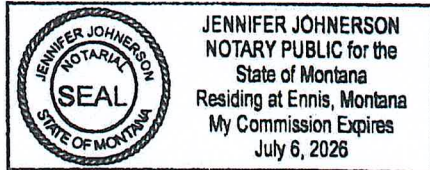
By: Melanie A. Kuczynski
Melanie A. Kuczynski

Date: 4-22-24

montana
STATE OF COLORADO)
Madison)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 22ND day of April, 2024, by Melanie A. Kuczynski.

SEAL



Witness my hand and official seal

Jennifer Johneron
Notary Public

My commission expires: 7/6/2026

GRANTOR: WILLIAM R. BRUNGER

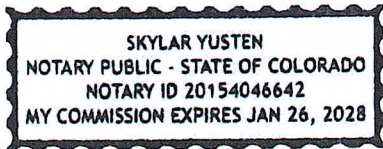
By: William R. Brunger
William R. Brunger

Date: April 11 2024

STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 11 day of April, 2024, by William R. Brunger.

SEAL



Witness my hand and official seal

Skylar Yusten
Notary Public

My commission expires: Jan 26, 2028

GRANTOR: MARK D. CEVAAL

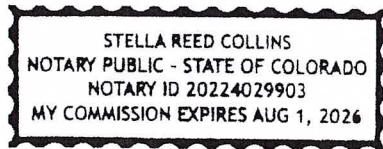
By: *Mark D. Ceva*
Mark D. Cevaal

Date: 07/19/24

STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 19th day of July, 2024, by Mark D. Cevaal.

SEAL



Witness my hand and official seal

Stella Reed Collins
Notary Public

My commission expires: August 1, 2026

GRANTOR:

DONNA LORENE MURRAY

By: Donna Lorene Murray
Donna Lorene Murray

Date: July 10, 2024

STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 10th day of July, 2024, by Donna Lorene Murray

Witness my hand and official seal

S E A L

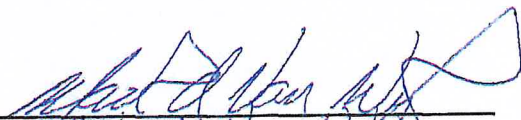
KEN JOO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244014313
MY COMMISSION EXPIRES 04/12/2028

[Signature]
Notary Public

My commission expires: 4/12/2025

GRANTOR:

**THE MARK A. VAN WYK AND
SUSAN A. VAN WYK TRUST
DATED JULY 25, 2022**

By: 
Name: Mark A. Van Wyk
Trustee

Date: 3-21-24

By: Susan A. Van Wyk
Name: Susan A. Van Wyk
Trustee

Date: 3-21-2024

Arkansas 3/21/24
STATE OF ~~COLORADO~~)
Pulaski Co. 3/21/24)ss.
COUNTY OF ~~DOUGLAS~~)

The foregoing instrument was acknowledged before me this 21st day of March, 2024, by Mark A. Van Wyk and Susan A. Van Wyk as Trustees of The Mark A. Van Wyk and Susan A. Van Wyk Trust Dated July 25, 2022.

SEAL



Witness my hand and official seal

[Signature]
Notary Public

My commission expires: 02-18-2033

EXHIBIT A
LEGAL DESCRIPTION

A 60 FOOT WIDE STRIP OF LAND, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 8 SOUTH, RANGE 69 WEST, SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, THE CENTERLINE OF SAID STRIP BEING THE APPROXIMATE CENTERLINE OF AN EXISTING ROAD KNOWN AS SOUTH COUNTY HIGHWAY 67, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 32 BEARS SOUTH 88°50'17" WEST, A DISTANCE OF 2625.14 FEET, WITH ALL BEARINGS HEREON BEING RELATIVE THERETO;

THENCE NORTH 39°39'03" WEST, A DISTANCE OF 1657.65 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID SOUTH COUNTY HIGHWAY 67, AND THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER AND THE **POINT OF BEGINNING**, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 138.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 63°07'57" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°46'09", AN ARC LENGTH OF 21.12 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 35°38'12" EAST, A DISTANCE OF 119.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 150.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°13'42", AN ARC LENGTH OF 79.14 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 05°24'30" EAST, A DISTANCE OF 44.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 150.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°27'13", AN ARC LENGTH OF 82.35 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 36°51'43" EAST, A DISTANCE OF 92.71 FEET;

THENCE SOUTH 39°44'58" EAST, A DISTANCE OF 128.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 75.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 101°01'40", AN ARC LENGTH OF 132.24 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 61°16'41" WEST, A DISTANCE OF 4.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 206.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°20'02", AN ARC LENGTH OF 155.80 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 75°23'16" WEST, A DISTANCE OF 69.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 196.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°02'03", AN ARC LENGTH OF 195.10 FEET;

1/29/2024

Q:\184122-01 - Brunger Parcels Boundary Survey\Legals\184122-01 - ROAD DESCRIPTION.docx

SHEET 1 of 6

THENCE TANGENT TO SAID CURVE, SOUTH 47°34'41" WEST, A DISTANCE OF 137.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 130.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°43'37", AN ARC LENGTH OF 126.44 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 08°08'56" EAST, A DISTANCE OF 50.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 612.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 78°39'04" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°32'01", AN ARC LENGTH OF 240.89 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 36°59'15" EAST, A DISTANCE OF 115.75 FEET;

THENCE SOUTH 39°59'25" EAST, A DISTANCE OF 119.28 FEET;

THENCE SOUTH 33°30'09" EAST, A DISTANCE OF 184.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 169.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°35'50", AN ARC LENGTH OF 102.05 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 68°05'59" EAST, A DISTANCE OF 35.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 198.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°28'20", AN ARC LENGTH OF 233.17 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°37'39" EAST, A DISTANCE OF 63.22 FEET;

THENCE SOUTH 08°08'06" WEST, A DISTANCE OF 150.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 85.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 129°52'02", AN ARC LENGTH OF 192.66 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 40°55'50" WEST, A DISTANCE OF 255.17 FEET;

THENCE NORTH 47°16'00" WEST, A DISTANCE OF 51.76 FEET;

THENCE NORTH 52°09'39" WEST, A DISTANCE OF 231.20 FEET;

THENCE NORTH 52°17'06" WEST, A DISTANCE OF 75.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 271.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°18'10", AN ARC LENGTH OF 86.57 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 70°35'16" WEST, A DISTANCE OF 16.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 62.36 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 19°36'57" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°24'53", AN ARC LENGTH OF 52.69 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 115.31 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°46'22", AN ARC LENGTH OF 120.30 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 01°25'42" WEST, A DISTANCE OF 71.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 69.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 123°40'19", AN ARC LENGTH OF 148.94 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 54°54'00" WEST, A DISTANCE OF 83.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 311.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°17'53", AN ARC LENGTH OF 137.32 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 29°36'07" WEST, A DISTANCE OF 30.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 208.66 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 60°14'17" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°23'03", AN ARC LENGTH OF 117.93 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 62°08'46" WEST, A DISTANCE OF 112.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 266.60 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 27°50'12" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°50'20", AN ARC LENGTH OF 55.09 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 50°19'27" WEST, A DISTANCE OF 98.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 125.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 127°18'19", AN ARC LENGTH OF 277.74 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 02°22'14" WEST, A DISTANCE OF 54.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 360.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°50'50", AN ARC LENGTH OF 143.55 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 25°13'04" WEST, A DISTANCE OF 154.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 360.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°07'58", AN ARC LENGTH OF 384.11 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 35°54'54" EAST, A DISTANCE OF 49.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 215.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°10'17", AN ARC LENGTH OF 218.29 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°15'22" WEST, A DISTANCE OF 105.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 528.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°39'12", AN ARC LENGTH OF 135.04 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 07°36'10" WEST, A DISTANCE OF 91.74 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER OF SECTION 32 AND THE **POINT OF TERMINUS**;

CONTAINING AN AREA OF 8.592 ACRES, (374,252 SQUARE FEET), MORE OR LESS.

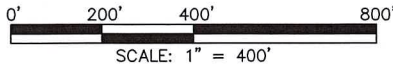
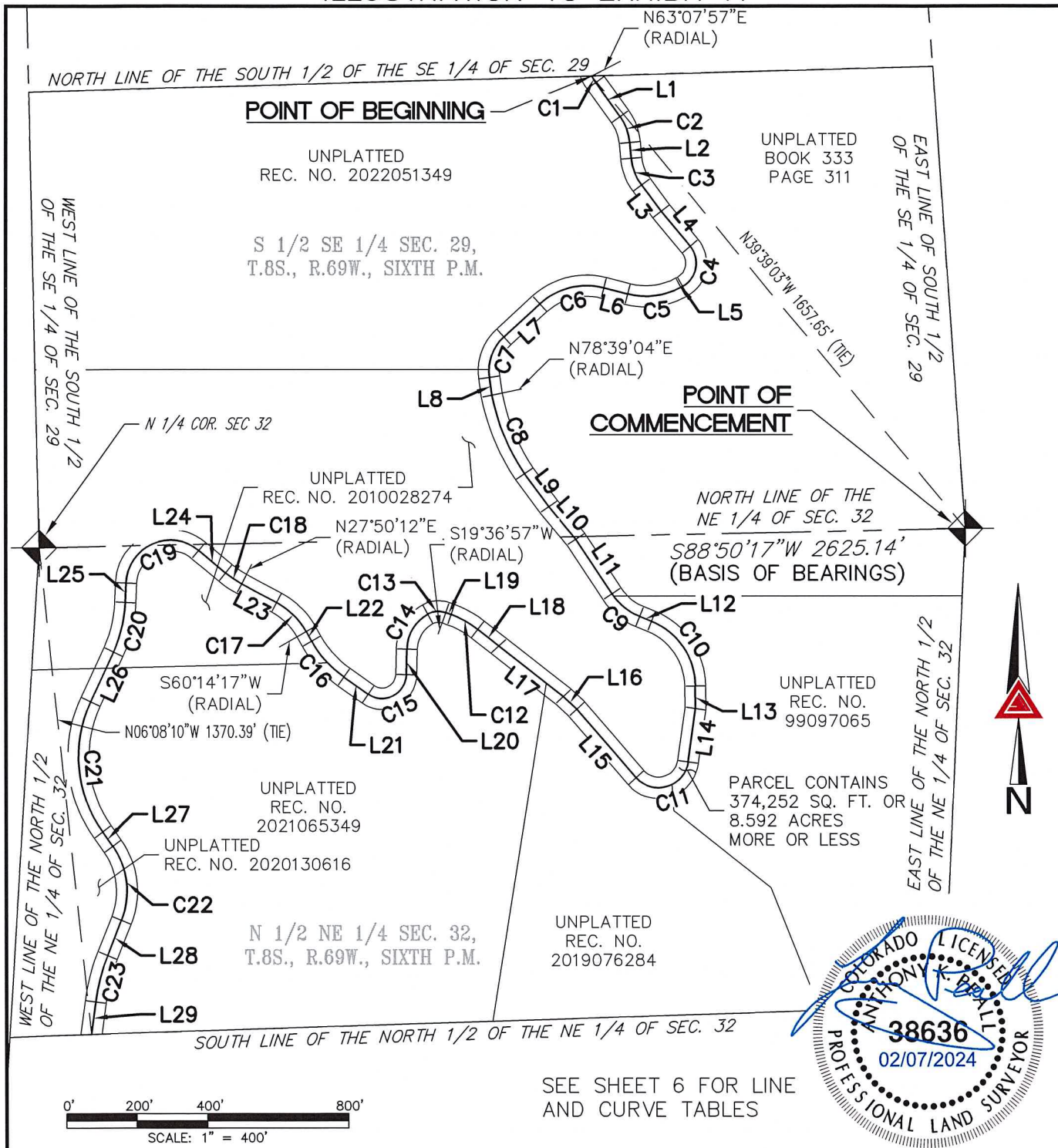
THE SIDELINES OF THE ABOVE DESCRIBED PARCEL ARE TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE NORTHERLY AT SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29 AND SOUTHERLY AT SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



SEE SHEET 6 FOR LINE
AND CURVE TABLES



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave. Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

ROAD RIGHT-OF-WAY
SE 1/4 SEC. 29 & NE 1/4 SEC. 32. T.8S., R.69W., 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

PATH: Q:\184122-01 - BRUNGER PARCELS BOUNDARY SURVEY\DWG\EXHIBITS\184122-01 - ROAD DESCRIPTION.DWG
JOB NUMBER: 184122-01 DATE: 01/30/2024 DWG: BOL CHK: AKP 5 OF 6 SHEETS

ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S35°38'12"E	119.24'
L2	S05°24'30"E	44.63'
L3	S36°51'43"E	92.71'
L4	S39°44'58"E	128.68'
L5	S61°16'41"W	4.94'
L6	N75°23'16"W	69.22'
L7	S47°34'41"W	137.73'
L8	S08°08'56"E	50.49'
L9	S36°59'15"E	115.75'
L10	S39°59'25"E	119.28'
L11	S33°30'09"E	184.09'
L12	S68°05'59"E	35.82'
L13	S00°37'39"E	63.22'
L14	S08°08'06"W	150.38'
L15	N40°55'50"W	255.17'
L16	N47°16'00"W	51.76'
L17	N52°09'39"W	231.20'
L18	N52°17'06"W	75.71'
L19	N70°35'16"W	16.14'
L20	S01°25'42"W	71.42'
L21	N54°54'00"W	83.75'
L22	N29°36'07"W	30.99'
L23	N62°08'46"W	112.73'
L24	N50°19'27"W	98.58'
L25	S02°22'14"W	54.52'
L26	S25°13'04"W	154.46'
L27	S35°54'54"E	49.15'
L28	S22°15'22"W	105.67'
L29	S07°36'10"W	91.74'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°46'09"	138.00'	21.12'
C2	30°13'42"	150.00'	79.14'
C3	31°27'13"	150.00'	82.35'
C4	101°01'40"	75.00'	132.24'
C5	43°20'02"	206.00'	155.80'
C6	57°02'03"	196.00'	195.10'
C7	55°43'37"	130.00'	126.44'
C8	22°32'01"	612.50'	240.89'
C9	34°35'50"	169.00'	102.05'
C10	67°28'20"	198.00'	233.17'
C11	129°52'02"	85.00'	192.66'
C12	18°18'10"	271.00'	86.57'
C13	48°24'53"	62.36'	52.69'
C14	59°46'22"	115.31'	120.30'
C15	123°40'19"	69.00'	148.94'
C16	25°17'53"	311.00'	137.32'
C17	32°23'03"	208.66'	117.93'
C18	11°50'20"	266.60'	55.09'
C19	127°18'19"	125.00'	277.74'
C20	22°50'50"	360.00'	143.55'
C21	61°07'58"	360.00'	384.11'
C22	58°10'17"	215.00'	218.29'
C23	14°39'12"	528.00'	135.04'



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



ROAD RIGHT-OF-WAY
SE 1/4 SEC. 29 & NE 1/4 SEC. 32. T.8S., R.69W., 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

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