

WHEN RECORDED RETURN TO:

Town of Castle Rock
Attn: Kaitlin Parker
Town Attorney's Office
100 N. Wilcox St.
Castle Rock, CO 80104

QUITCLAIM DEED

THIS DEED, made this ____ day of _____, 2025, between 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 "**Grantor**"), and the **TOWN OF CASTLE ROCK**, a Colorado home rule municipal corporation, whose address is 100 North Wilcox Street, Castle Rock, Colorado 80104 (hereinafter "**Grantee**").

WITNESSETH, that Grantor, 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, has remised, released, sold and quitclaimed, and by these presents does hereby remise, release, sell and quitclaim unto Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand, if any, which Grantor has in and to the following real property described in *Exhibits A & B*, together with any interests or rights Grantor may have in or to water, minerals and potential wetland and/or riparian conservation zone habitat off-site mitigation credits, if any, situate, lying and being in the County of Douglas, and State of Colorado to-wit:

SEE EXHIBITS "A" & "B", ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

**** THIS DEED IS EXEMPT FROM PAYMENT OF THE DOCUMENTARY FEE
PURSUANT TO C.R.S. §39-13-104(1)(a)****

[SIGNATURE PAGE TO FOLLOW]

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

**BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF DOUGLAS, STATE OF COLORADO**

Attest:

By: _____
ABE LAYDON, Chair

By: _____
Hayley Hall,
Deputy Clerk to the Board

STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Abe Laydon as Chair of the Board of County Commissioners of the County of Douglas, State of Colorado and Hayley Hall as Deputy Clerk to the Board.

S E A L

Witness my hand and official seal

Notary Public

My commission expires: _____

EXHIBIT A

Description and parcel / survey map

A parcel of land being a portion of the lands described within Records Book 360, Page 1001, Douglas County Records, lying within the northwest quarter of the southwest quarter of Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado and being more particularly described as follows:

COMMENCE at the northwest corner of said southwest quarter, being monumented by a found 2" galvanized cap marked "LS 6935"; thence along the North line of said southwest quarter, South 89° 46' 24" East 1,098.11 feet to the POINT OF BEGINNING, being a point on the East right of way line of Interstate 25, as it now exists and described within Reception No. 2008015663; thence continue along said North line, South 89° 46' 24" East 209.40 feet to the northwest corner of the lands described within Records Book 342, Page 626, Douglas County Records; thence along the West line of said lands, South 00° 04' 04" East 712.16 feet to a point on the boundary line of TRACT B, WALGREENS FILING NO. 1, Reception No. 01083484, Douglas County Records; thence along said boundary line, South 49° 03' 50" West 85.97 feet to a point on the North line of the lands described within Reception No. 2008012386; thence along said North line, North 77° 46' 16" West 306.83 feet to a point on the aforementioned East right of way line of Interstate 25; thence along said East right of way line, North 12° 22' 39" East 721.08 feet to the POINT OF BEGINNING.

Said parcel of land contains 214,260 square feet or 4.919 acres of land.

Basis Of Bearings are GRID and based within the Colorado Coordinate System of 1983, Central Zone. The bearing of the North line of the South half of Section 11, Township 8 South, Range 67 West of the 6th P.M., being monumented at the West end by a 2" Galvanized Cap stamped "6935", from which the East end of said line, monumented by a 2.5" Aluminum Cap stamped "Archer & Assoc. LS 6935 1992" bears South 89° 46' 24" East a ground distance of 5,137.83 feet.

On behalf of Olsson,



SURVEYOR'S NOTES:

1. This is a Legal Description and Sketch and is not a Land Survey Plat.
2. The scope of this document is to describe and graphically depict a particular area of land.
3. This document, which contains 2 pages is not valid without the seal and signature of the licensed surveyor noted hereon.

Eli J. Donaldson
Colorado Licensed
Professional Land Surveyor
PLS 38755


PROJECT NO: 022-06349	DESCRIPTION		1525 Raleigh Street Suite 400 Denver, CO 80204 olsson.com TEL 303.237.2072	SHEET
DRAWN BY: DMW				1 of 2
DATE: 06.17.2025				

EXHIBIT A

Description and parcel / survey map



0' 100' 200'
SCALE IN FEET

POINT OF BEGINNING

FOUND 3.25" ALUMINUM CAP
CDOT "PLS 24941 R.O.W."

(BASIS OF BEARINGS)
S89°46'24"E 5137.83
S89°46'24"E 1098.11
(POC to POB)

POINT OF COMMENCEMENT

WEST QUARTER CORNER OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST
FOUND 2" GALVANIZED CAP "LS 6935"

EAST RIGHT-OF-WAY
LINE, INTERSTATE 25

RECEPTION NO.
2019059644

S89°46'24"E 209.40'

NW CORNER, NE 1/4,
SW 1/4, SECTION 11
THE NW CORNER OF
BOOK 342, PAGE 626

BOOK 342, PAGE 626

TOTAL AREA
214,260± SQ. FT.
4.919± AC.

DOUGLAS COUNTY
BOARD OF
COUNTY COMMISSIONERS
PARCEL: 2505-113-00-022
REMAINDER OF:
BOOK 360, PAGE 1001

TRACT B

INTERSTATE 25
COLORADO DEPARTMENT OF TRANSPORTATION

N12°22'39"E 721.08'

S00°04'04"E 712.16'

N77°46'16"W 306.83'

RECEPTION NO.
2008012386

EAST RIGHT-OF-WAY
LINE, INTERSTATE 25

LOT 1
BLOCK 1

WALGREENS FILING NO. 1
REC. 01083484

S49°03'50"W 85.97'



PROJECT NO: 022-06349

DRAWN BY: DMW

DATE: 06.17.2025

EXHIBIT

olsson

1525 Raleigh Street
Suite 400
Denver, CO 80204
olsson.com
TEL 303.237.2072

SHEET

2 of 2

EXHIBIT B

Description and parcel / survey map

A parcel of land being a portion of the lands described in Records Book 342, Page 626, Douglas County Records, lying within the northeast quarter of the southwest quarter of Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado and being more particularly described as follows:

COMMENCE at the northwest corner of said southwest quarter, being monumented by a 2" galvanized cap marked "LS 6935"; thence along the North line of said southwest quarter, South 89° 46' 24" East 1,307.51 feet to the POINT OF BEGINNING, being the northwest corner of said northeast quarter of the southwest quarter; thence continuing along said North line, South 89° 46' 24" East 494.98 feet to a point on the westerly right of way of Jerry Street as shown on ANDREW'S ADDITION TO CASTLE ROCK, Reception No. 0121063, Douglas County Records, being a point on a curve to the right, having a radius of 625.00 feet, a central angle of 16° 40' 50", a chord bearing of South 21° 32' 29" West and a chord distance of 181.31 feet; thence along the arc of said curve 181.31 feet; thence continuing along said westerly right of way, South 34° 13' 11" West 420.00 feet to a point on the boundary line of TRACT B, WALGREENS FILING NO. 1, Reception No. 01083484, Douglas County Records; thence along said boundary line, South 44° 34' 11" West 272.68 feet to a point on the West line of said northeast quarter of the southwest quarter, also being the East line of the lands described within Records Book 360, Page 1001; thence along said East line, North 00° 04' 04" West 712.16 feet to the POINT OF BEGINNING.

Said parcel of land contains 205,363 square feet or 4.714 acres of land.

Basis Of Bearings are GRID and based within the Colorado Coordinate System of 1983, Central Zone. The bearing of the North line of the South half of Section 11, Township 8 South, Range 67 West of the 6th P.M., being monumented at the West end by a 2" Galvanized Cap stamped "6935", from which the East end of said line, monumented by a 2.5" Aluminum Cap stamped "Archer & Assoc. LS 6935 1992" bears South 89° 46' 24" East a ground distance of 5,137.83 feet.

SURVEYOR'S NOTES:

1. This is a Legal Description and Sketch and is not a Land Survey Plat.
2. The scope of this document is to describe and graphically depict a particular area of land.
3. This document, which contains 2 pages is not valid without the seal and signature of the licensed surveyor noted hereon.

On behalf of Olsson,



Eli J. Donaldson
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DRAWN BY: DMW				1 of 2
DATE: 06.17.2025				

EXHIBIT B

Description and parcel / survey map



0' 100' 200'
SCALE IN FEET

POINT OF COMMENCEMENT

WEST QUARTER CORNER OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST
FOUND 2" GALVANIZED CAP "LS 6935"

(BASIS OF BEARINGS)

S89°46'24"E 5137.83

S89°46'24"E 1307.51'

(POC to POB)

POINT OF BEGINNING

NW CORNER, NE 1/4,
SW 1/4, SECTION 11

S89°46'24"E 494.98'

SOUTH STREET

R=625.00'

Δ=016°40'50"

CB=S21°32'29"W

CH=181.31'

L=181.96'

DOUGLAS COUNTY BOARD OF
COUNTY COMMISSIONERS
PARCEL: 2505-113-00-003
BOOK 342, PAGE 626

TOTAL AREA
205,363± SQ. FT.
4.714± AC.

EAST LINE,
NW 1/4, SW 1/4,
SECTION 11

DOUGLAS COUNTY
BOARD OF
COUNTY COMMISSIONERS
PARCEL: 2505-113-00-022
REMAINDER OF:
BOOK 360, PAGE 1001

INTERSTATE 25
COLORADO DEPARTMENT OF TRANSPORTATION
PARCEL NO.: 250511299005

N00°04'04"W 712.16'

S44°34'11"W 272.68'

TRACT B

S34°13'11"W 420.00'

ANDREW'S ADDITION
TO CASTLE ROCK
(REC. 0121063)

BRISCOE STREET

FAIR STREET

RECEPTION NO.
2008012386

LOT 1
BLOCK 1

WALGREENS FILING NO. 1
REC. 01083484



PROJECT NO: 022-06349

DRAWN BY: DMW

DATE: 06.17.2025

EXHIBIT

olsson®

1525 Raleigh Street
Suite 400
Denver, CO 80204
olsson.com
TEL 303.237.2072

SHEET

2 of 2