

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 9th day of March, 2024, is made by and between **ARKADIA II, LLC**, a Colorado limited liability company, whose address is 10860 Democrat Road, Parker, Colorado 80134 (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 SEVENTY EIGHT THOUSAND NINE HUNDRED TWENTY SIX DOLLARS AND NO CENTS (\$78,926.00) 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

EXHIBIT A
HILLTOP ROAD RIGHT-OF-WAY
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 25, 2013, AT RECEPTION NO. 2013086172 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTH HALF OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEASTERLY CORNER OF LOT 1, HIDDEN VILLAGE FILING NO. 1, PER PLAT RECORDED APRIL 29, 1966, AT RECEPTION NO. 125234, IN SAID OFFICIAL RECORDS, WHENCE THE EASTERLY LINE OF SAID LOT 1 BEARS NORTH 00°32'13" EAST, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°32'13" EAST, A DISTANCE OF 39.94 FEET;

THENCE DEPARTING SAID EASTERLY LINE, SOUTH 72°40'02" EAST, A DISTANCE OF 89.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2,924.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°37'52", AN ARC LENGTH OF 1,461.14 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 44°02'10" EAST, A DISTANCE OF 106.38 FEET TO THE WESTERLY BOUNDARY OF TALLMAN GULCH, FILING NO. 1, PER PLAT RECORDED AT RECEPTION NO. 2006046645, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°07'50" WEST, A DISTANCE OF 72.91 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HILLTOP ROAD AS RECORDED IN BOOK 1071, PAGE 371 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES;

1. NORTH 43°40'04" WEST, A DISTANCE OF 173.85 FEET;
2. SOUTH 00°19'29" WEST, A DISTANCE OF 1.64 FEET;
3. NORTH 45°21'14" WEST, A DISTANCE OF 264.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,385.00 FEET;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°59'51", AN ARC LENGTH OF 507.57 FEET;
5. TANGENT TO SAID CURVE, NORTH 66°21'05" WEST, A DISTANCE OF 558.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,045.00 FEET;

6. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°36'20", AN ARC LENGTH OF 164.38 FEET TO THE SOUTHERLY PROLONGATION OF SAID EASTERLY LINE OF LOT 1, HIDDEN VILLAGE FILING NO. 1;

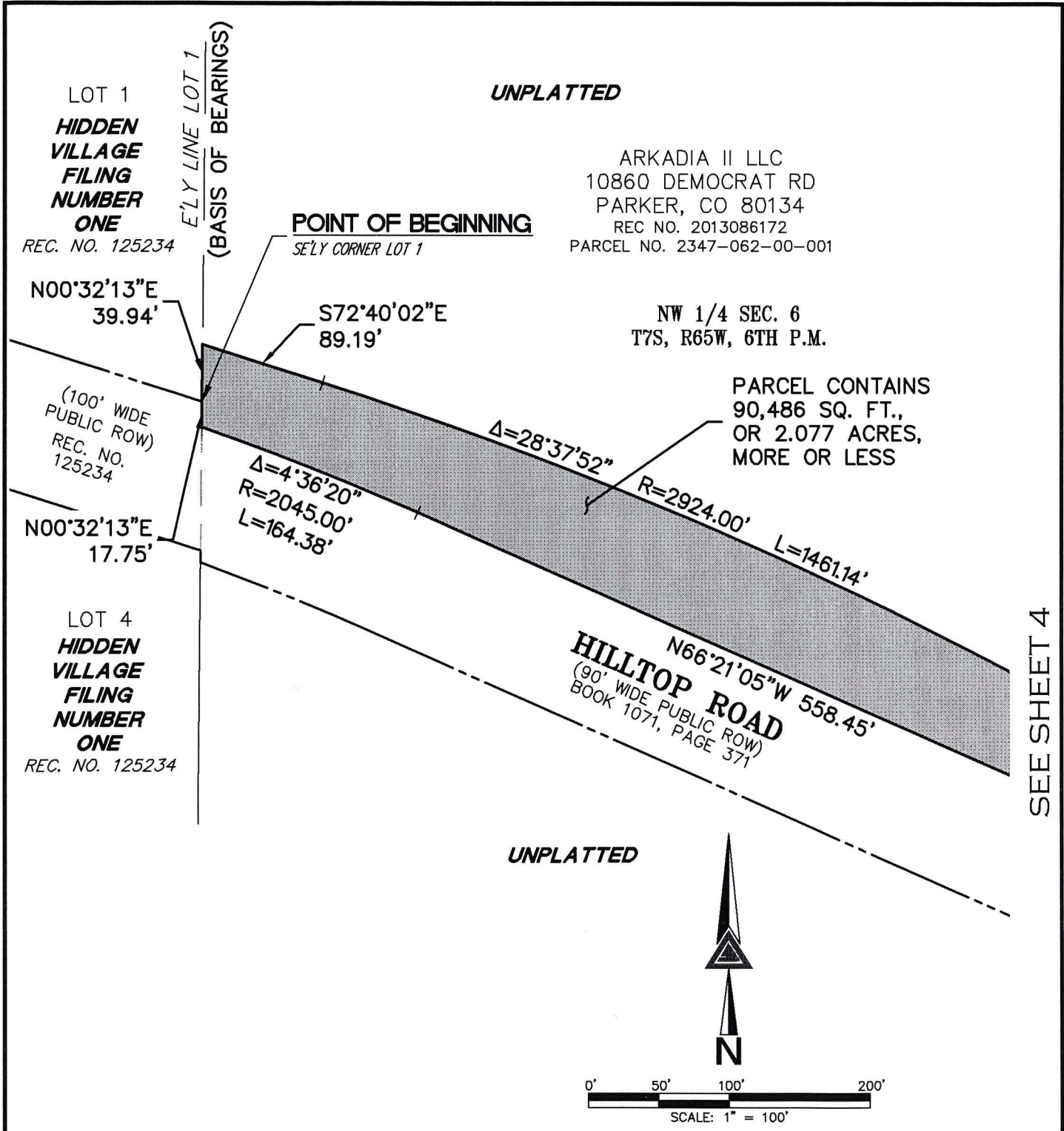
THENCE NON-TANGENT TO SAID CURVE, ALONG SAID EASTERLY LINE, NORTH 00°32'13" EAST, A DISTANCE OF 17.75 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2.077 ACRES, (90,486 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

BRADY J. MOORHEAD, PLS 38668
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



SEE SHEET 4

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

	<p>300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303)713-1898 Fax: (303)713-1897 www.aztecconsultants.com</p>	<p>RIGHT-OF-WAY PARCEL HILLTOP ROAD DOUGLAS COUNTY, COLORADO</p>	<p>PATH: Q:\15123-01 - HILLTOP ROAD ADDITIONAL SERVICES\DWG\EXHIBITS\2023-05-08 HILLTOP RD - ROW TAKE 10(REV) - ARKADIA.DWG JOB NUMBER: 15123-01 DATE: 05/17/2023 DWG: RDS/RBA CHK: BJM 3 OF 5 SHEETS</p>
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ILLUSTRATION TO EXHIBIT A

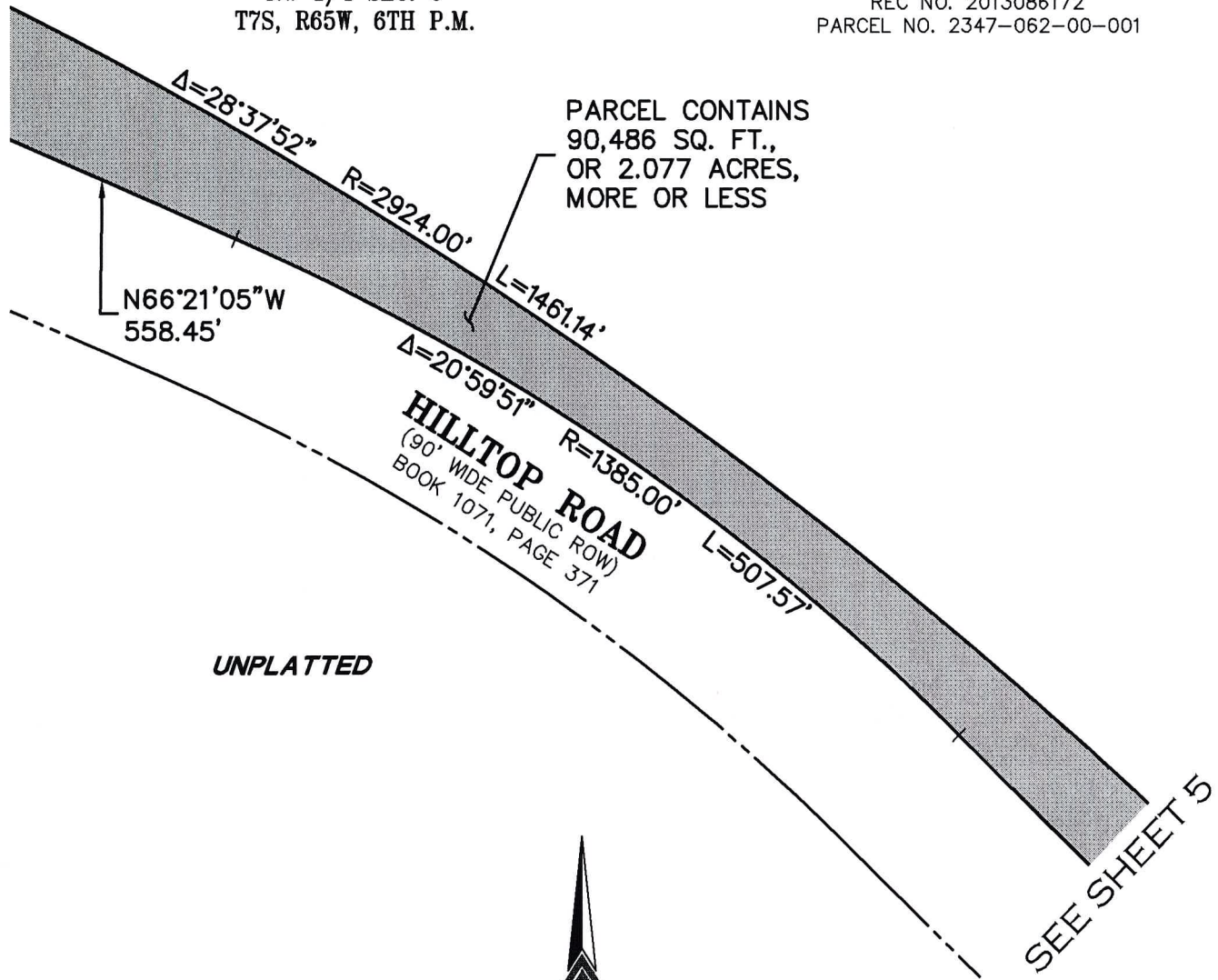
ARKADIA II LLC
 10860 DEMOCRAT RD
 PARKER, CO 80134
 REC NO. 2013086172
 PARCEL NO. 2347-062-00-001

NW 1/4 SEC. 6
 T7S, R65W, 6TH P.M.

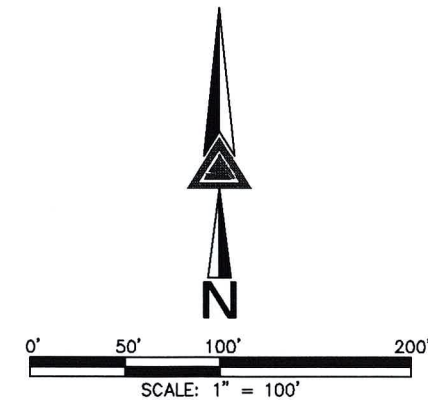
UNPLATTED

SEE SHEET 3

PARCEL CONTAINS
 90,486 SQ. FT.,
 OR 2.077 ACRES,
 MORE OR LESS

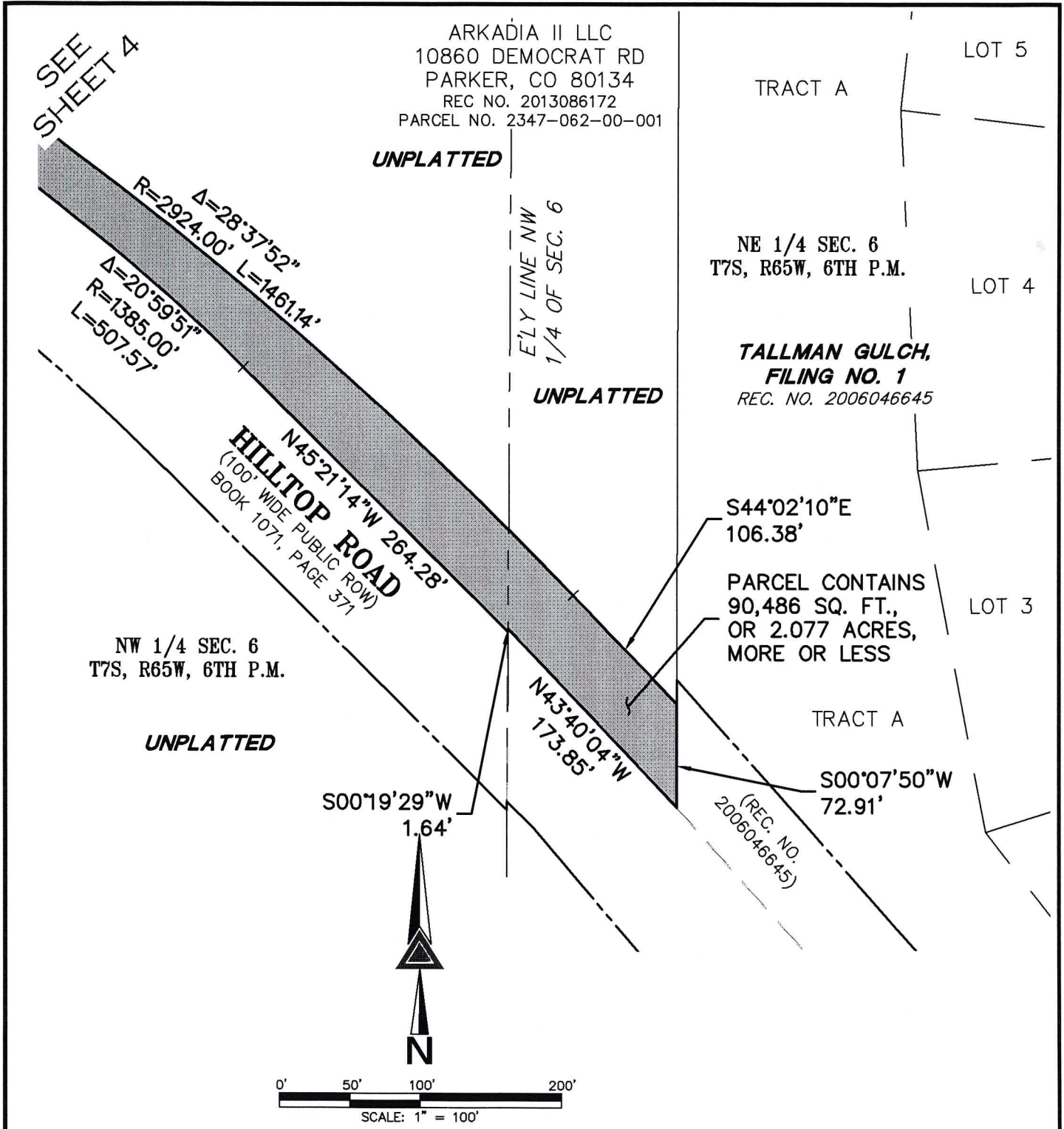


UNPLATTED



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

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