

**QUITCLAIM DEED**

**THIS DEED**, made this \_\_\_\_ day of \_\_\_\_\_, 2024, 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 **GRAYS DEVELOPMENT COMPANY, INC.** a Colorado corporation, whose address is 5555 DTC Parkway, Suite 330, Greenwood Village, Colorado 80111 (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 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**

**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.

**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: \_\_\_\_\_  
GEORGE TEAL, Chair

By: \_\_\_\_\_  
Kristin Randlett,  
Deputy Clerk to the Board

STATE OF COLORADO            )  
  )ss.  
COUNTY OF DOUGLAS         )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by George Teal as Chair of the Board of County Commissioners of the County of Douglas, State of Colorado and Kristin Randlett as Deputy Clerk to the Board.

Witness my hand and official seal

S E A L

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

EXHIBIT A

EASEMENT VACATION DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING- ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, WHICH IS ASSUMED TO BEAR N89°51'50"E AND IS MONUMENTED TO THE WEST BY A 3-1/4" ALUMINUM CAP STAMPED "W 1/4 COR SEC. 2 T.6 R.67W LS 14070", AND TO THE EAST BY A 3-1/4" ALUMINUM CAP STAMPED "CENTER SEC. 2 T.6 8.67W LS 14070".

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE N28°09'44"E, A DISTANCE OF 1240.48 FEET, TO THE NORTHWEST CORNER OF LOT 1B-2, INVERNESS SUBDIVISION FILING NO. SEVEN, 18TH AMENDMENT, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 2023053640; THENCE ON THE NORTH LINE OF SAID LOT 1B-2, N89°14'24"E, A DISTANCE OF 576.03 FEET, TO THE NORTHWEST CORNER OF A DRAINAGE EASEMENT, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 2021010398; THENCE ON THE WEST LINE OF SAID DRAINAGE EASEMENT, S00°08'11E, A DISTANCE OF 79.19 FEET, TO THE POINT OF BEGINNING.

THENCE S00°08'11"E, A DISTANCE OF 30.00 FEET;

THENCE S89°32'34W, A DISTANCE OF 10.22 FEET;

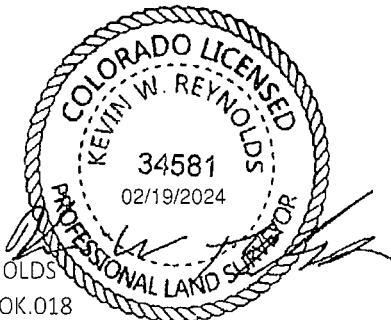
THENCE N00°06'00"W, A DISTANCE OF 30.00 FEET;

THENCE N89°32'34"E, A DISTANCE OF 10.20 FEET, TO THE POINT OF BEGINNING.

CONTAINING 306 SQUARE FEET OR 0.007 ACRES MORE OR LESS.

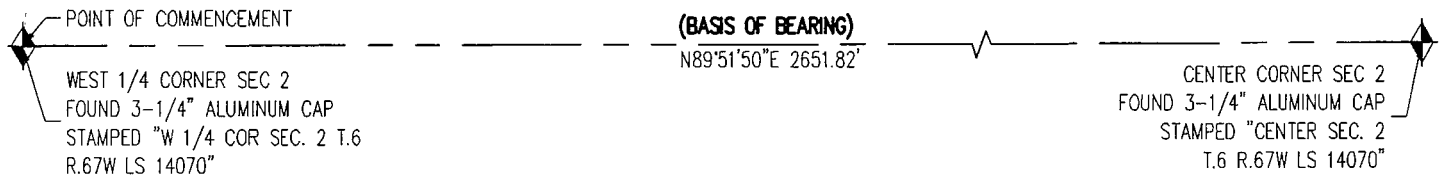
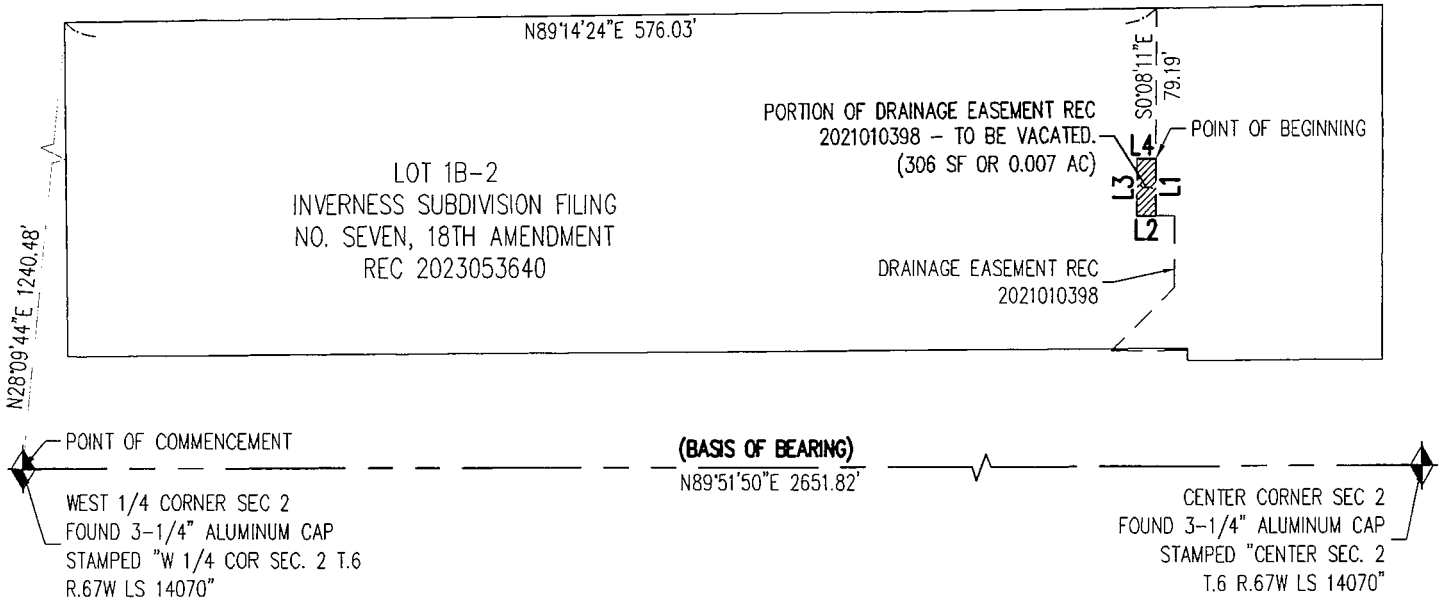
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

THE PURPOSE OF THE ABOVE DESCRIPTION IS TO VACATE A PORTION OF A DRAINAGE EASEMENT.

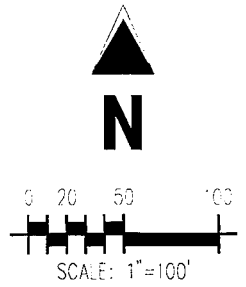
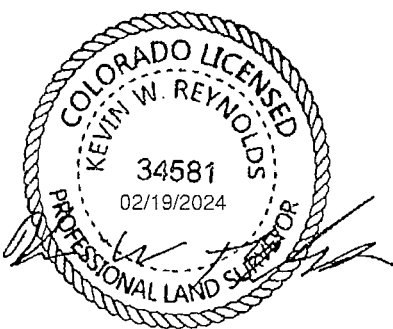


KEVIN W. REYNOLDS  
PROJECT NO. LOK.018  
PREPARED FOR AND ON THE BEHALF OF  
GALLOWAY AND COMPANY INC.  
5500 GREENWOOD PLAZA BLVD. SUITE 200  
GREENWOOD VILLAGE, COLORADO 80111

ILLUSTRATION FOR  
EXHIBIT A



PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	S0°08'11\"E	30.00
L2	S89°32'34\"W	10.22
L3	N0°06'00\"W	30.00
L4	N89°32'34\"E	10.20



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

Drainage Easement Vacation  
Inverness Townhomes  
Legal and Exhibit - Exhibit A

Project No:	LOK.018
Drawn By:	RCE
Checked By:	KWR
Date:	02.19.24



Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,629,877.233'

East: 3,179,708.031'

Segment# 1: Line

Course: N0°05'59.96"W

Length: 30.000'

North: 1,629,907.233'

East: 3,179,707.979'

Segment# 2: Line

Course: N89°32'34.04"E

Length: 10.200'

North: 1,629,907.315'

East: 3,179,718.178'

Segment# 3: Line

Course: S0°08'10.96"E

Length: 30.000'

North: 1,629,877.315'

East: 3,179,718.250'

Segment# 4: Line

Course: S89°32'34.04"W

Length: 10.219'

North: 1,629,877.233'

East: 3,179,708.031'

Perimeter: 80.419'

Area: 306.28Sq.Ft.

Error Closure: 0.000

Course: S25°34'15.09"E

Error North : -0.0001

East: 0.0001

Precision 1: 80,419,000.000