

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 21<sup>st</sup> day of January, ~~2023~~<sup>2024 (NP)</sup>, is made by and between **HANS P. PROROK AKA HANS PETER PROROK**, whose address is 4865 Mill Brook Drive, Dunwoody, GA 30338 (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 THREE THOUSAND FIVE HUNDRED TEN AND 00/100 CENTS (\$73,510.00) 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 LOT 7, CREST VIEW SUBDIVISION FILING NO. ONE, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED DECEMBER 31, 1975 AT RECEPTION NO. 185429 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST WESTERLY CORNER OF SAID LOT 7, BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH CREST VIEW DRIVE, AS SHOWN ON SAID PLAT;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 7 AND SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTH 56°19'46" EAST, A DISTANCE OF 97.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 415.00 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE AND SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°49'40", AN ARC LENGTH OF 34.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 840.17 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 71°45'41" EAST;

THENCE DEPARTING SAID NORTHWESTERLY LINE AND SAID SOUTHEASTERLY RIGHT-OF-WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'08", AN ARC LENGTH OF 384.22 FEET TO THE SOUTHERLY LINE OF SAID LOT 7 AND THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 31;

THENCE ALONG SAID SOUTHERLY LINES, NON-TANGENT TO SAID CURVE, SOUTH 89°53'09" WEST, A DISTANCE OF 96.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF HILLTOP ROAD AS SHOWN ON SAID PLAT;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7 AND SAID NORTHEASTERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

- 1) NORTH 55°16'04" WEST, A DISTANCE OF 100.92 FEET;
- 2) NORTH 33°45'03" WEST, A DISTANCE OF 137.19 FEET;
- 3) NORTH 33°40'14" WEST, A DISTANCE OF 94.95 FEET TO THE **POINT OF BEGINNING**.

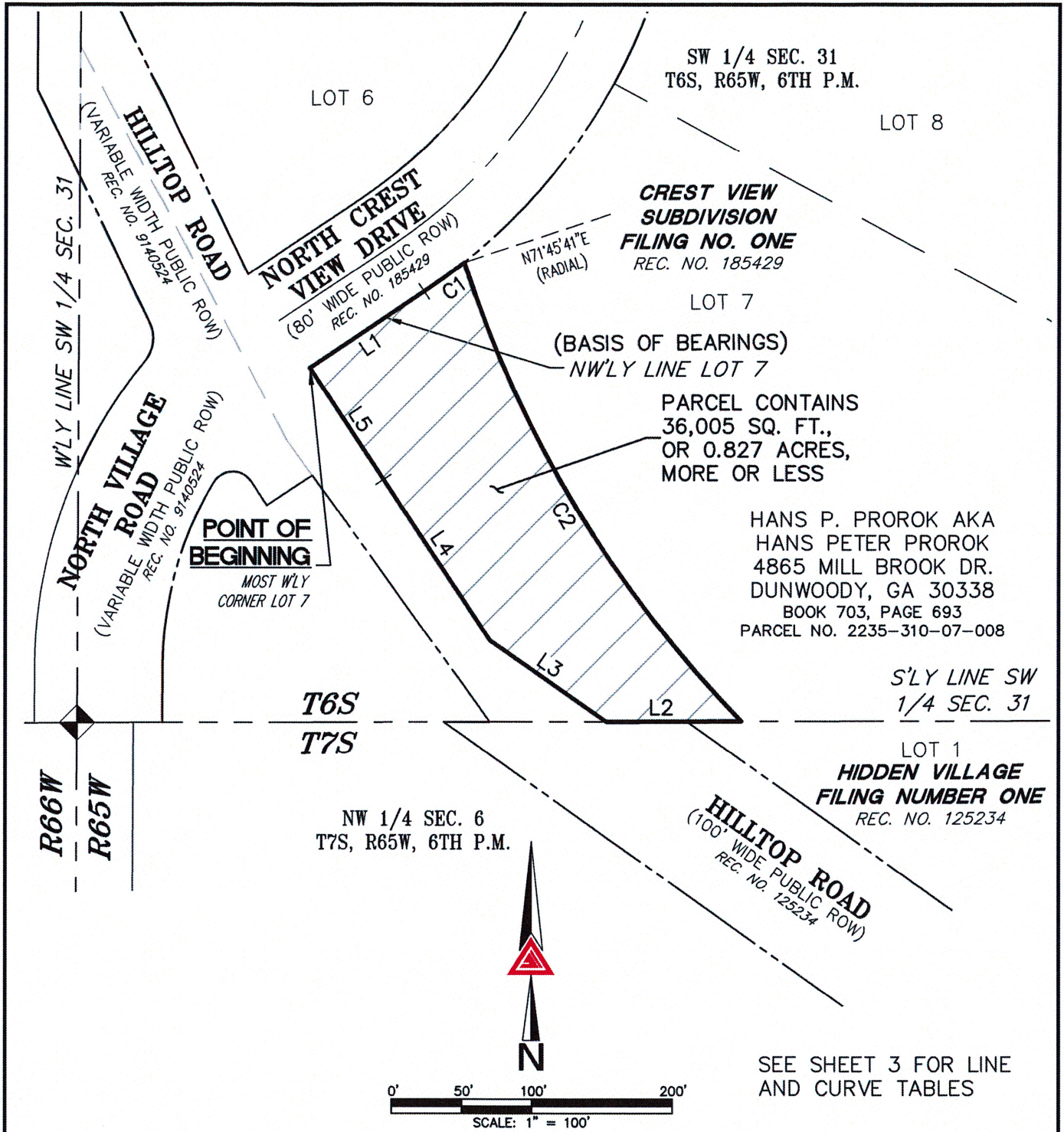
CONTAINING AN AREA OF 36,005 SQUARE FEET OR 0.827 ACRES, MORE OR LESS.

AS SHOWN ON THE ATTACHED ILLUSTRATION.

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



ILLUSTRATION TO EXHIBIT A



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

PATH: Q:\13420-03-HILLTOP RD\DWG\EXHIBITS\  
DWG NAME HILLTOP ROW TAKE 8 REV.DWG  
DWG: RDS CHK: JRW/BJM  
DATE: 09-06-2023  
SCALE: 1" = 100'



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

**RIGHT-OF-WAY PARCEL**  
HILLTOP ROAD  
DOUGLAS COUNTY, COLORADO

JOB NUMBER 13420-03

2 OF 3 SHEETS



## ILLUSTRATION TO EXHIBIT A

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	4°49'40"	415.00'	34.97'
C2	26°12'08"	840.17'	384.22'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N56°19'46"E	97.99'
L2	S89°53'09"W	96.11'
L3	N55°16'04"W	100.92'
L4	N33°45'03"W	137.19'
L5	N33°40'14"W	94.95'

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

PATH: Q:\13420-03-HILLTOP RD\DWG\EXHIBITS\  
 DWG NAME: HILLTOP ROW TAKE 8 REV.DWG  
 DWG: RDS CHK: JRW/BJM  
 DATE: 09-06-2022  
 SCALE: N/A



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**RIGHT-OF-WAY PARCEL**  
**HILLTOP ROAD**  
**DOUGLAS COUNTY, COLORADO**

JOB NUMBER 13420-03

3 OF 3 SHEETS