

**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 the **TOWN OF CASTLE ROCK**, a Colorado home rule municipal corporation, whose address is 100 North Wilcox Street, Castle Rock, Colorado 80138 (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: \_\_\_\_\_  
Hayley Hall,  
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 Hayley Hall as Deputy Clerk to the Board.

S E A L

Witness my hand and official seal

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

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

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TERRITORIAL ROAD AS DESCRIBED IN TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NUMBER 161972 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'56" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A #5 REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 10377", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22; THENCE N 84° 09' 34" E, A DISTANCE OF 804.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TERRITORIAL ROAD, BEING A POINT ON THE NORTH LINE OF TRACT C, SAID TWIN OAKS SUBDIVISION PLAT, ALSO BEING A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 706.50 FEET, A CENTRAL ANGLE OF 01° 45' 31" AND AN ARC LENGTH OF 21.68 FEET, THE CHORD OF WHICH BEARS N 05° 37' 59" E, A DISTANCE OF 21.68 FEET;

THENCE N 04° 45' 10" E, A DISTANCE OF 52.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TERRITORIAL ROAD, ALSO BEING A POINT ON THE SOUTHERLY LINE OF PARCEL NO. RW-17 AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2021053518, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID COMMON LINE THE FOLLOWING TWO (2) COURSES:

- 1.) N 59° 21' 57" E, A DISTANCE OF 1.94 FEET TO A POINT OF CURVATURE;
- 2.) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 138.98 FEET, A CENTRAL ANGLE OF 42° 04' 44" AND AN ARC LENGTH OF 102.07 FEET, THE CHORD OF WHICH BEARS N 38° 19' 35" E, A DISTANCE OF 99.79 FEET TO A CORNER COMMON TO SAID PARCEL NO. RW-17 AND PARCEL NO. RW-16 AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2021053518, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE COMMON LINE OF SAID TERRITORIAL ROAD AND SAID PARCEL NO. RW-16 THE FOLLOWING TWO (2) COURSES:

- 1.) N 17° 17' 13" E, A DISTANCE OF 442.65 FEET TO A POINT OF CURVATURE;
- 2.) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 53.56 FEET, A CENTRAL ANGLE OF 88° 59' 25" AND AN ARC LENGTH OF 83.19 FEET, THE CHORD OF WHICH BEARS N 27° 12' 29" W, A DISTANCE OF 75.07 FEET;

THENCE N 37° 58' 39" E, A DISTANCE OF 79.79 FEET TO A POINT ON THE NORTH LINE OF SAID TERRITORIAL ROAD, ALSO BEING A POINT ON THE SOUTHERLY LINE OF PARCEL NO. RW-15 AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2021053518, SAID DOUGLAS COUNTY RECORDS;

THENCE N 89° 50' 13" E, ALONG SAID COMMON LINE, A DISTANCE OF 57.05 FEET TO THE SOUTHEAST CORNER OF PARCEL NO. RW-15, ALSO BEING A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT;

THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TWIN OAKS PLAT, A DISTANCE OF 693.02 FEET TO THE NORTH CORNER OF TRACT C, SAID TWIN OAKS SUBDIVISION PLAT, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TERRITORIAL ROAD AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID COMMON LINE THE FOLLOWING TWO (2) COURSES:

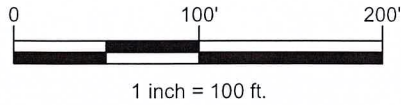
- 1.) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 10° 12' 25" AND AN ARC LENGTH OF 35.45 FEET, THE CHORD OF WHICH BEARS S 54° 15' 45" W, A DISTANCE OF 35.40 FEET;
- 2.) S 59° 21' 57" W, A DISTANCE OF 44.97 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 27,790 SQUARE FEET OR 0.638 ACRES, MORE OR LESS.

JEFFREY C. ANTON  
COLORADO PLS 38818  
FOR AND ON BEHALF OF  
CORE CONSULTANTS, INC.



# EXHIBIT



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

PARCEL NO. RW-15  
TOWN OF CASTLE ROCK  
REC. 2021053518

TERRITORIAL ROAD  
VARIABLE WIDTH R.O.W.  
REC. 161972

SUBJECT PARCEL  
27,790 SF  
±0.638 AC

PART OF LOT 58  
TWIN OAKS  
AMENDED

PARCEL NO. RW-16  
TOWN OF CASTLE ROCK  
REC. 2021053518

ACM DAWSON TRAILS  
VIII JV LLC  
REC. 2024020899

PARCEL NO. RW-17  
TOWN OF CASTLE ROCK  
REC. 2021053518

PART OF LOT 59  
TWIN OAKS  
AMENDED

EAST LINE, TWIN OAKS  
REC. 161972

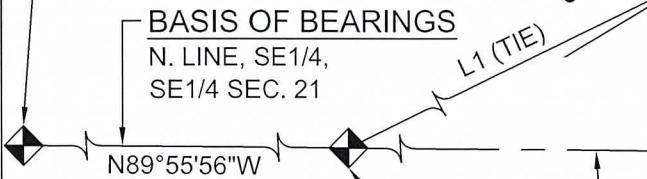
TERRITORIAL ROAD  
VARIABLE WIDTH R.O.W.  
REC. 161972

SE 1/16 COR. SECTION 21,  
T8S, R67W, 6TH P.M.  
FOUND #5 REBAR  
W/1-1/2" DIA. ALUM. CAP  
STAMPED  
"LS 10377"

TERRITORIAL ROAD R.O.W.  
TOWN OF CASTLE ROCK

TRACT C, TWIN OAKS  
TOWN OF CASTLE ROCK  
REC. 2024026328

BASIS OF BEARINGS  
N. LINE, SE1/4,  
SE1/4 SEC. 21



POINT OF BEGINNING

N. LINE, SW1/4, SW1/4 SEC. 22

POINT OF COMMENCEMENT

S 1/16 COR. SECTIONS 21/22, T8S, R67W, 6TH P.M., FOUND 1" DIA. PIPE  
W/2" DIA. ALUM. CAP STAMPED "LS 6935-1988"

PROJECT: 20-224  
DATE: 10/29/24  
DR: KJB  
QA: JCA  
SHEET 3 OF 4

# CORE

CORE CONSULTANTS, INC.  
3473 SOUTH BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVEYOURCORE.COM

SUBJECT PARCEL  
SECTION 22, T8S, R67W, 6TH P.M.  
TOWN OF CASTLE ROCK,  
DOUGLAS COUNTY, COLORADO

# EXHIBIT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N84°09'34"E	804.27'
L2	N4°45'10"E	52.15'
L3	N59°21'57"E	1.94'
L4	N17°17'13"E	442.65'
L5	N37°58'39"E	79.79'
L6	N89°50'13"E	57.05'
L7	S17°17'13"W	693.02'
L8	S59°21'57"W	44.97'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	706.50'	1°45'31"	21.68'	N5°37'59"E	21.68'
C2	138.98'	42°04'44"	102.07'	N38°19'35"E	99.79'
C3	53.56'	88°59'25"	83.19'	N27°12'29"W	75.07'
C4	198.98'	10°12'25"	35.45'	S54°15'45"W	35.40'

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

PROJECT: 20-224  
DATE: 10/29/24  
DR: KJB  
QA: JCA  
SHEET 4 OF 4



CORE CONSULTANTS, INC.  
3473 SOUTH BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVEYOURCORE.COM

**SUBJECT PARCEL**  
SECTION 22, T8S, R67W, 6TH P.M.  
TOWN OF CASTLE ROCK,  
DOUGLAS COUNTY, COLORADO