

**CORRECTIVE
GENERAL WARRANTY DEED**

THIS CORRECTIVE GENERAL WARRANTY DEED is made as of the 13th day of June, 2017, between the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, whose legal address is 100 Third Street, Castle Rock, Colorado 80104 (“Grantor”) and the TOWN OF PARKER, a Colorado municipal corporation, whose legal address is 20120 E. Mainstreet, Parker, Colorado 80138 (“Grantee”) to correct the legal description attached to the General Warranty Deed dated December 13, 2016 and recorded at Reception No. 2017002715 on January 12, 2017.

Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns forever, all of 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

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto Grantee, its successors and assigns forever. And Grantor, for Grantor and Grantor’s successors and assigns, does covenant, grant, bargain, and agree to and with Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, Grantor is well seized of the premises above conveyed; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except any easements, covenants or restrictions of record.

Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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

By: Roger A. Partridge

Name: Roger A. Partridge

Title: Chair

STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 13th day of June, 2017, by Roger A. Partridge as Chair of the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO.

Witness my hand and official seal.

My commission expires: na

Amy T. Williams

Notary Public

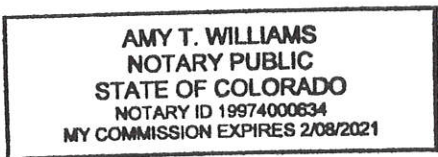


EXHIBIT A TO GENERAL WARRANTY DEED

[see attached]

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 24;

THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER SOUTH 89°14'29" EAST, A DISTANCE OF 2,585.51 FEET TO AN EXISTING FENCE LINE ON THE WESTERLY SIDE OF POPE ROAD;

THENCE SOUTHWESTERLY ALONG SAID EXISTING FENCE LINE THE FOLLOWING (12) COURSES:

1. SOUTH 09°27'07" WEST, A DISTANCE OF 21.10 FEET;
2. SOUTH 03°29'43" WEST, A DISTANCE OF 99.37 FEET;
3. SOUTH 05°34'46" WEST, A DISTANCE OF 105.18 FEET;
4. SOUTH 08°44'32" WEST, A DISTANCE OF 62.52 FEET;
5. SOUTH 12°39'26" WEST, A DISTANCE OF 15.09 FEET;
6. SOUTH 17°05'43" WEST, A DISTANCE OF 117.46 FEET;
7. SOUTH 20°20'39" WEST, A DISTANCE OF 71.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 250.00 FEET;
8. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°24'08", AN ARC LENGTH OF 71.57 FEET;
9. TANGENT TO SAID CURVE SOUTH 36°44'47" WEST, A DISTANCE OF 595.55 FEET;
10. SOUTH 43°42'09" WEST, A DISTANCE OF 198.89 FEET;
11. NORTH 48°34'31" WEST, A DISTANCE OF 19.32 FEET;
12. SOUTH 39°02'05" WEST, A DISTANCE OF 208.01 FEET TO THE NORTHERLY LINE OF EAST MAINSTREET RECORDED IN BOOK 1422 AT PAGE 526 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID NORTHERLY LINE SOUTH 83°01'13" WEST, A DISTANCE OF 12.64 FEET TO THE NORTHERLY LINE OF EAST MAINSTREET RECORDED AT RECEPTION NO. 2003021410 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY LINE SOUTH 89°02'54" WEST, A DISTANCE OF 452.08 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER;

EXHIBIT A
LEGAL DESCRIPTION
CONTINUED

THENCE ALONG SAID SOUTHERLY LINE NORTH 89°51'45" WEST, A DISTANCE OF 1350.25 FEET TO THE NORTH SIXTEENTH CORNER OF SAID SECTION 24;

THENCE ALONG THE WESTERLY LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER NORTH 00°13'38" WEST, A DISTANCE OF 1352.65 FEET TO THE **POINT OF BEGINNING**.

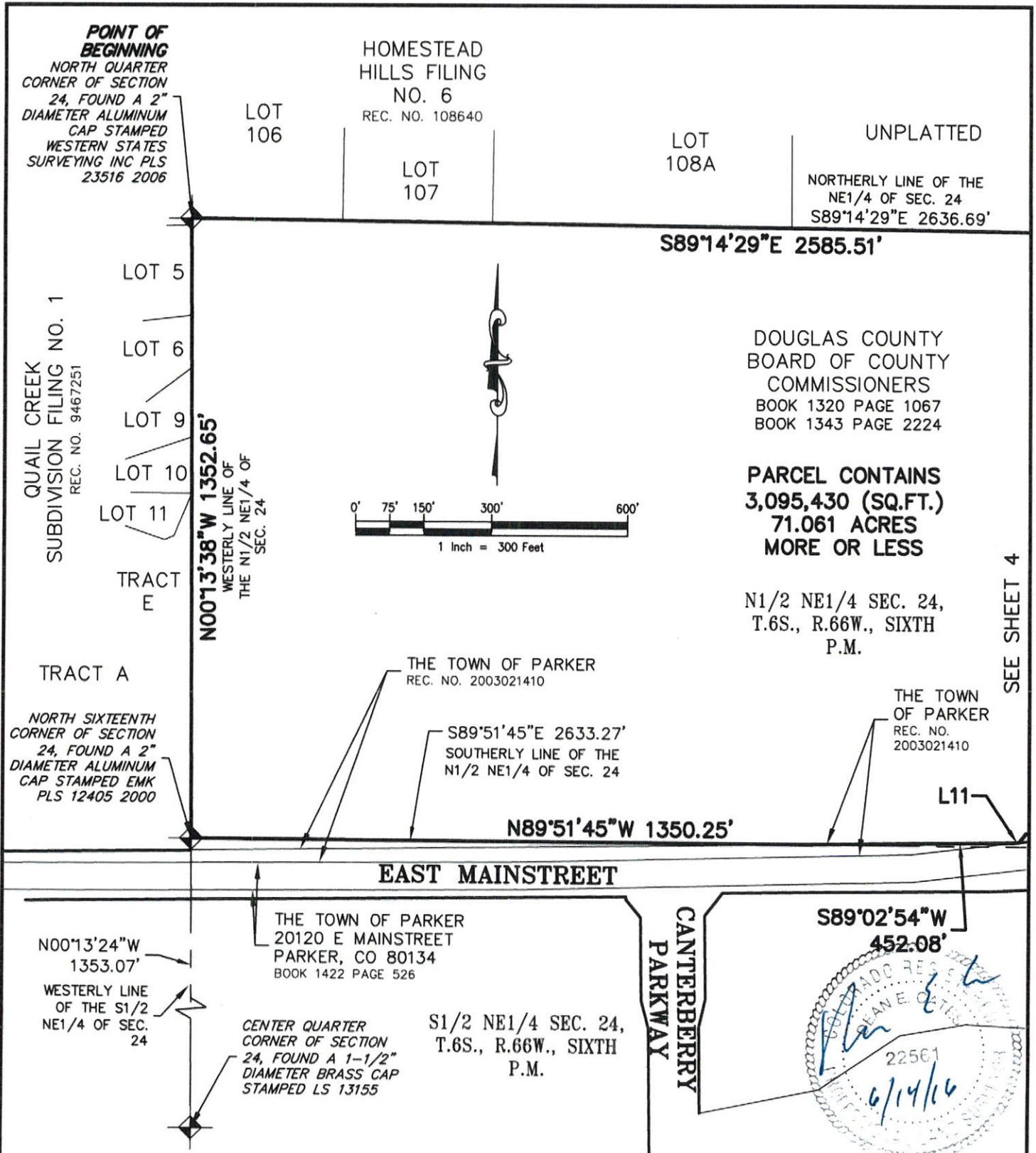
CONTAINING AN AREA OF 71.061 ACRES, (3,095,430 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEAN E. CATES, PLS
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT A



SEE SHEET 4

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

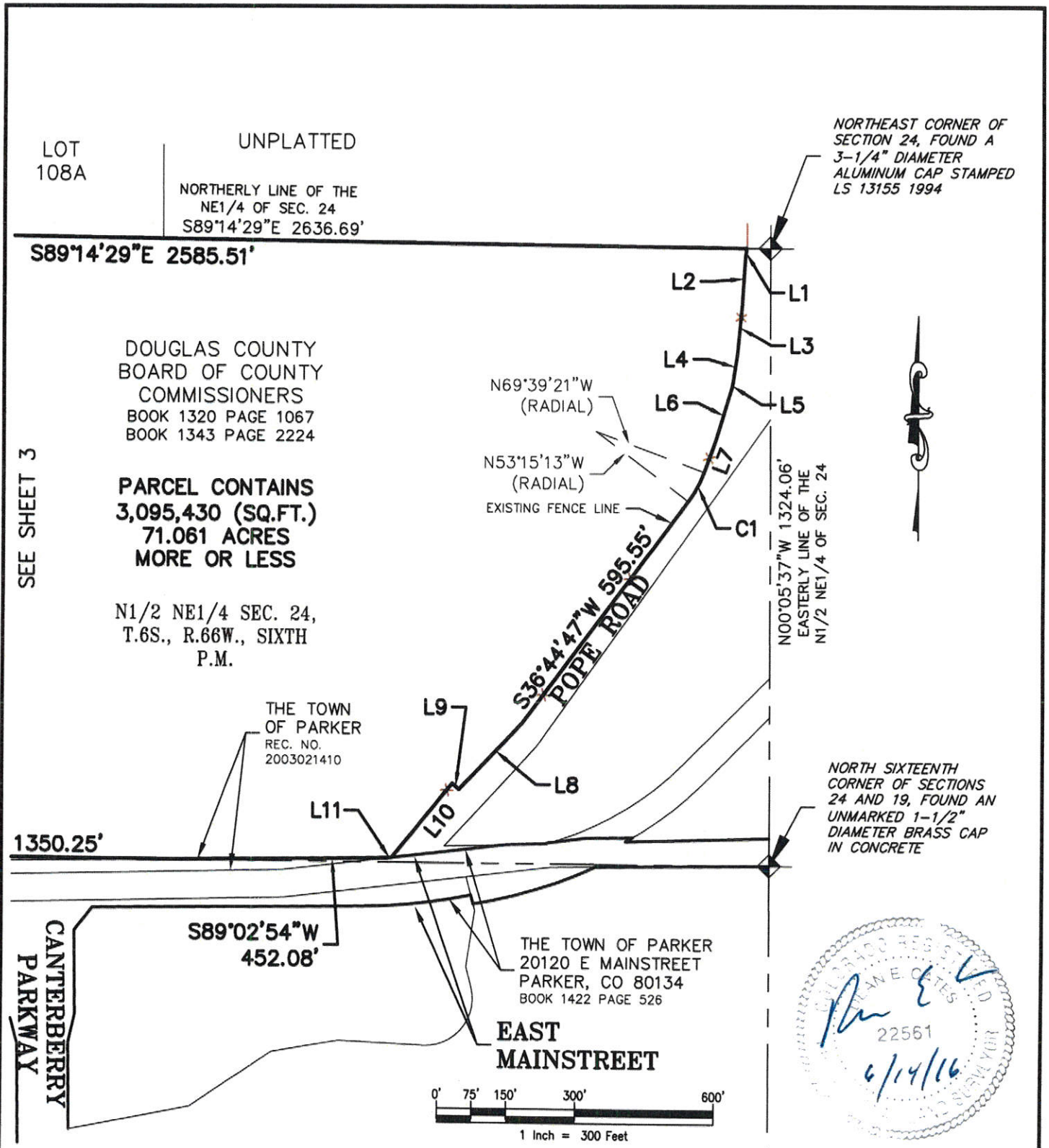
PATH: Q:\24916-15\DWG
 DWG NAME: harvie QC LD REV
 DWG: DEC CHK: JRW
 DATE: 06-09-16
 SCALE: 1" = 300'

AZTEC
CONSULTANTS, INC.

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

EXHIBIT A
NE1/4 S24, T6S, R66W, SIXTH PM
DOUGLAS COUNTY, COLORADO
JOB NUMBER 24915-14 3 OF 5 SHEETS

ILLUSTRATION TO EXHIBIT A



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LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	S09°27'07"W	21.10'	C1	16°24'08"	250.00'	71.57'
L2	S03°29'43"W	99.37'				
L3	S05°34'46"W	105.18'				
L4	S08°44'32"W	62.52'				
L5	S12°39'26"W	15.09'				
L6	S17°05'43"W	117.46'				
L7	S20°20'39"W	71.14'				
L8	S43°42'09"W	198.89'				
L9	N48°34'31"W	19.32'				
L10	S39°02'05"W	208.01'				
L11	S83°01'13"W	12.64'				



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

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