

**ORDINANCE NO. 2019-**

**AN ORDINANCE AUTHORIZING THE  
EXERCISE OF THE TOWN'S POWERS OF EMINENT DOMAIN  
TO ACQUIRE CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR  
THE RIDGE ROAD WIDENING PROJECT**

**WHEREAS**, the Town Council has determined that there is a compelling public need and purpose for the construction of the Ridge Road Widening Project ("Project"); and

**WHEREAS**, the identified property interests needed for the Project are described in the attached *Exhibit 1* ("Properties"); and

**WHEREAS**, the exercise of the Town's powers of eminent domain to acquire the property for the Project is necessary and serves a valid public purpose.

**NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF  
THE TOWN OF CASTLE ROCK AS FOLLOWS:**

**Section 1.     Acquisition Authorization.** The Town Attorney is authorized to take necessary and appropriate action to acquire good title to the property interests described in *Exhibit 1* in accordance with Article 1, Title 38, C.R.S. and Article 56, Title 24, C.R.S., subject to compliance with Section 3.B of this Ordinance, as applicable. The Town Attorney is authorized to retain the services of special condemnation counsel.

**Section 2.     Just Compensation.** The Town Manager is authorized to establish the just compensation for the Properties to be offered to each Property owner in compliance with applicable law and regulation.

**Section 3.     Good Faith Negotiations.**

A.     Town staff is directed to undertake in an expedient manner and in accordance with the requirements of Article 1, Title 38, C.R.S. and Article 56, Title 24, C.R.S., as applicable, good faith negotiations with the Property owner(s) to acquire the Properties on the basis of fair and reasonable value.

B.     Pursuance 14.02.070 of the Castle Rock Municipal Code, should such good faith negotiations fail to result in agreement with the Property owner on value of the Property or other terms of the acquisition, the Town Attorney shall so advise the Town Council and request Council authorization to institute eminent domain proceedings and acquire immediate possession of the Property. Upon receipt of such request, the Town Council at a regular or special Town Council meeting shall consider the request at which time the Property owner will have the opportunity to be heard. Upon conclusion of the hearing, the Town Council shall approve or deny the request for commencement of filing a petition in condemnation. If the request is denied, the Town Attorney will continue negotiations with the Property owner.

**Section 4. Need, Necessity and Public Use.** The Town Council finds and determines it is in the interest of the public health, safety and welfare of the Town for it to acquire, as soon as possible, the Properties described in ***Exhibit 1***. The Town Council finds and determines there is a public need and necessity for obtaining possession of and acquiring the Properties.

**Section 5. Costs.** The Town Manager shall be further authorized to incur reasonable costs associated with acquiring the Properties, including, without limitation, the cost of title examination, title insurance, appraisal fee payments mandated by statute, normal closing costs, filing fees and charges, and all other related or incidental costs or expenses customarily associated with the quiet title, acquisition or condemnation of the Properties.

**Section 6. Amendment.** The Town's Director of Public Works, or his designee is authorized, if necessary, to amend the legal descriptions of the Properties to be acquired and the nature of the interests to be acquired, including commencement date and duration of any temporary easement.

**Section 7. Severability.** If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

**Section 8. Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

**APPROVED ON FIRST READING** this \_\_\_\_ day of \_\_\_\_\_, 2019 by a vote of \_\_\_\_ for and \_\_\_\_ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING** this \_\_\_\_ day of \_\_\_\_\_, 2019, by the Town Council of the Town of Castle Rock by a vote of \_\_ for and \_\_ against.

**ATTEST:**

**TOWN OF CASTLE ROCK**

\_\_\_\_\_  
Lisa Anderson, Town Clerk

\_\_\_\_\_  
Jason Gray, Mayor

**Approved as to form:**

**Approved as to content:**

\_\_\_\_\_  
Robert J. Slentz, Town Attorney

\_\_\_\_\_  
Dan Sailer, Acting Director of Public Works

# **EXHIBIT A** **PROPERTY DESCRIPTION** **RIGHT OF WAY**

A tract or parcel of land over and across that parcel of land described at Reception No. 2005077988 in the Public Records of Douglas County, located in the Southeast Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purposes of this description the bearings are referenced to the West Line of the Southeast Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, bearing South 00°15'04" East, a distance of 2649.65 feet. Monumented by a  $\frac{3}{4}$ " Aluminum Cap stamped PLS 13258 1995 on a #6 rebar at the Center Quarter Corner of said Section 7 and by a  $\frac{3}{4}$ " Aluminum Cap stamped PLS 36580 2006 on a pipe at the South Quarter Corner of said Section 7.

Commencing at the Center Quarter Corner of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian;

THENCE South 00°15'04" East, along the West line of said Southeast Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, a distance of 205.88 feet to the northwest corner of that parcel of land described at Reception No. 2005077988 in the Public Records of Douglas County and the Point of Beginning;

THENCE South 40°02'34" East, along the northeasterly line of said parcel of land described at Reception No. 2005077988, also being the southwesterly right of way line of Ridge Road, a distance of 690.52 feet;

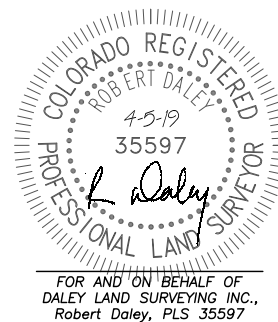
THENCE continuing along said northeasterly line and said southwesterly right of way line, South 40°14'55" East, a distance of 276.17 feet to the southeast corner of said parcel of land described at Reception No. 2005077988;


THENCE South 88°43'50" West, along the south line of said parcel of land described at Reception No. 2005077988, a distance of 29.46 feet;

THENCE North 39°57'52" West, a distance of 923.38 feet to the west line of said parcel of land described at Reception No. 2005077988, and said west line of the Southeast Quarter of Section 7;

THENCE North 00°15'04" West, along said west line and said west line of the Southeast Quarter, a distance of 32.36 feet to the Point of Beginning.

Containing 20294 Square Feet, or 0.466 Acres, more or less.



<small>OWNER</small> <b>JOHN W. CLINGMAN</b>	<p style="text-align: center;"><b>RIGHT OF WAY</b></p> <p style="text-align: center;">SE 1/4 SEC. 7, T.8S., R.66W. DOUGLAS COUNTY, COLORADO</p>		<p style="text-align: center;">THIS DOES NOT REPRESENT A MONUMENTED SURVEY.</p>
<small>APN.</small> 2507-074-00-005			
<small>CALC:</small> AVV			
<small>DATE:</small> 3/21/2019			
<small>DRWN:</small> AVV			
<small>JOB No.</small> 1701-003			
<small>SHEET 1 OF 4</small>			

# ILLUSTRATION TO EXHIBIT A

CENTER QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
JR ENG LS 13258 1995

TRACT  
OWNER: TDTN HOLDINGS LLC  
RECEPTION NO. 2016082919  
PARCEL ID. 2507-074-00-035

BASIS OF BEARING  
W LINE SOUTHEAST QUARTER SECTION 7  
S00°15'04"E 2649.65'

S00°15'04"E 205.88' (P.O.B. TIE)

POINT OF  
BEGINNING

N00°15'04"W  
32.36'

S40°02'34"E 690.52'

OWNER: JOHN W CLINGMAN  
TRACT  
RECEPTION NO. 2005077988  
PARCEL ID. 2507-074-00-005

SOUTH QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
AZTEC PLS 36580 2006

R.O.W. LINE

ROW  
RECEPTION NO. 99070726  
OWNER: DOUGLAS COUNTY  
COMMISSIONERS  
PARCEL ID. 2507-074-99-026

ROW  
RECEPTION NO. 2007058527  
OWNER: TOWN OF CASTLE ROCK  
PARCEL ID. 2507-074-99-036

RIDGE ROAD  
(R.O.W. VARIES)

DOUGLAS COUNTY  
DRAINAGE EASEMENT  
BOOK 1624 PAGE 1083

N39°57'52"W 923.38'

R.O.W. LINE  
MATCH

OWNER  
**JOHN W. CLINGMAN**

APN. 2507-074-00-005

CALC: AVV DATE: 3/21/2019

DRWN: AVV JOB No. 1701-003

SHEET 2 OF 4

**RIGHT OF WAY**

SE 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO

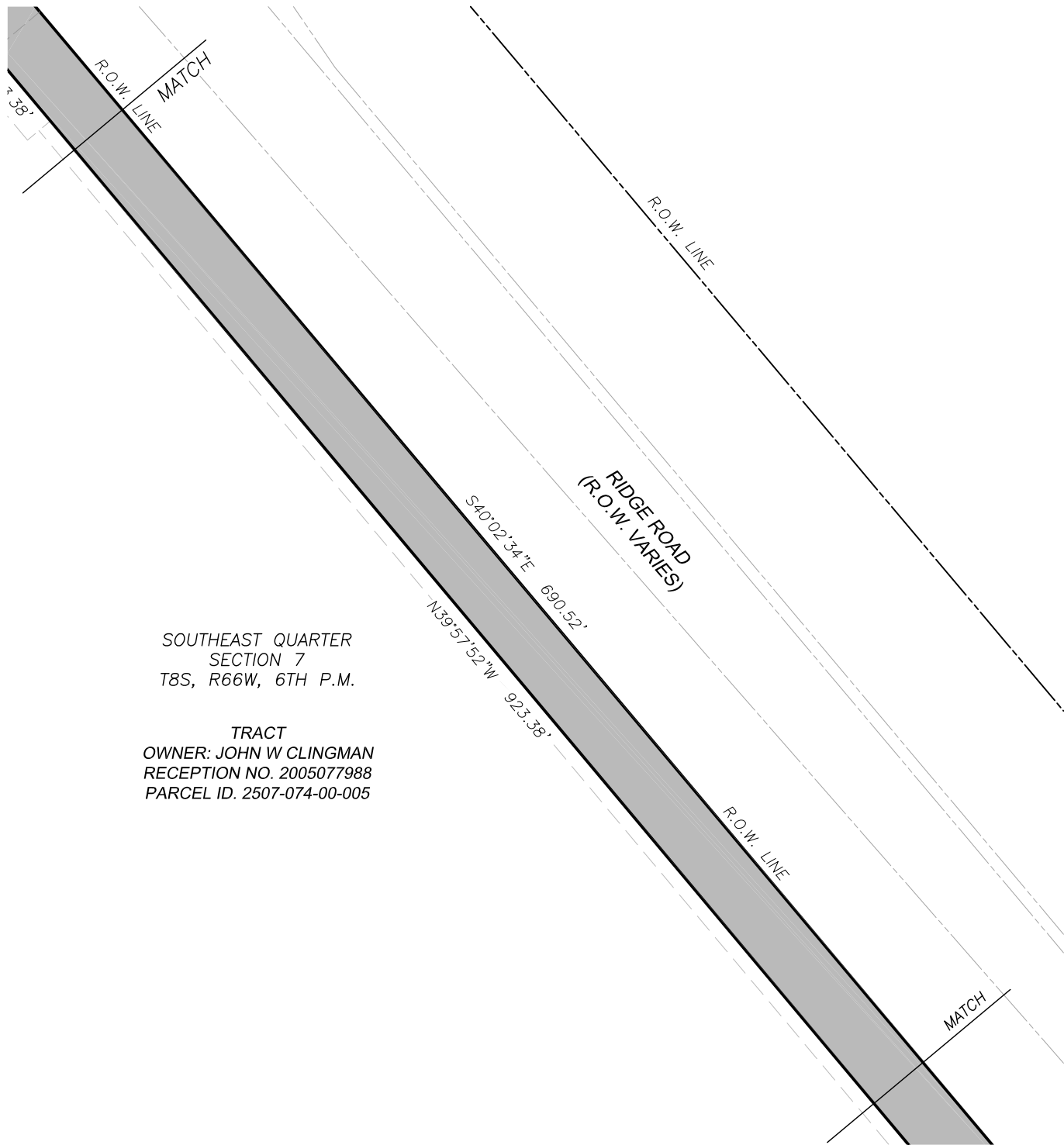


0 50  
SCALE: 1" = 50'

THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.

**DALEY LAND  
SURVEYING, INC.**  
17011 LINCOLN AVE #361  
PARKER, CO 80134

ILLUSTRATION TO EXHIBIT A



SOUTHEAST QUARTER  
SECTION 7  
T8S, R66W, 6TH P.M.

TRACT  
OWNER: JOHN W CLINGMAN  
RECEPTION NO. 2005077988  
PARCEL ID. 2507-074-00-005

OWNER  
**JOHN W. CLINGMAN**

APN. 2507-074-00-005

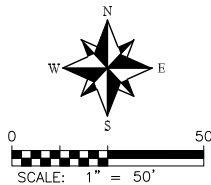
CALC: AVV DATE: 3/21/2019

DRWN: AVV JOB No. 1701-003

SHEET 3 OF 4

**RIGHT OF WAY**

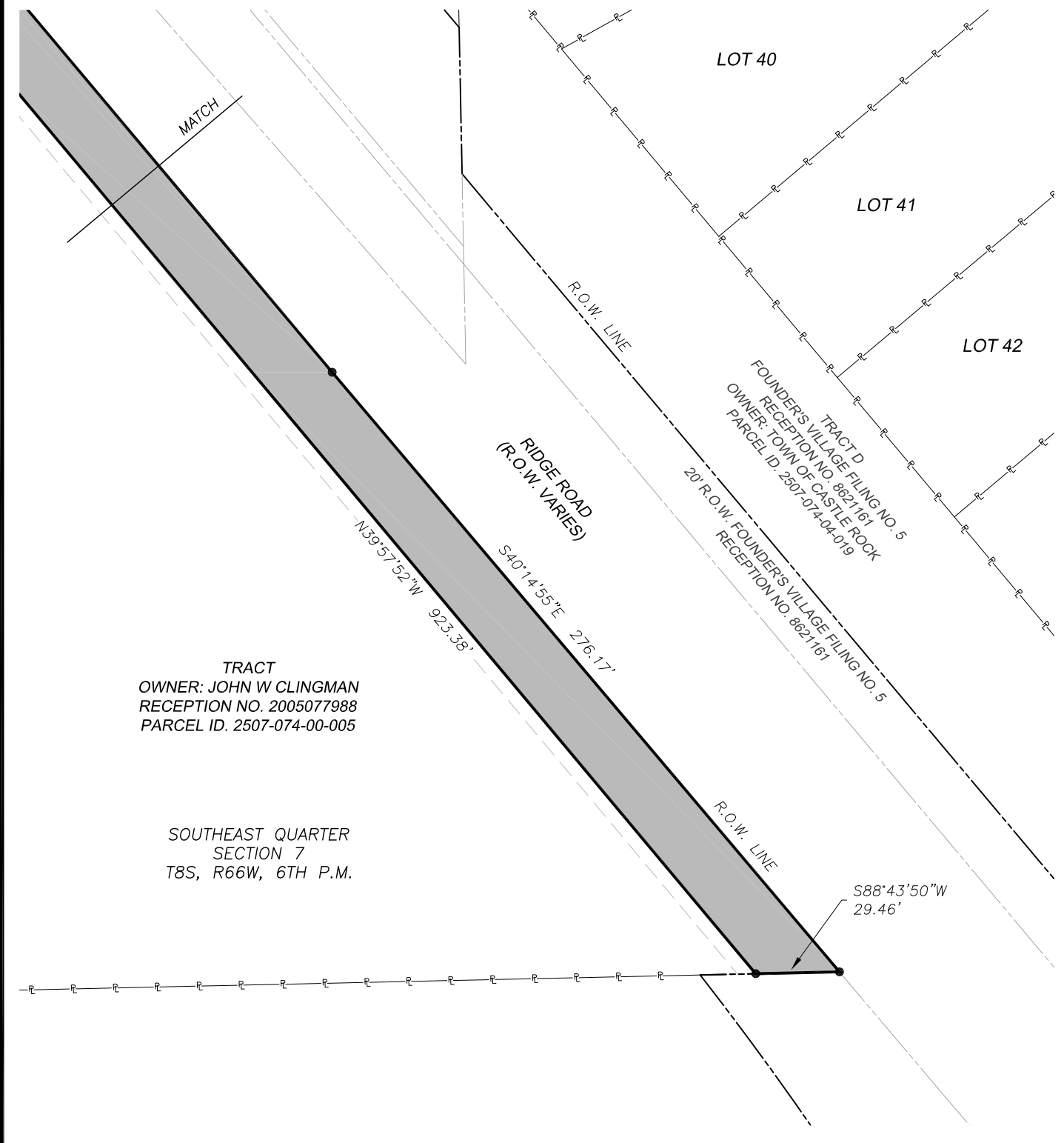
SE 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.



ILLUSTRATION TO EXHIBIT A



OWNER  
**JOHN W. CLINGMAN**

APN. 2507-074-00-005

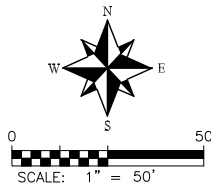
CALC: AVV DATE: 3/21/2019

DRWN: AVV JOB No. 1701-003

SHEET 4 OF 4

**RIGHT OF WAY**

SE 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.



**EXHIBIT A  
PROPERTY DESCRIPTION  
SLOPE EASEMENT**

*A tract or parcel of land over and across that parcel of land described at Reception No. 2005077988 in the Public Records of Douglas County, located in the Southeast Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:*

*For the purposes of this description the bearings are referenced to the West Line of the Southeast Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, bearing South 00°15'04" East, a distance of 2649.65 feet. Monumented by a  $\frac{3}{4}$ " Aluminum Cap stamped PLS 13258 1995 on a #6 rebar at the Center Quarter Corner of said Section 7 and by a  $\frac{3}{4}$ " Aluminum Cap stamped PLS 36580 2006 on a pipe at the South Quarter Corner of said Section 7.*

*Commencing at the Center Quarter Corner of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian;*

*THENCE South 00°15'04" East, along the west line of said Southeast Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, a distance of 238.24 feet to the Point of Beginning;*

*THENCE South 39°57'52" East, a distance of 140.29 feet;*

*THENCE South 50°02'08" West, a distance of 10.00 feet;*


*THENCE North 39°57'52" West, a distance of 110.68 feet;*

*THENCE South 50°02'08" West, a distance of 14.59 feet to the west line of said parcel of land described at Reception No. 2005077988, also being the west line of said Southeast Quarter;*

*THENCE North 00°15'04" West, along said west line and said west line of the Southeast Quarter, a distance of 38.49 Feet to the Point of Beginning.*

*Containing 1471 Square Feet, or 0.034 Acres, more or less.*



OWNER <b>JOHN W. CLINGMAN</b>		<b>SLOPE EASEMENT</b>  SE 1/4 SEC. 7, T.8S., R.66W. DOUGLAS COUNTY, COLORADO	THIS DOES NOT REPRESENT A MONUMENTED SURVEY.   <b>DALEY LAND SURVEYING, INC.</b> 17011 LINCOLN AVE #361 PARKER, CO 80134
APN. 2507-074-00-005			
CALC: AVV	DATE: 3/21/2019		
DRWN: AWV	JOB No. 1701-003		
SHEET 1 OF 2			

# ILLUSTRATION TO EXHIBIT A

CENTER QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
JR ENG LS 13258 1995

TRACT  
OWNER: TDTN HOLDINGS LLC  
RECEPTION NO. 2016082919  
PARCEL ID. 2507-074-00-035

SOUTHEAST QUARTER  
SECTION 7  
T8S, R66W, 6TH P.M.

ROW  
RECEPTION NO. 99070726  
OWNER: DOUGLAS COUNTY  
COMMISSIONERS  
PARCEL ID. 2507-074-99-026

ROW  
RECEPTION NO. 2007058527  
OWNER: TOWN OF CASTLE ROCK  
PARCEL ID. 2507-074-99-036

W LINE SOUTHEAST QUARTER SECTION 7

S00°15'04"E 238.24' (P.O.B. TIE)

S00°15'04"E 2649.65'

POINT OF  
BEGINNING

N00°15'04"W  
38.49'

S50°02'08"W  
14.59'

RIDGE ROAD  
(R.O.W. VARIES)

S39°57'52"E  
140.29'

N39°57'52"W  
110.68'

S50°02'08"W  
10.00'

DOUGLAS COUNTY  
DRAINAGE EASEMENT  
BOOK 1624 PAGE 1083

TRACT  
RECEPTION NO. 2005077988  
OWNER: JOHN W CLINGMAN  
2686 CASTLE CREST DRIVE  
CASTLE ROCK, CO 80104  
PARCEL ID. 2507-074-00-005

SOUTH QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
AZTEC PLS 36580 2006

OWNER

JOHN W. CLINGMAN

APN. 2507-074-00-005

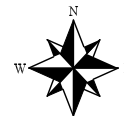
CALC: AVV DATE: 3/21/2019

DRWN: AVV JOB No. 1701-003

SHEET 2 OF 2

## SLOPE EASEMENT

SE 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



0 50  
SCALE: 1" = 50'

THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.

**DALEY LAND  
SURVEYING, INC.**  
17011 LINCOLN AVE #361  
PARKER, CO 80134



**EXHIBIT A  
PROPERTY DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT**

*A tract or parcel of land over and across that parcel of land described at Reception No. 2005077988 in the Public Records of Douglas County, located in the Southeast Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:*

*For the purposes of this description the bearings are referenced to the West Line of the Southeast Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, bearing South 00°15'04" East, a distance of 2649.65 feet. Monumented by a  $\frac{3}{4}$ " Aluminum Cap stamped PLS 13258 1995 on a #6 rebar at the Center Quarter Corner of said Section 7 and by a  $\frac{3}{4}$ " Aluminum Cap stamped PLS 36580 2006 on a pipe at the South Quarter Corner of said Section 7.*

*Commencing at the Center Quarter Corner of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian;*

*THENCE South 00°15'04" East, along said west line of the Southeast Quarter of Section 7, a distance of 238.24;*

*THENCE South 39°57'52" East, a distance of 140.29 feet to the Point of Beginning;*

*THENCE continuing South 39°57'52" East, a distance of 783.09 feet to the south line of said parcel of land described at Reception No. 2005077988;*

*THENCE South 88°43'50" West, along said south line, a distance of 6.41 feet;*

*THENCE North 39°57'52" West, a distance of 779.09 feet;*

*THENCE North 50°02'08" East, a distance of 5.00 feet to the Point of Beginning.*

*Containing 3905 Square Feet, or 0.090 Acres, more or less.*



FOR AND ON BEHALF OF  
DALEY LAND SURVEYING INC.,  
Robert Daley, PLS 35597

OWNER

**JOHN W. CLINGMAN**

APN. 2507-074-00-005

CALC: AVV DATE: 3/21/2019

DRWN: AVV JOB No. 1701-003

SHEET 1 OF 4

**TEMPORARY  
CONSTRUCTION  
EASEMENT**

SE 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO

THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.



# ILLUSTRATION TO EXHIBIT A

CENTER QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
JR ENG LS 13258 1995

TRACT  
OWNER: TDTN HOLDINGS LLC  
RECEPTION NO. 2016082919  
PARCEL ID. 2507-074-00-035

SOUTHEAST QUARTER  
SECTION 7  
T8S, R66W, 6TH P.M.

ROW  
RECEPTION NO. 99070726  
OWNER: DOUGLAS COUNTY  
COMMISSIONERS  
PARCEL ID. 2507-074-99-026

ROW  
RECEPTION NO. 2007058527  
OWNER: TOWN OF CASTLE ROCK  
PARCEL ID. 2507-074-99-036

W LINE SOUTHEAST QUARTER SECTION 7  
BASIS OF BEARING

S00°15'04"E 238.24' (P.O.B. TIE)  
S00°15'04"E 2649.65'

RIDGE ROAD  
(R.O.W. VARIES)

R.O.W. LINE  
S39°57'52"E 140.29' (P.O.B. TIE)

DOUGLAS COUNTY  
DRAINAGE EASEMENT  
BOOK 1624 PAGE 1083

TRACT  
RECEPTION NO. 2005077988  
OWNER: JOHN W CLINGMAN  
2686 CASTLE CREST DRIVE  
CASTLE ROCK, CO 80104  
PARCEL ID. 2507-074-00-005

POINT OF  
BEGINNING

N50°02'08"E  
5.00'

MATCH

SOUTH QUARTER CORNER  
SECTION 7  
T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
AZTEC PLS 36580 2006

OWNER

JOHN W. CLINGMAN

APN. 2507-074-00-005

CALC: AVV DATE: 3/21/2019

DRWN: AVV JOB No. 1701-003

SHEET 2 OF 4

## TEMPORARY CONSTRUCTION EASEMENT

SE 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



0 50  
SCALE: 1" = 50'

THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.



POINT OF BEGINNING

P.O.B. TIE

N50°02'08"E 5.00'

S39°57'52"E 140.29'

MATCH

TRACT

OWNER: JOHN W CLINGMAN

RECEPTION NO. 2005077988

PARCEL ID. 2507-074-00-005

SOUTHEAST QUARTER  
SECTION 7  
T8S, R66W, 6TH P.M.

N39°57'52"W 779.09'

S39°57'52"E 923.38'

R.O.W. LINE

RIDGE ROAD  
(R.O.W. VARIES)

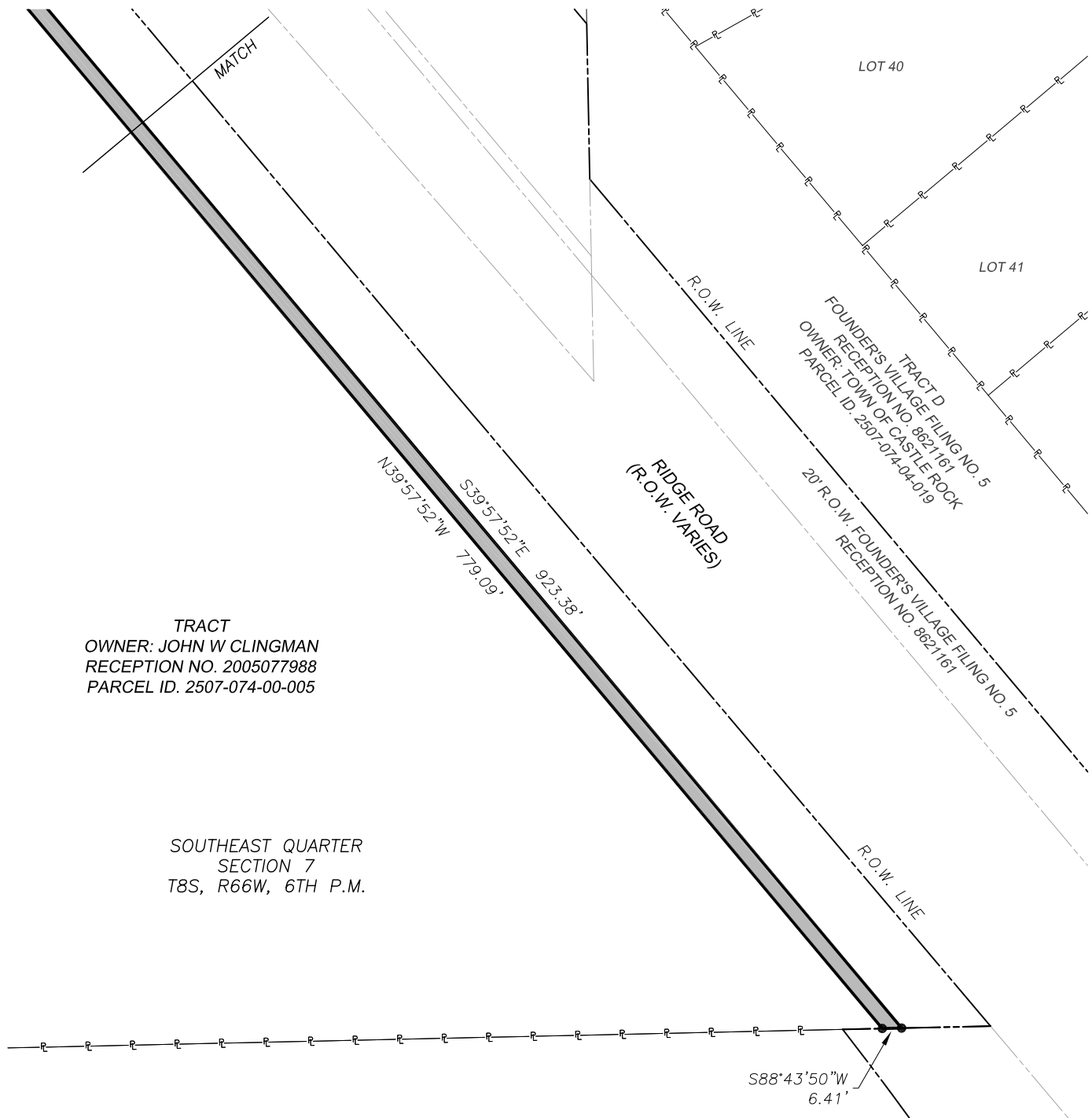
R.O.W. LINE

MATCH

SOUTHEAST QUARTER  
SECTION 7  
T8S, R66W, 6TH P.M.

**DALEY LAND  
SURVEYING, INC.**  
17011 LINCOLN AVE #361  
PARKER, CO 80134

ILLUSTRATION TO EXHIBIT A



OWNER  
**JOHN W. CLINGMAN**

APN. 2507-074-00-005

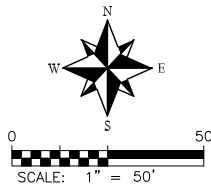
CALC: AVV DATE: 3/21/2019

DRWN: AVV JOB No. 1701-003

SHEET 4 OF 4

**TEMPORARY  
CONSTRUCTION  
EASEMENT**

SE 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.



# **EXHIBIT A** **PROPERTY DESCRIPTION** **RIGHT OF WAY**

A tract or parcel of land over and across that parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County, located in the Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the West Line of said Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, assumed to bearing South 01°14'42" West, a distance of 2661.24 feet. Monumented by a 3/4" Aluminum Cap stamped PLS 12046 1985 on a 2 3/8" pipe at the Northwest Corner, and by a 3/4" Aluminum Cap stamped PLS 22100 1986 on a 2 3/8" pipe at the West Quarter Corner of said Section 7.

Commencing at the Northwest Corner of said Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian;

THENCE South 38°38'24" East, a distance of 589.30 feet to the northeast corner of that parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County and the Point of Beginning;

THENCE South 39°54'23" East, along the southwesterly right of way line of Ridge Road distance of 992.86 feet to the southeast corner of said parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County;

THENCE South 49°06'41" West, along the south line of said parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County, a distance of 20.19 feet;

THENCE North 39°57'52" West, a distance of 499.22 feet;


THENCE North 50°02'08" East, a distance of 10.00 feet;

THENCE North 39°57'52" West, a distance of 502.99 feet to the north line of said parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County;

THENCE North 88°55'28" East, along said north line, a distance of 14.38 feet to the Point of Beginning.

Containing 15653 Square Feet, or 0.359 Acres, more or less.



<small>OWNER</small> <b>JAMES DEAN  BERTELSEN TRUST</b>	<p style="text-align: center;"><b>RIGHT OF WAY</b></p> <p style="text-align: center;">NW 1/4 SEC. 7, T.8S., R.66W.  DOUGLAS COUNTY, COLORADO</p>		THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
<small>APN.</small> 2507-072-00-002			
<small>CALC:</small> AVV <small>DATE:</small> 3/19/2019			
<small>DRWN:</small> AVV <small>JOB No.</small> 1701-003			
<small>SHEET</small> 1 OF 4			

# ILLUSTRATION TO EXHIBIT A

POINT OF COMMENCEMENT  
NORTHWEST CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
TST LS 12046, 1985

POINT OF BEGINNING

S38°38'24"E  
589.30' (TIE)

S01°14'42"W 2661.24' BASIS OF BEARING  
W LINE NORTHWEST QUARTER SECTION 7

LINE	BEARING	DISTANCE
L1	S39°54'23"E	992.86'
L2	S49°06'41"W	20.19'
L3	N39°57'52"W	499.22'
L4	N50°02'08"E	10.00'
L5	N39°57'52"W	502.99'
L6	N88°55'28"E	14.38'

TRACT  
RECEPTION NO. 2008042214  
OWNER: JAMES DEAN BERTELSEN TRUST  
895 N. RIDGE ROAD  
CASTLE ROCK, CO 80104  
PARCEL ID. 2507-072-00-002

WEST QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
PLS 22100, 1986

CENTER QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
JR ENG LS 13258 1995

S LINE NORTHWEST QUARTER SECTION 7  
S88°47'36"W 2395.76'

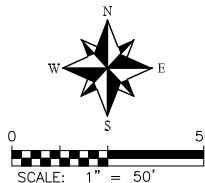
OWNER  
**JAMES DEAN  
BERTELSEN TRUST**

APN. 2507-072-00-002  
CALC: AVV DATE: 3/19/2019  
DRWN: AVV JOB No. 1701-003

SHEET 2 OF 4

**RIGHT OF WAY**

NW 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.



ILLUSTRATION TO EXHIBIT A

LOT 2  
FOUNDERS MARKETPLACE  
FILING NO. 1 AMENDMENT NO. 1  
RECEPTION NO. 2004099394  
OWNER: FLAMINGO PARTNERS LLC  
PARCEL ID. 2507-072-02-003

NORTHWEST QUARTER  
SECTION 7  
T8S, R66W, 6TH P.M.

TRACT  
RECEPTION NO. 2008042214  
OWNER: JAMES DEAN BERTELSEN TRUST  
895 N. RIDGE ROAD  
CASTLE ROCK, CO 80104  
PARCEL ID. 2507-072-00-002

LINE	BEARING	DISTANCE
L1	S39°54'23"E	992.86'
L2	S49°06'41"W	20.19'
L3	N39°57'52"W	499.22'
L4	N50°02'08"E	10.00'
L5	N39°57'52"W	502.99'
L6	N88°55'28"E	14.38'

OWNER  
**JAMES DEAN  
BERTELSEN TRUST**

APN. 2507-072-00-002

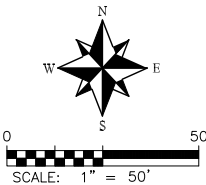
CALC: AVV DATE: 3/19/2019

DRWN: AVV JOB No. 1701-003

SHEET 3 OF 4

**RIGHT OF WAY**

NW 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO

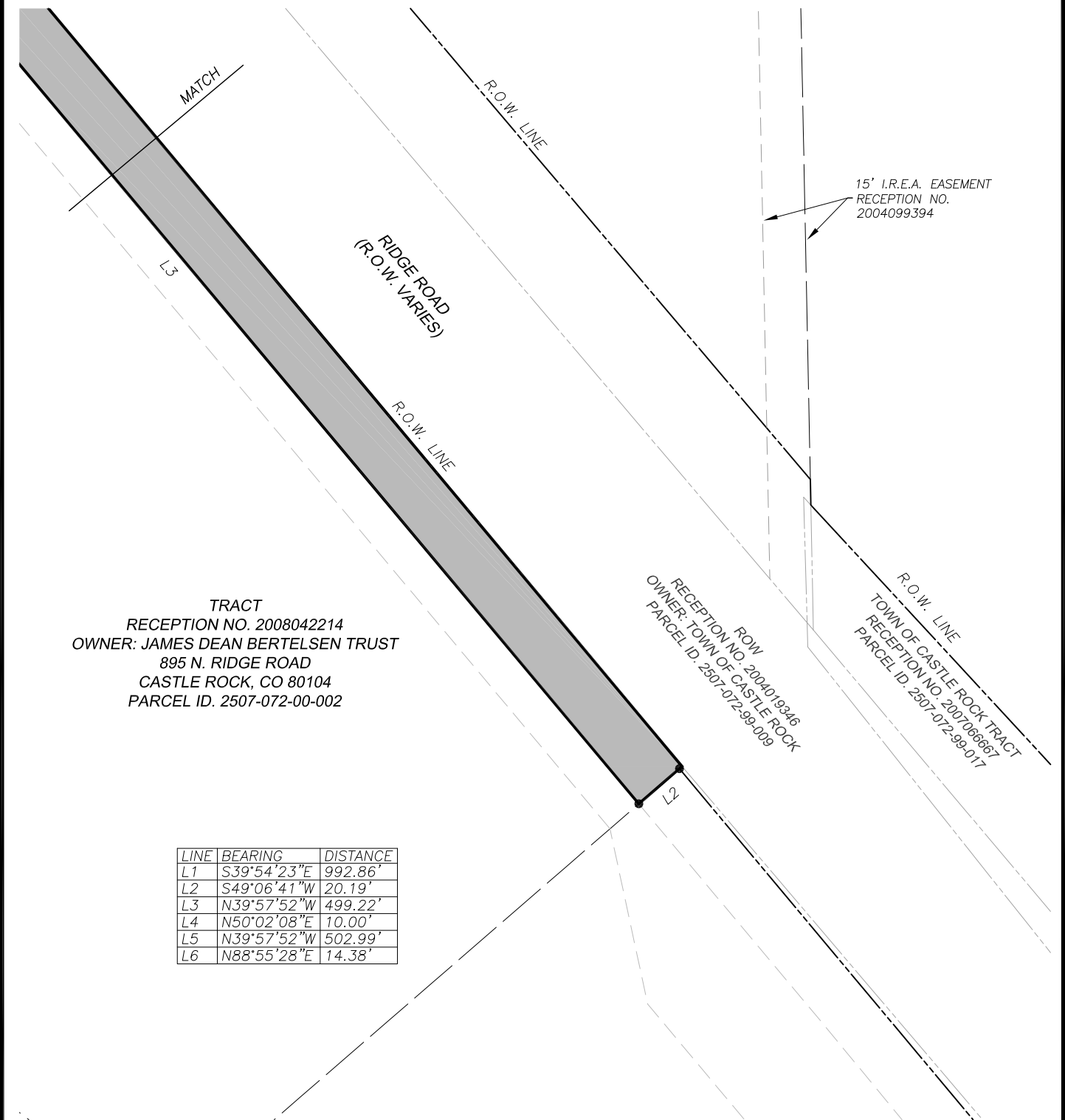


THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.





ILLUSTRATION TO EXHIBIT A



OWNER

**JAMES DEAN  
BERTELSEN TRUST**

APN. 2507-072-00-002

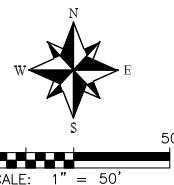
CALC: AVV DATE: 3/19/2019

DRWN: AVV JOB No. 1701-003

SHEET 4 OF 4

**RIGHT OF WAY**

NW 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.





**EXHIBIT A  
PROPERTY DESCRIPTION  
SLOPE EASEMENT**

A tract or parcel of land over and across that parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County, located in the Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the West Line of said Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, assumed to bearing South 01°14'42" West, a distance of 2661.24 feet. Monumented by a 3/4" Aluminum Cap stamped PLS 12046 1985 on a 2 3/8" pipe at the Northwest Corner, and by a 3/4" Aluminum Cap stamped PLS 22100 1986 on a 2 3/8" pipe at the West Quarter Corner of said Section 7.

Commencing at the Northwest Corner of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian;

THENCE South 37°30'55" East, a distance of 580.64 feet to the north line of that parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County and the Point of Beginning;

THENCE South 39°57'52" East, a distance of 502.99 feet;

THENCE South 50°02'08" West, a distance of 10.00 feet;

THENCE South 39°57'52" East, a distance of 499.22 feet to the south line of that parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County;

THENCE South 49°06'41" West, along said south line, a distance of 13.44 feet;

THENCE North 39°57'52" West, a distance of 904.11 feet;

THENCE North 48°03'57" West, a distance of 133.76 feet to the north line of that parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County;

THENCE North 88°55'28" East, along said north line, a distance of 54.33 feet to the Point of Beginning.

Containing 19822 Square Feet, or 0.455 Acres, more or less.



OWNER <b>JAMES DEAN BERTELSEN TRUST</b>		<b>SLOPE EASEMENT</b>  NW 1/4 SEC. 7, T.8S., R.66W. DOUGLAS COUNTY, COLORADO	THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
APN. 2507-072-00-002			
CALC: AVV	DATE: 3/19/2019		
DRWN: AWV	JOB No. 1701-003		
SHEET 1 OF 4			

# ILLUSTRATION TO EXHIBIT A

POINT OF COMMENCEMENT  
NORTHWEST CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
TST LS 12046, 1985

POINT OF BEGINNING

S37°30'55"E  
580.64' (TIE)

S01°14'42"W 2661.24' BASIS OF BEARING  
W LINE NORTHWEST QUARTER SECTION 7

LINE	BEARING	DISTANCE
L1	S39°57'52"E	502.99'
L2	S50°02'08"W	10.00'
L3	S39°57'52"E	499.22'
L4	S49°06'41"W	13.44'
L5	N39°57'52"W	904.11'
L6	N48°03'57"W	133.76'
L7	N88°55'28"E	54.33'

TRACT  
RECEPTION NO. 2008042214  
OWNER: JAMES DEAN BERTELSEN TRUST  
895 N. RIDGE ROAD  
CASTLE ROCK, CO 80104  
PARCEL ID. 2507-072-00-002

WEST QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
PLS 22100, 1986

S LINE NORTHWEST QUARTER SECTION 7  
S88°47'36"W 2395.76'

CENTER QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
JR ENG LS 13258, 1995

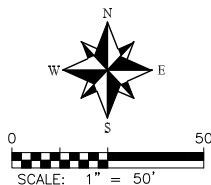
OWNER  
**JAMES DEAN  
BERTELSEN TRUST**

APN. 2507-072-00-002  
CALC: AVV DATE: 3/19/2019  
DRWN: AVV JOB No. 1701-003

SHEET 2 OF 4

## SLOPE EASEMENT

NW 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.

**DALEY LAND  
SURVEYING, INC.**  
17011 LINCOLN AVE #361  
PARKER, CO 80134

ILLUSTRATION TO EXHIBIT A

LOT 2  
FOUNDERS MARKETPLACE  
FILING NO. 1 AMENDMENT NO. 1  
RECEPTION NO. 2004099394  
OWNER: FLAMINGO PARTNERS LLC  
PARCEL ID. 2507-072-02-003

NORTHWEST QUARTER  
SECTION 7  
T8S, R66W, 6TH P.M.

TRACT  
RECEPTION NO. 2008042214  
OWNER: JAMES DEAN BERTELSEN TRUST  
895 N. RIDGE ROAD  
CASTLE ROCK, CO 80104  
PARCEL ID. 2507-072-00-002

LINE	BEARING	DISTANCE
L1	S39°57'52"E	502.99'
L2	S50°02'08"W	10.00'
L3	S39°57'52"E	499.22'
L4	S49°06'41"W	13.44'
L5	N39°57'52"W	904.11'
L6	N48°03'57"W	133.76'
L7	N88°55'28"E	54.33'

OWNER  
**JAMES DEAN  
BERTELSEN TRUST**

APN. 2507-072-00-002

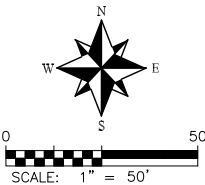
CALC: AVV DATE: 3/19/2019

DRWN: AVV JOB No. 1701-003

SHEET 3 OF 4

**SLOPE EASEMENT**

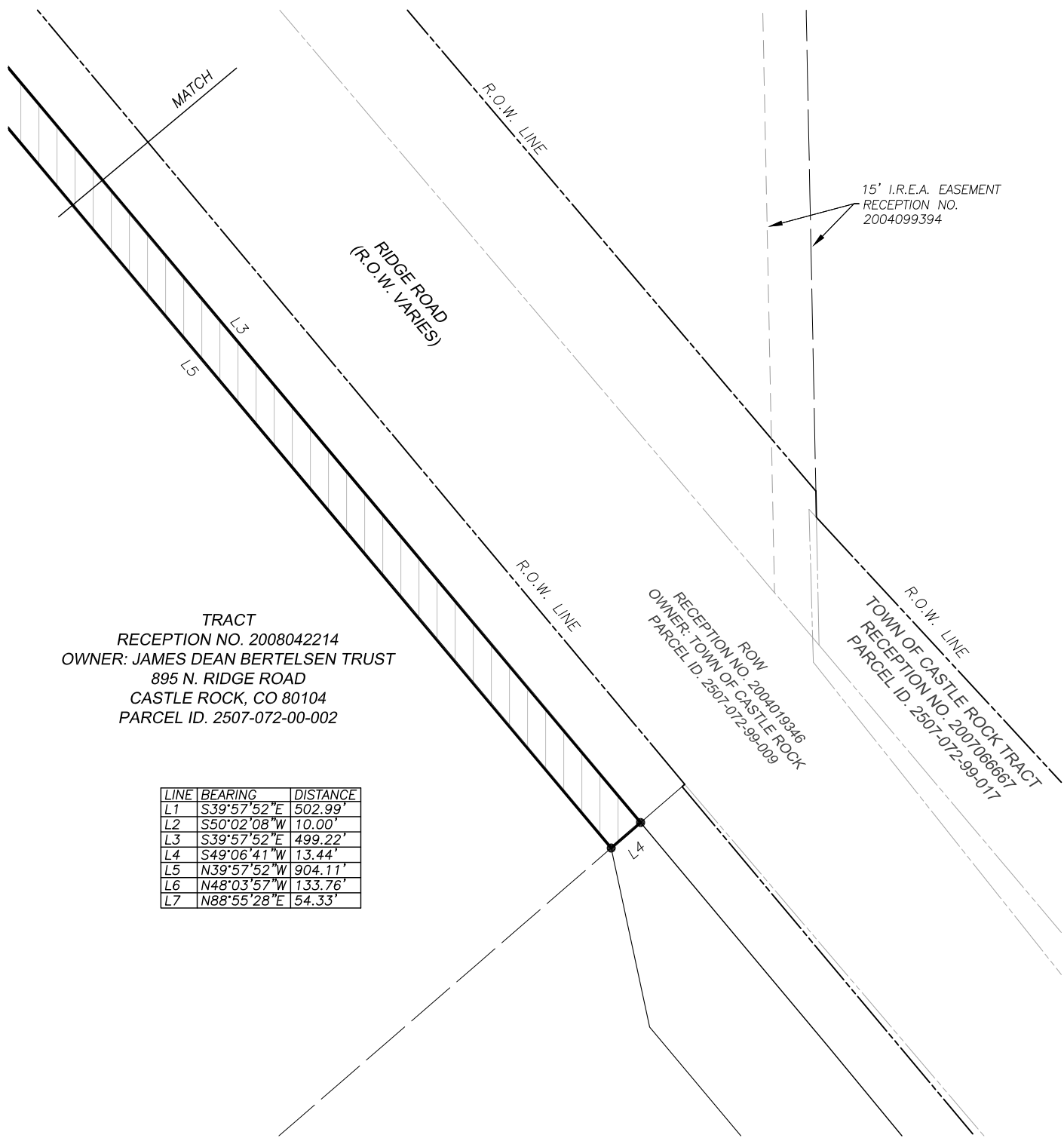
NW 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.



ILLUSTRATION TO EXHIBIT A



OWNER  
**JAMES DEAN  
BERTELSEN TRUST**

APN. 2507-072-00-002

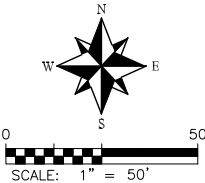
CALC: AVV DATE: 3/19/2019

DRWN: AVV JOB No. 1701-003

SHEET 4 OF 4

**SLOPE EASEMENT**

NW 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.

**DALEY LAND  
SURVEYING, INC.**  
17011 LINCOLN AVE #361  
PARKER, CO 80134

# **EXHIBIT A** **PROPERTY DESCRIPTION** **TEMPORARY CONSTRUCTION EASEMENT**

A tract or parcel of land over and across that parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County, located in the Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the West Line of said Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, assumed to bearing South 01°14'42" West, a distance of 2661.24 feet. Monumented by a 3/4" Aluminum Cap stamped PLS 12046 1985 on a 2 3/8" pipe at the Northwest Corner, and by a 3/4" Aluminum Cap stamped PLS 22100 1986 on a 2 3/8" pipe at the West Quarter Corner of said Section 7.

Commencing at the Northwest Corner of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian;

THENCE South 30°03'14" East, a distance of 624.59 feet to the Point of Beginning;

THENCE South 46°57'54" East, a distance of 72.01 feet;

THENCE along a curve to the left, an arc length of 28.97 feet, said curve having a radius of 20.00 feet, a delta angle of 82°59'58", a chord bearing of South 88°27'53" East and a chord length of 26.50 feet;

THENCE North 50°02'08" East, a distance of 30.63 feet;

THENCE South 39°57'52" East, a distance of 60.00 feet;

THENCE South 50°02'08" West, a distance of 30.63 feet;


THENCE along a curve to the right, an arc length of 115.89 feet, said curve having a radius of 80.00 feet, a delta angle of 82°59'58", a chord bearing of North 88°27'53" West and a chord length of 106.02 feet;

THENCE North 46°57'54" West, a distance of 72.01 feet;

THENCE North 43°02'06" East, a distance of 60.00 feet to the Point of Beginning.

Containing 10504 Square Feet, or 0.241 Acres, more or less.

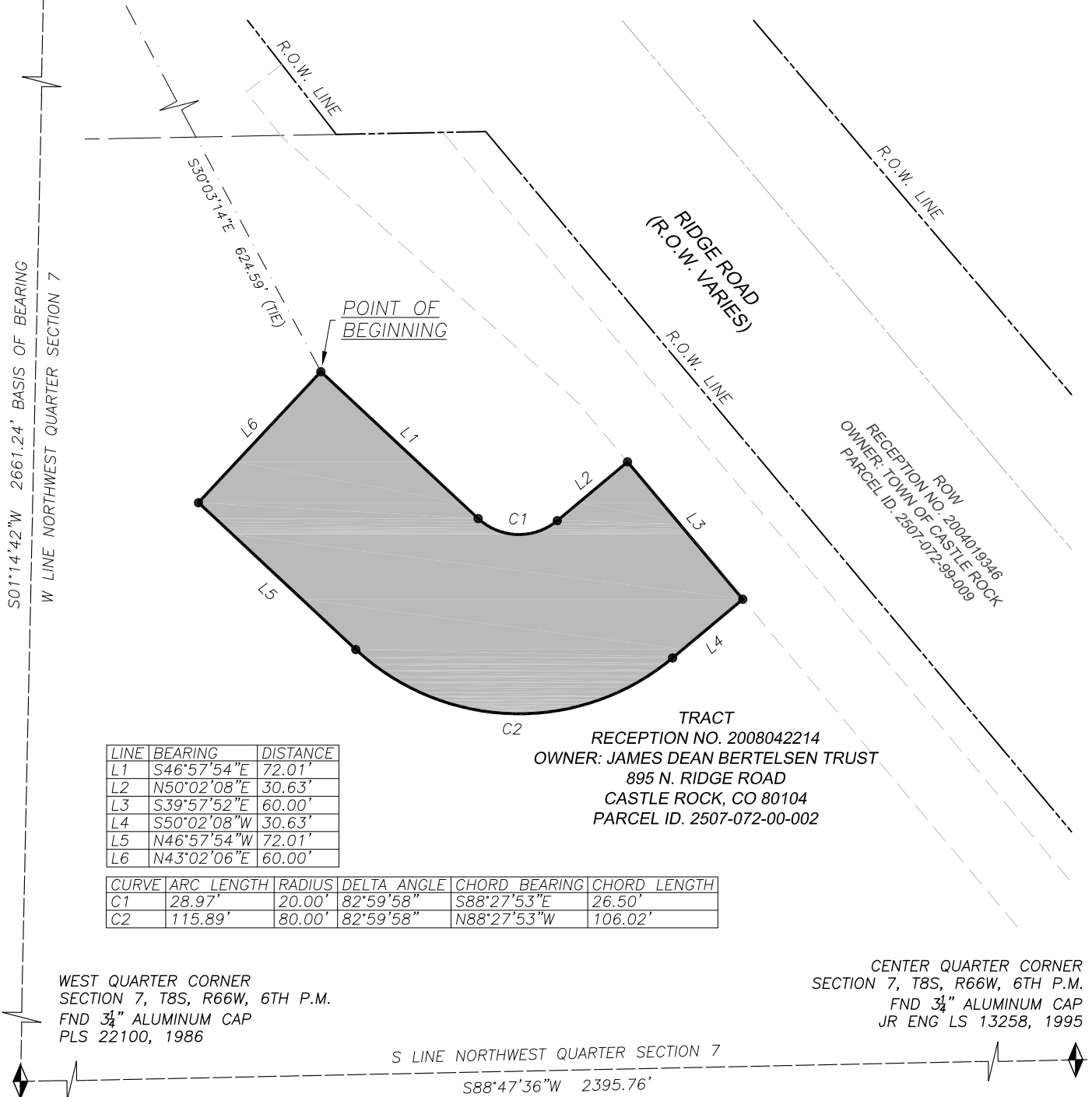


OWNER <b>JAMES DEAN BERTELSEN TRUST</b>		<b>TEMPORARY CONSTRUCTION EASEMENT</b>  NW 1/4 SEC. 7, T.8S., R.66W. DOUGLAS COUNTY, COLORADO		THIS DOES NOT REPRESENT A MONUMENTED SURVEY.	
APN. 2507-072-00-002					
CALC: AVV	DATE: 3/19/2019				
DRWN: AVV	JOB No. 1701-003				
SHEET 1 OF 2					

# ILLUSTRATION TO EXHIBIT A

## POINT OF COMMENCEMENT

NORTHWEST CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
TST LS 12046, 1985



OWNER  
**JAMES DEAN  
BERTELSEN TRUST**

APN. 2507-072-00-002

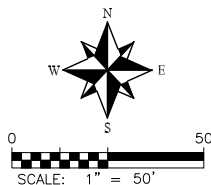
CALC: AVV DATE: 3/19/2019

DRWN: AVV JOB No. 1701-003

SHEET 2 OF 2

## TEMPORARY CONSTRUCTION EASEMENT

NW 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.



**EXHIBIT A  
PROPERTY DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT**

*A tract or parcel of land over and across that parcel of land described at Reception No. 2016070800 in the Public Records of Douglas County, located in the Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:*

*For the purpose of this description the bearings are referenced to the West Line of said Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, assumed to bearing South 01°14'42" West, a distance of 2661.24 feet. Monumented by a 3/4" Aluminum Cap stamped PLS 12046 1985 on a 2 3/8" pipe at the Northwest Corner, and by a 3/4" Aluminum Cap stamped PLS 22100 1986 on a 2 3/8" pipe at the West Quarter Corner of said Section 7.*

*Commencing at the Northwest Corner of said Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian;*

*THENCE South 34°34'56" East, a distance of 560.21 feet to the southeast corner of that parcel of land described at Reception No. 2016070800 in the Public Records of Douglas County and the Point of Beginning;*

*THENCE South 88°55'28" West, along the south line of said parcel of land described at Reception No. 2016070800 in the Public Records of Douglas County, a distance of 18.69 feet;*

*THENCE North 37°52'38" West, a distance of 18.53 feet;*

*THENCE North 52°07'22" East, a distance of 14.97 feet to the southwesterly right of way line of Ridge Road as described at Book 881 at Page 615 in the Public Records of Douglas County;*

*THENCE along said southwesterly right of way line, South 37°52'38" East, a distance of 29.73 feet to the Point of Beginning.*

*Containing 361 Square Feet, or 0.008 Acres, more or less.*



OWNER <b>BRIAN HADDAD</b>		<b>TEMPORARY CONSTRUCTION EASEMENT</b>  NW 1/4 SEC. 7, T.8S., R.66W. DOUGLAS COUNTY, COLORADO	<b>THIS DOES NOT REPRESENT A MONUMENTED SURVEY.</b>  <b>DALEY LAND SURVEYING, INC.</b> 17011 LINCOLN AVE #361 PARKER, CO 80134
APN. 2505-121-00-001			
CALC: AVV	DATE: 3/19/2019		
DRWN: AVV	JOB No. 1701-003		
SHEET 1 OF 2			



# ILLUSTRATION TO EXHIBIT A

POINT OF COMMENCEMENT  
NORTHWEST CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
TST LS 12046, 1985

U.S. WEST COMMUNICATIONS EASEMENT  
BOOK 1127 PAGE 1927

RECEPTION NO. 2004019346  
OWNER: TOWN OF CASTLE ROCK  
PARCEL ID. 2507-072-99-009

R.O.W.  
BOOK 881 PAGE 615  
OWNER: TOWN OF CASTLE ROCK  
PARCEL ID. 2507-072-99-007

TRACT  
RECEPTION NO. 2016070800  
OWNER: BRIAN HADDAD  
889 N. RIDGE ROAD  
CASTLE ROCK, CO 80104  
PARCEL ID. 2507-121-00-001

NORTHWEST QUARTER  
SECTION 7  
T8S, R66W, 6TH P.M.

POINT OF  
BEGINNING

LINE	BEARING	DISTANCE
L1	S88°55'28"W	18.69'
L2	N37°52'38"W	18.53'
L3	N52°07'22"E	14.97'
L4	S37°52'38"E	29.73'

WEST QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
PLS 22100, 1986

CENTER QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
JR ENG LS 13258 1995

S LINE NORTHWEST QUARTER SECTION 7  
S88°47'36"W 2395.76'

OWNER  
**BRIAN HADDAD**

APN. 2505-121-00-001

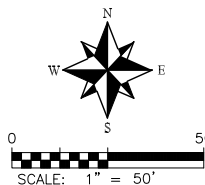
CALC: AVV DATE: 3/19/2019

DRWN: AVV JOB No. 1701-003

SHEET 2 OF 2

## TEMPORARY CONSTRUCTION EASEMENT

NW 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.

**DALEY LAND  
SURVEYING, INC.**  
17011 LINCOLN AVE #361  
PARKER, CO 80134



# **EXHIBIT A** **PROPERTY DESCRIPTION** **RIGHT OF WAY**

A tract or parcel of land over and across that parcel of land described at Reception No. 9662898 in the Public Records of Douglas County, located in the Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the West Line of said Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, assumed to bearing South 01°14'42" West, a distance of 2661.24 feet. Monumented by a 3/4" Aluminum Cap stamped PLS 12046 1985 on a 2 3/8" pipe at the Northwest Corner, and by a 3/4" Aluminum Cap stamped PLS 22100 1986 on a 2 3/8" pipe at the West Quarter Corner of said Section 7.

Commencing at the Northwest Corner of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian;

THENCE South 39°23'25" East, a distance of 1582.10 feet to the northeast corner of that parcel of land described at Reception No. 9662898 in the Public Records of Douglas County and the Point of Beginning;

THENCE South 39°55'44" East, along the northeasterly line of said parcel of land described at Reception No. 9662898, also being the southwesterly right of way line of Ridge Road described at Reception No. 2010037100 in the Public Records of Douglas County, a distance of 690.23 feet to the southeast corner said parcel of land described at Reception No. 9662898 in the Public Records of Douglas County;

THENCE South 49°10'53" West, along the south line said parcel, a distance of 20.54 feet;

THENCE North 39°57'52" West, a distance of 346.73 feet;


THENCE North 39°29'16" West, a distance of 242.29 feet;

THENCE North 39°57'52" West, a distance of 101.21 feet to the north line of said parcel of land described at Reception No. 9662898;

THENCE North 49°06'41" East, along said north line, a distance of 18.96 feet to the Point of Beginning.

Containing 13877 Square Feet, or 0.319 Acres, more or less.



OWNER <b>JEFFREY D. &amp; KARLA A. MCWILLIAMS</b>		<b>RIGHT OF WAY</b>  NW 1/4 SEC. 7, T.8S., R.66W. DOUGLAS COUNTY, COLORADO	THIS DOES NOT REPRESENT A MONUMENTED SURVEY.	
APN. 2507-072-00-029				
CALC: AVV	DATE: 3/20/2019			
DRWN: AVV	JOB No. 1701-003			
SHEET 1 OF 3				

# ILLUSTRATION TO EXHIBIT A

## POINT OF COMMENCEMENT

NORTHWEST CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
TST LS 12046, 1985

## POINT OF BEGINNING

S39°23'25"E  
1582.10' (TIE)

N49°06'41"E  
18.96'

N39°57'52"W  
101.21'

TOWN OF CASTLE ROCK  
PERMANENT SIDEWALK  
AND UTILITY EASEMENT  
RECEPTION NO.  
2010037101

PARCEL NO. 15  
RECEPTION NO. 2010037100  
OWNER: TOWN OF CASTLE ROCK  
PARCEL ID. 2507-072-99-023

TRACT  
RECEPTION NO. 9662898  
OWNER: JEFFREY D AND KARLA A MCWILLIAMS  
PARCEL ID. 2507-072-00-029

NORTHWEST QUARTER  
SECTION 7  
T8S, R66W, 6TH P.M.

U.S. WEST COMMUNICATIONS  
EASEMENT  
BOOK 1138 PAGE 40

WEST QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
PLS 22100, 1986

CENTER QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
JR ENG LS 13258 1995

S LINE NORTHWEST QUARTER SECTION 7

S88°47'36"W 2395.76'

R.O.W. LINE

TOWN OF CASTLE ROCK TRACT  
RECEPTION NO. 2007066667  
PARCEL ID. 2507-072-99-017

ROW  
OWNER: TOWN OF CASTLE ROCK  
PARCEL ID. 2507-072-99-009

MATCH

OWNER  
**JEFFREY D. & KARLA A.  
MCWILLIAMS**

APN. 2507-072-00-029

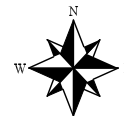
CALC: AVV DATE: 3/20/2019

DRWN: AVV JOB No. 1701-003

SHEET 2 OF 3

## RIGHT OF WAY

NW 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO

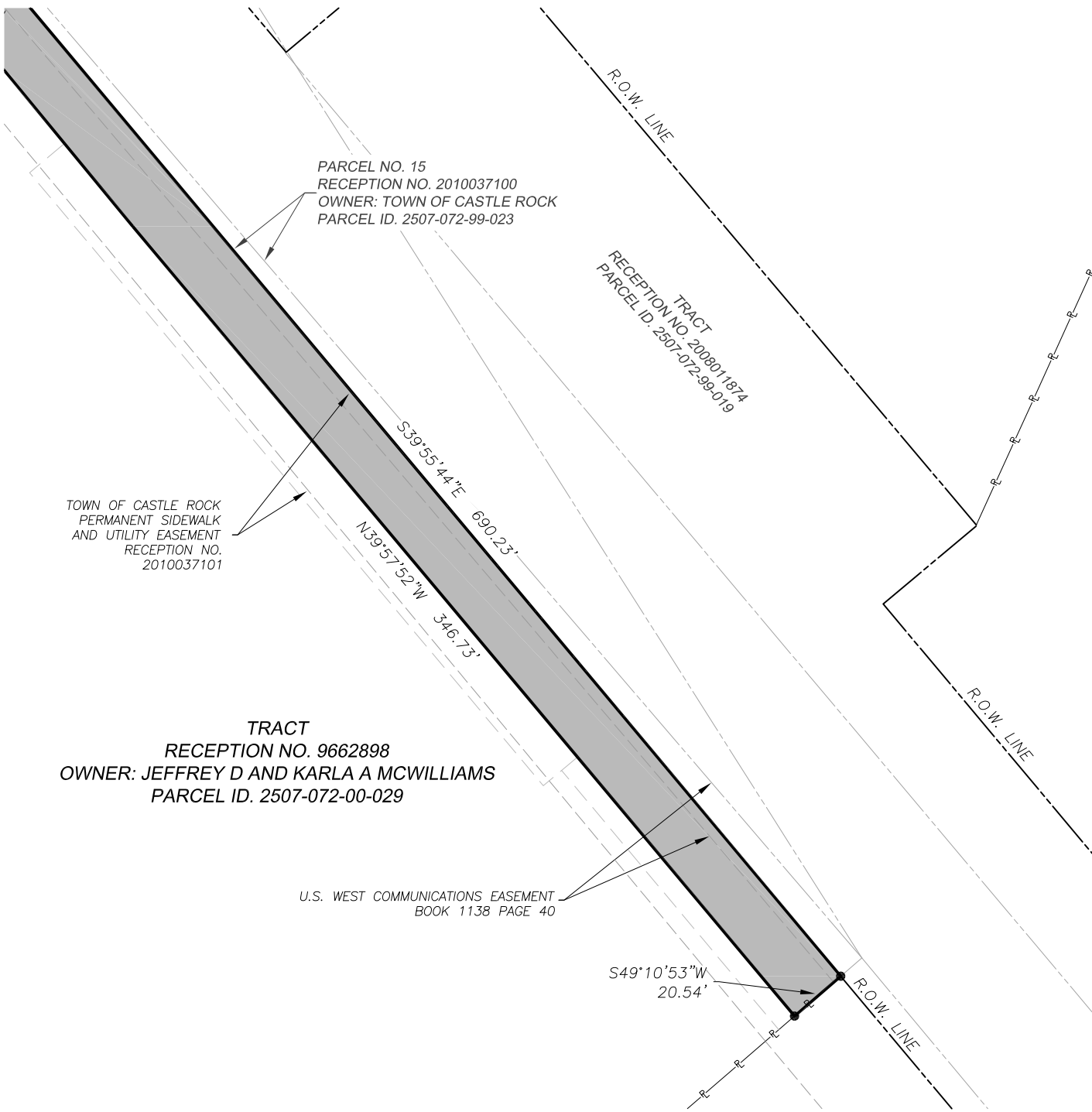


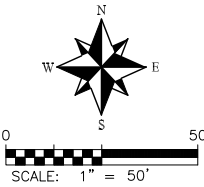

0 50  
SCALE: 1" = 50'

THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.

**DALEY LAND  
SURVEYING, INC.**  
17011 LINCOLN AVE #361  
PARKER, CO 80134

ILLUSTRATION TO EXHIBIT A



<small>OWNER</small> <b>JEFFREY D. &amp; KARLA A. MCWILLIAMS</b>		<b>RIGHT OF WAY</b>  NW 1/4 SEC. 7, T.8S., R.66W. DOUGLAS COUNTY, COLORADO		THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
<small>APN.</small> 2507-072-00-029				
<small>CALC:</small> AVV	<small>DATE:</small> 3/20/2019			
<small>DRWN:</small> AVV	<small>JOB No.</small> 1701-003			
<small>SHEET</small> 3 OF 3				

**EXHIBIT A  
PROPERTY DESCRIPTION  
SLOPE EASEMENT**

A tract or parcel of land over and across that parcel of land described at Reception No. 9662898 in the Public Records of Douglas County, located in the Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the West Line of said Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, assumed to bearing South 01°14'42" West, a distance of 2661.24 feet. Monumented by a  $\frac{3}{4}$ " Aluminum Cap stamped PLS 12046 1985 on a  $2\frac{3}{8}$ " pipe at the Northwest Corner, and by a  $\frac{3}{4}$ " Aluminum Cap stamped PLS 22100 1986 on a  $2\frac{3}{8}$ " pipe at the West Quarter Corner of said Section 7.

Commencing at the Northwest Corner of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian;

THENCE South 38°42'15" East, a distance of 1582.71 feet to the north line of that parcel of land described at Reception No. 9662898 in the Public Records of Douglas County and the Point of Beginning;

THENCE South 39°57'52" East, a distance of 101.21 feet;

THENCE South 39°29'16" East, a distance of 103.71 feet;

THENCE South 50°02'08" West, a distance of 42.09 feet;


THENCE North 39°57'52" West, a distance of 148.79 feet;

THENCE North 12°07'39" West, a distance of 63.22 feet to the north line of said parcel of land described at Reception No. 9662898;

THENCE North 49°06'41" East, along said north line, a distance of 13.44 feet to the Point of Beginning.

Containing 7925 Square Feet, or 0.182 Acres, more or less



OWNER <b>JEFFREY D. &amp; KARLA A. MCWILLIAMS</b>		<b>SLOPE EASEMENT</b>  NW 1/4 SEC. 7, T.8S., R.66W. DOUGLAS COUNTY, COLORADO	THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
APN. 2507-072-00-029			
CALC: AVV	DATE: 3/20/2019		
DRWN: AW	JOB No. 1701-003		
SHEET 1 OF 4			
			

**EXHIBIT A  
PROPERTY DESCRIPTION  
SLOPE EASEMENT**

Together with

A tract or parcel of land over and across that parcel of land described at Reception No. 9662898 in the Public Records of Douglas County, located in the Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the West Line of said Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, assumed to bearing South 01°14'42" West, a distance of 2661.24 feet. Monumented by a 3/4" Aluminum Cap stamped PLS 12046 1985 on a 2 3/8" pipe at the Northwest Corner, and by a 3/4" Aluminum Cap stamped PLS 22100 1986 on a 2 3/8" pipe at the West Quarter Corner of said Section 7.

Commencing at the Northwest Corner of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian;

THENCE South 38°51'26" East, a distance of 1890.06 feet to the Point of Beginning;

THENCE South 39°29'16" East, a distance of 36.11 feet;

THENCE South 39°57'52" East, a distance of 233.02 feet;

THENCE South 50°02'08" West, a distance of 15.00 feet;

THENCE North 39°57'52" West, a distance of 269.13 feet;

THENCE North 50°02'08" East, a distance of 15.30 feet to the Point of Beginning.

Containing 4042 Square Feet, or 0.093 Acres, more or less.

Containing a total of 11967 Square Feet, or 0.275 Acres, more or less.



<div>OWNER</div> <div>JEFFREY D. &amp; KARLA A. MCWILLIAMS</div>		<div>SLOPE EASEMENT</div> <div>NW 1/4 SEC. 7, T.8S., R.66W. DOUGLAS COUNTY, COLORADO</div>	<div>THIS DOES NOT REPRESENT A MONUMENTED SURVEY.</div>
<div>APN. 2507-072-00-029</div>			<div>DALEY LAND SURVEYING, INC. 17011 LINCOLN AVE #361 PARKER, CO 80134</div>
<div>CALC: AVW</div>	<div>DATE: 3/20/2019</div>		
<div>DRWN: AVW</div>	<div>JOB No. 1701-003</div>		
<div>SHEET 2 OF 4</div>			

# ILLUSTRATION TO EXHIBIT A

## POINT OF COMMENCEMENT

NORTHWEST CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
TST LS 12046, 1985

## POINT OF BEGINNING

S38°42'15"E  
1582.71' (TIE)

N49°06'41"E  
13.44'

N12°07'39"W  
63.22'

TOWN OF CASTLE ROCK  
PERMANENT SIDEWALK  
AND UTILITY EASEMENT  
RECEPTION NO.  
2010037101

NORTHWEST QUARTER  
SECTION 7  
T8S, R66W, 6TH P.M.

## TRACT

RECEPTION NO. 9662898  
OWNER: JEFFREY D AND KARLA A MCWILLIAMS  
PARCEL ID. 2507-072-00-029

WEST QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
PLS 22100, 1986

S LINE NORTHWEST QUARTER SECTION 7

S88°47'36"W 2395.76'

RIDGE ROAD  
(R.O.W. VARIES)

TOWN OF CASTLE ROCK TRACT  
RECEPTION NO. 2007066667  
PARCEL ID. 2507-072-99-017

ROW  
RECEPTION NO. 2004018346  
OWNER: TOWN OF CASTLE ROCK  
PARCEL ID. 2507-072-99-009

U.S. WEST  
COMMUNICATIONS  
EASEMENT  
BOOK 1138  
PAGE 40

## POINT OF BEGINNING

S50°02'08"W  
42.09'

S38°51'26"E 1890.06'  
(P.O.B. SECTION CORNER TIE)

N50°02'08"E  
15.30'

S39°29'16"E  
36.11'

CENTER QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
JR ENG LS 13258 1995

MATCH

OWNER

JEFFREY D. & KARLA A.  
MCWILLIAMS

APN. 2507-072-00-029

CALC: AVV DATE: 3/20/2019

DRWN: AVV JOB No. 1701-003

SHEET 3 OF 4

## SLOPE EASEMENT

NW 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



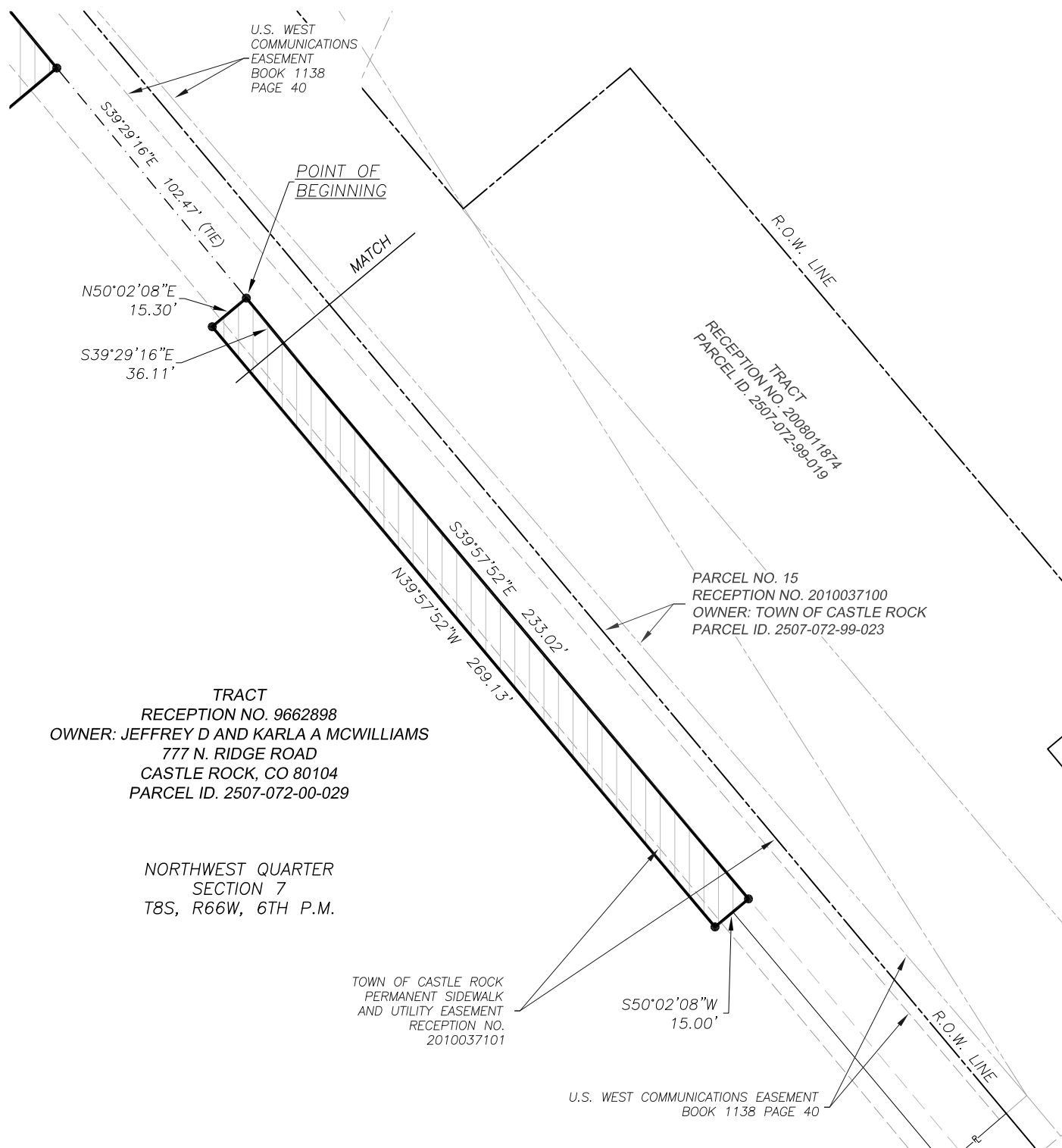
0 50  
SCALE: 1" = 50'

THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.

**DALEY LAND  
SURVEYING, INC.**  
17011 LINCOLN AVE #361  
PARKER, CO 80134



# ILLUSTRATION TO EXHIBIT A



OWNER

**JEFFREY D. & KARLA A.  
MCWILLIAMS**

APN. 2507-072-00-029

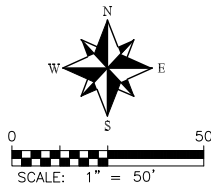
CALC: AVV DATE: 3/20/2019

DRWN: AVV JOB No. 1701-003

SHEET 4 OF 4

## SLOPE EASEMENT

NW 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.

**DALEY LAND  
SURVEYING, INC.**  
17011 LINCOLN AVE #361  
PARKER, CO 80134

# **EXHIBIT A** **PROPERTY DESCRIPTION** **TEMPORARY CONSTRUCTION EASEMENT**

A tract or parcel of land over and across that parcel of land described at Reception No. 9662898 in the Public Records of Douglas County, located in the Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the West Line of said Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, assumed to bearing South 01°14'42" West, a distance of 2661.24 feet. Monumented by a 3/4" Aluminum Cap stamped PLS 12046 1985 on a 2 3/8" pipe at the Northwest Corner, and by a 3/4" Aluminum Cap stamped PLS 22100 1986 on a 2 3/8" pipe at the West Quarter Corner of said Section 7.

Commencing at the Northwest Corner of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian;

THENCE South 38°59'14" East, a distance of 2159.15 feet to the Point of Beginning;

THENCE South 39°57'52" East, a distance of 113.71 feet to the south line of that parcel of land described at Reception No. 9662898 in the Public Records of Douglas County;


THENCE South 49°10'53" West, along said south line, a distance of 7.00 feet;

THENCE North 39°57'52" West, a distance of 113.81 feet;

THENCE North 50°02'08" East, a distance of 7.00 feet to the Point of Beginning.

Containing 796 Square Feet, or 0.018 Acres, more or less.



<b>OWNER</b> <b>JEFFREY D. &amp; KARLA A. MCWILLIAMS</b>	<p style="text-align: center;"><b>TEMPORARY CONSTRUCTION EASEMENT</b></p> <p style="text-align: center;">NW 1/4 SEC. 7, T.8S., R.66W. DOUGLAS COUNTY, COLORADO</p>		THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
APN. 2507-072-00-029			
CALC: AVV			
DATE: 3/20/2019			
DRWN: AVV	JOB No. 1701-003		
SHEET 1 OF 2			



# ILLUSTRATION TO EXHIBIT A

## POINT OF COMMENCEMENT

NORTHWEST CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
TST LS 12046, 1985

TOWN OF CASTLE ROCK  
PERMANENT SIDEWALK  
AND UTILITY EASEMENT  
RECEPTION NO. 2010037101

S38°59'14"E  
2159.15' (TIE)

## POINT OF BEGINNING

N50°02'08"E  
7.00'

PARCEL NO. 15  
RECEPTION NO. 2010037100  
OWNER: TOWN OF CASTLE ROCK  
PARCEL ID. 2507-072-99-023

RIDGE ROAD  
(R.O.W. VARIES)

U.S. WEST  
COMMUNICATIONS  
EASEMENT  
BOOK 1138 PAGE 40

TRACT  
RECEPTION NO. 9662898  
OWNER: JEFFREY D AND KARLA A MCWILLIAMS  
777 N. RIDGE ROAD  
CASTLE ROCK, CO 80104  
PARCEL ID. 2507-072-00-029

NORTHWEST QUARTER  
SECTION 7  
T8S, R66W, 6TH P.M.

S49°10'53"W  
7.00'

ROW RECEPTION NO. 2013040113  
-R. BARBARA J AND JEANNINE M LINCOLN  
PARCEL ID. 2507-072-00-006

R.O.W. LINE  
PERMANENT SIDEWALK AND UTILITY  
RECEPTION NO. 2009078701  
P.E. NO. 14

WEST QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
PLS 22100, 1986

CENTER QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
JR ENG LS 13258 1995

S LINE NORTHWEST QUARTER SECTION 7  
S88°47'36"W 2395.76'

OWNER

**JEFFREY D. & KARLA A.  
MCWILLIAMS**

APN. 2507-072-00-029

CALC: AVV DATE: 3/20/2019

DRWN: AVV JOB No. 1701-003

SHEET 2 OF 2

## TEMPORARY CONSTRUCTION EASEMENT

NW 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



0 50  
SCALE: 1" = 50'

THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.

**DALEY LAND  
SURVEYING, INC.**  
17011 LINCOLN AVE #361  
PARKER, CO 80134

**EXHIBIT A  
PROPERTY DESCRIPTION  
SLOPE EASEMENT**

A tract or parcel of land over and across that parcel of land described at Reception No. 2017055394 in the Public Records of Douglas County, located in the Southwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purposes of this description the bearings are referenced to the East Line of the Southwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, bearing South 00°15'04" East, a distance of 2649.65 feet. Monumented by a  $\frac{3}{4}$ " Aluminum Cap stamped PLS 13258 1995 on a #6 rebar at the Center Quarter Corner of said Section 7 and by a  $\frac{3}{4}$ " Aluminum Cap stamped PLS 36580 2006 on a pipe at the South Quarter Corner of said Section 7.

Commencing at the Center Quarter Corner of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian;

THENCE South 00°15'04" East, along the east line of said Southwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, a distance of 257.78 feet to the Point of Beginning;

THENCE South 00°15'04" East, along said east line of the Southwest Quarter and the east line of said parcel of land described at Reception No. 2017055394 in the Public Records of Douglas County, a distance of 18.94 feet;


THENCE North 39°57'54" West, a distance of 52.86 feet;

THENCE North 50°02'08" East, a distance of 12.10 feet to the northeasterly line of said parcel of land described at Reception No. 2017055394, also being the southwesterly right of way line of Ridge Road as described at Reception No. 2007004876 in the Public Records of Douglas County;

THENCE South 39°57'54" East, along said northeasterly line and said southwesterly right of way line, a distance of 38.29 feet to the Point of Beginning.

Containing 552 Square Feet, or 0.013 Acres, more or less.



<b>OWNER</b> <b>JOHN W. MEMMEM LIVING TRUST</b>	<b>SLOPE EASEMENT</b>  SW 1/4 SEC. 7, T.8S., R.66W. DOUGLAS COUNTY, COLORADO		THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
APN. 2507-073-00-0016			 <b>DALEY LAND SURVEYING, INC.</b> 17011 LINCOLN AVE #361 PARKER, CO 80134
CALC: AVV			
DATE: 3/22/2019			
DRWN: AVV			
JOB No. 1701-003			
SHEET 1 OF 2			

# ILLUSTRATION TO EXHIBIT A

CENTER QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
JR ENG LS 13258 1995

TRACT  
OWNER: TDTN HOLDINGS LLC  
RECEPTION NO. 2016082919  
PARCEL ID. 2507-074-00-035

SOUTHEAST QUARTER  
SECTION 7  
T8S, R66W, 6TH P.M.

PARCEL NO. 13  
RECEPTION NO. 2007004876  
OWNER: TOWN OF CASTLE ROCK  
PARCEL ID. 2507-072-99-015

ROW  
RECEPTION NO. 2007088527  
OWNER: TOWN OF CASTLE ROCK  
PARCEL ID. 2507-074-99-036

ROW  
RECEPTION NO. 99070726  
OWNER: DOUGLAS COUNTY  
COMMISSIONERS  
PARCEL ID. 2507-074-99-026

SOUTHWEST QUARTER  
SECTION 7  
T8S, R66W, 6TH P.M.

TRACT  
REFERENCE NO. 2017055394  
OWNER: WILLIAM JOHN  
MEMMEN LIVING TRUST  
12275 CENTER AVENUE  
SAN MARTIN, CA 95046  
PARCEL ID. 2507-073-00-016

SOUTH QUARTER CORNER  
SECTION 7, T8S, R66W, 6TH P.M.  
FND 3/4" ALUMINUM CAP  
AZTEC PLS 36580 2006

E LINE SOUTHWEST QUARTER SECTION 7  
S00°15'04"E 2649.65'  
S00°15'04"E 257.78' (P.O.B. TIE)

N50°02'08"E  
12.10'

S39°57'54"E  
38.29'

N39°57'54"W  
52.86'

S00°15'04"E  
18.94'

POINT OF  
BEGINNING

RIDGE ROAD  
(R.O.W. VARIES)

R.O.W. LINE

R.O.W. LINE

R.O.W. LINE

OWNER

**JOHN W. MEMMEN  
LIVING TRUST**

APN. 2507-073-00-0016

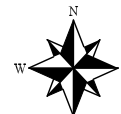
CALC: AVV DATE: 3/22/2019

DRWN: AVV JOB No. 1701-003

SHEET 2 OF 2

## SLOPE EASEMENT

SW 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO



0 50  
SCALE: 1" = 50'

THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.

**DALEY LAND  
SURVEYING, INC.**  
17011 LINCOLN AVE #361  
PARKER, CO 80134