

**PROJECT NUMBER: 17638**

**PARCEL NUMBER: 2A**

**PROJECT CODE: 17638**

**DATE: May 30, 2018**

**DESCRIPTION**

A tract or parcel of land No. 2A of the Department of Transportation, State of Colorado Project No. 17638 containing 27,431 sq. ft. (0.630 acres), more or less, being part of that parcel recorded in Reception Number 199557110 in the East half of Section 22, Township 8 South, Range 67 West, of the Sixth Principal Meridian, in Douglas County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 22, Thence N.  $74^{\circ}53'13''$  W., a distance of 1,924.44 feet to the East right-of-way line of Interstate 25 and the TRUE POINT OF BEGINNING;

1. Thence, along said East right-of-way line, N.  $15^{\circ}18'00''$  E., a distance of 109.44 feet;
2. Thence, continuing along said East right-of-way line, N.  $15^{\circ}18'00''$  E., a distance of 277.79 feet;
3. Thence S.  $05^{\circ}30'59''$  W., a distance of 272.26 feet;
4. Thence S.  $01^{\circ}05'51''$  W., a distance of 153.60 feet;
5. Thence S.  $00^{\circ}41'30''$  W., a distance of 280.53 feet;
6. Thence, on the arc of a curve to the right, a radius of 591.38 feet, a central angle of  $24^{\circ}24'07''$ , a distance of 251.86 feet, (a chord bearing of N.  $14^{\circ}19'46''$  W., a chord distance of 249.96 feet;
7. Thence N.  $87^{\circ}51'57''$  E., a distance of 35.00 feet;
8. Thence, on the arc of a curve to the right, a radius of 556.60 feet, a central angle of  $04^{\circ}07'02''$ , a distance of 40.00 feet, (a chord bearing of N.  $00^{\circ}04'37''$  W., a chord distance of 39.99 feet;
9. Thence N.  $88^{\circ}01'00''$  W., a distance of 35.00 feet;
10. Thence N.  $09^{\circ}23'37''$  W., a distance of 47.53 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 27,431 sq. ft. (0.630 acres), more or less.

Basis of Bearings: All bearings are based on the East line of the NE 1/4 of said Section 22. Said line bears N. 0°10'53" W. a distance of 2660.90 feet. Said line is monumented at the East 1/4 corner by a 3 1/2-inch Aluminum Cap and stamped -T8S R67W, E1/4, S22, S23, PLS 23524 2005-. Said line is monumented at the northeast corner by an 18-inch x 14-inch x 8-foot high concrete pillar.

For and on Behalf of the  
Town of Castle Rock  
Brandon D. Lee, PLS 37894  
116 Inverness Drive East, Suite 105  
Englewood, CO 80112

**PROJECT NUMBER: 17638**  
**PARCEL NUMBER: 2B**  
**PROJECT CODE: 17638**  
**DATE: May 30, 2018**  
**DESCRIPTION**

A tract or parcel of land No. 2B of the Department of Transportation, State of Colorado Project No. 17638 containing 24,397 sq. ft. (0.560 acres), more or less, being part of that parcel recorded in Reception Number 199557110 in the East half of Section 22, Township 8 South, Range 67 West, of the Sixth Principal Meridian, in Douglas County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 22, Thence N. 86°56'59" W., a distance of 1,969.27 feet to the East right-of-way line of Interstate 25 and the TRUE POINT OF BEGINNING;

1. Thence, along said East right-of-way line, N. 15°18'00" E., a distance of 164.19 feet;
2. Thence S. 26°52'16" E., a distance of 100.35 feet;
3. Thence, on the arc of a curve to the left, a radius of 671.37 feet, a central angle of 06°23'59", a distance of 74.99 feet, (a chord bearing of S. 26°02'38" E., a chord distance of 74.95 feet);
4. Thence S. 27°41'23" E., a distance of 65.89 feet;
5. Thence S. 34°46'38" E., a distance of 42.37 feet;
6. Thence S. 34°46'38" E., a distance of 16.94 feet;
7. Thence N. 85°35'11" W., a distance of 186.60 feet;
8. Thence N. 00°00'05" E., a distance of 91.19 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 24,397 sq. ft. (0.560 acres), more or less.

Basis of Bearings: All bearings are based on the East line of the NE 1/4 of said Section 22. Said line bears N. 0°10'53" W. a distance of 2660.90 feet. Said line is monumented at the East 1/4 corner by a 3 1/2-inch Aluminum Cap and stamped -T8S R67W, E1/4, S22, S23, PLS 23524 2005-. Said line is monumented at the northeast corner by an 18-inch x 14-inch x 8-foot high concrete pillar.

For and on Behalf of the  
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**PROJECT NUMBER: 17638**

**PARCEL NUMBER: 2C**

**PROJECT CODE: 17638**

**DATE: May 30, 2018**

**DESCRIPTION**

A tract or parcel of land No. 2C of the Town of Castle Rock, State of Colorado Project No. 17638 containing 308,851 sq. ft. (7.090 acres), more or less, being part of that parcel recorded in Reception Number 199557110 in the East half of Section 22, Township 8 South, Range 67 West, of the Sixth Principal Meridian, in Douglas County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 22, Thence N. 62°40'27" W., a distance of 1,967.61 feet, to the North line of said parcel and the East right-of-way line of Interstate 25 and the TRUE POINT OF BEGINNING;

1. Thence, along said North line, S. 89°47'26" E., a distance of 192.68 feet;
2. Thence, continuing along said North line, S. 89°47'26" E., a distance of 236.93 feet to the East line of the SW 1/4 of the NE 1/4;
3. Thence, along said East line, S. 00°15'17" E., a distance of 451.00 feet;
4. Thence, on the arc of a curve to the right, a radius of 1,167.00 feet, a central angle of 13°54'26", a distance of 283.26 feet, (a chord bearing of S. 15°13'11" E., a chord distance of 282.57 feet);
5. Thence N. 89°27'36" W., a distance of 72.97 feet to said East line;
6. Thence S. 00°15'17" E., a distance of 166.27 feet to the northeast corner of the NW 1/4 of the SE 1/4;
7. Thence, along the East line of said NW 1/4 of the SE 1/4, S. 00°16'30" E., a distance of 49.18 feet to the South line of said parcel recorded in Reception Number 199557110;
8. Thence, along said South line, N. 85°35'11" W., a distance of 351.54 feet;
9. Thence N. 34°57'16" W., a distance of 31.24 feet to the South line of said SW 1/4 of the NE 1/4;
10. Thence, along said South line, S. 89°27'29" E., a distance of 101.46 feet;
11. Thence N. 80°46'54" E., a distance of 127.69 feet;

12. Thence, on the arc of a curve to the left, a radius of 940.00 feet, a central angle of  $26^{\circ}12'25''$ , a distance of 429.95 feet, (a chord bearing of N.  $14^{\circ}37'35''$  W., a chord distance of 426.22 feet;

13. Thence N.  $89^{\circ}15'33''$  W., a distance of 222.07 feet;

14. Thence N.  $01^{\circ}05'51''$  E., a distance of 153.60 feet;

15. Thence N.  $05^{\circ}30'59''$  E., a distance of 272.26 feet to said East right-of-way line of said Interstate 25;

16. Thence, along said East right-of-way line, N.  $15^{\circ}18'00''$  E., a distance of 29.01 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 308,851 sq. ft. (7.090 acres), more or less.

Basis of Bearings: All bearings are based on the East line of the NE 1/4 of said Section 22. Said line bears N.  $0^{\circ}10'53''$  W. a distance of 2660.90 feet. Said line is monumented at the East 1/4 corner by a 3 1/2-inch Aluminum Cap and stamped -T8S R67W, E1/4, S22, S23, PLS 23524 2005-. Said line is monumented at the northeast corner by an 18-inch x 14-inch x 8-foot high concrete pillar.

For and on Behalf of the  
Town of Castle Rock  
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**PROJECT NUMBER: 17638**

**PARCEL NUMBER: 3-2**

**PROJECT CODE: 17638**

**DATE: May 30, 2018**

**DESCRIPTION**

A tract or parcel of land No. 3-2 of the Department of Transportation, State of Colorado Project No. 17638 containing 28,185 sq. ft. (0.647 acres), more or less, being part of that parcel recorded in Reception Number 199557110 in the East half of Section 22, Township 8 South, Range 67 West, of the Sixth Principal Meridian, in Douglas County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 22, Thence N.  $74^{\circ}53'13''$  W., a distance of 1,924.44 feet to the East right-of-way line of Interstate 25 and the TRUE POINT OF BEGINNING;

1. Thence S.  $09^{\circ}23'37''$  E., a distance of 47.53 feet;
2. Thence S.  $88^{\circ}01'00''$  E., a distance of 35.00 feet;
3. Thence on the arc of a curve to the left, a radius of 556.60 feet, a central angle of  $04^{\circ}07'02''$ , a distance of 40.00 feet, (a chord bearing of S.  $00^{\circ}04'37''$  E., a chord distance of 39.99 feet;
4. Thence S.  $87^{\circ}51'57''$  W., a distance of 35.00 feet;
5. Thence, on the arc of a curve to the left, a radius of 591.38 feet, a central angle of  $24^{\circ}24'07''$ , a distance of 251.86 feet, (a chord bearing of S.  $14^{\circ}19'46''$  E., a chord distance of 249.96 feet;
6. Thence S.  $00^{\circ}41'30''$  W., a distance of 157.03 feet;
7. Thence N.  $34^{\circ}46'38''$  W., a distance of 42.37 feet;
8. Thence N.  $27^{\circ}41'23''$  W., a distance of 65.89 feet;
9. Thence, on the arc of a curve to the right, a radius of 671.37 feet, a central angle of  $06^{\circ}23'59''$ , a distance of 74.99 feet, (a chord bearing of N.  $26^{\circ}02'38''$  W., a chord distance of 74.95 feet;
10. Thence N.  $26^{\circ}52'16''$  W., a distance of 100.35 feet to said East right-of-way line of Interstate 25;
11. Thence, along said East right-of-way line of Interstate 25 N.  $15^{\circ}18'00''$  E., a distance of 247.36 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 28,185 sq. ft. (0.647 acres), more or less.

Basis of Bearings: All bearings are based on the East line of the NE 1/4 of said Section 22. Said line bears N. 0°10'53" W. a distance of 2660.90 feet. Said line is monumented at the East 1/4 corner by a 3 1/2-inch Aluminum Cap and stamped -T8S R67W, E1/4, S22, S23, PLS 23524 2005-. Said line is monumented at the northeast corner by an 18-inch x 14-inch x 8-foot high concrete pillar.

For and on Behalf of the  
Town of Castle Rock  
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**PROJECT NUMBER: 17638**

**PARCEL NUMBER: 3A-2**

**PROJECT CODE: 17638**

**DATE: May 30, 2018**

**DESCRIPTION**

A tract or parcel of land No. 3A-2 of the Town of Castle Rock, State of Colorado Project No. 17638 containing 11,960 sq. ft. (0.275 acres), more or less, being part of that parcel recorded in Reception Number 199557110 in the East half of Section 22, Township 8 South, Range 67 West, of the Sixth Principal Meridian, in Douglas County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 22, Thence S. 89°39'59" W., a distance of 1,664.78 feet to the South line of said parcel and the TRUE POINT OF BEGINNING;

1. Thence, along said South line, N. 85°35'11" W., a distance of 116.03 feet;
2. Thence N. 34°46'38" W., a distance of 16.94 feet;
3. Thence N. 00°41'30" E., a distance of 157.03 feet;
4. Thence, on the arc of a curve to the left, a radius of 591.38 feet, a central angle of 08°18'26", a distance of 85.74 feet, (a chord bearing of S. 30°40'58" E., a chord distance of 85.67 feet);
5. Thence N. 55°10'13" E., a distance of 45.00 feet;
6. Thence S. 34°49'46" E., a distance of 50.76 feet;
7. Thence S. 55°10'13" W., a distance of 50.00 feet;
8. Thence S. 34°49'46" E., a distance of 32.50 feet;
9. Thence N. 55°10'13" E., a distance of 10.00 feet;
10. Thence S. 34°00'31" E., a distance of 18.21 feet to the South line of the SW 1/4 of the NE 1/4;
11. Thence S. 34°57'16" E., a distance of 31.24 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 11,960 sq. ft. (0.275 acres), more or less.

Basis of Bearings: All bearings are based on the East line of the NE 1/4 of said Section 22. Said line bears N. 0°10'53" W. a distance of 2660.90 feet. Said line is monumented at the East 1/4 corner by a 3 1/2-inch Aluminum Cap and stamped -T8S R67W, E1/4, S22, S23, PLS 23524 2005-. Said line is monumented at the northeast corner by an 18-inch x 14-inch x 8-foot high concrete pillar.

For and on Behalf of the  
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**PROJECT NUMBER: 17638**  
**PARCEL NUMBER: 3B-2**  
**PROJECT CODE: 17638**  
**DATE: May 30, 2018**  
**DESCRIPTION**

A tract or parcel of land No. 3B-2 of the Department of Transportation, State of Colorado Project No. 17638 containing 1,114 sq. ft. (0.026 acres), more or less, being part of that parcel recorded in Reception Number 199557110 in the East half of Section 22, Township 8 South, Range 67 West, of the Sixth Principal Meridian, in Douglas County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 22, Thence N. 86°56'59" W., a distance of 1,969.27 feet to the East right-of-way line of Interstate 25 and the TRUE POINT OF BEGINNING;

1. Thence S. 00°00'05" W., a distance of 91.19 feet;
2. Thence N. 85°35'11" W., a distance of 24.50 feet to said East right-of-way line of Interstate 25;
3. Thence, along said East right-of-way line of Interstate 25, N. 15°18'00" E., a distance of 92.59 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 1,114 sq. ft. (0.026 acres), more or less.

Basis of Bearings: All bearings are based on the East line of the NE 1/4 of said Section 22. Said line bears N. 0°10'53" W. a distance of 2660.90 feet. Said line is monumented at the East 1/4 corner by a 3 1/2-inch Aluminum Cap and stamped -T8S R67W, E1/4, S22, S23, PLS 23524 2005-. Said line is monumented at the northeast corner by an 18-inch x 14-inch x 8-foot high concrete pillar.

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**PROJECT NUMBER: 17638**  
**PERMANENT EASEMENT NUMBER: PE-2**  
**PROJECT CODE: 17638**  
**DATE: May 30, 2018**  
**DESCRIPTION**

A Permanent Easement No. PE-2 of the Department of Transportation, State of Colorado Project No. 17638 containing 6,213 sq. ft. (0.143 acres), more or less, in Section 22, Township 8 South, Range 67 West, of the 6th Principal Meridian, in Douglas County, Colorado, said easement being more particularly described as follows:

Commencing at a point, whence the East 1/4 corner of said Section 22 bears, S. 56°43'53" E., a distance of 1,488.96 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence S. 90°00'00" W., a distance of 73.13 feet;
2. Thence N. 00°15'17" W., a distance of 84.87 feet;
3. Thence S. 89°47'26" E., a distance of 73.51 feet;
4. Thence S. 00°00'00" W., a distance of 84.60 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Permanent Easement contains 6,213 sq. ft. (0.143 acres), more or less.

The purpose of the above-described Permanent Easement is for ....

Basis of Bearings: All bearings are based on the East line of the NE 1/4 of said Section 22. Said line bears N. 0°10'53" W. a distance of 2660.90 feet. Said line is monumented at the East 1/4 corner by a 3 1/2-inch Aluminum Cap and stamped -T8S R67W, E1/4, S22, S23, PLS 23524 2005-. Said line is monumented at the northeast corner by an 18-inch x 14-inch x 8-foot high concrete pillar.

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**PROJECT NUMBER: 17638**  
**PARCEL NUMBER: AC-2**  
**PROJECT CODE: 17638**  
**DATE: May 30, 2018**  
**ACCESS DESCRIPTION**

EACH AND EVERY RIGHT OR RIGHTS OF ACCESS OF THE GRANTOR to and from any part of the right-of-way of Interstate No. I-25, a freeway established according to the laws of the State of Colorado, and from and to any part of the real property of the Grantor in the East half of Section 22, Township 8 South, Range 67 West, of the Sixth Principal Meridian, in Douglas County, Colorado abutting upon said Highway, along and across the access line or lines described as follows:

17638	AC-2	Easterly Line
(Proj. No.)	(Parcel No.)	(Location of Line)

Commencing at the East 1/4 corner of said Section 22, thence N. 63°30'10" W., a distance of 1,961.77 feet to the TRUE POINT OF BEGINNING;

1. Thence S. 05°30'59" W., a distance of 272.26 feet;
2. Thence S. 01°05'51" W., a distance of 153.60 feet;
3. Thence S. 00°41'30" W., a distance of 280.53 feet, to a point whence said East 1/4 corner of Section 22 bears S. 84°33'50" E., a distance of 1,796.28 feet.

Basis of Bearings: All bearings are based on the East line of the NE 1/4 of said Section 22. Said line bears N. 0-10'53" W. a distance of 2660.90'. Said line is monumented at the East 1/4 corner by a 3 1/2-inch Aluminum Cap and stamped -T8S R67W, E1/4, S22, S23, PLS 23524 2005-. Said line is monumented at the northeast corner by a 18-inch x 14-inch x 8-foot high concrete pillar.

NO ACCESS POINT

For and on Behalf of the  
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**PROJECT NUMBER: 17638**  
**PARCEL NUMBER: AC-3**  
**PROJECT CODE: 17638**  
**DATE: May 30, 2018**  
**ACCESS DESCRIPTION**

EACH AND EVERY RIGHT OR RIGHTS OF ACCESS OF THE GRANTOR to and from any part of the right-of-way of Interstate No. I-25, a freeway established according to the laws of the State of Colorado, and from and to any part of the real property of the Grantor in the East half of Section 22, Township 8 South, Range 67 West, of the Sixth Principal Meridian, in Douglas County, Colorado abutting upon said Highway, along and across the access line or lines described as follows:

17638	AC-3	Easterly Line
(Proj. No.)	(Parcel No.)	(Location of Line)

Commencing at the East 1/4 corner of said Section 22; thence N. 84°33'50" W., a distance of 1,796.28 feet to the TRUE POINT OF BEGINNING;

1. Thence S. 00°41'30" W., a distance of 157.03 feet;
2. Thence S. 34°46'38" E., a distance of 16.94 feet, to a point whence said East 1/4 corner of Section 22 bears, N. 89°58'31" E., a distance of 1,780.43 feet.

**Basis of Bearings:** All bearings are based on the East line of the NE 1/4 of said Section 22. Said line bears N. 0°10'53" W. a distance of 2660.90 feet. Said line is monumented at the East 1/4 corner by a 3 1/2-inch Aluminum Cap and stamped -T8S R67W, E1/4, S22, S23, PLS 23524 2005-. Said line is monumented at the northeast corner by an 18-inch x 14-inch x 8-foot high concrete pillar.

**NO ACCESS POINT**

**For and on Behalf of the  
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