

D99-2000

**SPECIAL WARRANTY DEED**

**THIS DEED**, dated  
between The Regional Transportation District, a political  
subdivision of the State of Colorado

of the City and \*County of Denver and State of  
Colorado, grantor(s) and  
The County of Jefferson, a body politic and  
corporate  
whose legal address is  
100 Jefferson County Parkway, Golden, CO

No Fee

of the County of Jefferson and State of Colorado, grantee(s):

**WITNESS**, that the grantor(s), for and in consideration of the sum of  
One and 00/100 (\$1.00) ----- DOLLARS,  
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 unto the grantee(s), its heirs and assigns forever, all the real property,  
together with improvements, if any, situate, lying and being in the County of Jefferson  
and State of Colorado, described as follows:

See Exhibits A, B, and D attached hereto and incorporated herein by  
reference.

The within deed is accepted this  
day of August 31, 2000

BOARD OF COUNTY COMMISSIONERS OF  
JEFFERSON COUNTY, COLORADO

Approved as to form:

*[Signature]*  
ASSISTANT COUNTY ATTORNEY

*[Signature]*  
Chairman

STATE DOCUMENTARY FEE  
Exempt  
AUG 31 2000

also known by street and number as: Vacant land FOR ROADWAY PURPOSES  
assessor's schedule or parcel number: NA

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion  
and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand  
whatsoever of the grantor(s), 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 the grantee(s),  
its heirs and assigns forever. The grantor(s), for it self, its heirs, personal representatives,  
successors and assigns, do es covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the  
above bargained premises in the quiet and peaceable possession of the grantee(s), its heirs and assigns, against all and every  
person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

**IN WITNESS WHEREOF**, the grantor(s) has executed this deed on the date set forth above.

REGIONAL TRANSPORTATION DISTRICT, a  
political subdivision of the State of  
Colorado

APPROVED AS TO LEGAL FORM FOR THE  
REGIONAL TRANSPORTATION DISTRICT

By *[Signature]*  
Clarence W. Marsella  
General Manager

By *[Signature]*  
Roger C. Kane  
Associate General Counsel

STATE OF COLORADO

*[Signature]* ss.  
The foregoing instrument was acknowledged before me this 25th day of August, 2000,  
by Clarence W. Marsella, General Manager, Regional Transportation District

Witness my hand and official seal.

My commission expires: My Commission Expires 07/13/2001

*[Signature]*  
Notary Public

\*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)



**MERRICK**<sup>®</sup>  
Engineers & Architects

Mail: PO Box 22026 / Denver, CO / 80222 / USA  
Delivery: 2450 S. Peoria St. / Aurora, CO / 80014  
303/751-0741 / Fax 303/751-2581

Job No: 50012631-20  
File: ParA.doc  
Date: March 17, 2000

2

PROPERTY DESCRIPTION  
PARCEL A

A portion of a parcel of land described in Reception No. 89037012 recorded in the Jefferson County Clerk and Recorder's Office, being in the Southeast Quarter of Section 29, Township 5 South, Range 69 West of the 6<sup>th</sup> Principal Meridian, Jefferson County, Colorado, being additionally described as follows:

COMMENCING at the Southwest Corner of the Southeast Quarter of said Section 29, whence the Southeast Corner of said Southeast Quarter of Section 29 bears N89°56'51"E a distance of 2601.86 feet;  
THENCE N38°00'36"E a distance of 159.73 feet to the POINT OF BEGINNING;

THENCE N32°29'30"W along the easterly line of STARR CENTRE Subdivision as recorded in Book 127, Pages 47 & 48, Reception No. F0165000, recorded on December 28, 1995 in Jefferson County Clerk and Recorder's Office a distance of 50.12 feet;  
THENCE N53°31'08"E tangent with the following described curve a distance of 196.03 feet;  
THENCE along the arc of a curve to the left, having a central angle of 20°04'55", a radius of 250.00 feet, a chord bearing N43°28'40"E a distance of 87.18 feet, and an arc distance of 87.62 feet;  
THENCE N33°26'13"E tangent with the last described curve a distance of 279.31 feet;  
THENCE S56°33'47"E a distance of 50.00 feet;  
THENCE the following three (3) courses along lines 50.00 feet southeasterly of and parallel with the previously described three (3) courses:

*Doyle E. Abramson*  
Doyle E. Abramson, P.L.S. 13155  
Date: 13155 March 17, 2000  
Job No.: 5001263120  
For and on behalf of  
Merrick & Company

- 1.) S33°26'13"W tangent with the following described curve a distance of 279.31 feet;
- 2.) THENCE along the arc of a curve to the right, having a central angle of 20°04'55", a radius of 300.00 feet, a chord bearing S43°28'40"W a distance of 104.61 feet, and an arc distance of 105.15 feet;
- 3.) THENCE S53°31'08"W tangent with the last described curve a distance of 199.52 feet to the POINT OF BEGINNING.

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Containing 28673 square feet, (0.658 Acres), more or less.

Bearings are based on the assumption that the southerly line of the Southeast Quarter of Section 29, Township 5 South, Range 69 West of the 6<sup>th</sup> Principal Meridian bears N89°56'51''E. The Southeast Corner of said Southeast Quarter of Section 29 being monumented with a 3 1/4" aluminum cap stamped "LS 20683" and Dated "1992," down 0.5' in monument box. The Southwest Corner of said Southeast Quarter of Section 29 being monumented with two reference monuments being #6 Rebars with 3 1/4" aluminum caps stamped "LS 13258" and Dated "1996."

*Doyle G. Abrahamson*  
 DOYLE G. ABRAHAMSON, P.L.S. 13155  
 Date: 12/19/55  
 Job No. 500125  
 For and on behalf of  
 Merrick & Company

PROFESSIONAL LAND SURVEYOR  
 STATE OF MISSOURI  
 REGISTERED PROFESSIONAL LAND SURVEYOR



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Engineers & Architects

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303/751-0741 / Fax 303/751-2581

Job No: 50012631-20  
File: ParB.doc  
Date: March 17, 2000

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PROPERTY DESCRIPTION

PARCEL B

A portion of a parcel of land described in Reception No. 89037012 recorded in the Jefferson County Clerk and Recorder's Office, being in the Southeast Quarter of Section 29, Township 5 South, Range 69 West of the 6<sup>th</sup> Principal Meridian, Jefferson County, Colorado, being more particularly described as follows:

COMMENCING at the Southwest Corner of the Southeast Quarter of said Section 29, whence the Southeast Corner of said Southeast Quarter of Section 29 bears N89°56'51"E a distance of 2601.86 feet;  
THENCE N42°16'59"E a distance of 646.90 feet to the POINT OF BEGINNING;

THENCE N33°26'13"E along a line non-tangent with the following described curve a distance of 89.44 feet;  
THENCE along the arc of a curve to the right, having a central angle of 167°14'29", a radius of 45.00 feet, a chord bearing S33°26'13"W a distance of 89.44 feet, and an arc distance of 131.35 feet to the POINT OF BEGINNING.

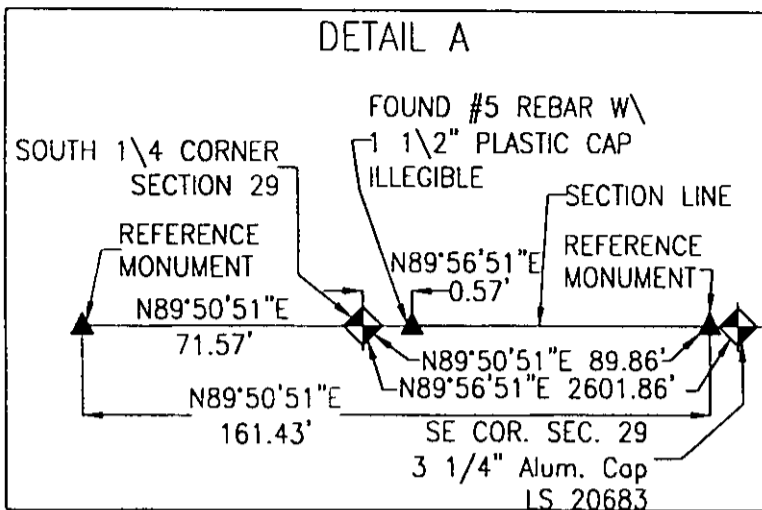
Containing 2732 square feet, (0.063 Acres), more or less.

Bearings are based on the assumption that the southerly line of the Southeast Quarter of Section 29, Township 5 South, Range 69 West of the 6<sup>th</sup> Principal Meridian bears N89°56'51"E. The Southeast Corner of said Southeast Quarter of Section 29 being monumented with a 3 1/4" aluminum cap stamped "LS 20683" and Dated "1992," down 0.5' in monument box. The Southwest Corner of said Southeast Quarter of Section 29 being monumented with two reference monuments being #6 Rebars with 3 1/4" aluminum caps stamped "LS 13258" and Dated "1996."

*Doyle G. Abrahamson*  
Doyle G. Abrahamson, P.L.S. 13155  
Date: March 17, 2000  
Job No.: 5001263120  
For and on behalf of  
Merrick & Company

UNPLATTED  
Reception No. 89037012

Found #5 rebar  
with 1 1/2" Alum. cap  
LS 13258



S 56°33'47" E  
50.00'  
PARCEL B  
2731.790 SQ FT  
(0.063 ACRES)  
MORE OR LESS

PARCEL A  
28673.491 SQ. FT.  
(0.658 ACRES)  
MORE OR LESS

$\Delta = 167'14''29''$   
R=45.00'  
CB=S 33°26'13" W  
C=89.44'  
A=131.35'

$\Delta = 20'04''55''$   
R=250.00'  
CB=N 43°28'40" E  
C=87.18'  
A=87.62'

$\Delta = 20'04''55''$   
R=300.00'  
CB=S 43°28'40" W  
C=104.61'  
A=105.15'

Lot 8  
POINT OF COMMENCEMENT ALL PARCELS  
South Quarter Corner of Section 29, T5S, R69W, 6th P.M. Said corner is monumented with the two (2) Reference Monuments

West Indore Place (50')  
Reception No. F0165000  
N 38°00'36" E  
159.75'

Reference Monuments SEE DETAIL A  
Found #6 Rebar W/  
3 1/4" Aluminum Cap  
LS #13258, 1996  
shown on STARR CENTRE SUBDIVISION at Reception # F0165000.

Found #5 rebar  
with 1 1/2" Alum.  
cap, LS 13258

PREPARED BY MERRICK & COMPANY

REGIONAL TRANSPORTATION DISTRICT

SECTION 29	TOWNSHIP 5 SOUTH	RANGE 69 WEST	SCALE: 1" = 100'
6th PRINCIPAL MERIDIAN,	JEFFERSON COUNTY,	COLORADO	DRAWN BY: rdn
DOCUMENT NO.	AGENT:		DATE: 3-17-2000



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Job No: 50012631-20  
File: ParD.doc  
Date: March 17, 2000

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**PROPERTY DESCRIPTION**  
**PARCEL D**

A portion of a parcel of land described in Reception No. 89037012 recorded in the Jefferson County Clerk and Recorder's Office, being in the Southeast Quarter of Section 29, Township 5 South, Range 69 West of the 6<sup>th</sup> Principal Meridian, Jefferson County, Colorado, being more particularly described as follows:

COMMENCING at the Southwest Corner of the Southeast Quarter of said Section 29, whence the Southeast Corner of said Southeast Quarter of Section 29 bears N89°56'51"E a distance of 2601.86 feet;

THENCE S61°12'40"E a distance of 313.35 feet to the POINT OF BEGINNING;

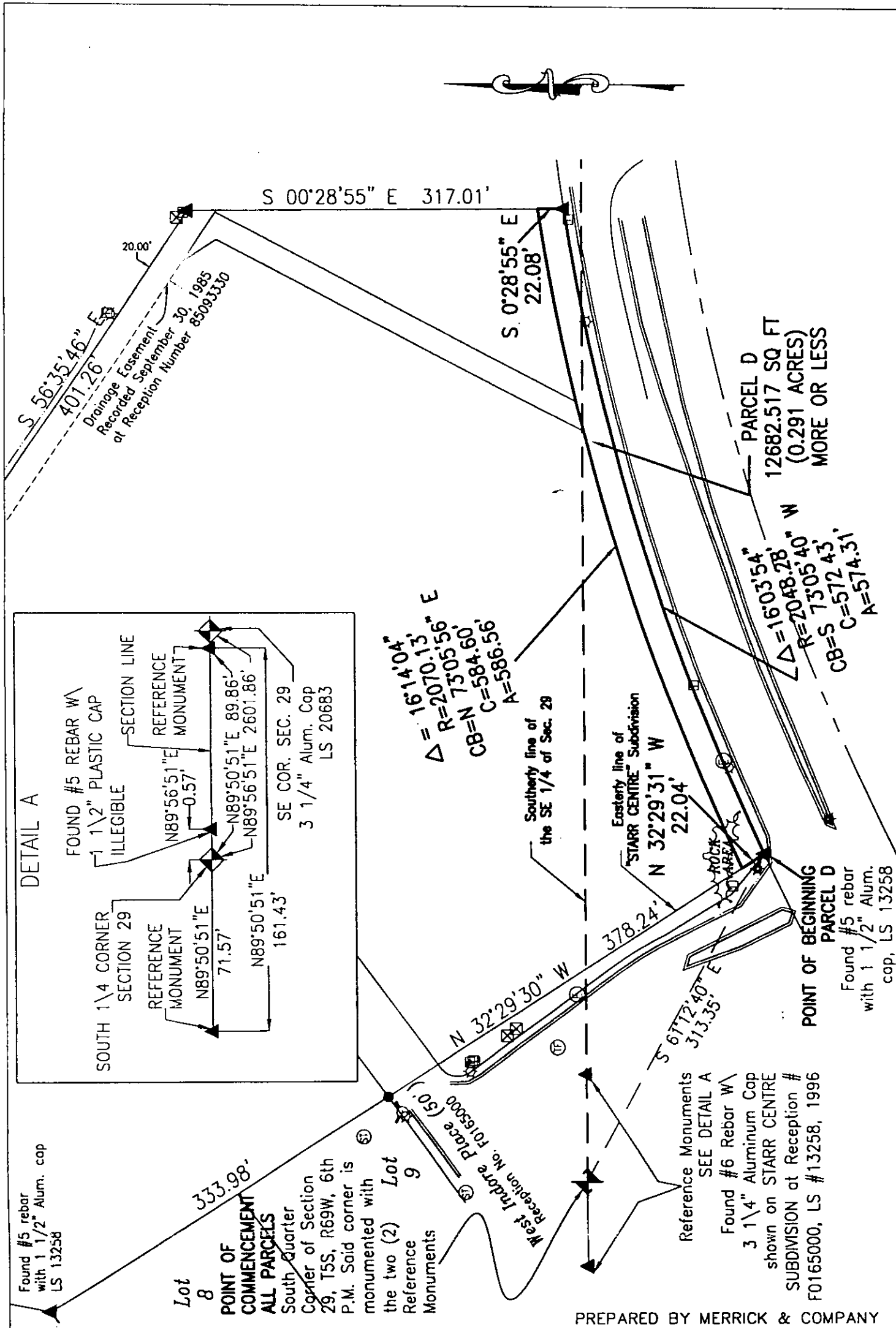
THENCE N32°29'31"W non-tangent with the following described curve and along the southeasterly line of STARR CENTRE Subdivision as recorded in Book 127, Pages 47 & 48, Reception No. F0165000, recorded on December 28, 1995 in the Jefferson County Clerk and Recorder's Office a distance of 22.04 feet; THENCE along the arc of a curve to the right, having a central angle of 16°14'04", a radius of 2070.13 feet, a chord bearing of N73°05'56"E a distance of 584.60 feet, and an arc distance of 586.56 feet;

THENCE S00°28'55"E non-tangent with the last and following described curves and along the easterly line of said parcel of land described in Reception No. 89037012 a distance of 22.08feet;

*Doyle G. Abrahamson*  
Doyle G. Abrahamson, P.E. S. 13155  
Date: March 17, 2000  
Job No: 5001263120  
For and on behalf of  
Merrick & Company  
PROFESSIONAL LAND SURVEYOR  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR



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REGIONAL TRANSPORTATION DISTRICT

SECTION 29	TOWNSHIP 5 SOUTH	RANGE 69 WEST	SCALE: 1" = 100'
6th PRINCIPAL MERIDIAN,	JEFFERSON COUNTY,	COLORADO	DRAWN BY: rdn
DOCUMENT NO.	AGENT:		DATE: 3-17-2000