

EASEMENT QUITCLAIM DEED

THIS DEED is made this ____ day of _____, 2025, between **ARAPAHOE COUNTY, COLORADO**, a political subdivision of the State of Colorado (“Grantor”), whose street address is 5334 South Prince Street, Littleton, Colorado 80120, and the City of Centennial, a home rule municipality of the State of Colorado (“Grantee”), whose street address is whose address is 13133 East Arapahoe Road, Centennial, Colorado 80112.

WITNESS, that Grantor, for and in consideration of the payment of Ten (\$10) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted bargained, sold, conveyed and quitclaimed, and by these presents does grant, bargain, sell, convey and quitclaim unto Grantee, its heirs and assigns forever, the Public Use Easement recorded on February 2, 2006 at Reception No. B6024880 in the real property records of Arapahoe County, Colorado (the “Public Use Easement”), situate, lying and being in the County of Arapahoe and the State of Colorado, and being more particularly described as:

See Exhibit A (Legal Description) attached

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the use, benefit and behoof of the Grantee, its heirs and assigns forever.

As used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

BOARD OF COUNTY COMMISSIONERS FOR ARAPAHOE COUNTY COLORADO

By: _____
Chair, Board of County Commissioners

STATE OF COLORADO }
COUNTY OF ARAPAHOE } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 2025 by _____.

Witness my hand and official seal.
My commission expires _____.

Notary Public

Exhibit A

DESCRIPTION

A Public Use Easement No. 1 of Arapahoe County, State of Colorado, containing 257 square feet (0.006 acre), more or less located in a Tract A, Creekview At River Run II (a plat recorded in the Office of the County Clerk and Recorder of Arapahoe County in Book 214, Page 75-80, also at Reception # B2030928) , also in the NE ¼ Section 32, Township 5 South, Range 66 West, of the Sixth Principal Meridian, in Arapahoe County, Colorado, said Public Use easement being more particularly described as follows:

Commencing at the SE corner of said Creekview At River Run II, thence S 72°03'41" W a distance of 438.34 feet to a point of tangent curvature and to the TRUE POINT OF BEGINNING;

1. Thence along a curve to the right having a radius of 30.00 feet, a central angle of 90°00'00" and an arc length of 47.12 feet (the chord of which bears S 62°56'19" E a distance of 42.43 feet);
2. Thence N 62°56'19" E a distance of 42.43 feet to the TRUE POINT OF BEGINNING.

The above-described Public Use Easement contains 257 square feet (0.006 acre), more or less.

The purpose of the above-described Public Use Easement is for Public Use.

BASIS OF BEARINGS: All bearings are based on the record dimensions for the Southerly line of said Tract A, Creekview At River Run II (also the North Right of Way Line of East Dry Creek Rd). Said line is monumented at said SE corner by a 2" aluminum cap stamped "EMK PLS 12405" and at said point of tangent curvature by a nail and shiner stamped "PLS 12405". Said line bears S 72°03'41" W.

