

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, all right, title, interest and claim in the Traffic Signal Easement recorded on May 21, 2004 at Reception No. B4092700 in the real property records of Arapahoe County, Colorado (the "Traffic Signal 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 all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its heirs and assigns forever.

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 _____, 2024 by _____.

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

Notary Public

Exhibit A

LEGAL DESCRIPTION:

AN EASEMENT OVER A PORTION OF LOT 1, BLOCK 9, RIVER RUN II, RECEPTION NO. B0047132, BOOK 177, PAGE 55-63, RECORDED APRIL 24, 2000 IN THE ARAPAHOE COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32, WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 32 BEARS SOUTH 00°51'46" WEST, A DISTANCE OF 2639.55 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE ALONG SAID LINE SOUTH 00°51'46" WEST, A DISTANCE OF 927.49 FEET; THENCE NORTH 89°08'14" WEST, A DISTANCE OF 797.27 FEET TO A POINT ON THE EASTERLY LOT LINE OF SAID LOT 1, BLOCK 9 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 60°24'09" WEST A DISTANCE OF 71.69 FEET TO A POINT ON THE NORTHERLY LOT LINE OF SAID LOT 1, BLOCK 9, THENCE ALONG THE BOUNDARY OF SAID LOT 1, BLOCK 9 THE FOLLOWING THREE COURSES: 1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 810.00 FEET, A CENTRAL ANGLE OF 01°25'04" AND A CHORD WHICH BEARS NORTH 75°49'27" EAST 20.04 FEET) A DISTANCE OF 20.04 FEET; 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 86°56'46" AND A CHORD WHICH BEARS SOUTH 61°24'42" EAST 41.28 FEET) A DISTANCE OF 45.52 FEET; 3) THENCE SOUTH 17°56'19" EAST, A DISTANCE OF 21.62 FEET TO THE TRUE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 1,037 SQUARE FEET OR 0.024 ACRES, MORE OR LESS.