

After Recording Return To:
18551 E. 160th Avenue
Brighton, CO 80601

QUITCLAIM DEED

The City of Commerce City, a Colorado municipal corporation (“Grantor”), with a principal place of business at 7887 East 60th Avenue, City of Commerce City, County of Adams and State of Colorado, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, hereby sells and quitclaims to School District 27J, a school district in the State of Colorado (“Grantee”), with a principal address at 18551 East 160th, City of Brighton, County of Adams and State of Colorado, the following real property in the County of Adams and State of Colorado, to wit: a portion of the Southwest Quarter of Section 16, Township 2 South, Range 66 West of the 6th Principal Meridian and last recorded in the Special Warranty Deed recorded April 18, 2023 at Reception No. 202300002183, as more particularly described in Exhibit A attached hereto and incorporated herein by reference for all purposes, with all its appurtenances.

EXECUTED, as of the ___th day of June, 2024.

GRANTOR:

CITY OF COMMERCE CITY

Steven J. Douglas
Mayor, City of Commerce City

STATE OF COLORADO
COUNTY OF ADAMS

The above and foregoing instrument was acknowledged before me this ___ day of _____, 2024, by Steven J. Douglas, Mayor of the City of Commerce City.

Notary Public

My commission expires: _____

ATTEST:

Dylan A. Gibson, City Clerk

Approved as to form:

Genevieve “Jean” Gill, Assistant City Attorney

After Recording Return To:
18551 E. 160th Avenue
Brighton, CO 80601

GRANTEE:

SCHOOL DISTRICT 27J

[Name of Authorized Official]
[Title of Authorized Official]

STATE OF COLORADO
COUNTY OF ADAMS

The above and foregoing instrument was acknowledged before me this ____ day of _____, 2024, by _____, _____ of _____ School District 27J.

Notary Public

My commission expires: _____

Exhibit A

PROPERTY DESCRIPTION

Lot Line Boundary

A portion of two parcels of land described in Special Warranty Deed recorded January 30, 2007 at Reception No. 2007000010714 and in Special Warranty Deed recorded April 18, 2023 at Reception No. 2023000021083, both in the Adams County Clerk and Recorder's Office, being in a portion of the Southwest Quarter of Section 16, Township 2 South, Range 66 West of the 6th Principal Meridian, City of Commerce City, County of Adams, State of Colorado being more particularly described as follows:

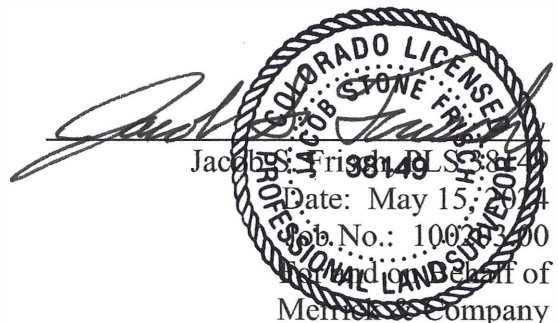
COMMENCING at the South Quarter Corner of said Section 16, whence the Southwest Corner of said Section 16 bears S89°59'31"W a distance of 2626.22 feet;

THENCE N44°47'22"W a distance of 84.53 feet to a point on the southerly line of that parcel of land as described in said Special Warranty Deed recorded at Reception No. 2023000021083, also being the northerly right-of-way of East 96th Avenue as described in General Warranty Deed recorded September 18, 2013 at Reception No. 2013000081549 in the Adams County Clerk and Recorder's Office;

THENCE S89°59'31"W along said southerly line of that parcel of land as described in said Special Warranty Deed recorded at Reception No. 2023000021083 and said northerly right-of-way of East 96th Avenue a distance of 209.00 feet to the **POINT OF BEGINNING**;

THENCE along the southerly lines of that parcel of land as described in said Special Warranty Deed at Reception No. 2023000021083 and said northerly right-of-way of East 96th Avenue the following two (2) courses:

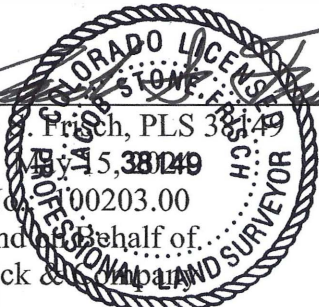
1. continuing S89°59'31"W tangent with the following described curve a distance of 984.97 feet;
2. THENCE along the arc of a curve to the right, having a central angle of 90°19'40", a radius of 20.00 feet, a chord bearing N44°50'39"W a distance of 28.37 feet, and an arc distance of 31.53 feet;





THENCE N00°19'11"E tangent with the previous described curve a distance of 254.01 feet;
THENCE N89°40'49"W a distance of 175.70 feet;
THENCE N00°19'11"E a distance of 286.15 feet;
THENCE N89°40'49"W a distance of 293.55 feet;
THENCE N00°19'11"E a distance of 349.89 feet;
THENCE N19°47'00"E a distance of 414.66 feet;
THENCE N60°06'40"E non-tangent with the following described curve a distance of 398.55 feet;
THENCE along the arc of a curve to the left, having a central angle of 27°37'51", a radius of 1080.00 feet, a chord bearing S75°51'56"E a distance of 515.80 feet, and an arc distance of 520.83 feet;
THENCE S89°40'51"E tangent with the previous described curve a distance of 719.72 feet;
THENCE S00°19'09"W along a line being 40.00 feet westerly of and parallel with the easterly line of said Southwest Quarter of Section 16, non-tangent with the following described curve a distance of 703.03 feet;
THENCE along the easterly line of that parcel of land described in said Special Warranty Deed at Reception No. 2023000021083 and the westerly right-of-way of Reunion Parkway as described in Special Warranty Deed recorded April 6, 2007 at Reception No. 2007000034813 in the Adams County Clerk and Recorder's Office, along the arc of a curve to the left, having a central angle of 65°16'27", a radius of 47.50 feet, a chord bearing S00°19'09"W a distance of 51.24 feet, and an arc distance of 54.11 feet;
THENCE S00°19'09"W non-tangent with the previous described curve, along a line being 40.00 feet westerly of and parallel with the easterly line of said Southwest Quarter of Section 16 a distance of 567.18 feet;
THENCE S89°59'31"W along a line being 110.00 feet northerly of and parallel with the southerly line of said Southwest Quarter of Section 16 a distance of 121.21 feet;
THENCE S71°33'54"W a distance of 15.82 feet;
THENCE S89°59'31"W along a line being 105.00 feet northerly of and parallel with the southerly line of said Southwest Quarter of Section 16 a distance of 92.95 feet;
THENCE S00°00'29"E a distance of 45.00 feet to the **POINT OF BEGINNING**.

Containing 48.435 Acres, more or less.


Jacob S. Frisch, PLS 381249
Date: May 15, 2019
Job No. 00203.00
For and on behalf of
Merrick & Co.



Jacob Frisch, PLS No. 38149
 Date: May 15, 2024
 Job No.: 100203.00
 For and on behalf of Merrick Quality Land

36' WITNESS CORNER FOR THE CENTER 1/4 OF SECTION 16, T2S, R66W
 FOUND #6 REBAR WITH 3-1/4" DIAMETER ALUMINUM CAP, STAMPED
 "AZTEC CONSULTANTS INC, 2004, LS 17666", 0.4' THE ASPHALT
 SURFACE IN A MONUMENT BOX

SPECIAL WARRANTY
 DEED RECORDED
 1/30/2007
 RECEPTION
 #2007000010714

$\Delta=27^{\circ}37'51''$
 $R=1080.00'$
 $CB=S75^{\circ}51'56''E$
 $LC=515.80'$
 $L=520.83'$

$S89^{\circ}40'51''E$ 719.72'

EASTERLY LINE OF
 SOUTHWEST 1/4
 OF SECTION 16
 32.00'

SOUTHWEST 1/4
 OF SECTION 16,
 T2S, R66W

SPECIAL WARRANTY DEED
 RECORDED 4/18/2023
 RECEPTION #2023000021083

EASTERLY LINE OF
 RECEPTION #2023000021083
 WESTERLY LINE OF
 RECEPTION #2007000034813

$\Delta=65^{\circ}16'27''$
 $R=47.50'$
 $CB=S00^{\circ}19'09''W$
 $LC=51.24'$
 $L=54.11'$

AREA=48.435 ACRES ±

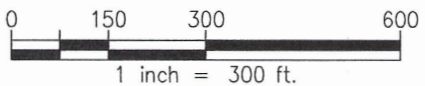
$N00^{\circ}19'11''E$ 349.89'
 $N19^{\circ}47'00''E$ 414.66'
 $N60^{\circ}06'40''E$ 398.55'
 $N89^{\circ}40'49''W$ 293.55'

$N00^{\circ}19'11''E$ 286.15'

$N89^{\circ}40'49''W$ 175.70'

$\Delta=90^{\circ}19'40''$
 $R=20.00'$
 $CB=N44^{\circ}50'39''W$
 $LC=28.37'$
 $L=31.53'$

POINT OF BEGINNING
 $S00^{\circ}00'29''E$ 45.00'
 $S89^{\circ}59'31''W$ 121.21'
 $S71^{\circ}33'54''W$ 15.82'
 $S89^{\circ}59'31''W$ 92.95'
 SOUTHERLY LINE OF
 RECEPTION #2023000021083
 NORTHERLY LINE OF
 RECEPTION #2013000081549
 $S89^{\circ}59'31''W$ 984.97'



$N00^{\circ}19'11''E$ 254.01'

E 96TH AVE.
 (R.O.W. VARIES)

SOUTHWEST CORNER OF SECTION 16, T2S, R66W
 FOUND #5 REBAR WITH 3-1/4" DIAMETER
 ALUMINUM CAP, STAMPED "CWC CONSULTING
 GROUP MOLLENHAUER 2016 PLS 37890",
 FLUSH WITH THE GROUND SURFACE

$S89^{\circ}59'31''W$ 2626.22'
 BASIS OF BEARINGS:
 SOUTHERLY LINE OF
 SOUTHWEST 1/4 OF
 SECTION 16

POINT OF COMMENCEMENT
 SOUTH 1/4 CORNER OF SECTION 16, T2S, R66W
 FOUND #6 REBAR WITH 3-1/4" DIAMETER
 ALUMINUM CAP "CNC CONSULTING GROUP
 MOLLENHAUER 2016 PLS 37890", 0.5' BELOW
 THE ASPHALT SURFACE IN A MONUMENT BOX

REUNTON PARKWAY (R.O.W. VARIES)
 $N00^{\circ}19'09''E$ 2661.32'

$S00^{\circ}19'09''W$ 567.16'

$S00^{\circ}19'09''W$ 703.03'

NOTE
 This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

MERRICK PROJECT NO.		100203.00	
CLIENT PROJECT NO.		-	
REVISION DESCRIPTION			
DRAWN	ELZ	DATE 05/13/2024	SCALE 1" = 300'
MERRICK			
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111			

LOT LINE BOUNDARY HIGH SCHOOL #4		
TITLE: SOUTHWEST 1/4 SECTION 16, T2S, R66W 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO		
REVISION:	DRAWING NO.	SHEET NO.
		3 OF 3