

QUITCLAIM DEED

THE CITY OF COMMERCE CITY (“Grantor”), whose address is 7887 East 60th Avenue, Commerce City, Colorado, 80022, for the consideration of Ten dollars and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby sells and quitclaims to the **COLORADO DEPARTMENT OF TRANSPORTATION (“Grantee”)**, whose address is 2829 W. Howard Place, Denver CO 80204, the following real property located in the Adams County, State of Colorado, to-wit:

SEE EXHIBIT A ATTACHED HERETO

Also known by street and number as: N/A

SIGNED this _____ day of _____, 2022.

ATTEST:

CITY OF COMMERCE CITY

By: _____
Name: Dylan Gibson
Title: City Clerk

By: _____
Benjamin A. Huseman, MAYOR

APPROVED AS TO FORM:

By: _____
Brian Swann, Assistant City Attorney

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by _____, Mayor of City of Commerce City.

Witness my hand and official seal.

My commission expires: _____

Notary Public

EXHIBIT "A"

PROJECT NUMBER: CC 044A-009

PARCEL NUMBER: 16-C

PROJECT CODE: 17634

DATE: March 30, 2022

A TRACT OR PARCEL OF LAND NUMBER 16-C OF THE COLORADO DEPARTMENT OF TRANSPORTATION PROJECT NUMBER CC 044A-009 CONTAINING 5481 SQUARE FEET (0.126 ACRES), MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A NO.6 REBAR WITH A 2.5" ALLOY CAP STAMPED PLS 38175, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A NO. 6 REBAR WITH A 3.25" ALLOY CAP STAMPED PLS 38252 - 2016 IN A MONUMENT BOX BEARS SOUTH 89° 47' 57" WEST, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION, THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, SOUTH 89° 47' 57" WEST A DISTANCE OF 239.96 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00° 12' 03" WEST A DISTANCE OF 80.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 104TH AVENUE AS DESCRIBED UNDER RECEPTION NO. C0543365 AND RECEPTION NO. 2011000055465, ADAMS COUNTY RECORDS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT "A" OF 104TH COMMERCE PARK SUBDIVISION AS RECORDED UNDER RECEPTION NO. 2021000067092 IN THE OFFICIAL RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 1: SOUTH 89° 47' 57" WEST, A DISTANCE OF 25.74 FEET;
- 2: SOUTH 00° 12' 03" EAST, A DISTANCE OF 5.00 FEET;
- 3: SOUTH 89° 47' 57" WEST, A DISTANCE OF 66.93 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

- 1: SOUTH 89° 47' 57" WEST, A DISTANCE OF 445.62 FEET;
- 2: NORTH 00° 12' 03" WEST, A DISTANCE OF 5.00 FEET;
- 3: SOUTH 89° 48' 03" WEST, A DISTANCE OF 145.01 FEET;
- 4: SOUTH 00° 12' 03" EAST, A DISTANCE OF 5.00 FEET;
- 5: SOUTH 89° 47' 57" WEST, A DISTANCE OF 307.12 FEET TO A POINT OF CURVATURE;
- 6: THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 19.01 FEET, A DELTA ANGLE OF 43° 33' 56" AND WHOSE CHORD BEARS NORTH 68°25'05" WEST A DISTANCE OF 18.55 FEET TO A POINT OF NON- TANGENCY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "A";

THENCE DEPARTING SAID RIGHT-OF-WAY, AND ALONG THE SOUTH LINE OF SAID TRACT "A", NORTH 89° 47' 57" EAST, A DISTANCE OF 898.35 FEET;

THENCE SOUTH 67° 42' 03" EAST, A DISTANCE OF 18.01 FEET TO THE **TRUE POINT OF BEGINNING**;

SAID PARCEL CONTAINING 5481 SQUARE FEET OR 0.126 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE PUBLISHED COLORADO STATE PLANE COORDINATE SYSTEM OF 1983(92), CENTRAL ZONE GRID BEARING OF THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING SOUTH 89° 47' 57" WEST PER THE "CONTROL DIAGRAM - CITY OF COMMERCE CITY" PREPARED BY JR ENGINEERING, LTD. AND RECORDED IN BOOK 1, PAGE 3776 (RECEPTION NO. 2009-146) OF THE OFFICIAL RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY. THE BEARINGS OF ALL OTHER LINES SHOWN ON THIS SURVEY WERE CALCULATED WITH PLANE GEOMETRY METHODS RELATIVE TO SAID LINE WITH NO ALLOWANCE MADE FOR CONVERGENCE OF THE MERIDIAN CAUSED BY THE SPHERICAL SURFACE OF THE EARTH. THEREFORE, NO OTHER BEARINGS SHOWN HEREON ARE TO BE CONSIDERED GEODETIC BEARINGS.

THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A NO.6 REBAR WITH A 2.5" ALLOY CAP STAMPED PLS 38175 AND THE SOUTHWEST CORNER OF SAID SECTION 11, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3.25" ALLOY CAP STAMPED PLS 38252 - 2016 IN A MONUMENT BOX. SAID GRID BEARING IS ALSO PUBLISHED ON THE PLAT OF 104TH COMMERCE PARK SUBDIVISION AS RECORDED UNDER RECEPTION NO. 2021000067092 IN THE OFFICIAL RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY.

FOR AND ON BEHALF OF FORESIGHT WEST SURVEYING, INC.
RY P. RUSK, PLS 38226
DATE: 03.30.2022
1309 S. INCA STREET
DENVER, CO 80223
(303)-901-0479
RRUSK@FORESIGHTWEST.COM



ILLUSTRATION FOR EXHIBIT "A"

COLORADO DEPARTMENT OF TRANSPORTATION
 RIGHT-OF-WAY ACQUISITION
 PARCEL 16-C - PROJ.# CC 044A-009
 SW 1/4, SECTION 11, T2S, R67W OF THE 6TH P.M.
 COUNTY OF ADAMS
 STATE OF COLORADO

S 1/4 CORNER, SEC. 11, T2S, R67W OF THE 6TH P.M.
 NO.6 REBAR WITH 2.5" ALLOY CAP STAMPED
 "LAT40 - T2S R67W - 1/4 S11-S14 - 2018 - LS 38175"

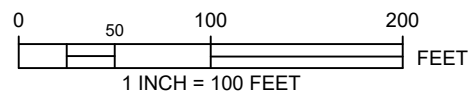
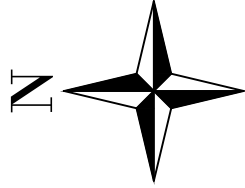
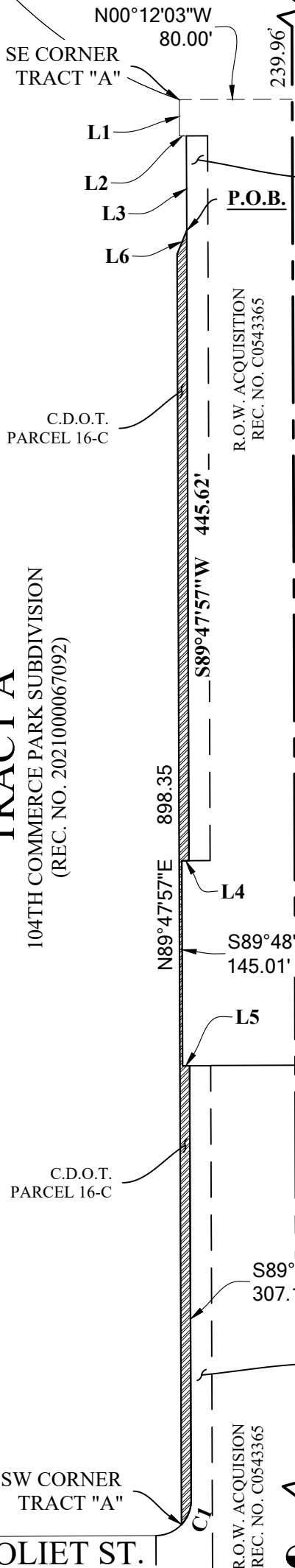
PARCEL 16A
 PROJ.# CC 044A-009
 R.O.W. ACQUISITION
 REC. NO. 2011000055465

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	19.01'	25.00'	43.57	N68° 25' 05"W	18.55'

Line #	Length	Direction
L1	25.74'	S89° 47' 57"W
L2	5.00'	S0° 12' 03"E
L3	66.93'	S89° 47' 57"W
L4	5.00'	N0° 12' 03"W
L5	5.00'	S0° 12' 03"E
L6	18.01'	S67° 42' 03"E

TRACT A
 104TH COMMERCE PARK SUBDIVISION
 (REC. NO. 2021000067092)

JOLIET ST.
 (R.O.W. VARIES)



CONTAINING 5481 SQ. FT. (0.126 AC.) +/-

PARCEL 16
 PROJ.# CC 044A-009
 R.O.W. ACQUISITION
 REC. NO. 2011000055465

SW CORNER, SEC. 11, T2S, R67W OF THE 6TH P.M.
 NO.6 REBAR WITH 3.25" ALLOY CAP IN MONUMENT BOX STAMPED "JR ENG - T2S R67W S10-S11-S15-S14 - 2016 - PLS 38252"

Revision	Date
0	02.17.2022
1	03.30.2022

Complied By: Rusk
 Job No.: 2022028



1309 S. Inca Street
 Denver, Colorado 80223
 303.504.4440