

## CORRECTIVE QUIT CLAIM DEED

THIS DEED is made this \_\_\_\_\_ day of \_\_\_\_\_ 201\_\_\_\_, between Adams County, a Political Subdivision of the State of Colorado, Grantor, located at 4430 S. Adams County Parkway, Brighton, CO 80601, and the City of Commerce City, a Colorado municipal corporation, Grantee, whose legal address is 7887 East 60<sup>th</sup> Avenue, Commerce City, Colorado 80022-4199.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto Grantee, its successors and assigns, for right-of-way purposes, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with improvements, the property situate, lying and being in the County of Adams and State of Colorado, described as follows:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

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 and benefit of the Grantee.

\* To correct the bearing in the fifth course of the legal description of previously recorded deed under Reception No. 201600010137. \*

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

ATTEST:  
STAN MARTIN,  
CLERK AND RECORDER

BOARD OF COUNTY COMMISSIONERS  
ADAMS COUNTY, COLORADO

\_\_\_\_\_  
BY:

\_\_\_\_\_  
Chair

APPROVED AS TO FORM:

\_\_\_\_\_  
Adams County Attorney's Office

# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

A PORTION OF A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF ADAMS COUNTY,  
RECORDED ON FEBRUARY 26, 1986 AT BOOK 3114, PAGE 452, LOCATED IN THE SOUTHWEST  
QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 TO BEAR  
NORTH 89°37'13" EAST, A DISTANCE OF 2644.43 FEET BETWEEN A FOUND 3-1/4" ALUM. CAP IN  
RANGE BOX, STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" AT THE SOUTHWEST  
CORNER OF SAID SECTION 10 AND A FOUND 3-1/4" ALUM. CAP IN RANGE BOX,  
STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" AT THE SOUTH QUARTER CORNER OF  
SECTION 10, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTHWEST CORNER OF SECTION 10; THENCE NORTH 00°17'35" WEST, A  
DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF 104TH AVENUE, AND  
THE POINT OF BEGINNING;

THENCE NORTH 00°17'35" WEST, A DISTANCE OF 13.98 FEET; THENCE NORTH 89°37'34" EAST, A  
DISTANCE OF 35.72 FEET; THENCE 30.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT,  
HAVING A RADIUS 25.50 FEET, AN INCLUDED ANGLE OF 68°10'43" AND BEING SUBTENDED BY A  
CHORD BEARING NORTH 55°32'12" EAST, A DISTANCE OF 28.58 FEET;  
THENCE NORTH 89°37'13" EAST, A DISTANCE OF 15.69 FEET; THENCE SOUTH 00°22'35" EAST, A  
DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 104TH AVENUE;  
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°37'13" WEST, A DISTANCE OF 75.11 FEET TO THE  
POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,406 SQ.FT. MORE OR LESS.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY  
STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED  
EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE  
CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED  
LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOHN B. GUYTON  
COLORADO P.L.S. #16406  
CHAIRMAN/CEO, FLATIRONS, INC.

JOB NUMBER: 16-67,393

DRAWN BY: B. LUND

DATE: NOVEMBER 30, 2016

REVISED: FEBRUARY 20, 2017

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT". RECORD  
INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



SI JOB NO. 16-67,393

## Flatirons, Inc.

Surveying, Engineering & Geomatics



3825 IRIS AVE, STE 395

BOULDER, CO 80301

PH: (303) 443-7001

FAX: (303) 443-9830

[www.FlatironsInc.com](http://www.FlatironsInc.com)

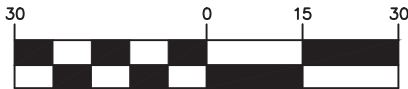
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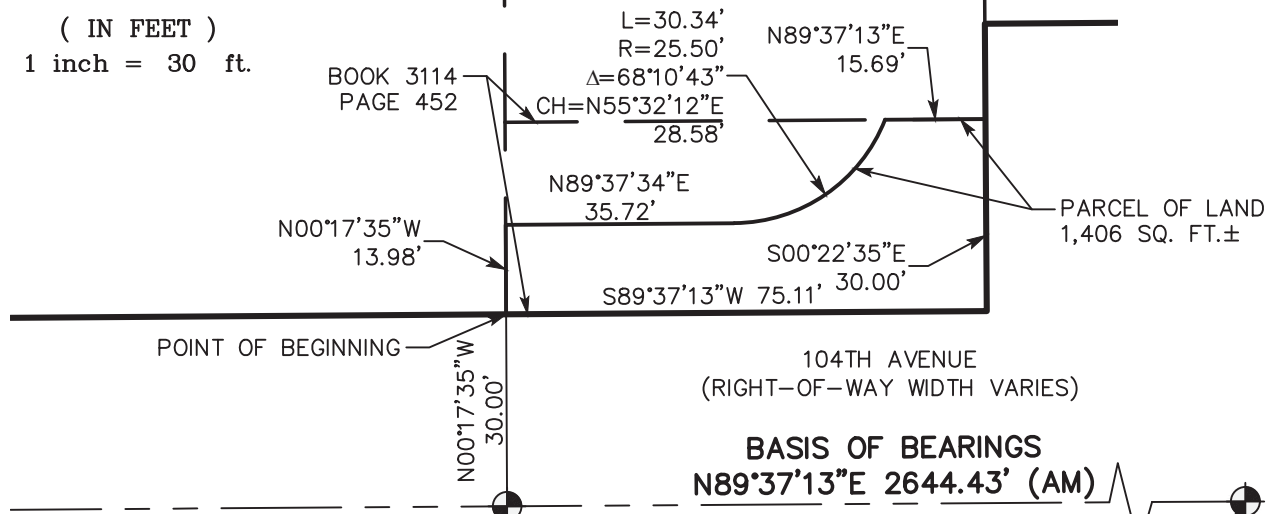
SHEET 2 OF 2



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



POINT OF COMMENCEMENT  
S.W. COR. SEC. 10, T2S, R67W,  
6TH P.M., FOUND 3-1/4" ALUM. CAP  
IN RANGE BOX, STAMPED "COLO. DEPT.  
OF TRANSPORTATION PLS 23516" AS  
PER MON. REC. DATED JULY 14, 2009

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S 1/4 COR. SEC 10  
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OF TRANSPORTATION  
PLS 23516" AS  
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