

CASTLEWOOD RANCH METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 800-741-3254
Fax: 303-987-2032

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Caryn Johnson	President	May, 2025/2025
Steven G. Peterson	Treasurer	May, 2027/2027
Michael Miller	Assistant Secretary	May, 2025/2025
David Mulay	Assistant Secretary	May, 2027/2027
Max Brooks	Assistant Secretary	May, 2027/2027

DATE: July 31, 2023 (Monday)

TIME: 6:00 P.M.

PLACE: Zoom Meeting

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-253-215-8782

I. PUBLIC COMMENTS

A. _____

II. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Confirm quorum, confirm location of the meeting and posting of meeting notice.
Approve Agenda.

C. Review and approve minutes of the June 22, 2023 Special Meeting (enclosure).

III. FINANCIAL MATTERS

A. _____

IV. LEGAL MATTERS

A. Discuss status of Temporary Construction Easement with Fourth Investment USA, LLC.

B. Review and consider approval of request for Utility Underground Access Easement by CORE Electric Cooperative (enclosure).

C. Discuss status of tracts to be dedicated to Town of Castle Rock, authorize additional transfer if requested (enclosure).

V. CAPITAL IMPROVEMENTS/MAINTENANCE MATTERS

A. _____

VI. OTHER BUSINESS

A. _____

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 9, 2023.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CASTLEWOOD RANCH METROPOLITAN DISTRICT HELD JUNE 22, 2023

A Special Meeting of the Board of Directors (the “**Board**”) of the Castlewood Ranch Metropolitan District (the “**District**”) was duly held on Thursday, the 22nd day of June, 2023, at 6:00 p.m. This District Board Meeting was held at The Ridge House, 4501 Enderud Blvd Castle Rock, CO 80104 and via teleconference. The meeting was open to the public.

Directors In Attendance Were:

Caryn Johnson
David Mulay
Steven G. Peterson
Michael Miller

Also In Attendance Were the Following Consultants:

David Solin; Special District Management Services, Inc.

Paula Williams, Esq; McGeady Becher P.C.

Max Brooks; Board Candidate

Diane Wheeler and Cathy Hamilton; Simmons & Wheeler, P.C. (each for a portion of the meeting)

Greg Livin; Wipfli LLP (for a portion of the meeting)

John Hill; Bella Mesa Metropolitan District and Fourth Investment USA, LLC

Evan Rumney and Shawn Kronebusch, Redland Consulting Group, Inc.

Tammy Jakuboski, Becky Bland ,and Bill Bland; Residents

**PUBLIC
COMMENTS**

Ms. Bland spoke regarding property value assessment increases and requested that the Board consider those increases when discussing the 2024 Budget. The Board stated that they would definitely consider increases in property values when setting the 2024 Budget.

**DISCLOSURE OF
POTENTIAL**

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential

RECORD OF PROCEEDINGS

CONFLICTS OF INTEREST

conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Director Johnson noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Director Mulay disclosed that he is on the Design Review Committee for the HOA. No additional conflict disclosures were made at the meeting.

ADMINISTRATIVE MATTERS

Agenda: The Board reviewed for approval, a proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Johnson, seconded by Director Peterson and, upon vote, unanimously carried, the Agenda was approved as amended.

Meeting Location and Posting of Meeting Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's board meeting. The Board determined that the meeting would be held in-person and via teleconference.

Mr. Solin reported that notice was duly posted and that no objections to the manner of the meeting or any requests that the manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

Minutes: The Board reviewed the Minutes of the February 16, 2023 Regular Meeting.

Following discussion, upon motion duly made by Director Peterson, seconded by Director Miller and, upon vote, unanimously carried, the Minutes of the February 16, 2023 Regular Meeting were approved.

May 2, 2023 Election: Mr. Solin noted for the Board that the May 2, 2023 Election was cancelled, as allowed under Colorado law, by the Designated Election Official, because there were not more candidates than positions available on the Board of Directors. Directors Peterson and Mulay were deemed elected to 3-year terms ending in May, 2027.

Appointment of Director: The Board considered the appointment of Mr. Max Brooks to fill a vacancy on the Board of Directors.

Following discussion, upon motion duly made by Director Peterson, seconded by Director Mulay and, upon vote, unanimously carried, the Board appointed Mr. Max Brooks to fill a vacant position on the Board of Directors.

RECORD OF PROCEEDINGS

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Johnson, seconded by Director Mulay and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Caryn Johnson
Treasurer	Steven G. Peterson
Secretary	David Solin
Assistant Secretary	David Mulay
Assistant Secretary	Max Brooks
Assistant Secretary	Michael Miller

2023 SDA Conference: Mr. Solin discussed the 2023 Special District Association’s Annual Conference in Keystone on September 12th, 13th and 14th, 2023 with the Board.

Following discussion, upon motion duly made by Director Peterson, seconded by Director Mulay and, upon vote, unanimously carried, interested Directors were authorized to attend the 2023 Special District Association’s Annual Conference in Keystone on September 12th, 13th and 14th, 2023.

FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims as follows:

	Period Ending Nov. 30, 2022	Period Ending Dec. 31, 2022	Period Ending Jan. 31, 2023	Period Ending Feb. 28, 2023
General Fund	\$ 6,706.98	\$ 5,662.56	\$ 5,107.50	\$ 2,658.63
Debt Service Fund	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Fund	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 6,706.98	\$ 5,662.56	\$ 5,107.50	\$ 2,658.63

	Period Ending Mar. 31, 2023	Period Ending Apr. 30, 2023	Period Ending May 31, 2023	Period Ending Jun. 13, 2023
General Fund	\$ 4,252.94	\$ 5,105.13	\$ 4,792.73	\$ 5,324.20
Debt Service Fund	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Fund	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 4,252.94	\$ 5,105.13	\$ 4,792.73	\$ 5,324.20

Following discussion, upon motion duly made by Director Peterson, seconded by Director Johnson and, upon vote, unanimously carried, the Board ratified approval of the payment of claims as presented.

Unaudited Financial Statements: Ms. Wheeler reviewed with the Board the unaudited financial statements for the period ending March 31, 2023.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Peterson, seconded by Director Miller and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending March 31, 2023, as presented.

2022 Audit: Mr. Livin reviewed with the Board the draft 2022 Audit.

Following review and discussion, upon motion duly made by Director Peterson, seconded by Director Miller, and upon vote, unanimously carried, the Board approved the 2022 Audited Financial Statements and authorized execution of the Representations Letter subject to final review of the Auditor's Opinion and final Financial Statements by the Board via email transmission by Mr. Solin.

2024 Budget Preparation: The Board discussed the preparation of the 2024 Budget.

Following discussion, upon motion duly made by Director Peterson, seconded by Director Miller and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2024 Budget. The Board determined to hold the public hearing to consider adoption of the 2024 Budget on November 9, 2023, at 6:00 p.m., to be held at the Philip S. Miller Library, 100 South Wilcox Street, Castle Rock, Colorado.

LEGAL MATTERS

Execution and Delivery of Deeds for Tracts A, B, C, and D to the Town of Castle Rock: Attorney Williams discussed with the Board the handling, execution and delivery of deeds for Tracts A, B, C, and D to the Town of Castle Rock.

Following discussion, upon motion duly made by Director Peterson, seconded by Director Miller and, upon vote, unanimously carried, the Board approved the execution and delivery of deeds for Tracts A, B, C, and D to the Town of Castle Rock.

Legislative Changes: Attorney Williams discussed with the Board legislative changes that may impact the District regarding Annual Meeting requirements. No action was needed.

Transfer of Certain Responsibilities to the Castlewood Ranch Homeowners Association: Attorney Williams discussed with the Board the possible transition of District tracts to the HOA. Attorney Williams will follow-up with Bond Counsel to see if there are any legal or covenant restrictions, and advise the Board at the November 9, 2023 meeting. No action was needed.

RECORD OF PROCEEDINGS

CAPITAL IMPROVEMENTS/ MAINTENANCE MATTERS

Event Posting Boards: Mr. Solin discussed the requirements for posting Meeting Notices with the Board. It was noted that due to the District posting all Meeting Notices on the District's website, the District no longer needs posting boards for physical posting of Meeting Notices. Director Mulay will discuss the Posting Boards with the HOA Board, and update the District Board at the November 9, 2023 meeting

Norris Design AZ, LLC Proposal for Monument Sign: The Board reviewed a bid from Norris Design AZ, LLC for design of a monument sign.

Following discussion, upon motion duly made by Director Peterson, seconded by Director Miller and, upon vote, unanimously carried, the Board approved the bid from Norris Design AZ, LLC for design of a monument sign.

Wildland Fire Mitigation Report: Mr. Solin discussed the Wildland Fire Mitigation Report with the Board. Director Mulay will discuss the Wildland Fire Report with the HOA Board and will advise as to next steps with District Board at a future meeting. No action was needed.

Construction Easement with the Town of Castle Rock, Bella Mesa Metropolitan District, and the District: Mr. Hill, Mr. Kronebusch and Mr. Rumney presented the plans for a traffic circle to be constructed at Mitchell Street and Mikelson Blvd.

Following discussion, upon motion duly made by Director Peterson, seconded by Director Miller and, upon vote, unanimously carried, the Board approved a construction easement subject to final legal review and subject to acceptable documentation of dedication of property for a monument.

OTHER BUSINESS

Special District Management Services, Inc. Communication Practices: Mr. Solin and the Board discussed the Special District Management Services, Inc. communication practices. No action was needed.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Peterson, seconded by Director Johnson and, upon vote, unanimously carried, the meeting was adjourned at 8:02 p.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

For CORE Use Only		
Township: _____	Range: _____	Section: _____
W/O #: _____		
Legal: _____		

Engineer: _____		

CORE ELECTRIC COOPERATIVE
5496 North U.S. Highway 85
Sedalia, Colorado 80135
303-688-3100

UTILITY UNDERGROUND ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS that

 (“Grantor”), for a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto CORE Electric Cooperative, a Colorado non-profit corporation and electric cooperative and to its successors or assigns, a perpetual non-exclusive easement _____ in width (“the Easement”) for the construction and continued operation, maintenance, inspection, repair, alteration, and replacement of underground electric distribution and communication facilities and underground cables, wires, conduits, above ground transformers, switches, manholes, splicing boxes, testing terminals, devices, attachments, and other incidental equipment (collectively “the Facilities”) located upon, under, and across the following real property belonging to Grantor situated in the County of _____, State of Colorado, and more particularly described as follows:

SEE EXHIBIT(S) ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

Together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the Easement and all rights and privileges of the Easement, including for the installation and maintenance of the Facilities; the right to cut, trim, and remove trees, brush, overhanging branches, shrubbery, and other obstructions within of the Easement that may interfere with or threaten to endanger the operation, maintenance, and repair of the Facilities; to place location markers upon the Easement to identify any underground Facilities; to license, permit, or otherwise agree to the joint use or occupancy of the Facilities, by any other person, association, or corporation for electrification or communication purposes; to open and close any fences crossing the Easement, and to use that portion of Grantor’s adjoining property to survey, construct, maintain, repair, remove, or replace the Facilities as may be required to permit the operation of standard construction and repair machinery. CORE shall install and maintain the Facilities with the industry standard of care and restore the surface of the Easement substantially to its original level and condition.

The undersigned agrees that all Facilities installed upon, under, and across the Easement by CORE shall remain the property of and may be removed at the option of CORE

Grantor(s) for themselves, their heirs, executors, administrators, successors, and assigns, while reserving the right to use the Easement for all purposes not inconsistent with the rights herein granted to CORE, hereby covenants that no structures shall be erected upon, under, or across the Easement, no combustible material or infrastructure shall be permitted upon, under, or across the Easement, and that the Easement shall not otherwise be used in any manner that interferes with the maintenance, repair, and replacement of the Facilities or damages the Facilities in any way.

The undersigned Grantor(s) warrant that they are the owner of the Easement property and that the property is free and clear of encumbrances and liens of whatsoever character except the following:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this _____ day of _____,
_____.

In the presence of:

Printed Name of Owner

Signature

Signature

STATE OF COLORADO)
) ss.
County of)

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

Witness my hand and official seal.

My Commission expires: _____

Notary Public

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT A, CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 – PARCEL 13 AS RECORDED AT RECEPTION NO. 2008047341 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A, CASTLEWOOD RANCH FILING NO. 1 – PARCEL 13, WHENCE THE SOUTH LINE OF SAID TRACT A BEARS NORTH 89°10'47" EAST, A DISTANCE OF 1352.48 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE NORTH 85°46'57" EAST, A DISTANCE OF 887.92 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE SOUTHERLY BOUNDARY OF A 10-FOOT UTILITY AND PIPELINE EASEMENT DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2007093734 IN SAID RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,067.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°32'06" WEST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'22", AN ARC LENGTH OF 5.39 FEET;

THENCE NORTH 89°10'47" EAST, A DISTANCE OF 10.19 FEET;

THENCE SOUTH 50°17'55" EAST, A DISTANCE OF 18.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 104.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°22'09", AN ARC LENGTH OF 108.28 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 377.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°12'26", AN ARC LENGTH OF 73.84 FEET;

THENCE NORTH 81°32'22" EAST, A DISTANCE OF 6.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 477.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°26'08", AN ARC LENGTH OF 95.30 FEET TO A POINT ON SAID 10-FOOT UTILITY AND PIPELINE EASEMENT SOUTHERLY BOUNDARY, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 632.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 09°37'46" WEST;

THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 06°25'56", AN ARC LENGTH OF 71.01 FEET;

THENCE SOUTH 16°03'42" WEST, NON-TANGENT TO SAID CURVE, A DISTANCE OF 3.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 467.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 11°29'26" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°57'04", AN ARC LENGTH OF 162.79 FEET;

THENCE SOUTH 81°32'22" WEST, A DISTANCE OF 6.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 367.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°12'26", AN ARC LENGTH OF 71.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 114.50 FEET;

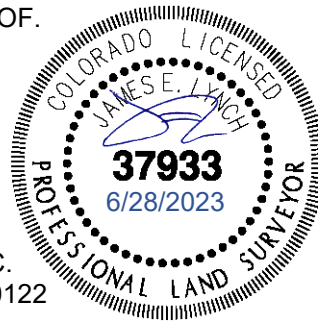
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°22'09", AN ARC LENGTH OF 118.64 FEET;

THENCE NORTH 50°17'55" WEST, A DISTANCE OF 25.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 97.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°44'41", AN ARC LENGTH OF 4.67 FEET TO THE **POINT OF BEGINNING**.

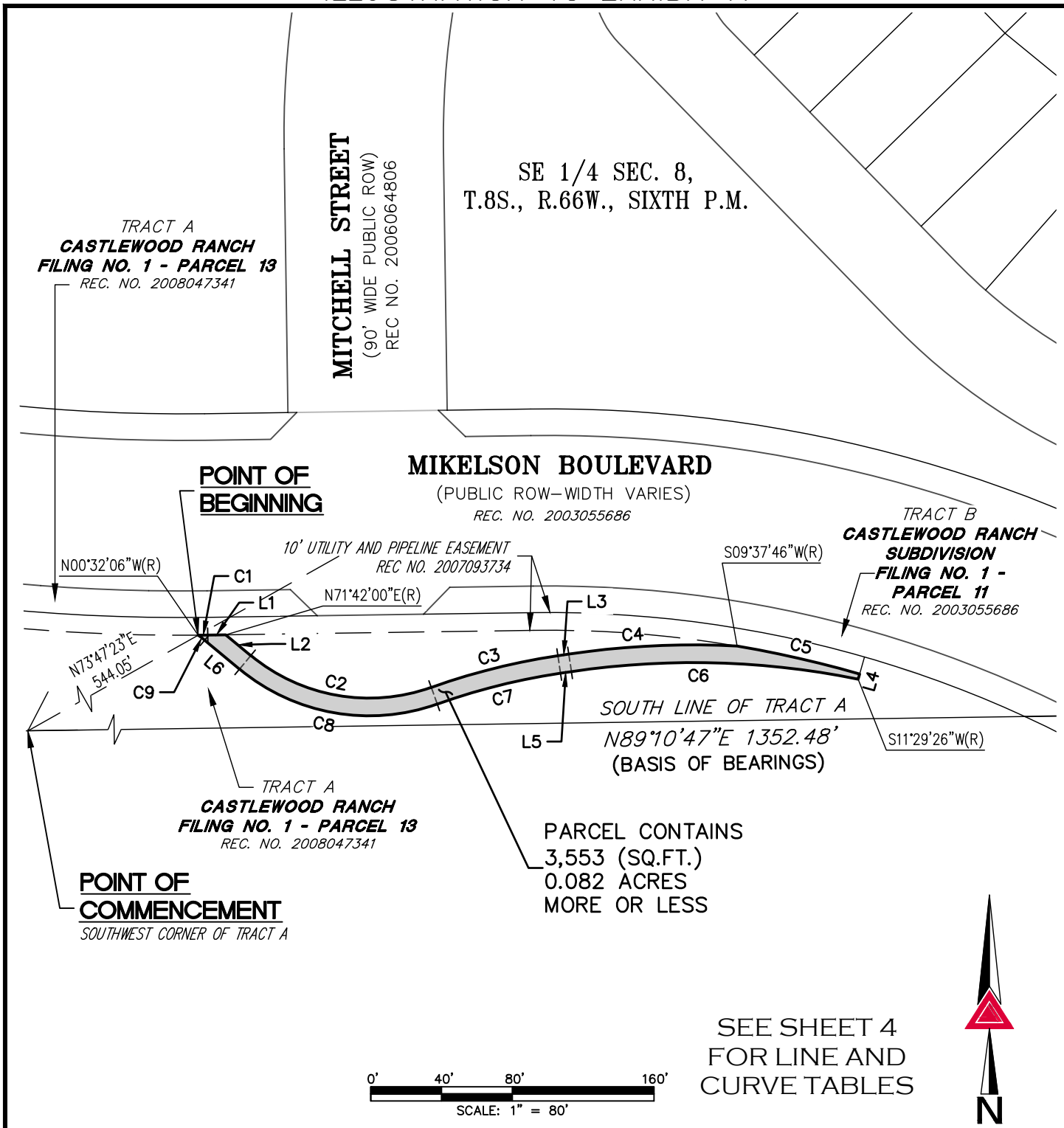
CONTAINING AN AREA OF 0.082 ACRES, (3,553 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



JAMES E. LYNCH, PLS 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave. Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

PARCEL EXHIBIT
SE 1/4 SEC 8, T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

PATH: Q:\54822-29 - MITCHELL & MIKELSON ROUNDABOUT - DESIGN SURVEY\DWG\EXHIBITS\UE 4.DWG
JOB NUMBER: 54822-29 DATE: 6/28/2023 DWG: JEL CHK: RDS 3 OF 4 SHEETS

ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°10'47"E	10.19'
L2	S50°17'55"E	18.37'
L3	N81°32'22"E	6.21'
L4	S16°03'42"W	3.07'
L5	S81°32'22"W	6.21'
L6	N50°17'55"W	25.55'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°17'22"	1067.50'	5.39'
C2	59°22'09"	104.50'	108.28'
C3	11°12'26"	377.50'	73.84'
C4	11°26'08"	477.50'	95.30'
C5	6°25'56"	632.50'	71.01'
C6	19°57'04"	467.50'	162.79'
C7	11°12'26"	367.50'	71.88'
C8	59°22'09"	114.50'	118.64'
C9	2°44'41"	97.50'	4.67'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



300 East Mineral Ave. Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

PARCEL EXHIBIT
SE 1/4 SEC 8, T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

PATH: Q:\54822-29 - MITCHELL & MIKELSON ROUNDABOUT - DESIGN SURVEY\DWG\EXHIBITS\UE 4.DWG
JOB NUMBER: 54822-29 DATE: 6/28/2023 DWG: JEL CHK: RDS 4 OF 4 SHEETS

AFTER RECORDING, RETURN TO:

Town of Castle Rock
Town Attorney's Office
Attention: Michael J. Hyman
100 N. Wilcox Street
Castle Rock, CO 80104

(Space above this line is for recorder's use)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this __ day of _____, 2023, between **FOURTH INVESTMENTS USA, LLC**, a Colorado limited liability company (hereinafter referred to as the "Grantor"), and the **TOWN OF CASTLE ROCK**, a Colorado municipal corporation (hereinafter referred to as the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee and Grantee's heirs, successors and assigns forever, all of the real property, together with all improvements, if any, situate, lying and being in the County of Douglas, State of Colorado, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property"), subject only to the matters set forth on **Exhibit B** (attached hereto and incorporated herein by this reference) and the covenants, conditions, restrictions and reservations set forth below.

**** THIS DEED IS EXEMPT FROM PAYMENT OF THE DOCUMENTARY FEE
PURSUANT TO C.R.S. §39-13-104(1)(a) ****

TOGETHER WITH, all and singular, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee and Grantee's heirs, successors, and assigns forever. Grantor, for Grantor and Grantor's heirs, successors, and assigns, does covenant and agree that Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained and described Property in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, **BY, THROUGH OR UNDER** Grantor.

RESERVATION OF OIL, GAS AND MINERAL RIGHTS. Grantor, for itself, its successors and assigns, specifically reserves all right, title and interest in and to all oil, gas, and other liquid hydrocarbon substances, casinghead gas, coal, carbon dioxide, helium, geothermal resources on, in or that may be produced from the Property, and shall retain the right to develop and remove the same, regardless of their intended use or current commercial value; provided that Grantor, its successors and assigns waive all rights to enter on or use and shall be prohibited from using the surface of the Property (or any portion thereof) to exercise the rights reserved herein, and, without limitation of such waiver, Grantor's activities in extracting or otherwise dealing with said rights shall not cause any disturbance or subsidence of the surface of or damage to the Property or any improvements on the Property; impair any subjacent support of the Property or improvements located thereon; or interfere with the development, use and/or enjoyment of the surface of the Property. Grantee and its successors and assigns shall have the sole, exclusive and perpetual right to use the surface of the Property, or any portion thereof. The waivers pursuant to the preceding sentence shall be covenants that run with title to all of the rights reserved to Grantor pursuant hereto.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

FOURTH INVESTMENTS USA, LLC

By: _____
John V. Hill, Authorized Signatory

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023 by John V. Hill, as Authorized Signatory for Fourth Investments USA, LLC.

Witness my hand and official seal.

My commission expires: _____.

(S E A L)

Notary Public

EXHIBIT A

Legal Description of the Property

DRAFT

EXHIBIT B

Permitted Exceptions

DRAFT

EXHIBIT A
LEGAL DESCRIPTION

FIVE (5) PARCELS OF LAND BEING PORTIONS OF TRACTS A, B, C & D, CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 – PARCEL 11 AS RECORDED AT RECEPTION NO. 2003055686; TRACT A, CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 – PARCEL 13 AS RECORDED AT RECEPTION NO. 2008047341; AND TRACT F, CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 – PARCEL 1 AS RECORDED AT RECEPTION NO. 2000018539, ALL IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT A, CASTLEWOOD RANCH FILING NO. 1 – PARCEL 13 AS RECORDED UNDER RECEPTION NO. 2008047341, IN SAID RECORDS, WHENCE THE SOUTH LINE OF SAID TRACT A BEARS NORTH 89°10'47" EAST, A DISTANCE OF 1352.48 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE NORTH 65°02'58" EAST, A DISTANCE OF 575.80 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT D, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 21°39'54" EAST, A DISTANCE OF 12.19 FEET;

THENCE SOUTH 68°35'00" EAST, A DISTANCE OF 19.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 977.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°29'29", AN ARC LENGTH OF 42.50 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 577.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°10'07", AN ARC LENGTH OF 132.73 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT D, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 942.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 09°53'16" EAST;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT THE FOLLOWING FIVE (5) COURSES;

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°42'45", AN ARC LENGTH OF 176.22 FEET;
2. NORTH 89°10'47" EAST, A DISTANCE OF 52.05 FEET;
3. SOUTH 44°10'47" WEST, A DISTANCE OF 21.21 FEET;
4. SOUTH 89°10'47" WEST, A DISTANCE OF 37.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 957.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°49'29" WEST;
5. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°29'22", AN ARC LENGTH OF 375.83 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.131 ACRES, (5,697 SQUARE FEET), MORE OR LESS.

PARCEL B:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT A, CASTLEWOOD RANCH FILING NO. 1 – PARCEL 13 AS RECORDED UNDER RECEPTION NO. 2008047341, IN SAID RECORDS, WHENCE THE SOUTH LINE OF

SAID TRACT A BEARS NORTH 89°10'47" EAST, A DISTANCE OF 1352.48 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE NORTH 80°17'00" EAST, A DISTANCE OF 1051.45 FEET TO SOUTHWEST CORNER OF SAID TRACT A, CASTLEWOOD SUBDIVISION FILING NO. 1 – PARCEL 11, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID TRACT A THE FOLLOWING THREE (3) COURSES;

1. NORTH 45°49'13" WEST, A DISTANCE OF 21.21 FEET;
2. NORTH 89°10'47" EAST, A DISTANCE OF 52.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 757.50 FEET;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°18'39", AN ARC LENGTH OF 4.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 67.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 34°15'16" EAST;

THENCE DEPARTING SAID BOUNDARY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°55'42", AN ARC LENGTH OF 5.81 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 77.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°46'07", AN ARC LENGTH OF 40.27 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,022.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°23'06", AN ARC LENGTH OF 42.56 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 622.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°39'28", AN ARC LENGTH OF 126.66 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 562.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°53'04", AN ARC LENGTH OF 165.76 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 59°30'56" EAST, A DISTANCE OF 44.74 FEET;

THENCE SOUTH 30°29'04" WEST, A DISTANCE OF 12.06 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT A, CASTLEWOOD RANCH SUBDIVISION FILING NO. 2 – PARCEL 11, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 742.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 31°41'44" WEST;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES;

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°30'57", AN ARC LENGTH OF 421.37 FEET;
2. TANGENT TO SAID CURVE, SOUTH 89°10'47" WEST, A DISTANCE OF 37.05 FEET TO THE **POINT OF BEGINNING**

CONTAINING AN AREA OF 0.118 ACRES, (5,135 SQUARE FEET), MORE OR LESS.

PARCEL C:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT A, CASTLEWOOD RANCH FILING NO. 1 – PARCEL 13 AS RECORDED UNDER RECEPTION NO. 2008047341, IN SAID RECORDS, WHENCE THE SOUTH LINE OF SAID TRACT A BEARS NORTH 89°10'47" EAST, A DISTANCE OF 1352.48 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE NORTH 73°47'23" EAST, A DISTANCE OF 544.05 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT C, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,042.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 19°47'58" EAST, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'28", AN ARC LENGTH OF 281.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 622.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 03°18'29" WEST;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°13'42", AN ARC LENGTH OF 252.37 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 70°04'47" WEST, A DISTANCE OF 32.25 FEET;

THENCE NORTH 19°50'18" EAST, A DISTANCE OF 12.16 FEET TO THE **POINT OF BEGINNING**

CONTAINING AN AREA OF 0.066 ACRES, (2,865 SQUARE FEET), MORE OR LESS.

PARCEL D:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT A, CASTLEWOOD RANCH FILING NO. 1 – PARCEL 13 AS RECORDED UNDER RECEPTION NO. 2008047341, IN SAID RECORDS, WHENCE THE SOUTH LINE OF SAID TRACT A BEARS NORTH 89°10'47" EAST, A DISTANCE OF 1352.48 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE NORTH 83°58'56" EAST, A DISTANCE OF 862.36 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT C, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,042.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°59'09" EAST, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES;

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°48'38", AN ARC LENGTH OF 32.94 FEET;
2. NON-TANGENT TO SAID CURVE, NORTH 89°10'47" EAST, A DISTANCE OF 47.05 FEET;
3. SOUTH 45°49'13" EAST, A DISTANCE OF 21.21 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C AND THE NORTHERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID NORTHERLY BOUNDARY OF TRACT A, NORTH 89°10'47" EAST, A DISTANCE OF 60.00 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT B;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT B THE FOLLOWING THREE (3) COURSES;

1. NORTH 44°10'47" EAST, A DISTANCE OF 21.21 FEET;
2. NORTH 89°10'47" EAST, A DISTANCE OF 47.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 657.50 FEET;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°07'07", AN ARC LENGTH OF 322.68 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B;

THENCE NON-TANGENT TO SAID CURVE, ALONG THE SOUTH BOUNDARY OF SAID TRACT B, SOUTH 89°10'47" WEST, A DISTANCE OF 28.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 477.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 23°43'39" WEST;

THENCE DEPARTING SAID SOUTH BOUNDARY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°11'17", AN ARC LENGTH OF 268.25 FEET;

THENCE TANGENT TO SIAD CURVE, SOUTH 81°32'22" WEST, A DISTANCE OF 6.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 377.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°12'26", AN ARC LENGTH OF 73.84 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 104.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°22'09", AN ARC LENGTH OF 108.28 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 50°17'55" WEST, A DISTANCE OF 25.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 107.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°06'01", AN ARC LENGTH OF 43.34 FEET TO THE **POINT OF BEGINNING**

CONTAINING AN AREA OF 0.352 ACRES, (15,340 SQUARE FEET), MORE OR LESS.

PARCEL E:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT A, CASTLEWOOD RANCH FILING NO. 1 – PARCEL 13 AS RECORDED UNDER RECEPTION NO. 2008047341, IN SAID RECORDS, WHENCE THE SOUTH LINE OF SAID TRACT A BEARS SOUTH 89°10'47" WEST A DISTANCE OF 1352.48 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO, SAID SOUTHEAST CORNER BEING A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID SOUTH, NORTH 89°10'47" EAST, A DISTANCE OF 4.86 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°10'47" EAST, A DISTANCE OF 28.39 FEET TO THE NORTHEAST CORNER OF SAID TRACT F, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 657.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 27°17'54" WEST;

THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT F, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'00", AN ARC LENGTH OF 46.47 FEET;

THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY, NON-TANGENT TO SAID CURVE, SOUTH 32°11'00" WEST, A DISTANCE OF 12.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 477.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 32°11'00" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°27'21", AN ARC LENGTH OF 70.47 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.017 ACRES, (725 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

JAMES E. LYNCH, PLS 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

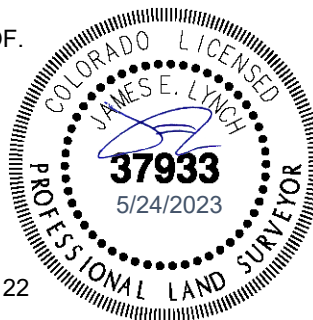


ILLUSTRATION TO EXHIBIT A

SE 1/4 SEC. 8,
T.8S., R.66W., SIXTH P.M.



TRACT C
CASTLEWOOD RANCH
SUBDIVISION
FILING NO. 1 -
PARCEL 11
REC. NO. 2003055686

TRACT D
CASTLEWOOD RANCH
SUBDIVISION
FILING NO. 1 -
PARCEL 11
REC. NO. 2003055686

TRACT C
BELLA MESA FILING NO. 1
REC. NO. 2021132396

POINT OF
BEGINNING
PARCEL A

PARCEL A
5,697 SF
0.131 AC

10' UTILITY EASEMENT
REC. NO. 2006064806

5' UTILITY EASEMENT
REC. NO. 2021132396

15' IREA EASEMENT
REC. NO. 2019065941

N09°53'16"E
(RADIAL)

N00°49'29"W
(RADIAL)

MITCHELL STREET

N65°02'58"E 575.80' (TIE)

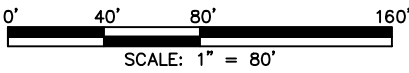
MIKELSON BOULEVARD
(PUBLIC ROW-WIDTH VARIES)
REC. NO. 2003055686

TRACT A
CASTLEWOOD RANCH
FILING NO. 1 - PARCEL 13
REC. NO. 2008047341

SOUTH LINE OF TRACT A
N89°10'47"E 1352.48'
(BASIS OF BEARINGS)

POINT OF
COMMENCEMENT
SOUTHWEST CORNER OF TRACT A

SEE SHEET 5
FOR LINE AND
CURVE TABLES



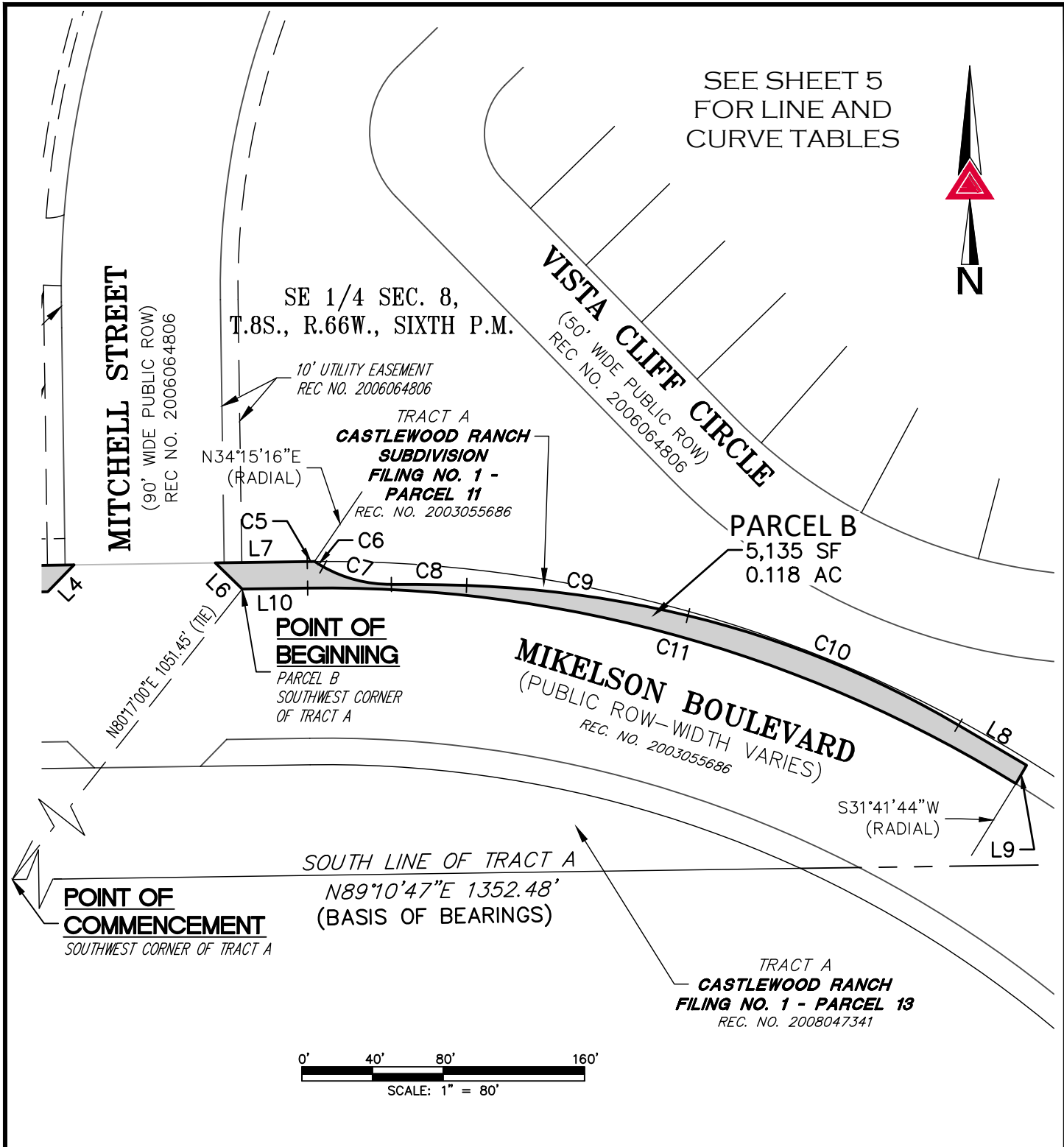
NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AZTEC
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www.aztecconsultants.com

RIGHT-OF-WAY DEDICATION - PARCEL A
SE 1/4 SEC 8, T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

PATH: Q:\54822-29 - MITCHELL & MIKELSON ROUNDABOUT - DESIGN SURVEY\DWG\EXHIBITS\ROW DEDICATION 2.DWG
JOB NUMBER: 54822-29 DATE: 5/24/2023 DWG: RBA CHK: JEL 5 OF 10 SHEETS

ILLUSTRATION TO EXHIBIT A



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	<p>PATH: Q:\54822-29 - MITCHELL & MIKELSON ROUNDABOUT - DESIGN SURVEY\DWG\EXHIBITS\ROW DEDICATION 2.DWG JOB NUMBER: 54822-29 DATE: 5/24/2023 DWG: RBA CHK: JEL 6 OF 10 SHEETS</p>

ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	N21°39'54"E	12.19'
L2	S68°35'00"E	19.19'
L3	N89°10'47"E	52.05'
L4	S44°10'47"W	21.21'
L5	S89°10'47"W	37.05'
L6	N45°49'13"W	21.21'
L7	N89°10'47"E	52.05'
L8	S59°30'56"E	44.74'
L9	S30°29'04"W	12.06'
L10	S89°10'47"W	37.05'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2°29'29"	977.50'	42.50'
C2	13°10'07"	577.50'	132.73'
C3	10°42'45"	942.50'	176.22'
C4	22°29'22"	957.50'	375.83'
C5	0°18'39"	757.50'	4.11'
C6	4°55'42"	67.50'	5.81'
C7	29°46'07"	77.50'	40.27'
C8	2°23'06"	1022.50'	42.56'
C9	11°39'28"	622.50'	126.66'
C10	16°53'04"	562.50'	165.76'
C11	32°30'57"	742.50'	421.37'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



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RIGHT-OF-WAY DEDICATION
SE 1/4 SEC 8, T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

PATH: Q:\54822-29 - MITCHELL & MIKELSON ROUNDABOUT - DESIGN SURVEY\DWG\EXHIBITS\ROW DEDICATION 2.DWG
JOB NUMBER: 54822-29 DATE: 5/24/2023 DWG: RBA CHK: JEL 7 OF 10 SHEETS

ILLUSTRATION TO EXHIBIT A



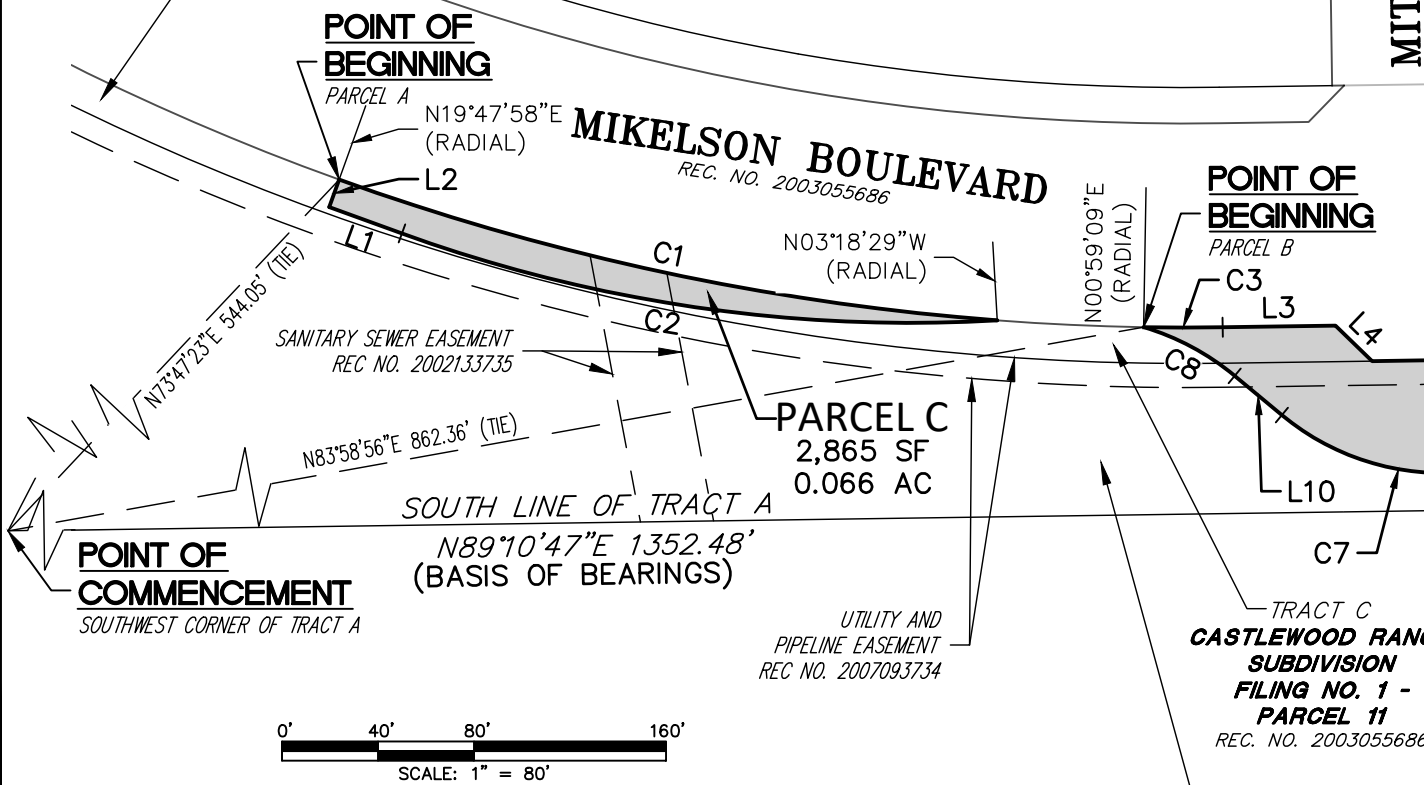
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	15°27'28"	1042.50'	281.26'
C2	23°13'42"	622.50'	252.37'
C3	1°48'38"	1042.50'	32.94'
C4	28°07'07"	657.50'	322.68'
C5	32°11'17"	477.50'	268.25'
C6	11°12'26"	377.50'	73.84'
C7	59°22'09"	104.50'	108.28'
C8	23°06'01"	107.50'	43.34'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N70°04'47"W	32.25'
L2	N19°50'18"E	12.16'
L3	N89°10'47"E	47.05'
L4	S45°49'13"E	21.21'
L5	N89°10'47"E	60.00'
L6	N44°10'47"E	21.21'
L7	N89°10'47"E	47.05'
L8	S89°10'47"W	28.39'
L9	S81°32'22"W	6.21'
L10	N50°17'55"W	25.55'

TRACT C
CASTLEWOOD RANCH SUBDIVISION
FILING NO. 1 - PARCEL 11
 REC. NO. 2003055686

SE 1/4 SEC. 8,
 T.8S., R.66W., SIXTH P.M.

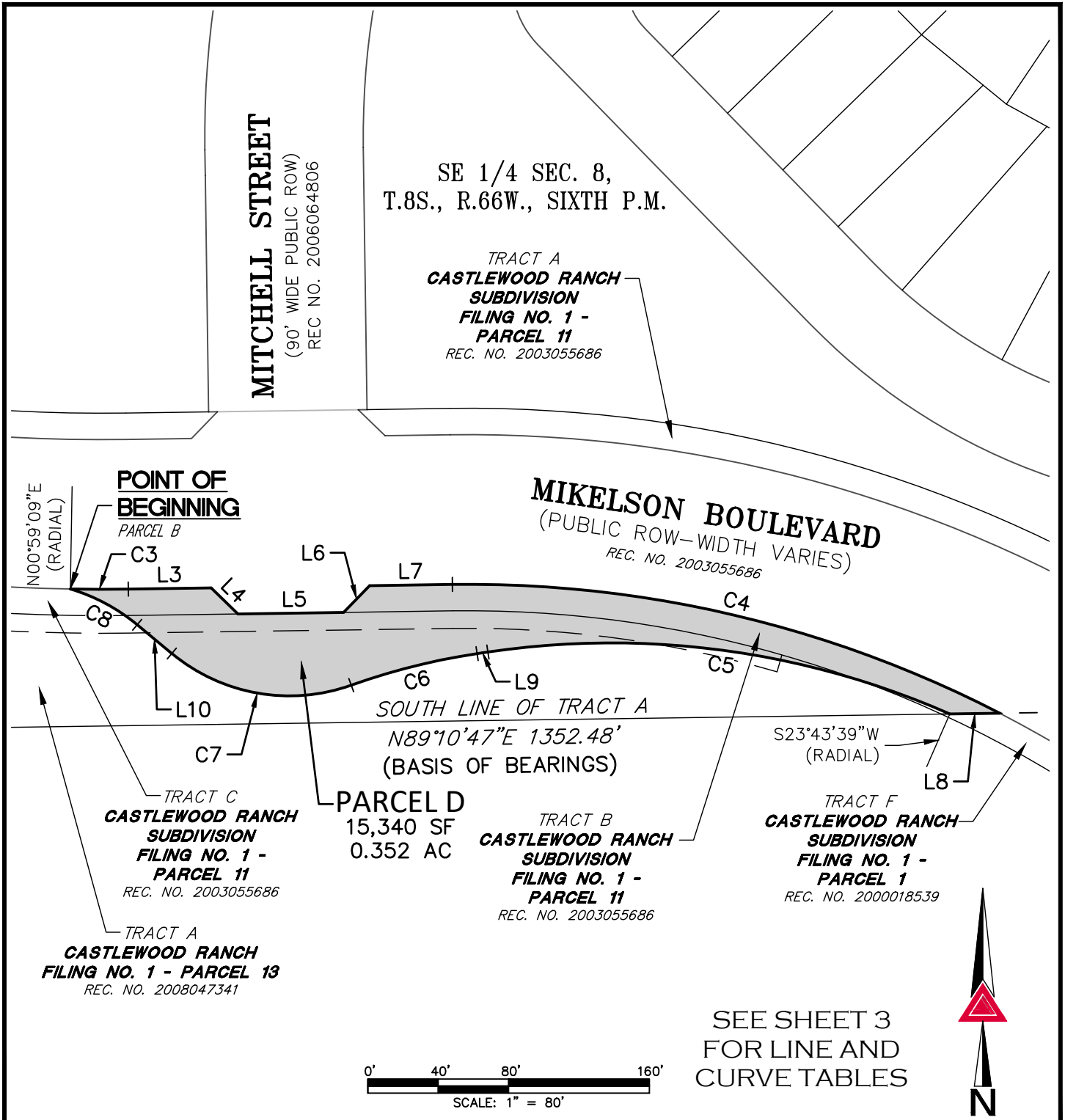
MITCHELL STREET



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

<p>AZTEC CONSULTANTS, INC.</p> <p>300 East Mineral Ave. Suite 1 Littleton, Colorado 80122 Phone: (303)713-1898 Fax: (303)713-1897 www.aztecconsultants.com</p>	<p>RIGHT-OF-WAY DEDICATION - PARCEL C SE 1/4 SEC 8, T8S, R66W, 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO</p>
	<p>PATH: Q:\54822-29 - MITCHELL & MIKELSON ROUNDABOUT - DESIGN SURVEY\DWG\EXHIBITS\ROW DEDICATION 4.DWG JOB NUMBER: 54822-29 DATE: 5/24/2023 DWG: RBA CHK: JEL 8 OF 10 SHEETS</p>

ILLUSTRATION TO EXHIBIT A



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	<p>PATH: Q:\54822-29 - MITCHELL & MIKELSON ROUNDABOUT - DESIGN SURVEY\DWG\EXHIBITS\ROW DEDICATION 4.DWG JOB NUMBER: 54822-29 DATE: 5/24/2023 DWG: RBA CHK: JEL 9 OF 10 SHEETS</p>

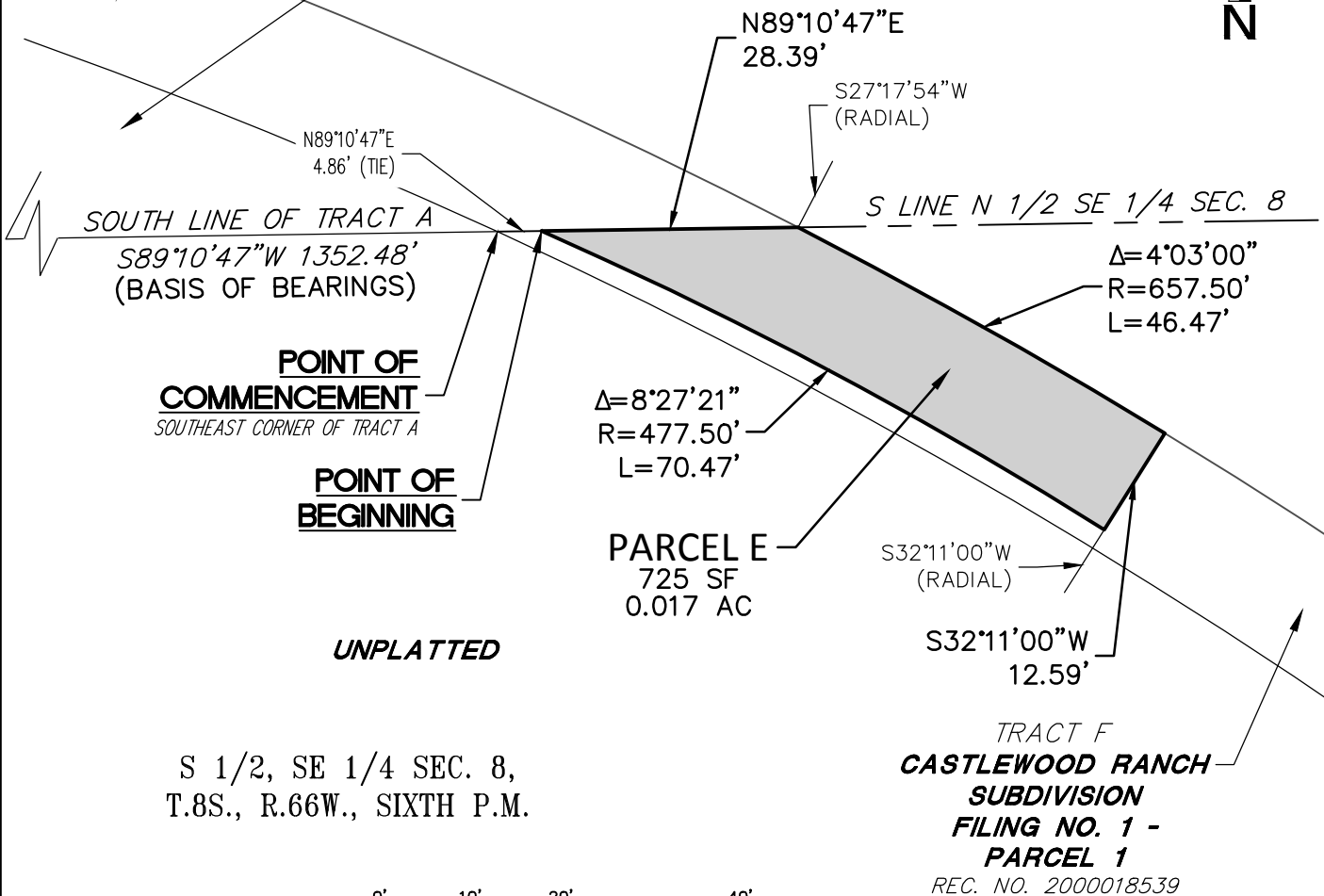
ILLUSTRATION TO EXHIBIT A

N 1/2, SE 1/4 SEC. 8,
T.8S., R.66W., SIXTH P.M.

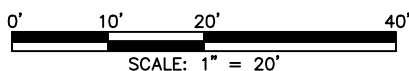
TRACT B
CASTLEWOOD RANCH
SUBDIVISION
FILING NO. 1 -
PARCEL 11
REC. NO. 2003055686

TRACT A
CASTLEWOOD RANCH
FILING NO. 1 - PARCEL 13
REC. NO. 2008047341

MIKELSON BOULEVARD
(PUBLIC ROW-WIDTH VARIES)
REC. NO. 2003055686



S 1/2, SE 1/4 SEC. 8,
T.8S., R.66W., SIXTH P.M.



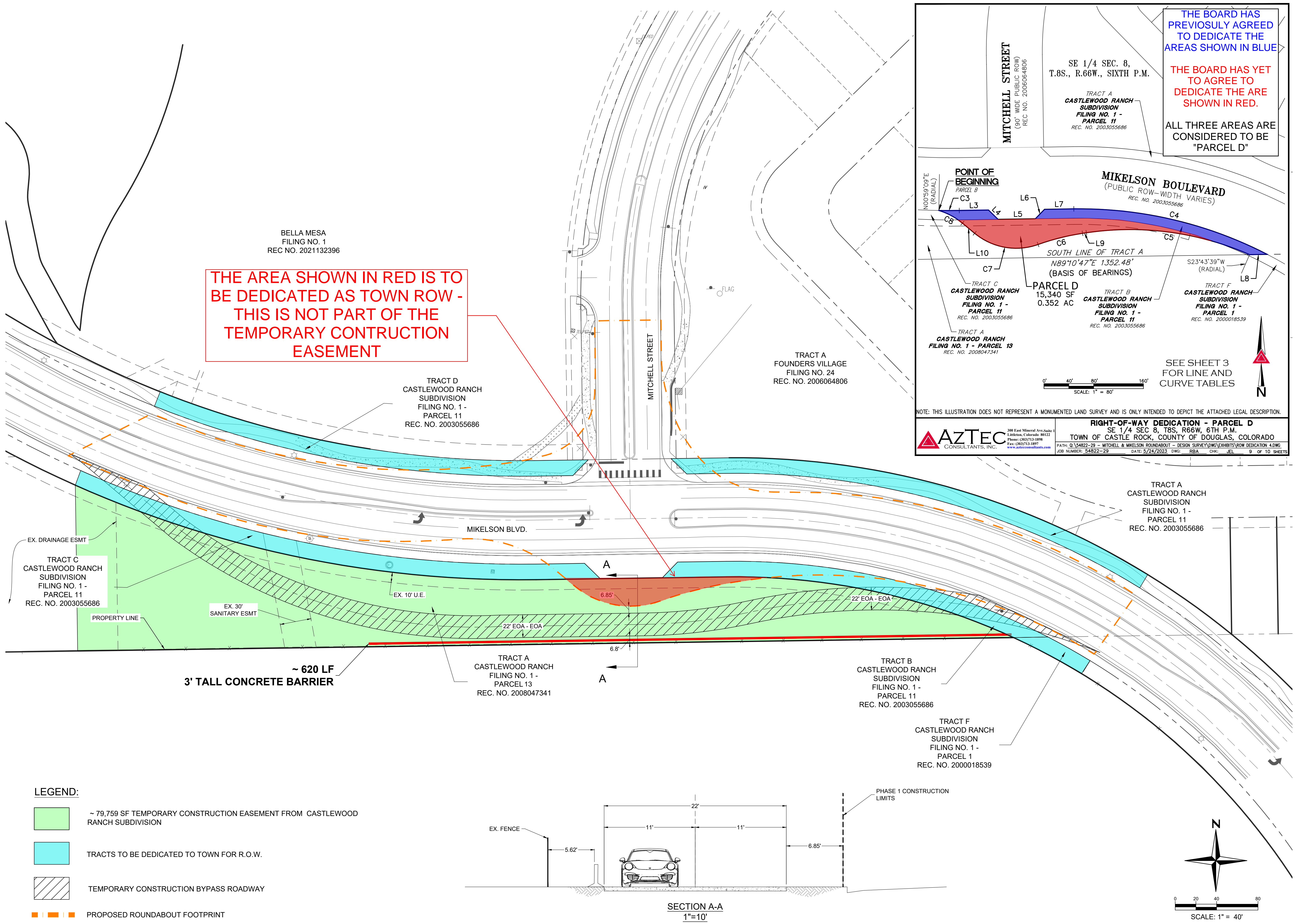
NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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RIGHT-OF-WAY DEDICATION - PARCEL E
SE 1/4 SEC 8, T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

PATH: Q:\54822-29 - MITCHELL & MIKELSON ROUNDABOUT - DESIGN SURVEY\DWG\EXHIBITS\ROW DEDICATION 3.DWG
JOB NUMBER: 54822-29 DATE: 5/24/2023 DWG: RBA CHK: JEL 10 OF 10 SHEETS

I:\2017\17026 - Bella Mesa\CAD\Exhibits\Mikelson Roundabout - Temporary Road Exhibit.dwg, tab: Layout1 Jun 21, 2023 - 12:48pm erumney



THE AREA SHOWN IN RED IS TO BE DEDICATED AS TOWN ROW - THIS IS NOT PART OF THE TEMPORARY CONSTRUCTION EASEMENT

THE BOARD HAS PREVIOUSLY AGREED TO DEDICATE THE AREAS SHOWN IN BLUE

THE BOARD HAS YET TO AGREE TO DEDICATE THE AREAS SHOWN IN RED.

ALL THREE AREAS ARE CONSIDERED TO BE "PARCEL D"

SE 1/4 SEC. 8, T.8S., R.66W., SIXTH P.M.

TRACT A CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 - PARCEL 11 REC. NO. 2003055686

TRACT B CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 - PARCEL 11 REC. NO. 2003055686

TRACT C CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 - PARCEL 11 REC. NO. 2003055686

TRACT D CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 - PARCEL 11 REC. NO. 2003055686

TRACT E CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 - PARCEL 13 REC. NO. 2008047341

TRACT F CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 - PARCEL 1 REC. NO. 2000018539

TRACT A FOUNDERS VILLAGE FILING NO. 24 REC. NO. 2006064806

POINT OF BEGINNING (RADIAL) N0°59'09"E

MIKELSON BOULEVARD (PUBLIC ROW - WIDTH VARIES) REC. NO. 2003055686

SOUTH LINE OF TRACT A N89°10'47"E 1352.48' (BASIS OF BEARINGS)

PARCEL D 15,340 SF 0.352 AC

SEE SHEET 3 FOR LINE AND CURVE TABLES

SCALE: 1" = 80'

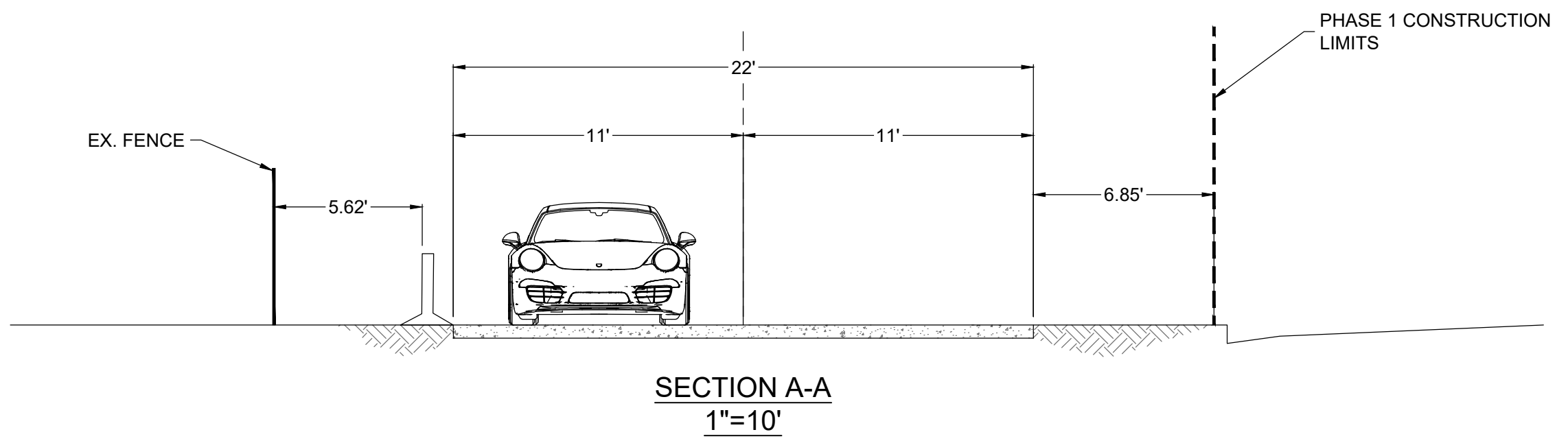
NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1000 Fax: (303) 713-1897 www.aztecconsultants.com

RIGHT-OF-WAY DEDICATION - PARCEL D SE 1/4 SEC. 8, T.8S., R.66W., 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

PATH: Q:\54822-29 - MITCHELL & MIKELSON ROUNDABOUT - DESIGN SURVEY\DWG\EXHIBITS\ROW DEDICATION 4.DWG JOB NUMBER: 54822-29 DATE: 5/24/2023 DWG: RBA CHK: JEL 9 OF 10 SHEETS

- LEGEND:**
- ~ 79,759 SF TEMPORARY CONSTRUCTION EASEMENT FROM CASTLEWOOD RANCH SUBDIVISION
 - TRACTS TO BE DEDICATED TO TOWN FOR R.O.W.
 - TEMPORARY CONSTRUCTION BYPASS ROADWAY
 - PROPOSED ROUNDABOUT FOOTPRINT



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NOT FOR CONSTRUCTION

NO.	DATE	NO.	DATE

PROJECT NO.: 17026.003
DATE: 5/24/2023

BELLA MESA - MIKELSON TRAFFIC CIRCLE
CASTLE ROCK, CO
TEMPORARY CONSTRUCTION ROAD AND EASEMENTS EXHIBIT

SHEET
1 OF 1