

RESOLUTION NO. 08-21

INTRODUCED BY:

Councilperson Clark
Councilperson Dodey

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF CASTLE PINES NORTH
APPROVING THE QUITCLAIM DEED TO DOUGLAS COUNTY FOR THE
CONVEYANCE OF CERTAIN REAL PROPERTY**

WHEREAS, Douglas County has requested that City convey to the County certain parcels of real property to accommodate the County's reconstruction and maintenance of Daniels Park Road and the construction and maintenance of a regional equestrian and pedestrian trail; and

WHEREAS, in addition to cooperating with the County on the Daniels Park Road and regional trail projects, divesting of the ownership of said certain parcels of real property and easements eliminates maintenance and other liabilities for the City.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES NORTH, COLORADO:

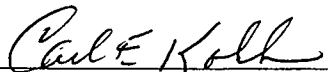
The City Council hereby approves the conveyance of certain parcels of real property and easement more specifically described in the Quitclaim Deed in the form attached hereto as Exhibit A and authorizes the Mayor to execute a Quitclaim Deed substantially in the form attached hereto as Exhibit A.

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES NORTH the 30th day of July, 2008.



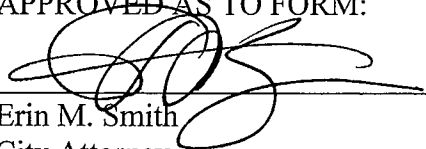
Maureen A. Shul, Mayor

ATTEST:



Carl E. Kollmar, City Clerk

APPROVED AS TO FORM:



Erin M. Smith
City Attorney

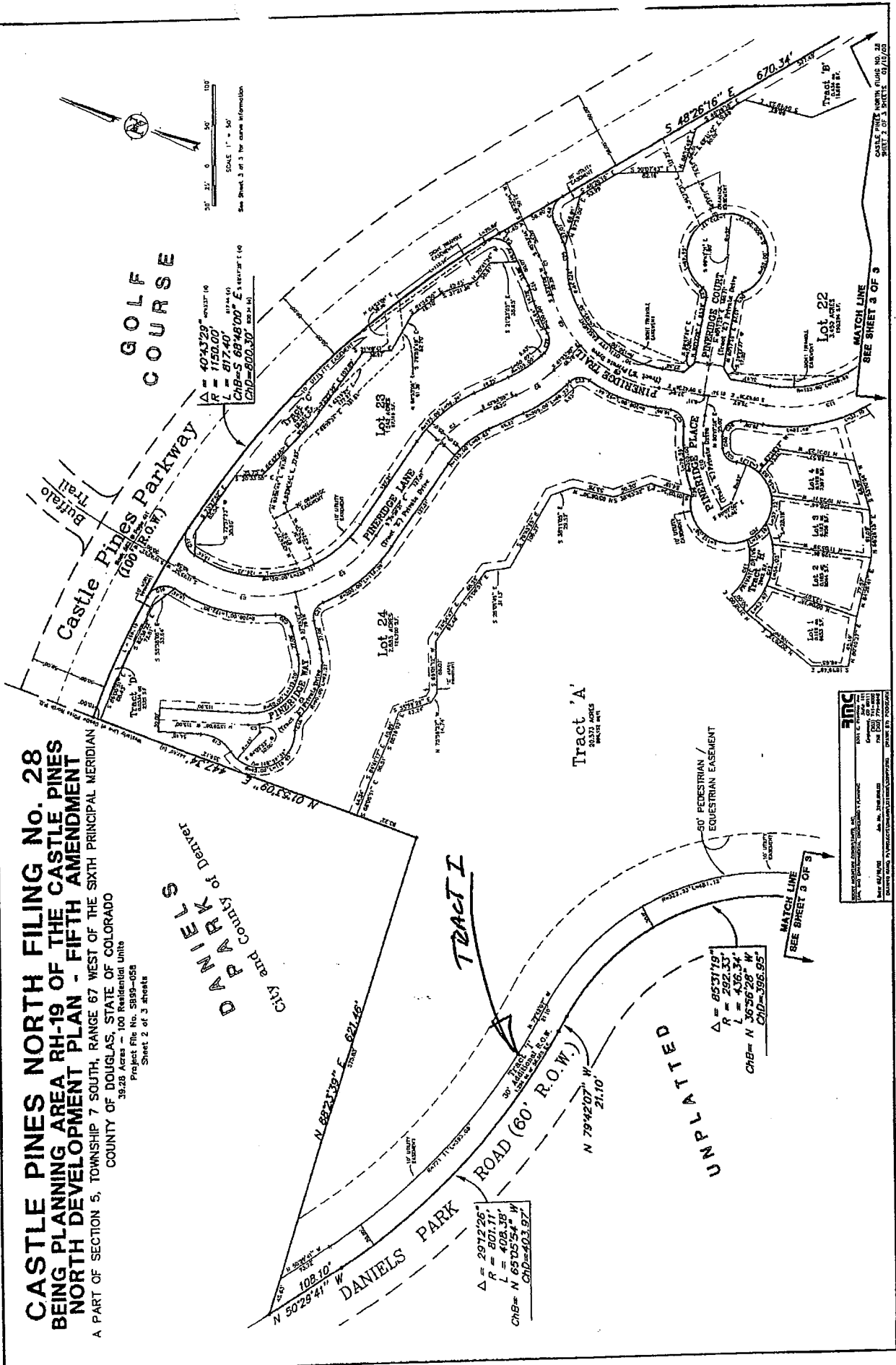
Exhibit A to

**Quitclaim Deed between City of Castle Pines North
and
Board of County Commissioners of the County of Douglas, State of Colorado**

Legal Descriptions

PARCEL 1

Tract I, Castle Pines North Filing 28, City of Castle Pines North, County of Douglas,
State of Colorado

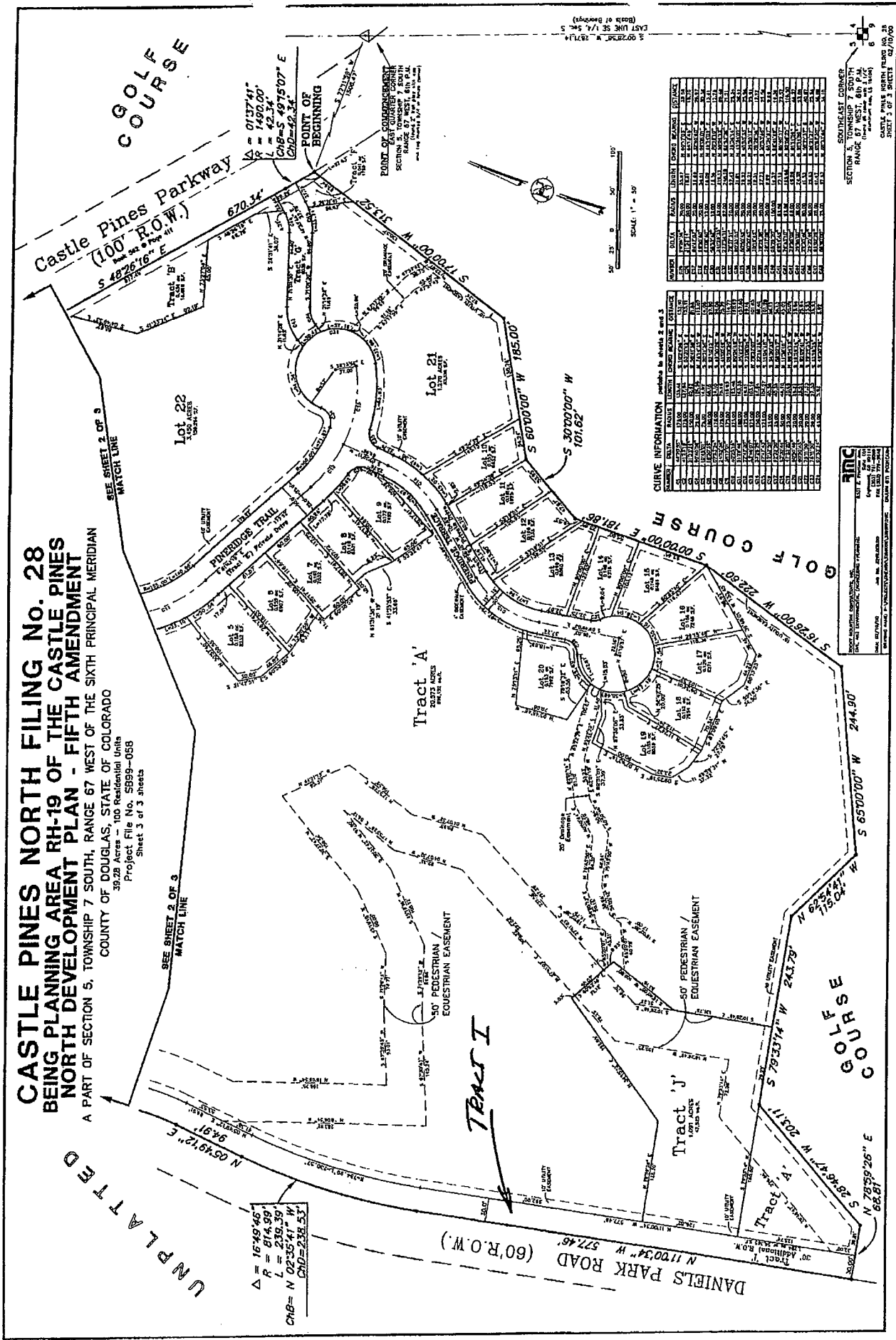


**CASTLE PINES NORTH FILING NO. 28
BEING PLANNING AREA RH-19 OF THE CASTLE PINES
NORTH DEVELOPMENT PLAN - FIFTH AMENDMENT**

A PART OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO
38.25 Acres - 100 Residential Units
Project File No. 5895-058
Sheet 2 of 3 sheets

**DANIELS
PARKS**
CITY and County of Denver

Exhibit A to
Quitclaim Deed between City of Castle Pines North and
Board of County Commissioners of the County of Douglas, CO
Page 2 of 14



CASTLE PINES NORTH FILING NO. 28
BEING PLANNING AREA RH-19 OF THE CASTLE PINES
NORTH DEVELOPMENT PLAN - FIFTH AMENDMENT
 A PART OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO
 39.28 Acres - 100 Residential Units
 Project File No. SB99-068
 Sheet 3 of 3 sheets

GOLF COURSE

Castle Pines Parkway
 (100' R.O.W.)
 S 48°26'16" E
 670.34'

POINT OF BEGINNING
 CHB = S 49°15'07" E
 L = 423.10'
 Δ = 0137'43"

POINT OF QUARTER CORNER
 SECTION 5, TOWNSHIP 7 SOUTH
 RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO

SCALE: 1" = 30'

CURVE INFORMATION

NO.	BEARING	CHORD	ARC LENGTH	DELTA	PIVOT POINT	START POINT	END POINT
1	S 48°26'16" E	670.34'	670.34'	0°00'00"	...	...	...
2	S 30°00'00" W	101.62'	101.62'	0°00'00"	...	...	...
3	S 60°00'00" W	185.00'	185.00'	0°00'00"	...	...	...
4	S 22°00'00" W	101.62'	101.62'	0°00'00"	...	...	...
5	S 22°00'00" W	185.00'	185.00'	0°00'00"	...	...	...
6	S 22°00'00" W	101.62'	101.62'	0°00'00"	...	...	...
7	S 22°00'00" W	185.00'	185.00'	0°00'00"	...	...	...
8	S 22°00'00" W	101.62'	101.62'	0°00'00"	...	...	...
9	S 22°00'00" W	185.00'	185.00'	0°00'00"	...	...	...
10	S 22°00'00" W	101.62'	101.62'	0°00'00"	...	...	...
11	S 22°00'00" W	185.00'	185.00'	0°00'00"	...	...	...
12	S 22°00'00" W	101.62'	101.62'	0°00'00"	...	...	...
13	S 22°00'00" W	185.00'	185.00'	0°00'00"	...	...	...
14	S 22°00'00" W	101.62'	101.62'	0°00'00"	...	...	...
15	S 22°00'00" W	185.00'	185.00'	0°00'00"	...	...	...
16	S 22°00'00" W	101.62'	101.62'	0°00'00"	...	...	...
17	S 22°00'00" W	185.00'	185.00'	0°00'00"	...	...	...
18	S 22°00'00" W	101.62'	101.62'	0°00'00"	...	...	...
19	S 22°00'00" W	185.00'	185.00'	0°00'00"	...	...	...
20	S 22°00'00" W	101.62'	101.62'	0°00'00"	...	...	...
21	S 22°00'00" W	185.00'	185.00'	0°00'00"	...	...	...

UNPLATTED
 N 05°49'24" E
 94.91'

Δ = 16°45'46"
 R = 814.99'
 L = 239.39'
 CHB = N 02°35'41" W
 CHD = 238.53'

DANIELS PARK ROAD (60' R.O.W.)
 N 110°34' W 577.46'

GOLF COURSE

SECTION 5, TOWNSHIP 7 SOUTH
 RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO
 CASTLE PINES NORTH FILING NO. 28
 SHEET 3 OF 3 SHEETS 02/10/00

PARCEL 2

SHEET 1 OF 4

9806894 - 02/04/98 10:35 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
H1508 - P0652 - \$0.00 - D.P. \$0.00 - 4/ 7

**LEGAL DESCRIPTION
30' RIGHT-OF-WAY DEDICATION
DANIELS PARK ROAD**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
AND IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS,
STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER
OF SECTION 5 AND CONSIDERING THE NORTH LINE OF SAID SOUTHEAST
QUARTER OF SECTION 5 TO BEAR S 89°35'45" W, WITH ALL BEARINGS
CONTAINED HEREIN RELATIVE THERETO;
THENCE S 59°33'57" W, A DISTANCE OF 2941.63 FEET TO A POINT ON THE
WESTERLY BOUNDARY LINE OF CASTLE PINES NORTH GOLF COURSE, AND
THE POINT OF BEGINNING;

THENCE S 11°00'34" E, A DISTANCE OF 148.57 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF
688.90 FEET, A CENTRAL ANGLE OF 26°49'14", AND AN ARC LENGTH OF 322.48
FEET;

THENCE S 15°48'40" W, A DISTANCE OF 418.08 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF
272.59 FEET, A CENTRAL ANGLE OF 48°33'38", AND AN ARC LENGTH OF 231.03
FEET;

THENCE S 32°44'58" E, A DISTANCE OF 40.30 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF
734.72 FEET, A CENTRAL ANGLE OF 31°30'10", AND AN ARC LENGTH OF 403.97
FEET;

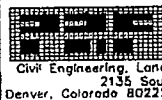
THENCE S 01°14'48" E, A DISTANCE OF 1490.22 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF
510.12 FEET, A CENTRAL ANGLE OF 11°53'10", AND AN ARC LENGTH OF 105.83
FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF CASTLE PINES
NORTH GOLF COURSE;

THENCE S 58°53'47" W, ALONG SAID SOUTHERLY BOUNDARY LINE OF CASTLE
PINES NORTH GOLF COURSE, A DISTANCE OF 41.26 FEET TO A POINT ON THE
EASTERLY RIGHT-OF-WAY LINE OF DANIELS PARK ROAD AND SAID WESTERLY
BOUNDARY LINE OF CASTLE PINES NORTH GOLF COURSE;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF DANIELS PARK ROAD
AND SAID WESTERLY BOUNDARY LINE OF CASTLE PINES NORTH GOLF
COURSE THE FOLLOWING EIGHT (8) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A
RADIUS OF 480.12 FEET, A CENTRAL ANGLE OF 15°09'59", AND AN ARC
LENGTH OF 127.09 FEET, THE CHORD OF WHICH BEARS N 06°20'11" E,
A DISTANCE OF 126.72 FEET;
2. N 01°14'48" W, A DISTANCE OF 1490.22 FEET;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF
704.72 FEET, A CENTRAL ANGLE OF 31°27'39", AND AN ARC LENGTH
OF 386.96 FEET;
4. N 32°44'58" W, A DISTANCE OF 40.82 FEET;
5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF
302.59 FEET, A CENTRAL ANGLE OF 48°32'44", AND AN ARC LENGTH
OF 256.38 FEET;
6. N 15°48'40" E, A DISTANCE OF 418.16 FEET;
7. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF
658.90 FEET, A CENTRAL ANGLE OF 26°49'49", AND AN ARC LENGTH
OF 308.55 FEET;
8. N 11°00'34" W, A DISTANCE OF 148.46 FEET;

THENCE N 78°59'26" E, ALONG SAID WESTERLY BOUNDARY LINE OF CASTLE
PINES NORTH GOLF COURSE A DISTANCE OF 30.00 FEET TO THE POINT OF
BEGINNING

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



**P.R. FLETCHER
& ASSOCIATES, INC.**

Civil Engineering, Land Survey and Construction Management
2135 South Cherry Street, Suite 310
Denver, Colorado 80222 (303) 758-4058 Fax: (303) 758-4828

30' R.O.W.
DANIELS PARK ROAD
CASTLE PINES NORTH
GOLF COURSE

PROJECT NO.	742
DATE:	5/8/96
CAD OPR	GF

Exhibit A to

Quitclaim Deed between City of Castle Pines North and
Board of County Commissioners of the County of Douglas, CO

PARCEL 2

SHEET 2 OF 4

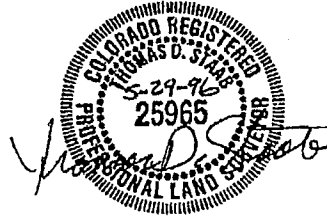
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B1508 - P0653 - \$0.00 - D.F. \$0.00 - 5/ 7

SAID PARCEL CONTAINS AN AREA OF 2.182 ACRES (95,053 SQUARE FEET),
MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION, AND IS ACCURATE TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

THOMAS D. STAAB, PLS 25965
FOR AND ON BEHALF OF
P.R. FLETCHER & ASSOCIATES, INC.
2135 S. CHERRY STREET, SUITE 310
DENVER, CO. 80222
(303) 758-4058



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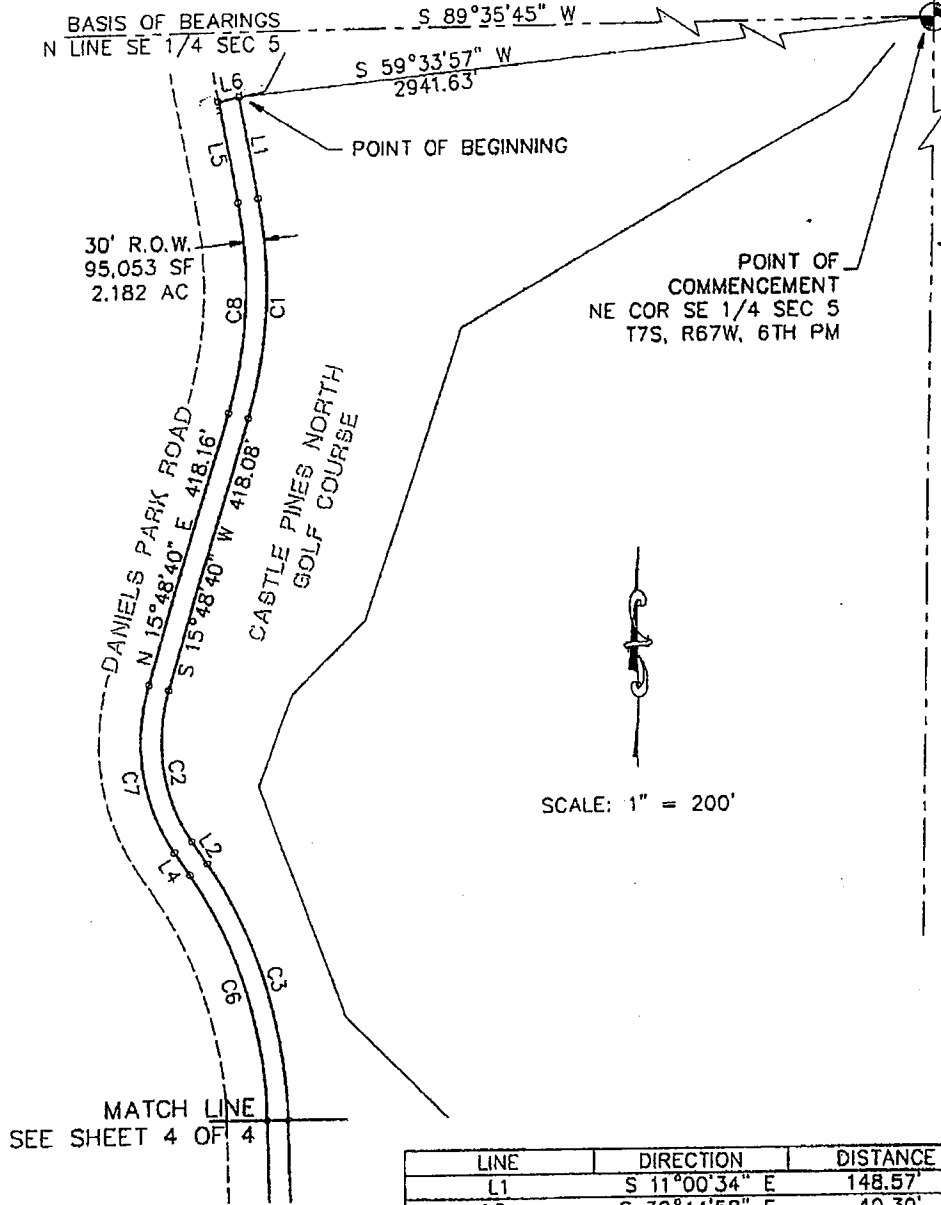
30' R.O.W.
DANIELS PARK ROAD
CASTLE PINES NORTH
GOLF COURSE

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PARCEL 2

SHEET 3 OF 4



LINE	DIRECTION	DISTANCE
L1	S 11°00'34" E	148.57'
L2	S 32°44'58" E	40.30'
L4	N 32°44'58" W	40.82'
L5	N 11°00'34" W	148.46'
L6	N 78°59'26" E	30.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	688.90'	322.48'	319.54'	S 02°24'03" W	26°49'14"
C2	272.59'	231.03'	224.18'	S 08°28'09" E	48°33'38"
C3	734.72'	403.97'	398.90'	S 16°59'53" E	31°30'10"
C6	704.72'	386.96'	382.12'	N 16°58'38" W	31°27'39"
C7	302.59'	256.38'	248.78'	N 08°28'36" W	48°32'44"
C8	658.90'	308.55'	305.74'	N 02°23'46" E	26°49'49"

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 Denver, Colorado 80222 (303) 758-4058 Fax: (303) 758-4828

30' R.O.W.
 DANIELS PARK ROAD
 CASTLE PINES NORTH
 GOLF COURSE

PROJECT NO. 742
 DATE: 5/8/96
 CAD OPR. GF

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Quitclaim Deed between City of Castle Pines North and Board of County Commissioners of the County of Douglas, CO

PARCEL 2

SHEET 4 OF 4

SEE SHEET 3 OF 4
MATCH LINE

30' R.O.W.
95,053 SF
2.182 AC

DANIELS PARK ROAD

N 01°14'48" W
S 01°14'48" E

1490.22'
1490.22'

CASTLE PINES NORTH
GOLF COURSE



SCALE: 1" = 200'

LINE	DIRECTION	DISTANCE
L3	S 58°53'47" W	41.26'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C3	734.72'	403.97'	398.90'	S 16°59'53" E	31°30'10"
C4	510.12'	105.83'	105.64'	S 04°41'47" W	11°53'10"
C5	480.12'	127.09'	126.72'	N 06°20'11" E	15°09'59"
C6	704.72'	386.96'	382.12'	N 16°58'38" W	31°27'39"

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30' R.O.W.
DANIELS PARK ROAD
CASTLE PINES NORTH
GOLF COURSE

PROJECT NO.
742

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CAD OPR.
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PARCEL 3

**50" Pedestrian/Equestrian Easement located in Tract A, Castle Pines North Filing
28, City of Castle Pines North, County of Douglas, State of Colorado**

