

Upon recordation return to:  
The Garrett Company  
Attn: Kyle McClammer, Esq.  
1051 Greenwood Springs Blvd.  
Greenwood Springs, Indiana 46143

## **QUITCLAIM DEED**

**THIS DEED**, is dated June 17, 2020, and is made between SOUTHEAST METRO STORMWATER AUTHORITY, the “Grantor” a political subdivision and a public corporation of the State of Colorado, and WG Peakview Venture, LLC, a Delaware limited liability company, the “Grantee”, whose legal address is 1051 Greenwood Springs Blvd. Greenwood Springs, Indiana 46143.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, including its interest in the incorrectly recorded Stormwater Facility Maintenance Agreement dated May 2, 2018, and recorded on May 2, 2018 at Reception No. D8043014, together with all improvements thereon, located in the County of Arapahoe, State of Colorado, described as follows:

Lot 1A, Block 1, and Tract A Peakview Heights – Filing No. 4, recorded October 9, 2018, Reception No. D8099767, Plat Book 0532, Page 0045 County of Arapahoe, State of Colorado together with a portion of the 20 foot drainage easement recorded March 10, 2016 at Reception No. D6024284 County of Arapahoe, State of Colorado described on the attached Exhibit but EXCLUDING all other drainage easements located on Lot 1A, Block 1, and Tract A Peakview Heights – Filing No. 4

also known by street address as: 7777 East Peakview Ave. Centennial, Colorado  
also known AIN: 2075-21-3-43-001  
and PIN: 035351670

**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, benefit and behoof of the Grantee, and its successors and assigns, forever.

**IN WITNESS WHEREOF**, the Grantor has caused its name to be hereunto subscribed by its Executive Director, pursuant to Resolution 20-22, on the date set forth above.

**SOUTHEAST METRO STORMWATER AUTHORITY**

By: \_\_\_\_\_  
Paul R. Danley

Title: Executive Director

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF ARAPAHOE        )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of June, 2020, by Paul R. Danley as Executive Director of SOUTHEAST METRO STORMWATER AUTHORITY, a political subdivision and a public corporation of the State of Colorado, pursuant to Resolution No. 20-\*.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

# EXHIBIT

## PARTIAL EASEMENT VACATION

SOUTHWEST QUARTER, SECTION 21, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, COLORADO

A PORTION OF THAT 20-FOOT DRAINAGE EASEMENT LYING WITHIN LOT 2, BLOCK 1, PEAKVIEW HEIGHTS FILING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. D6024284 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF SAID PEAKVIEW HEIGHTS FILING NO. 3, BEARING N 89°34'27" E, AS SHOWN ON SAID PLAT, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID PEAKVIEW HEIGHTS FILING NO. 3, THENCE S 53°08'07" E, A DISTANCE OF 77.42 FEET TO A POINT ON THE EAST LINE OF TRACT A, SAID PEAKVIEW HEIGHTS FILING NO. 3, ALSO BEING THE NORTHWEST CORNER OF SAID 20-FOOT DRAINAGE EASEMENT AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID 20-FOOT DRAINAGE EASEMENT, THE FOLLOWING TWO (2) COURSES:

1. S 82°10'11" E, A DISTANCE OF 21.70 FEET;
2. S 89°38'28" E, A DISTANCE OF 251.27 FEET;

THENCE S 02°39'44" E, A DISTANCE OF 20.03 FEET TO A POINT ON THE SOUTH LINE OF SAID 20-FOOT DRAINAGE EASEMENT;

THENCE ALONG THE SOUTH LINE OF SAID 20-FOOT DRAINAGE EASEMENT, THE FOLLOWING TWO (2) COURSES:

1. N 89°38'28" W, A DISTANCE OF 253.63 FEET;
2. N 82°10'11" W, A DISTANCE OF 35.22 FEET TO A POINT ON THE EAST LINE OF SAID TRACT A AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 51.00 FEET, A CENTRAL ANGLE OF 26°33'59" AND AN ARC LENGTH OF 23.65 FEET, THE CHORD OF WHICH BEARS N 39°14'51" E, A DISTANCE OF 23.44 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5,640 SQUARE FEET OR 0.129 ACRES, MORE OR LESS.

THOMAS M. GIRARD  
COLORADO PLS 38151  
FOR AND ON BEHALF OF  
CORE CONSULTANTS, INC.



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

PROJECT: 17-047  
DATE: 10/29/18  
SHEET 1 OF 2

DR: D. BUCHHOLZ  
DS: T. GIRARD  
P.M. B. CALVERT



**CORE**  
CONSULTANTS

CIVIL ENGINEERING  
DEVELOPMENT CONSULTING  
NATURAL RESOURCES  
LAND SURVEYING  
303.703.4444  
1950 W. Littleton Blvd., Ste. 109  
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SOUTHWEST QUARTER, SECTION 21, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, COLORADO

