

QUIT CLAIM DEED

THIS DEED, Made this 7th day of November 1989,  
between  
TOWN OF LYONS, a Colorado Municipal  
Corporation  
of the \*County of Boulder and State of  
Colorado, grantor(s), and

STATE DOCUMENTARY FEE

NOV 20 1989

exempt

BOULDER COUNTY

whose legal address is P.O. Box 471, 13th and Spruce,  
Boulder, Colorado 80306  
of the County of Boulder and State of Colorado, grantee(s),  
Exemption and Docket #S.E. 89-29, approved 10/12/89

WITNESSETH, That the grantor(s), for and in consideration of the sum of

-----NO CONSIDERATION----- DOLLARS  
the receipt and sufficiency of which is hereby acknowledged, ha/s remised, released, sold, conveyed and QUIT CLAIMED, and by  
these presents do ~~es~~ remise, release, sell, convey and QUIT CLAIM unto the grantee(s), its heirs, successors and assigns,  
forever, all the right, title, interest, claim and demand which the grantor(s) ha/s in and to the real property, together with  
improvements, if any, situate, lying and being in the County of Boulder and State of  
Colorado, described as follows:

SEE ATTACHED AND INCORPORATED LEGAL DESCRIPTION

also known by street and number as: None.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in  
anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or equity, to  
the only proper use, benefit and behoof of the grantee(s), its heirs and assigns forever.

IN WITNESS WHEREOF, The grantor(s) ha/s executed this deed on the date set forth above.

ATTEST:

Carol A. Robb  
Carol A. Robb, Town Clerk  
(S E A L )

TOWN OF LYONS, BY:

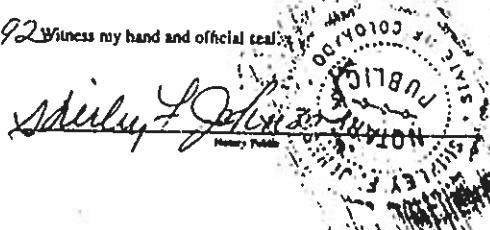
Tim Combs  
Tim Combs, Mayor

STATE OF COLORADO.

County of Boulder  
The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of November, 1989,  
by Tim Combs, Mayor, Town of Lyons, and Carol A. Robb, Town Clerk.

My commission expires 9-10

, 1992 Witness my hand and official seal



\*If in Denver, insert "City and."

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LEGAL DESCRIPTION

A tract of land located in the NE $\frac{1}{4}$ , Section 12, T3N, R71W of the 6th P.M., Boulder County, Colorado, more particularly described as follows:

All of the following described parcel lying within sixty feet (60') South-Southwest of the center line of Colorado State Highway 36 as the same exists on the date of deed.

Commencing at the North Quarter corner of said Section 12 from whence a government witness corner (2 inch brass cap) bears S89°17'50"W, 16.50 feet (deed S89°15'W) and considering the West line of said Northeast Quarter to bear S00°26'10"W (the S $\frac{1}{4}$  corner of said Section 12 being a 2-inch government brass cap) and with all other bearings contained herein relative thereto; thence S00°26'10"W, 323.25 feet to a point on the South right-of-way line of Colorado State Highway 36, said point being the True Point of Beginning; thence S87°59'37"E, 453.31 feet to the point of tangent to a spiral curve; thence along a spiral curve to the right, said curve being subtended by a chord bearing S84°55'20"E, 241.53 feet to the point of spiral to circular curve; thence 301.86 feet along the arc of said circular curve, said arc having a radius of 713.94 feet and being subtended by a chord bearing S66°30'22"E, 299.62 feet; thence leaving said right-of-way line, S78°33'32"W, 183.76 feet; thence S26°26'28"E, 155.30 feet; thence S78°33'32"W, 300.00 feet to a point on the Northeasterly right-of-way line of Apple Valley Road; thence along said right-of-way line the following courses and distances:

(1) N26°26'28"W, 155.30 feet; (2) thence N32°49'56"W, 74.64 feet; (3) thence N52°42'52"W, 88.75 feet; (4) thence N69°42'22"W, 125.40 feet; (5) thence N77°21'35"W, 254.16 feet; (6) thence N36°41'14"W, 29.54 feet; (7) thence N00°26'10"E, 13.37 feet along the West line of the NE $\frac{1}{4}$ , Section 12 to the True Point of Beginning; thus described tract containing 3.670 acres more or less.

TOGETHER WITH AND SUBJECT TO all easements and rights-of-way which exist and/or are of public record.

TAPE RECD

2-1

WARRANTY DEED

THIS DEED, Made this 7th day of November 1989.

between

TOWN OF LYONS, a Colorado Municipal Corporation

of the County of Boulder, State of Colorado, grantor(s) and

TOWN OF LYONS, a Colorado Municipal Corporation

whose legal address is 432 Fifth Avenue, Post Office Box 49, Lyons, Colorado 80542

STATE DOCUMENTARY FEE

NOV 20 1989

exempt

of the County of Boulder, State of Colorado, grantee(s):  
Exemption and Docket #89-29, approved 10/12/89

WITNESSETH, That the grantor(s), for and in consideration of the sum of

—NO CONSIDERATION— DOLLARS, the receipt and sufficiency of which is hereby acknowledged, he is granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell, convey, and confirm, unto the grantee(s), its heirs and assigns forever, all the real property, together with improvements, if any, situated, lying and being in the County of Boulder, State of Colorado.

SEE ATTACHED AND INCORPORATED LEGAL DESCRIPTION.

also known by street and number as:  
2186 Apple Valley Road, Lyons, Colorado

TOGETHER with all singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and remainder, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), its heirs and assigns forever. And the grantor(s), for its self, its heirs and personal representatives, do es covenant, grant, bargain, and agree to and with the grantee(s), its heirs and assigns, that at the time of the sealing and delivery of these presents, W.S. is well seized of the premises above conveyed, he is good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and he is good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature soever, except none.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) he is executed this deed on the date set forth above.

ATTEST:

Carol A. Robb  
CAROL A. ROBB, TOWN CLERK  
(SEAL)

TOWN OF LYONS, BY:

Tim Combs, Mayor

STATE OF COLORADO

County of Boulder  
The foregoing instrument was acknowledged before me this 7th day of November 1989  
by Tim Combs, Mayor, Town of Lyons, and Carol A. Robb, Town Clerk.  
My commission expires 9-10-92

317803  
7-12-89  
Done and delivered in the presence of  
Vince my law and official notary  
Shirley Johnson  
Notary Public  
My commission expires 9-10-92

\*If in Denver, insert "City and".

## LEGAL DESCRIPTION

A tract of land located in the NE $\frac{1}{4}$ , Section 12, T3N, R7W of the 6th P.M., Boulder County, Colorado, more particularly described as follows:

Commencing at the North Quarter corner of said Section 12 from whence a government witness corner (2 inch brass cap) bears S89°17'50"W, 16.50 feet (deed S89°15'W) and considering the West line of said Northeast Quarter to bear S00°26'10"W (the S $\frac{1}{4}$  corner of said Section 12 being a 2-inch government brass cap) and with all other bearings contained herein relative thereto; thence S00°26'10"W, 323.25 feet to a point on the South right-of-way line of Colorado State Highway 36, said point being the True Point of Beginning; thence S87°59'37"E, 455.31 feet to the point of tangent to a spiral curve; thence along a spiral curve to the right, said curve being subtended by a chord bearing S84°55'20"E, 241.53 feet to the point of spiral to circular curve; thence 301.86 feet along the arc of said circular curve, said arc having a radius of 713.94 feet and being subtended by a chord bearing S66°30'22"E, 299.62 feet; thence leaving said right-of-way line, S78°33'32"W, 183.76 feet; thence S26°26'28"E, 155.30 feet; thence S78°33'32"W, 300.00 feet to a point on the Northeasterly right-of-way line of Apple Valley Road; thence along said right-of-way line the following courses and distances:

(1) N26°26'28"W, 155.30 feet; (2) thence N32°49'56"W, 74.64 feet; (3) thence N52°42'52"W, 88.75 feet; (4) thence N69°42'22"W, 125.40 feet; (5) thence N77°21'35"W, 254.16 feet; (6) thence N36°41'14"W, 29.54 feet; (7) thence N00°26'10"E, 13.37 feet along the West line of the NE $\frac{1}{4}$ , Section 12 to the True Point of Beginning; thus described tract containing 3.670 acres more or less.

TOGETHER WITH AND SUBJECT TO all easements and rights-of-way which exist and/or are of public record.

84-SP-1020

WARRANTY DEED

THIS DEED, Made this 30th day of July 19 91  
between

TOWN OF LYONS, a Colorado Municipal Corporation  
P. O. Box 49, Lyons, Colorado 80540  
County of Boulder

THE COUNTY OF BOULDER,  
a body corporate and politic  
P. O. Box 471  
Boulder, Colorado 80306

of the County of Boulder, State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of **Three Thousand Five Hundred DOLLARS.**  
**(\$3500.00)** the receipt and sufficiency of which is hereby acknowledged, ha **s** granted, bargained, sold and conveyed, and by these presents do **es** grant, bargain, sell, convey, and confirm, unto the grantee(s), **its** heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Boulder, State of Colorado, described as follows:

See "EXHIBIT A" attached hereto and  
by this reference made a part hereof.

also known by street and number 11

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), **its** heirs and assigns forever. And the grantor(s), for **itself**, **its** heirs and personal representatives, do **es** covenant, grant, bargain, and agree to and with the grantee(s), **its** heirs and assigns, that at the time of the sealing and delivery of these presents, **it is** well seized of the premises above conveyed, ha **s** good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and ha **s** good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature soever, except **property taxes for year of closing, which Grantee assumes and agrees to pay.**

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), **its** heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) ha **s** executed this deed on the date set forth above.

**S. J. R.**  
Attest:  
**Carol A. Robb**  
9-10-92

TOWN OF LYONS, a Colorado Municipal Corporation

By: **Timothy P. Combs**, Mayor

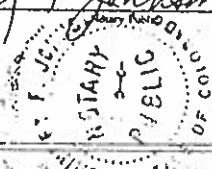
STATE OF COLORADO

County of BOULDER  
The foregoing instrument was acknowledged before me this 30th day of July 19 91  
by **TOWN OF LYONS, a Colorado Municipal Corporation**, by **Timothy P. Combs**  
My commission expires 9-10-92

} ss.

Witness my hand and official seal

**Shirley J. Johnson**



\*If in Denver, insert "City and".

"EXHIBIT A" attached thereto and  
by this reference made a part thereof.

A tract of land located in the Northeast Quarter of Section 12, Township 3 North, Range 71 West of the 6th Principal Meridian, in the County of Boulder, State of Colorado, being more particularly described as follows:

Considering the West line of the Northeast Quarter of said Section 12 as bearing, South 00°26'10" West and with all bearings contained herein relative thereto:

Commencing at the North Quarter corner of said Section 12 from which a government witness corner (2 inch brass cap) bears South 89°17'50" West, 16.50 feet; thence along the West line of said Northeast Quarter, South 00°26'10" West, 323.25 feet to a point on the South right-of-way line of Colorado State Highway 36; thence along said South right-of-way line, South 87°59'37" East. 389.80 feet to the POINT OF BEGINNING; thence continuing along said South right-of-way line, South 87°59'37" East, 63.51 feet to the point of tangent to a spiral curve; thence along the spiral curve to the right and the chord which bears, South 87°52'10" East, 25.50 feet; thence South 03°49'01" East, 68.91 feet; thence, South 89°31'38" West, 28.94 feet; thence, South 01°02'14" West, 34.93 feet to a point on a curve concave to the East having a central angle of 18°48'42", a radius of 337.10 feet and the chord of which bears South 17°52'43" East, 110.18 feet; thence along the arc of said curve 110.68 feet; thence, South 27°17'04" East, 28.99 feet to a point on the south line of a tract of land described in Reception No. 01014248 in Boulder County records; thence along said south line, South 78°33'32" West, 6.53 feet to a point on a Northeasterly right-of-way line of Apple Valley Road as described in said Reception No. 01014248; thence along said right-of-way line, North 32°49'56" West, 74.64 feet; thence, North 52°42'52" West, 43.28 feet to a point on a curve concave to the East having a central angle of 05°40'26", a radius of 379.10 feet and the chord of which bears North 11°18'35" West, 37.53 feet; thence leaving said Northeasterly right-of-way line and along the arc of said curve 37.54 feet; thence, North 10°52'56 West, 41.44 feet; thence, South 89°31'38" West, 14.00 feet; thence, North 00°28'22" West, 72.69 feet to the Point of Beginning.

and containing 11,406 square feet, more or less.

**WARRANTY DEED**

No. \_\_\_\_\_

To \_\_\_\_\_

STATE OF COLORADO, \_\_\_\_\_  
County of \_\_\_\_\_  
ss.

I hereby certify that this instrument was filed  
for record in my office this \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_\_.  
At \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded

in Book \_\_\_\_\_, Page \_\_\_\_\_  
Film No. \_\_\_\_\_, Reel No. \_\_\_\_\_  
Recorder, \_\_\_\_\_  
By \_\_\_\_\_ Deputy, \_\_\_\_\_  
Fees, \$ \_\_\_\_\_

Please return to:  
Public Works Dept.  
Attn: John Hamerlin

NON-EXCLUSIVE EASEMENT

This easement made this 17th day of June, 1991, between TOWN OF LYONS, a Colorado Municipal Corporation (hereinafter "Lyons"), whose address is P.O. Box 49, Lyons, Colorado 80540, and THE COUNTY OF BOULDER, a body corporate and politic of the State of Colorado (hereinafter County), whose legal address is Post Office Box 471, Boulder, Colorado 80306.

Lyons for and in consideration of the sum of ONE (\$1.00) DOLLAR and other valuable consideration, in hand paid by the County, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the County, its successors and assigns forever, a perpetual easement over, across and on, the following a tract of land, situated in the County of Boulder, State of Colorado, to-wit:

An easement on, over and across portion of a tract of land described in Reception No. 01014248, Boulder County records and located in the Northeast Quarter of Section 12, Township 3 North, Range 71 West of the 6th Principal Meridian, County of Boulder, State of Colorado, being more particularly described as follows:

Considering the West line of the Northeast Quarter of said Section 12 as bearing, South  $00^{\circ}26'10''$  West and with all bearings contained herein relative thereto:

Commencing at the North Quarter corner of said Section 12 from which a government witness corner (2 inch brass cap) bears South  $89^{\circ}17'50''$  West, 16.50 feet; thence along the West line of said Northeast Quarter, South  $00^{\circ}26'10''$  West, 323.25 feet to a point on the South right-of-way line of Colorado State Highway 36; thence along said South right-of-way line, South  $87^{\circ}59'37''$  East, 389.80 feet; thence, South  $00^{\circ}28'22''$  East, 24.07 feet to the approximate center line of the North St. Vrain Creek, said point being THE POINT OF BEGINNING; thence, South  $00^{\circ}28'22''$  East, 48.62 feet; thence, North  $89^{\circ}31'38''$  East, 14.00 feet; thence, South  $10^{\circ}52'56''$  East, 41.44 feet to a point on a concave to the East having a central angle of  $06^{\circ}09'12''$ , a radius of 379.10 feet and the chord of which bears South  $11^{\circ}32'58''$  East, 40.69 feet; thence along the arc of said curve 40.71 feet to a point on the proposed centerline of the county road, said point being on a curve concave to the North having a central angle of  $49^{\circ}33'39''$ , a radius of 25.00 feet and the chord of which bears North  $79^{\circ}24'28''$  West, 20.96 feet; thence along said proposed centerline and the arc of said curve 21.62 feet; thence, North  $54^{\circ}37'39''$  West, 0.61 feet to a point on a centerline of the existing county road, said point being on a curve concave to the Southwest having a central angle of  $22^{\circ}43'56''$ , a radius of 345.00 feet and the chord of which bears North  $65^{\circ}59'37''$  West, 135.98 feet; thence along said centerline and the arc of said curve 136.88 feet; thence, continuing along said centerline North  $77^{\circ}21'35''$  West, 44.74 feet; thence, North

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2°00'44" East, 76.42 feet to the approximate centerline of North t. Vrain Creek; thence along said centerline, South 83°54'58" ast, 156.80 feet to the Point of Beginning.

said parcel contains 16,102 square feet, more or less.

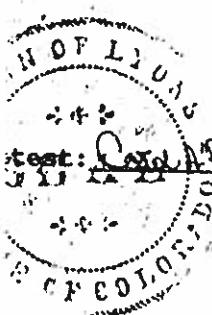
Said easement is for the purpose of providing and maintaining acilities as determined by the County, for a public facility to be onstructed in conjunction with the County's Apple Valley Road / N. t. Vrain Creek Bridge Replacement Project Number BR-071-024-NSV1, including by way of example, but not limited to: fishing, icnicking, hiking, biking, bird watching, and any and all other blic activities. The County, its successors, contractors or signs, and their agents and employees shall have the perpetual revocable right to survey, construct, repair, remove, replace, reconstruct, inspect, improve and maintain improvements for said on-exclusive easement and attendant facilities, together with full ight to control and limit access to and from any roadway or other povement upon said property.

Lyons retains the right to use said property for any and all purposes which will not interfere with the County's full use and joyment of the rights acquired herein. Provided, however, Lyons its successors, assigns and subsequent Grantees, will not use or prove said property or grant any easements upon, over, across or der said property without first obtaining the written consent of e County; such consent will not be unreasonably withheld provided at the attendant facilities, as determined by the County, are intained or restored by Lyons.

Lyons for itself, its successors and assigns, does covenant, ant, bargain and agree with the County, its successors and signs, that at the time of the signing and delivery of this easement, it is well seized of the property on which the easement above conveyed is located, and has good, sure, perfect, absolute and indefeasible estate, in law, in fee simple and has good right, ill power and lawful authority to grant, bargain, sell and convey the above easement in the manner and form set forth above, and that e property is free and clear from all former and other grants, argains, sales, liens, taxes, assessments, encumbrances and strictions of whatever kind or nature whatsoever.

IN WITNESS WHEREOF, Lyons has caused its name to be subscribed hereto, the day and year first written above.

TOWN OF LYONS, a Colorado Municipal Corporation



test: Carol A. Rabb

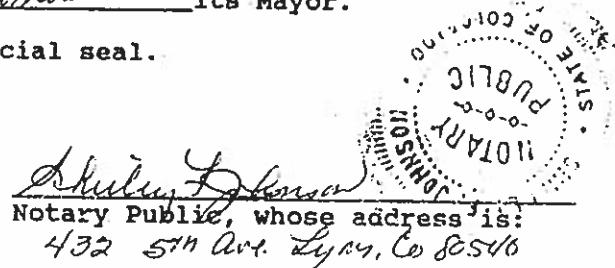
6-28-91  
Date

By: Timothy P. Clark  
Mayor

STATE OF COLORADO)  
: ss.  
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 1991, by TOWN OF LYONS, a Colorado Municipal Corporation, by Dorothy L. Coniba its Mayor.

WITNESS my hand and official seal.



Dorothy L. Coniba  
Notary Public, whose address is:  
432 5th Ave. Lyons, Co 80546

My commission expires : 9/10/92

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3-1  
401119946 07/30/91 03:34 PM REAL ESTATE RECORDS  
F1685 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

SLOPE EASEMENT

This easement made this 17th day of June, 1991, between TOWN OF LYONS, a Colorado Municipal Corporation (hereinafter "Lyons"), whose address is P.O. Box 49, Lyons, Colorado 80540, and THE COUNTY OF BOULDER, a body corporate and politic of the State of Colorado (hereinafter County), whose legal address is Post Office Box 471, Boulder, Colorado 80306.

Lyons for and in consideration of the sum of ONE (\$1.00) DOLLAR and other valuable consideration, in hand paid by the County, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the County, its successors and assigns forever, a perpetual easement over, across and on, the following a tract of land, situated in the County of Boulder, State of Colorado, to-wit:

A slope easement on, over and across portion of a tract of land described in Reception No. 01014248, Boulder County records and located in the Northeast Quarter of Section 12, Township 3 North, Range 71 West of the 6th Principal Meridian, County of Boulder, State of Colorado, being more particularly described as follows:

Considering the West line of the Northeast Quarter of said Section 12 as bearing, South  $00^{\circ}26'10''$  West and with all bearings contained herein relative thereto:

Commencing at the North Quarter corner of said Section 12 from which a government witness corner (2 inch brass cap) bears South  $89^{\circ}17'50''$  West, 16.50 feet; thence along the West line of said Northeast Quarter, South  $00^{\circ}26'10''$  West, 323.25 feet to a point on the South right-of-way line of Colorado State Highway 36, thence along said South right-of-way line, South  $87^{\circ}59'37''$  East, 453.31 feet to the point of tangent to a spiral curve; thence along the spiral curve to the right and the chord which bears, South  $87^{\circ}53'10''$  East, 25.50 feet; thence, South  $03^{\circ}49'01''$  East, 68.91 feet; thence, South  $89^{\circ}31'38''$  West, 11.94 feet to the POINT OF BEGINNING; thence, South  $00^{\circ}28'22''$  East, 30.50 feet; thence, North  $89^{\circ}31'38''$  East, 16.00 feet; thence, South  $00^{\circ}28'22''$  East, 21.00 feet; thence, South  $89^{\circ}31'38''$  West, 16.00 feet; thence, South  $00^{\circ}28'22''$  East, 25.00 feet; thence, North  $89^{\circ}31'38''$  East, 14.00 feet; thence, South  $00^{\circ}28'22''$  East, 17.00 feet; thence, South  $89^{\circ}31'38''$  West, 14.00 feet; thence, South  $00^{\circ}28'22''$  East, 12.16 feet to a point on a curve concave to the East having a central angle of  $12^{\circ}25'43''$ , a radius of 337.10 feet and the chord of which bears North  $14^{\circ}41'14''$  West, 72.96 feet; thence along the arc of said curve 73.12 feet; thence, North  $01^{\circ}02'14''$  East, 34.93 feet; thence, North  $89^{\circ}31'38''$  East, 17.00 feet to the Point of Beginning.

Said parcel contains 1,914 square feet, more or less.

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Said easement is for the purpose of providing and maintaining lateral support and a proper drainage grade, as determined by the Boulder County Public Works Department, for a public roadway, road shoulder and attendant road improvements and construction in conjunction with the County's Apple Valley Road / N. St. Vrain Creek Bridge Replacement Project Number BR-071-024-NSV1. The County, its successors, contractors or assigns, and their agents and employees shall have full right to enter at all times upon said premises to survey, construct, repair, remove, replace, reconstruct, inspect, improve and maintain a suitable slope which will provide the above mentioned lateral support and drainage grade.

Lyons retains the right to use said property for any and all purposes which will not interfere with the County's full use and enjoyment of the rights acquired herein. Provided, however, Lyons or its successors, assigns and subsequent Grantees, will not use or improve said property or grant any easements upon, over, across or under said property without first obtaining the written consent of the County; such consent will not be unreasonably withheld provided that the lateral support and a proper drainage grade, necessary for the roadway and its attendant facilities, as determined by the Boulder County Public Works Department, are maintained.

Lyons for itself, its successors and assigns, does covenant, grant, bargain and agree with the County, its successors and assigns, that at the time of the signing and delivery of this easement, it is well seized of the property on which the easement above conveyed is located, and has good, sure, perfect, absolute and indefeasible estate, in law, in fee simple and has good right, full power and lawful authority to grant, bargain, sell and convey the above easement in the manner and form set forth above, and that the property is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever.

IN WITNESS WHEREOF, the Lyons has caused its name to be subscribed hereto, the day and year first written above.

TOWN OF LYONS, a Colorado  
Municipal Corporation



\* Attest: Tom J. Ratto

6-28-91  
Date

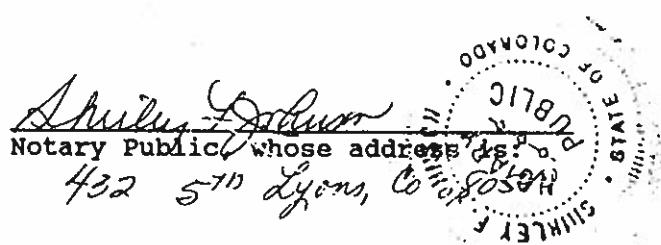
By: Timothy P. Clark  
Mayor

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STATE OF COLORADO}  
: ss.  
COUNTY OF BOULDER}

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 1991, by TOWN OF LYONS, a Colorado Municipal Corporation, by Timothy P. Combe its Mayor.

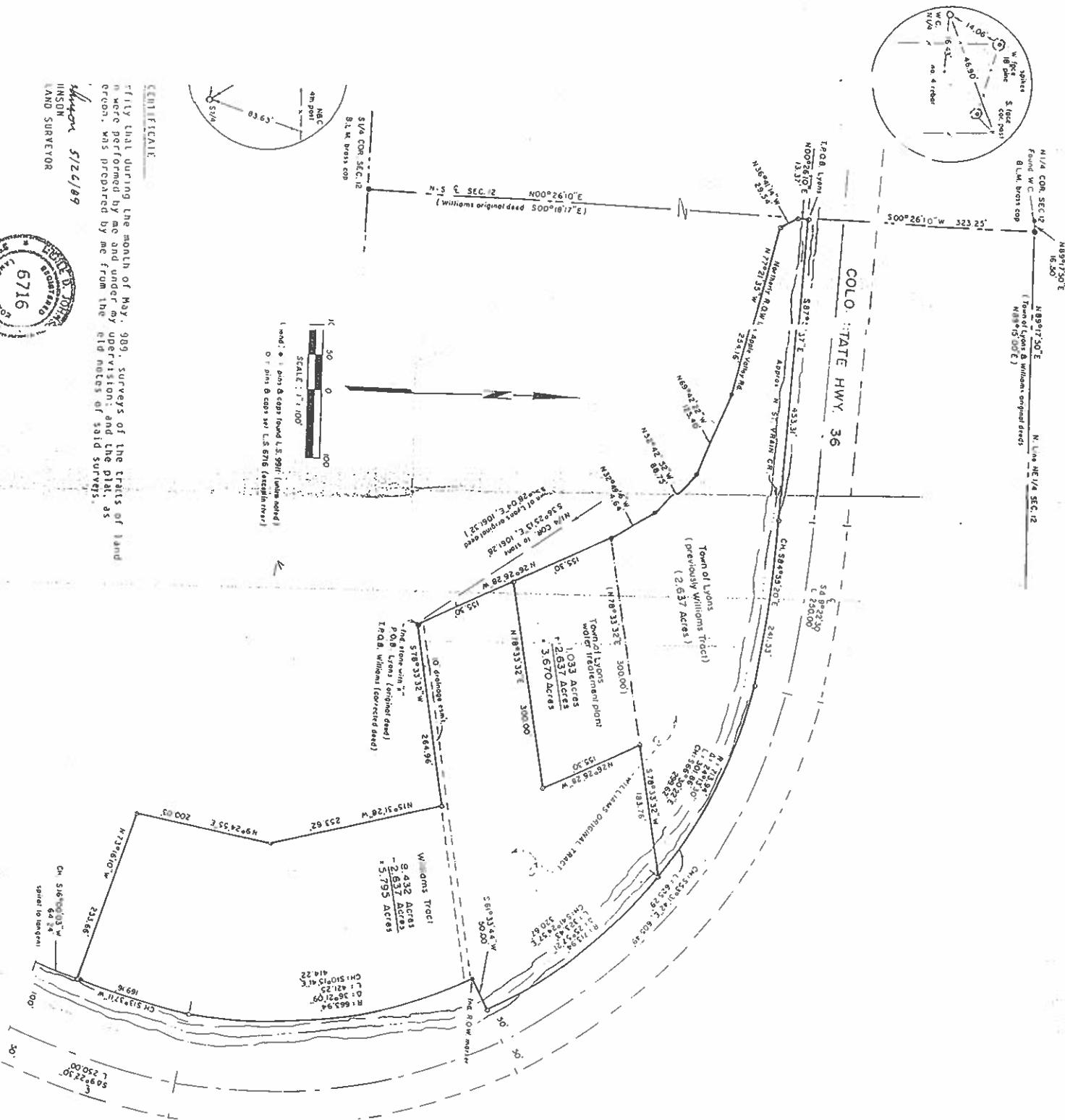
WITNESS my hand and official seal.

*Shirley Dohm*  
Notary Public, whose address is  
432 5<sup>th</sup> Lyons, CO 80540  


My commission expires : 9-10-92

CENTRAL

Johnson 5/26/11  
INSON  
LAND SURVEYOR



contained herein relative thereto; thence  $S36^{\circ}25'13''E$ , 1061.28 feet to on the Easterly right-of-way line of Apple Valley Road; thence  $N26^{\circ}26'$  thence  $N78^{\circ}33'32''E$ , 300.00 feet; thence  $N26^{\circ}26'28''W$ , 155.30 feet; then Southerly right-of-way line of Colorado Highway 36; thence along said distances:

- (1) 323.43 feet along the arc of a non-tangent curve, said arc to 320.67 feet; (2) thence  $S61^{\circ}33'44''W$ , 50.00 feet to a point on a curve, said marker;
- (3) thence 421.25 feet along the arc of a curve to the right, said subtended by a chord bearing  $S10^{\circ}15'41''E$ , 414.22 feet, to a (4) thence along a spiral curve to the right, said curve being 1 feet, to a point from which the point of spiral to tangent is

thence leaving said highway right-of-way line,  $N73^{\circ}16'10''W$ , 253.66 feet  $N15^{\circ}31'28''W$ , 253.62 feet; thence  $S78^{\circ}33'32''W$ , 264.96 feet to the True TOGETHER WITH AND SUBJECT TO all easements and rights-of-way which exist

TOWN OF LYONS WATER TREATMENT PLANT - TRACT "A"

A tract of land located in the NE $\frac{1}{4}$ , Section 12, T3N, R71W of the 6th described as follows:

Commencing at the North Quarter corner of said Section 12 from whence bears  $S89^{\circ}17'50''W$ , 16.50 feet (deed  $S89^{\circ}15'W$ ) and considering the West  $S00^{\circ}26'10''W$  (the SW corner of said Section 12 being a 2-inch government contained herein relative thereto; thence  $S00^{\circ}26'10''W$ , 323.25 feet to State Highway 36, said point being the True Point of Beginning; thence to a spiral curve; thence along a spiral curve to the right, said curve 241.53 feet to the point of spiral to circular curve; thence 301.86 feet having a radius of 713.94 feet and being subtended by a chord bearing right-of-way line,  $S78^{\circ}33'32''W$ , 183.76 feet; thence  $S26^{\circ}26'28''E$ , 155.1 on the Northeasterly right-of-way line of Apple Valley Road; thence all and distances:

- (1)  $N26^{\circ}26'28''W$ , 155.30 feet; (2) thence  $N32^{\circ}49'56''W$ , 74.64 feet; (4) thence  $N69^{\circ}42'22''W$ , 125.40 feet; (5) thence  $N77^{\circ}21'35''W$ , 254.1 (7) thence  $N00^{\circ}26'10''E$ , 13.37 feet along the West line of the NE $\frac{1}{4}$ , thus described tract containing 3.670 acres more or less. TOGETHER WITH AND SUBJECT TO all easements and rights-of-way which exist