

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M. \_\_\_\_\_ 19 \_\_\_\_\_

Reception No. 740240

10-21-63

B. 1206

R. 526

Recorder

THIS DEED, Made this \_\_\_\_\_ day of \_\_\_\_\_  
Lord one thousand nine hundred and sixty-three between

in the year of our

COUNTY OF BOULDER,

of the County of Boulder and State of Colorado, of the first part, and

DEPARTMENT OF HIGHWAYS, STATE OF COLORADO,

of the County of Denver and State of Colorado, of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have remised, released, sold, conveyed and quit-claimed, and by these presents do remise, release, sell, convey and quit-claim unto the said party of the second part, its heirs and assigns forever, all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described real property situate, lying and being in the County of Boulder and State of Colorado, to-wit:

A tract or parcel of land, No. 12 of Grantee's Project No. C 07-0160-03 containing 0.315 acres, more or less, in \*NW $\frac{1}{4}$  of Section 13, T. 1 S., R. 73 W., in Boulder County, Colorado, said tract being more particularly described as follows:

Beginning at a point (the NE. Corner Lot 7, Block 11, Town of Nederland)  
102.608 ft. right of highway centerline, engineer station 571+69.53, which point bears S. 23° 32' 15" W., a distance of 1,459.276 ft., from the N $\frac{1}{4}$  Corner Section 13, Township 1 S., R. 73 W., 6th Principal Meridian.

1. Thence S. 00° 00' 00" E., a distance of 112.014 ft.;
2. Thence S. 00° 00' 00" E., a distance of 8.286 ft.;
3. Thence S. 90° 00' 00" W., a distance of 40.000 ft.;
4. Thence S. 00° 00' 00" E., a distance of 100.000 ft.;
5. Thence S. 90° 00' 00" W., a distance of 40.000 ft.;
6. Thence N. 00° 00' 00" E., a distance of 68.709 ft.;
7. Thence N. 00° 00' 00" E., a distance of 154.451 ft.;
8. Thence S. 87° 57' 00" E., a distance of 80.052 ft.;

to the point of beginning.

The above parcel contains 0.315 acres, more or less, of which 0.172 acres are in the right of way of the existing road. This leaves a balance of 0.143 acres.

\*Lots 5, 6 & 7, Block 11, Town of Nederland.

PARCEL NO. 13

ALSO

A tract or parcel of land containing 0.184 acres, more or less, in the \*NW $\frac{1}{4}$  of Section 13, T. 1 S., R. 73 W., in Boulder County, State of Colorado, said tract being more particularly described as follows:

Beginning at a point (the NE. Corner of Lot 1, Block 12, Town of Nederland)  
56.355 ft. right of highway centerline, engineer station 573+38.95, which point bears S. 26° 21' 58" W., a distance of 1,627.459 feet from the N $\frac{1}{4}$  corner of Section 13, T. 1 S., R. 73 W., 6th Principal Meridian;

1. Thence S. 00° 00' 00" E., a distance of 65.210 ft.;
2. Thence S. 00° 00' 00" E., a distance of 34.790 ft.;
3. Thence S. 90° 00' 00" W., a distance of 55.305 ft.;
4. Thence S. 90° 00' 00" W., a distance of 24.695 ft.;
5. Thence N. 00° 00' 00" E., a distance of 100.000 ft.;
6. Thence N. 90° 00' 00" E., a distance of 80.000 ft.;

to the point of beginning.

The above parcel contains 0.184 acres, more or less, of which 0.034 acres are in the right of way of the existing road.

\* Lots 1 & 2, Block 12, Town of Nederland.

PARCEL NO. 16

ALSO

A tract or parcel of land containing 0.195 acres, more or less, in \*NW $\frac{1}{4}$  of Section 13, T. 1 S., R. 73 W., in Boulder County, State of Colorado, said tract being more particularly described as follows:

Beginning at a point (the NE. Corner of Lot 8, Block 13, Town of Nederland)  
35.395 ft. left of highway centerline, engineer station 574+91.55, which point bears S. 26° 23' 09" W., a distance of 1,806.343' from the N $\frac{1}{4}$  corner of Section 13, T. 1 S., R. 73 W., 6th Principal Meridian;

1. Thence S. 00° 00' 00" E., a distance of 24.227 ft.;
2. Thence along the arc of a curve to the left with a radius of 1,377.400 ft., a distance of 102.090 ft. (the chord of which arc bears S. 51° 36' 37" W., a distance of 102.059 ft.);
3. Thence S. 00° 00' 00" E., a distance of 12.394 ft.;
4. Thence S. 90° 00' 00" W., a distance of 14.301 ft.;
5. Thence S. 90° 00' 00" W., a distance of 25.699 ft.;

8. Thence N. 90° 00' 00" E., a distance of 60.702 ft.;  
9. Thence N. 90° 00' 00" E., a distance of 59.298 ft.,  
to the point of beginning.

The above parcel contains 0.195 acres, more or less, of which 0.138 acres are in the right of way of the existing road.

\* Lot 6 & portions of Lots 7 & 8, Block 13, Town of Nederland.

PARCEL NO. 18

ALSO

A tract or parcel of land containing 0.092 acres, more or less in the \*NW¼ of Section 13, T. 1 S., R. 73 W., in Boulder County, Colorado, said tract being more particularly described as follows:

Beginning at a point (the SE. Corner of Lot 10, Block 21, Town of Nederland) 3.005 ft. right of highway centerline, engineer station 576+96.35, which point bears S. 29° 46' 08" W., a distance of 1,979.37 ft. from the NW corner of Section 13, T. 1 S., R. 73 W., 6th Principal Meridian;

1. Thence S. 90° 00' 00" W., a distance of 40.000 ft.;
2. Thence N. 00° 00' 00" E., a distance of 100.000 ft.;
3. Thence N. 90° 00' 00" E., a distance of 40.000 ft.;
4. Thence S. 00° 00' 00" E., a distance of 100.000 ft.,

to the point of beginning.

The above parcel contains 0.092 acres, more or less.

\* Lot 10, Block 21, Town of Nederland.

PARCEL NO. 22

ALSO

A tract or parcel of land containing 0.019 acres, more or less, in the \*NW¼ of Section 13, T. 1 S., R. 73 W., in Boulder County, Colorado, said tract being more particularly described as follows:

Beginning at a point (the NW. Corner of Lot 5, Block 20, Town of Nederland) 37.23 ft. left of highway centerline, engineer station 580+15.46, which point bears N. 70° 50' 08" E., a distance of 1,785.74 ft. from the W¼ corner of Section 13, T. 1 S., R. 73 W., 6th Principal Meridian;

1. Thence N. 90° 00' 00" E., a distance of 46.916 ft.;
2. Thence along the arc of a curve to the right with a radius of 352.480 ft., a distance of 58.127 ft. (the chord of which arc bears S. 53° 54' 16.5" W., a distance of 58.061 ft.);
3. Thence N. 00° 00' 00" E., a distance of 34.205 ft.,

to the point of beginning.

The above parcel contains 0.019 acres, more or less, of which 0.018 acres are in the right of way of the existing road.

\* A portion of Lot 5, Block 20, Town of Nederland.

PARCEL NO. 27

ALSO

A tract or parcel of land containing 0.032 acres, more or less, in the \*northwest quarter of Section 13, T. 1 S., R. 73 W., in Boulder County, Colorado, said tract being more particularly described as follows:

Beginning at a point (the SE. corner of Lot 1, Block 2, Dyers Addition to Nederland) 31.77 ft. Rt. of highway centerline, engineer station 539+70.017 which point bears N. 68° 55' 51" E. a distance of 907.441' from the west ¼ corner of Section 13, T. 1 S., R. 73 W., 6th P.M.

1. Thence S. 90° 00' 00" W., a distance of 18.256 ft.;
2. Thence along the arc of a curve to the right with a radius of 310.440 ft., a distance of 101.416 ft. (the chord of which arc bears N. 07° 55' 38" E., a distance of 100.965 ft.);
3. Thence N. 90° 00' 00" E., a distance of 4.313 ft.;
4. Thence S. 00° 00' 00" E., a distance of 100.000 ft., to the point of beginning.

The above parcel contains 0.032 acres, more or less.

\* A portion of Lot 1, Block 2 Dyers Addition to Nederland.

PARCEL NO. 32

ALSO

A tract or parcel of land containing 0.459 acres, more or less, in \*Section NW¼ 13, T. 1 S., R. 73 W., in Boulder County, Colorado, said tract being more particularly described as follows:

Beginning at a point (the NW. corner of Lot 5, Block 23, Town of Nederland) 23.813 ft. Lt. of highway centerline, engineer station 593+93.95, which point bears N. 86° 45' 05" E. a distance of 1,168.654 ft. from the W¼ corner of Section 13, T. 1 S., R. 73 W., 6th Principal Meridian.

1. Thence N. 90° 00' 00" E., a distance of 200.000 ft.;
2. Thence S. 00° 00' 00" E., a distance of 94.745 ft.;
3. Thence S. 00° 00' 00" E., a distance of 5.255 ft.;
4. Thence S. 90° 00' 00" W., a distance of 200.000 ft.;
5. Thence N. 00° 00' 00" E., a distance of 74.513 ft.;
6. Thence E. 00° 00' 00" E., a distance of 25.437 ft.,

to a point of beginning.

The above parcel contains 0.459 acres, more or less, of which 0.253 acres are in the right of way of the existing road.

\* All of Lots 1 through 5, Block 23, Town of Nederland.

Reserving unto the grantor or grantors all coal, oil, gas and other hydrocarbons, and all clay and other valuable minerals in and under said premises; provided, however, and the grantor or grantors hereby covenant and agree, that the grantees shall forever have the right to take and use, without payment of further compensation to the

ILLINOIS  
STATE OF COLORADO,

County of Cook

} ss.

I, JACKSON L. BOUGHNER

in and for said County

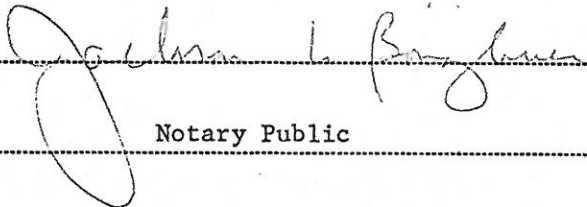
in the State aforesaid, do hereby certify that

Alice K. Horan,

personally known to me to be the person whose name is subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument of writing as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal, this 7<sup>th</sup> day of October A. D. 19 63.

My Commission expires March 28 19 63

  
Notary Public

XERO COPY

C 07-0160-03

Nederland - North  
Parcels #12, 13, 16, 18, 22,  
27 & 32

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

QUIT CLAIM DEED

COUNTY OF BOULDER

TO

DEPARTMENT OF HIGHWAYS,  
STATE OF COLORADO

STATE OF COLORADO, )  
 ) SS

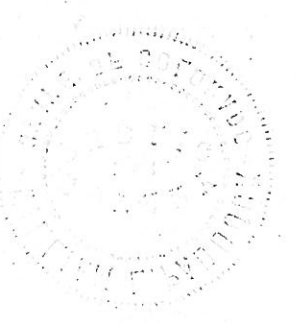
County of \_\_\_\_\_  
I hereby certify that this Deed was  
filed for record on the \_\_\_\_\_  
day of \_\_\_\_\_ A.D. 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in my  
office and duly recorded in Book \_\_\_\_\_  
Page No. \_\_\_\_\_.

Recorder

By \_\_\_\_\_ Deputy

Fees, \$ \_\_\_\_\_

When Recorded Return to \_\_\_\_\_



XERO COPY

XERO COPY

XERO COPY

# Know All Men By These Presents

That I, or We, BOULDER VALLEY SCHOOL DISTRICT NO. RE-2

the Grantor or Grantors,

of the \_\_\_\_\_ and County of Boulder, and State of Colorado

for and in consideration of the sum of TEN DOLLARS and other good and valuable considerations to the said Grantor or Grantors in hand paid, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do hereby GRANT, BARGAIN, SELL AND CONVEY unto

## The Department of Highways, State of Colorado,

Grantee, its successors and assigns forever, the following real property situate in the \_\_\_\_\_ and County of Boulder, and State of Colorado, to-wit:

A tract or parcel of land, No. 17 of Grantee's Project No. C 07-0160-03 containing 0.007 acres, more or less, in the NW $\frac{1}{4}$  of Section 13, Township 1 South, Range 73 West, in Boulder County, State of Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point (the NW corner of Lot 5, Block 13, Town of Nederland), 37.905 feet left of highway centerline, Engineer Station 576+51.92, which point bears S. 28° 14' 19" W. a distance of 1,950.275 feet from the N $\frac{1}{4}$  corner of Section 13, T. 1 S., R. 73 W., 6th P.M.;

1. Thence N. 90° 00' 00" E. a distance of 25.699 feet;
2. Thence along the arc of a curve to the left with a radius of 1,377.400 feet, a distance of 34.584 feet (the chord of this arc bears S. 47° 58' 49.5" W. a distance of 34.581 feet);
3. Thence N. 0° 00' 00.0" E. a distance of 23.153 feet, to the point of beginning.

The above described parcel contains 0.007 acres, more or less.

### ALSO PARCEL NO. 20

A tract or parcel of land No. 20 of Colorado Department of Highways Project No. C 07-0160-03 containing 0.308 acres, more or less, in the NW $\frac{1}{4}$  of Section 13, Township 1 South, Range 73 West, in Boulder County, State of Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point (the NE corner of Lot 1, Block 21, Town of Nederland) 3.005 feet right of highway centerline, Engineer Station 576+96.35, which point bears S. 29° 46' 08" W., a distance of 1,979.37 feet from the N $\frac{1}{4}$  corner of Section 13, T. 1 S., R. 73 W., 6th P.M.;

1. Thence S. 00° 00' 00" E. a distance of 4.169 feet;
2. Thence S. 00° 00' 00" E. a distance of 95.831 feet;
3. Thence S. 90° 00' 00" W. a distance of 90.541 feet;
4. Thence S. 90° 00' 00" W. a distance of 90.488 feet;
5. Thence N. 43° 42' 42" E. a distance of 49.819 feet;
6. Thence along the arc of a curve to the right with a radius of 1,498.400 feet, a distance of 86.141 feet (the chord of this arc bears N. 42° 01' 49" E. a distance of 86.130 feet);
7. Thence N. 90° 00' 00" E. a distance of 88.918 feet, to the point of beginning.

The above described parcel contains 0.308 acres, more or less, of which 0.146 acres are in the right of way of the present road.

(continued).

ALSO PARCEL NO. 21

A tract or parcel of land No. 21 of Colorado Department of Highways Project No. C 07-0160-03 containing 0.220 acres, more or less, in the NW $\frac{1}{4}$  of Section 13, Township 1 South, Range 73 West, in Boulder County, State of Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point (the SW corner of Lot 6, Block 20, Town of Nederland) 37.28 feet left of highway centerline, Engineer Station 580+15.46, which point bears N. 70° 50' 00" E. a distance of 1,785.74 feet from the W $\frac{1}{4}$  corner of Section 13, T. 1 S., R. 73 W., 6th P.M.;

1. Thence N. 00° 00' 00" E. a distance of 46.742 feet;
2. Thence N. 00° 00' 00" E. a distance of 53.258 feet;
3. Thence N. 90° 00' 00" E. a distance of 52.766 feet;
4. Thence N. 90° 00' 00" E. a distance of 91.153 feet;
5. Thence S. 43° 42' 42" W. a distance of 85.254 feet;
6. Thence along the arc of a curve to the right with a radius of 352.480 feet a distance of 54.118 feet (the chord of this arc bears S. 44° 46' 54.5" W. a distance of 54.065 feet);
7. Thence S. 90° 00' 00" W. a distance of 46.916 feet, to the point of beginning.

The above described parcel contains 0.220 acres, more or less, of which 0.119 acres are in the right of way of the present road.

ALSO PARCEL NO. 23

A tract or parcel of land No. 23 of Colorado Department of Highways Project No. C 07-0160-03 containing 0.918 acres, more or less, in the NW $\frac{1}{4}$  of Section 13, Township 1 South, Range 73 West, in Boulder County, State of Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point (the NE corner of Lot 1, Block 25, Town of Nederland) 7.47 feet left of highway centerline, Engineer Station 580+63.87, which point bears N. 70° 10' 59" E. a distance of 1,729.177 feet from the W $\frac{1}{4}$  corner of Section 13, T. 1 S., R. 73 W., 6th P.M.;

1. Thence S. 00° 00' 00" E. a distance of 100.000 feet;
2. Thence S. 90° 00' 00" W. a distance of 200.000 feet;
3. Thence N. 00° 00' 00" E. a distance of 79.753 feet;
4. Thence N. 00° 00' 00" E. a distance of 120.247 feet;
5. Thence N. 90° 00' 00" E. a distance of 200.000 feet;
6. Thence S. 00° 00' 00" E. a distance of 91.752 feet;
7. Thence S. 00° 00' 00" E. a distance of 8.248 feet; to the point of beginning.

The above described parcel contains 0.918 acres, more or less, of which 0.147 acres are in the right of way of the present road.

ALSO PARCEL NO. 24 )

A tract or parcel of land No. 24 of Colorado Department of Highways Project No. C 07-0160-03 containing 0.918 acres, more or less, in the NW $\frac{1}{4}$  of Section 13, Township 1 South, Range 73 W., in Boulder County, State of Colorado, said tract or parcel being more particularly described as follows:

(continued)

Cont. > Beginning at a point (the NE corner of Lot 1, Block 30, Town of Nederland) 12.00 feet right of highway centerline, Engineer Station 583+26.41, which point bears N. 66° 47' 07" E. a distance of 1,487.189 feet from the W $\frac{1}{4}$  corner of Section 13, T. 1 S., R. 73 W., 6th P.M.;

1. Thence S. 00° 00' 00" E. a distance of 12.074 feet;
2. Thence S. 00° 00' 00" E. a distance of 87.926 feet;
3. Thence S. 90° 00' 00" W. a distance of 200.000 feet;
4. Thence N. 00° 00' 00" E. a distance of 104.306 feet;
5. Thence N. 00° 00' 00" E. a distance of 95.694 feet;
6. Thence N. 90° 00' 00" E. a distance of 200.000 feet;
7. Thence S. 00° 00' 00" E. a distance of 100.000 feet, to the point of beginning.

The above described parcel contains 0.918 acres, more or less, of which 0.275 acres are in the right of way of the present road.

Reserving unto the grantor or grantors all coal, oil, gas and other hydrocarbons, and all clay and other valuable minerals in and under said premises; provided, however, and the grantor or grantors hereby covenant and agree, that the grantee shall forever have the right to take and use, without payment of further compensation to the grantor or grantors, any and all sand, gravel, earth, rock and other road building materials found in or upon said Parcel Nos. 17, 20, 21, 23 and 24. The grantor or grantors further covenant and agree that no exploration for, or development of any of the products hereby reserved, will ever be conducted on or from the surface of the premises hereinabove described, and that in the event any of such operations may hereafter be carried on beneath the surface of said premises, the grantor or grantors shall perform no act which may impair the sub-surface or lateral support of said premises. This reservation, and the covenants and agreements hereunder, shall inure to and be binding upon the grantor or grantors, and their heirs, personal and legal representatives, successors and assigns forever.

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 the estate, right, title, interest, claim and demand whatsoever of the said Grantor or Grantors, either in law or equity, of, in and to the above bargained premises, with the hereditaments and the appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said Grantee and its successors and assigns forever. And the said Grantor or Grantors, for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said Grantee and its successors and assigns, that at the time of the execution and delivery of these presents, they were well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in Fee Simple, and had good right, full power and lawful authority to grant, bargain, sell and convey the same in the manner and form aforesaid; that the same are free and clear from all other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, by, through or under the Grantor or Grantors; that the said Grantor or Grantors will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the said Grantee, and its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the said Grantor or Grantors.

IN WITNESS WHEREOF, the said Grantor or Grantors have hereunto set their hands this 17th day of January, A.D., 19 64.

~~Signed in the presence of~~  
Attest: Dera Lee Keen  
Secretary

BOULDER VALLEY SCHOOL DISTRICT NO. RE-2  
By Frederick W. Bierhaus  
President

STATE OF COLORADO  
and County of BOULDER } ss.

The foregoing instrument was acknowledged before me this 17th day of January, 19 64,  
by FREDERICK W. BIERHAUS and DERA LEE KEEN.

WITNESS my hand and Official Seal,  
My Commission Expires: August 29, 1967. Sandra R. Ogden  
Notary Public

STATE OF \_\_\_\_\_  
and County of \_\_\_\_\_ } ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_,  
by \_\_\_\_\_

WITNESS my hand and Official Seal,  
My Commission Expires: \_\_\_\_\_  
Notary Public

|                            |  |   |  |                    |
|----------------------------|--|---|--|--------------------|
| PROJECT C 07-01 10-03      | <b>SPECIAL Warranty Deed</b><br>FROM<br>Boulder Valley School District<br>No. RE-2 of Boulder County,<br>Colorado<br>TO<br>The Department of Highways<br>State of Colorado | STATE OF COLORADO   | I, the County Clerk and Recorder of the County aforesaid, do hereby certify that the within document was filed for record in my office on the _____ day of _____, A.D., 19____, at the hour of _____ A.M., and was thereafter by me duly recorded in Book _____, Page _____ of the records of my office. | Clerk and Recorder |
| LOCATION Nederland-North   |  | _____ and County of _____ } ss.   |  | Deputy             |
| PARCEL 17, 20, 21, 23 & 24 |  |   |  |                    |
|                            |  | AFTER RECORDING PLEASE MAIL TO:<br>The Department of Highways of the State of Colorado<br>Highway Office Building<br>4201 East Arkansas Avenue<br>Denver, 22, Colorado<br>ATTENTION: Right of Way Section |  |                    |