Commissioner Griffin moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION NO. CC13-024

Case Number:	11-110801RC
Applicant/Owner:	Brad Lutz
Location:	1634, 1694, 1754, 1635 Sky Bear Trail and PIN 41-223-01-005 Section 22, Township 4 South, Range 71 West
Purpose:	To rescind the Sky Bear Rural Cluster Map and terminate associated conservation easement and rural cluster land division agreement.
Approximate Area:	79.51 Acres

WHEREAS, Brad Lutz filed an application with the Planning and Zoning Division of Jefferson County to approve a proposed rural cluster development known as the Sky Bear Rural Cluster Map, which was approved by the Board of County Commissioners on January 22, 2002, and recorded March 12, 2002 at Reception No. F1440624 (the "Sky Bear Rural Cluster Map").

WHEREAS, in conjunction with the approval of the Sky Bear Rural Cluster Map, the County required the Applicant to execute that certain Deed of Conservation Easement in Gross and that certain Rural Cluster Land Division Agreement both recorded March 12, 2002, and recorded at Reception Nos. F1440625 and F1440626 respectively in the Jefferson County real property records.

WHEREAS, the applicant never developed the property pursuant to the terms of the Sky Bear Rural Cluster Map and the property remains vacant.

WHEREAS, the Applicant has a party interested in purchasing the property, but the purchaser only desires to purchase two lots that are not encumbered by the rights and obligations of the Sky Bear Rural Cluster Map.

WHEREAS, Brad Lutz filed an application with the Planning and Zoning Division of Jefferson County to rescind the previously approved rural cluster development known as the Sky Bear Rural Cluster Map.

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on July 13, 2011, at which time the Planning Commission, by formal resolution, recommended approval of the rescission of the Sky Bear Rural Cluster Map and termination of the associated conservation easement and rural cluster land division agreement.

WHEREAS, after notice as provided by law, a public hearing was held by this Board on January 22, 2013, continued from November 1, 2011, October 18, 2011, September 27, 2011, August 23, 2011, July 26, 2011, and from July 19, 2011.

WHEREAS, the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and all interested parties were heard at those hearings.

WHEREAS, the proposed rescission of the Sky Bear Rural Cluster Map is compatible with existing and allowable land uses in the surrounding area because the overall number of lots will decrease and the lot size will return to parcels of land over 35 acres.

WHEREAS, the rescission of the Sky Bear Rural Cluster Map will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

NOW, THEREFORE, BE IT RESOLVED that Case No. 11-110801RC rescission of the Sky Bear Rural Cluster Map recorded at Reception No. F1440624 on March 12, 2002, be and hereby is APPROVED, and the property included within the Sky Bear Rural Cluster Map shall be returned to its original legal description prior to approval of the rural cluster as more particularly described on that certain Warranty Deed recorded November 9, 1999 and recorded at Reception No. F0974949, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Board of County Commissioners further authorize: 1) the Chairman of the Board to sign the Termination of Deed of Conservation Easement in Gross and the Termination of Rural Cluster Land Division Agreement as approved to form by the County Attorney's Office; and 2) the County Attorney's Office to cause said documents to be recorded in the Jefferson County Clerk & Recorder's Office.

Commissioner Tighe seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Faye Griffin	Aye
Commissioner Casey Tighe	Aye
Commissioner Donald Rosier, Chairman	Aye

The Resolution was adopted by unanimous vote of the Board of County Commissioners of the County of Jefferson, State of Colorado.

Dated: January 22, 2013

I, Debbie Quinn, Deputy Clerk to the Board of County Commissioners do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Board of County Commissioners at a regular hearing held in Jefferson County, Colorado on January 22, 2013.

_____

Deputy Clerk to the Board

Exhibit A

RECEPTION NO. F0974949
11/09/1999 13:38:21 PG: 001-004
PAGE FEE: 20.00 DOC.FEE: 95.00
RECORDED IN JEFFERSON COUNTY, COLORADO

filed for record the _____ day of _____, A.D. 19____, at _____ o'clock ____ M. _____ RECORDER.
Reception No. _____ By _____ DEPUTY.

WARRANTY DEED

THIS DEED, Made on this day of November 05, 1999,
between D. MARK SPENCER AND EMILY B. SPENCER

of the _____ County of JEFFERSON and State of Colorado, of the Grantor(s), and
BRAD LUTZ

whose legal address is : ~~34187 CACTUS~~ 4325 Stonecliff Dr., DRIVE, EVERGREEN, CO 80439
of the _____ County of JEFFERSON and State of Colorado, of the Grantee(s):

WITNESS, that the Grantor(s), for and in consideration of the sum of ($950,000.00) DOLLARS
*** Nine Hundred Fifty Thousand and 00/100 ***
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 the Grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the _____ County of JEFFERSON and State of Colorado, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATE DOCUMENTARY FEE
Date
$ 95.00

also known as street number KERR GULCH ROAD (VACANT LAND) . EVERGREEN, CO 80439

TOGETHER with all and singular and 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 appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful 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 GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 1999 AND SUBSEQUENT YEARS , AND SUBJECT TO THOSE EXCEPTIONS REFERRED TO IN TITLE INSURANCE COMMITMENT NO. D700385 ISSUED BY LAND TITLE GUARANTEE COMPANY.

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

D. MARK SPENCER

EMILY B. SPENCER

STATE OF Colorado)
)ss.
_____ County of JEFFERSON)

NORMAN P. KAISER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 07/06/...

The foregoing instrument was acknowledged before me on this day of November 05, 1999
by D. MARK SPENCER AND EMILY B. SPENCER By D. Mark Spencer as Attorney in Fact

My commission expires 7-6-2001
Witness my hand and official seal.

Notary Public

Name and Address of Person Creating Newly Created Legal Description (30-35-106.5, C.R.S.)

Escrow# EV700385
Title# D700385

LAND TITLE

When Recorded Return to: BRAD LUTZ
4325 Stonecliff Drive
~~34187 CACTUS DRIVE~~
EVERGREEN, CO 80439

Form No. 932 Rev 4-94. WARRANTY DEED (For Photographic Record)

STATE DOCUMENTARY FEE
NOV 09 1999
$950.00

EXHIBIT A

PARCEL 1:

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COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 22 BEING A 3 1/4" BRASS CAP ON A 2 1/2" STEEL PIPE B.L.M. WHENCE THE SOUTHWEST CORNER OF SECTION 22 BEING A NAIL WITH WIRE WRAPPING IN A PILE OF STONES BEARS AN ASSUMED BEARING OF SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 2606.75 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 1303.38 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22; THENCE NORTH 00 DEGREES 55 MINUTES 32 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22 A DISTANCE OF 1040.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 55 MINUTES 32 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22 A DISTANCE OF 1217.58 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 22 SECONDS EAST, 1298.75 FEET; THENCE SOUTH 01 DEGREES 02 MINUTES 31 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 22, A DISTANCE OF 1473.00 FEET; THENCE NORTH 78 DEGREES 24 MINUTES 07 SECONDS WEST, 333.37 FEET; THENCE NORTH 80 DEGREES 41 MINUTES 23 SECONDS WEST, 992.07 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

TOGETHER WITH A 25 FOOT WIDE ACCESS EASEMENT OVER AND ACROSS PARCEL 1, LOCATED IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 22 BEING A 3 1/4" BRASS CAP ON A 2 1/2" STEEL PIPE B.L.M., WHENCE THE SOUTHWEST CORNER OF SECTION 22 BEING A NAIL WITH WIRE WRAPPING IN A PILE OF STONES BEARS AN ASSUMED BEARING OF SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST 2606.75 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 1303.33 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22; THENCE NORTH 00 DEGREES 55 MINUTES 32 SECONDS WEST, 34.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 158.72 FEET, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 11 MINUTES 15 SECONDS AND WHOSE CHORD BEARS SOUTH 84 DEGREES 33 MINUTES 48 SECONDS EAST, 158.05 FEET; THENCE NORTH 86 DEGREES 15 MINUTES 34 SECONDS EAST, 173.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 94.41 FEET, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 24 MINUTES 33 SECONDS AND WHOSE CHORD BEARS NORTH 83 DEGREES 33 MINUTES 18 SECONDS EAST, 94.37 FEET; THENCE NORTH 80 DEGREES 51 MINUTES 02 SECONDS EAST, 250.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 235. 21 FEET, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 67 DEGREES 23 MINUTES 02 SECONDS AND WHOSE CHORD BEARS NORTH 47 DEGREES 09 MINUTES 31 SECONDS EAST, 221.89 FEET; THENCE NORTH 13 DEGREES 27 MINUTES 59 SECONDS EAST, 78.85 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, 79.56 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 91 DEGREES 16 MINUTES 20 SECONDS AND WHOSE CHORD BEARS NORTH 59 DEGREES 03 MINUTES 09 SECONDS EAST, 71.43 FEET; THENCE SOUTH 75 DEGREES 21 MINUTES 41 SECONDS EAST, 154.25 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, 87.85 FEET, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 25 DEGREES 09 MINUTES 58 SECONDS AND WHOSE CHORD BEARS SOUTH 62 DEGREES 46 MINUTES 42 SECONDS EAST, 87.14 FEET; THENCE SOUTH 50 DEGREES 11 MINUTES 43 SECONDS EAST, 53.33 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 174.24 FEET, HAVING A RADIUS OF 187.59 FEET, A CENTRAL ANGLE OF 53 DEGREES 06 MINUTES 20 SECONDS AND WHOSE CHORD BEARS SOUTH 76 DEGREES 44 MINUTES 53 MINUTES EAST, 168.07 FEET, THENCE NORTH 76 DEGREES 41 MINUTES 57 SECONDS EAST, 141.39 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 63.81 FEET, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 16 MINUTES 49 SECONDS AND WHOSE CHORD BEARS NORTH 67 DEGREES 33 MINUTES 32 SECONDS EAST 63.54 FEET; THENCE NORTH 58 DEGREES 25 MINUTES 08 SECONDS EAST 154.60 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 43.46 FEET, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 53 MINUTES 58 SECONDS AND WHOSE CHORD BEARS NORTH 70 DEGREES 52 MINUTES 06 SECONDS EAST 43.12 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 55.06 FEET, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 32 MINUTES 57 SECONDS AND WHOSE CHORD BEARS NORTH 67 DEGREES 32 MINUTES 37 SECONDS EAST 54.37 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, 108.34 FEET, HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 45 DEGREES 58 MINUTES

EXHIBIT A

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49 SECONDS AND WHOSE CHORD BEARS NORTH 74 DEGREES 45 MINUTES 33 SECONDS EAST 105.45 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT , 35.36 FEET, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 15 MINUTES 42 SECONDS AND WHOSE CHORD BEARS NORTH 87 DEGREES 37 MINUTES 07 SECONDS EAST 35.18 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, 117.39 FEET, HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 49 MINUTES 19 SECONDS AND WHOSE CHORD BEARS SOUTH 77 DEGREES 36 MINUTES 05 SECONDS EAST 113.73 FEET; THENCE SOUTH 52 DEGREES 41 MINUTES 25 SECONDS EAST 47.61 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE SOUTH 52 DEGREES 41 MINUTES 25 SECONDS EAST 182.70 FEET TO THE POINT OF TERMINUS, WHENCE THE SOUTH 1/4 CORNER OF SECTION 22 BEARS SOUTH 78 DEGREES 08 MINUTES 13 SECONDS WEST, 917.66 FEET;

THENCE BEGINNING AT THE AFORESAID MENTIONED POINT "B" ALONG THE ARC OF A CURVE TO THE LEFT, 135.17 FEET, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 119 DEGREES 08 MINUTES 40 SECONDS AND WHOSE CHORD BEARS NORTH 67 DEGREES 44 MINUTES 15 SECONDS EAST, 112.05 FEET; THENCE NORTH 08 DEGREES 09 MINUTES 55 SECONDS EAST 8.75 FEET TO THE POINT OF TERMINUS, WHENCE THE SOUTH 1/4 CORNER OF SECTION 22 BEARS SOUTH 65 DEGREES 49 MINUTES 48 SECONDS WEST, 932.33 FEET; THENCE BEGINNING AT THE AFORESAID MENTIONED POINT "A", NORTH 58 DEGREES 25 MINUTES 08 SECONDS EAST, 65.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 51.98 FEET, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 53 MINUTES 31 SECONDS AND WHOSE CHORD BEARS NORTH 50 DEGREES 58 MINUTES 22 SECONDS EAST 51.84 FEET; THENCE NORTH 43 DEGREES 31 MINUTES 36 SECONDS EAST, 100.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 78.98 FEET, HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 107 DEGREES 44 MINUTES 34 SECONDS AND WHOSE CHORD BEARS NORTH 10 DEGREES 20 MINUTES 41 SECONDS WEST 67.85 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 126.87 FEET, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 45 DEGREES 25 MINUTES 51 SECONDS AND WHOSE CHORD BEARS NORTH 86 DEGREES 55 MINUTES 54 SECONDS WEST, 123.57 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, 146.01 FEET, HAVING A RADIUS OF 732.78 FEET, A CENTRAL ANGLE OF 11 DEGREES 25 MINUTES 00 SECONDS AND WHOSE CHORD BEARS SOUTH 76 DEGREES 03 MINUTES 41 SECONDS WEST, 145.77 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 105.45 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 08 MINUTES 50 SECONDS AND WHOSE CHORD BEARS SOUTH 73 DEGREES 41 MINUTES 45 SECONDS WEST, 104.95 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, 53.52 FEET, HAVING A RADIUS OF 19.35 FEET, A CENTRAL ANGLE OF 158 DEGREES 28 MINUTES 03 SECONDS AND WHOSE CHORD BEARS NORTH 39 DEGREES 08 MINUTES 38 SECONDS WEST, 38.02 FEET; THENCE NORTH 40 DEGREES 05 MINUTES 23 SECONDS EAST 61.47 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 65.25 FEET, HAVING A RADIUS OF 53.87 FEET, A CENTRAL ANGLE OF 69 DEGREES 23 MINUTES 39 SECONDS AND WHOSE CHORD BEARS NORTH 05 DEGREES 23 MINUTES 34 SECONDS EAST, 61.33 FEET; THENCE NORTH 29 DEGREES 18 MINUTES 16 SECONDS WEST, 84. 58 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 70.18 FEET, HAVING A RADIUS OF 26.67 FEET, A CENTRAL ANGLE OF 150 DEGREES 47 MINUTES 24 SECONDS AND WHOSE CHORD BEARS SOUTH 75 DEGREES 18 MINUTES 02 SECONDS WEST, 51.61 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 40 SECONDS EAST, 38.97 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, 69.33 FEET, HAVING A RADIUS OF 28.84 FEET, A CENTRAL ANGLE OF 137 DEGREES 44 MINUTES 53 SECONDS AND WHOSE CHORD BEARS SOUTH 68 DEGREES 46 MINUTES 46 SECONDS WEST, 53.80 FEET; THENCE NORTH 42 DEGREES 20 MINUTES 48 SECONDS WEST, 22.83 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, 165.68 FEET, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 37 DEGREES 58 MINUTES 16 SECONDS AND WHOSE CHORD BEARS NORTH 23 DEGREES 21 MINUTES 39 SECONDS WEST, 162.67 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 31.62 FEET, HAVING A RADIUS OF 286.10 FEET, A CENTRAL ANGLE OF 06 DEGREES 19 MINUTES 59 SECONDS AND WHOSE CHORD BEARS NORTH 07 DEGREES 32 MINUTES 30 SECONDS WEST, 31.61 FEET TO THE POINT OF TERMINUS, WHENCE THE SOUTH 1/4 CORNER OF SECTION 22 BEARS SOUTH 04 DEGREES 15 MINUTES 12 SECONDS EAST, 811.27 FEET.

TOGETHER WITH AN ACCESS EASEMENT BEING 25.00 FEET WIDE ACROSS A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 22 BEING A 3 1/4" BRASS CAP ON A 2 1/2" STEEL PIPE B.L.M. WHENCE THE SOUTHWEST CORNER OF SECTION 22 BEING A NAIL

EXHIBIT A

WITH WIRE WRAPPING IN A PILE OF STONES BEARS AN ASSUMED BEARING OF SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 2606.75 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 1303.38 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22; THENCE NORTH 00 DEGREES 55 MINUTES 32 SECONDS WEST, 12.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 19 MINUTES 09 SECONDS EAST, 157.18 FEET TO THE POINT OF TERMINUS.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 22 BEING A 3 1/4" BRASS CAP ON A 2 1/2" STEEL PIPE B.L.M., WHENCE THE SOUTHWEST CORNER OF SECTION 22 BEING A NAIL WITH WIRE WRAPPING IN A PILE OF STONES BEARS AS ASSUMED BEARING OF SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 2606.75 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 1303.38 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22; THENCE NORTH 00 DEGREES 55 MINUTES 32 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22 A DISTANCE OF 1040.02 FEET; THENCE SOUTH 80 DEGREES 41 MINUTES 23 SECONDS EAST, 992.07 FEET; THENCE SOUTH 78 DEGREES 24 MINUTES 07 SECONDS EAST, 333.37 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 22; THENCE SOUTH 64 DEGREES 12 MINUTES 58 SECONDS EAST, 1003.61 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 50 SECONDS EAST, 352.00 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 07 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22, A DISTANCE OF 893.60 FEET TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.