


MEMORANDUM OF AGREEMENT City of Aurora, Colorado		Project: Parker Quincy Smoky Hill
		Location/Legal: Parcel # 228708- TCE-8 See attached 'Exhibit A
This Agreement made on this <u>16</u> day of <u>OCTOBER</u> , 20 <u>25</u> is between the property owner, THE QUINCY HILL TOWNHOUSE ASSOCIATION , a Colorado nonprofit corporation ("GRANTOR") and the CITY OF AURORA, COLORADO , a home-rule city and Colorado municipal corporation of the Counties of Adams, Arapahoe, and Douglas, ("CITY"). The amount of money and/or compensation to be determined is full consideration for the following land described in the attached "Exhibit A" (herein after the "Property").		
Total Compensation for Temporary Construction Easement		\$ 7,005.00
Total Compensation for Land		\$
TOTAL COMPENSATION (ROUNDED)		\$ 7,005.00
Other Conditions and Agreements:		
GRANTOR and CITY agree that:		
<ol style="list-style-type: none"> this Agreement is binding upon the GRANTOR and GRANTOR'S heirs, devisees, executors, administrators, legal representatives, successors, assigns, and designees upon execution by GRANTOR; this Agreement is binding upon the CITY, its successors or assigns, when executed by duly authorized representatives of the CITY; Just compensation was determined by an appropriate value procedure in accord with City's real property acquisition policy and Colorado state law and regulations; the compensation shall be considered payment in full for the Property; the scanned or facsimile signature of any signatory to this document shall be deemed an original for all purposes. This document may be executed in identical counterparts, each of which shall be deemed a duplicate original; CITY and GRANTOR agree that this memorandum, its exhibits and specified addenda, constitute the entire agreement between the parties relating to the subject thereof, and any prior agreements pertaining thereto, whether oral or written have been merged and integrated into this memorandum; Closing shall take place at Fidelity National Title Company ("Title Company"). 		
GRANTOR:		
<ol style="list-style-type: none"> will be responsible for securing releases from all liens, judgments, and encumbrances to deliver unencumbered and marketable title to CITY; will execute and deliver to CITY appropriate Temporary Construction Easement; will execute all documents as may be required Fidelity National Title Company to convey interest to the Property that are necessary for title company to provide insurable title for the CITY; will not grant any additional easements, leases or other uses of the Property from the date of GRANTOR's execution of this Agreement through the date of transfer of the abovementioned real property interest to the CITY; Shall not market the Property for sale prior to closing, or before this Agreement is terminated. 		
CITY:		
<ol style="list-style-type: none"> will prepare the Temporary Construction Easement; will remit payment to GRANTOR at closing after delivery of the Temporary Construction Easement. 		
Recommended By: Stephon Fitch – Sr. Real Estate Specialist	Date:	GRANTOR: THE QUINCY HILL TOWNHOUSE ASSOCIATION, a Colorado Nonprofit Corporation By: <u>[Signature]</u> As: <u>President</u> Print: <u>Davin Hammond</u>
Reviewed By: Matt Cresto – Project Engineer, Public Works		
Reviewed By: Hector Reynoso - Real Property Services Manager	Date:	
Approved as to form: Michelle Gardner – Senior Assistant City Attorney	Date:	
Approver: Kurt Muehle Meyer – Director of Public Works	Date:	

EXHIBIT A

PROJECT CODE: 23283
PROJECT NUMBER: AQC M055-052
PARCEL NUMBER: TE-8
DATE: AUGUST 9, 2022

A parcel of land No. TE-8 of the Colorado Department of Transportation, Project Code 23283, Project No. AQC M055-052, situated in the NW 1/4 of Section 7, Township 5 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, being a part of Tract "A", Block 1, Quincy Hill Subdivision Filing No. 2, the plat of said subdivision being recorded at Rec. No. 2270969 in the office of the Arapahoe County Clerk and Recorder, more particularly described as follows:

Commencing at the N 1/4 corner of said Section 7 (from whence the NW corner of said section bears S89°53'26"W, a distance of 2553.13 feet);

Thence S86°34'40"W, a distance of 951.83 feet to a point on the northerly line of said Tract "A", said point being the **Point of Beginning**;

Thence S84°38'57"E, a distance of 2.54 feet to a point of non-tangent curvature to the right;

Thence along said curve (whose chord bears S84°36'57"E, a distance of 20.98 feet) having a radius of 112.00 feet and a central angle of 10°44'52", an arc distance of 21.01 feet to a point of non-tangency;

Thence S65°12'02"E, a distance of 34.91 feet to a point of tangent curvature to the right;

Thence along said curve (whose chord bears S61°49'44"E, a distance of 13.17 feet) having a radius of 112.00 feet and a central angle of 06°44'36", an arc distance of 13.18 feet to a point on the westerly line of said Tract "A", said point being a point of non-tangency;

Thence S41°43'20"E, coincident with said westerly line, a distance of 12.26 feet;

Thence S48°16'40"W, a distance of 3.67 feet to a point of non-tangent curvature to the left;

Thence along said curve (whose chord bears N58°55'17"W, a distance of 23.08 feet) having a radius of 105.50 feet and a central angle of 12°33'30", an arc distance of 23.12 feet to a point of tangency;

Thence N65°12'02"W, a distance of 26.41 feet;

Thence S00°24'10"E, a distance of 31.75 feet;

Thence S89°35'50"W, a distance of 49.16 feet;

Thence N02°06'35"W, a distance of 29.23 feet;

Thence N68°19'00"W, a distance of 1.17 feet;

Thence N00°06'34"W, a distance of 8.09 feet;

Thence S89°53'26"W, a distance of 37.51 feet;

Thence N00°06'34"W, a distance of 6.00 feet;

Thence N89°53'26"E, a distance of 60.23 feet to the **Point of Beginning**.

The above-described parcel containing 2,694 square feet (0.062 acres), more or less.

Bearings based on the north line of the NW 1/4 of Section 7, T5S, R66W, 6th PM, being S89°53'26"W, said bearing being a grid bearing of the NAD 1983(1992) State Plane Coordinate System of Colorado, Central Zone, and all lineal distances are represented in US Survey Feet.

Illustration attached and made a part hereof.

Eric W. Ansart
Colorado PLS# 38356
For and on behalf of the
City of Aurora, Colorado
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

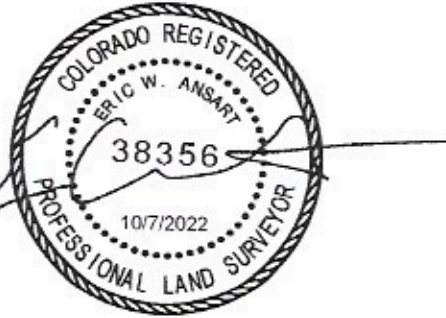


ILLUSTRATION FOR EXHIBIT A



- SECTION LINE
- RIGHT OF WAY
- PROPERTY LINE
- EASEMENT LINE

S. Carson St.

NW COR. SEC. 7,
T5S, R66W

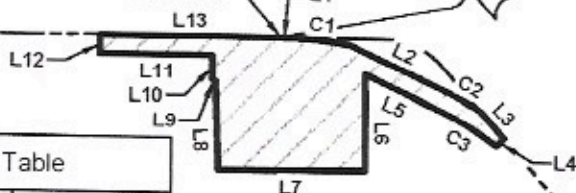
N 1/4 COR. SEC. 7, T5S, R66W
(POINT OF COMMENCEMENT)

N LINE NW 1/4 SEC. 7, T5S, R66W S89° 53' 26"W 2553.13' (BASIS OF BEARINGS)

E. Quincy Ave. Book 2159, Page 115

S86° 34' 40"W 951.83' (TIE)

POINT OF BEGINNING



S. Smoky Hill Rd. Book 2159, Page 116

Owner:
Quincy Hill Townhouse Assn.
27 Inverness Dr. E.
Englewood, CO 80112
Book 3685, Page 748

Tract "A", Block 1,
Quincy Hill Sub. Fig. No. 2
Rec. No. 2270969



Line Table		
Line #	Length	Direction
L1	2.54'	S84° 38' 57"E
L2	34.91'	S65° 12' 02"E
L3	12.26'	S41° 43' 20"E
L4	3.67'	S48° 16' 40"W
L5	26.41'	N65° 12' 02"W
L6	31.75'	S00° 24' 10"E
L7	49.16'	S89° 35' 50"W
L8	29.23'	N02° 06' 35"W
L9	1.17'	N68° 19' 00"W
L10	8.09'	N00° 06' 34"W
L11	37.51'	S89° 53' 26"W
L12	6.00'	N00° 06' 34"W
L13	60.23'	N89° 53' 26"E

Curve Table					
Curve #	Delta	Length	Radius	Chord Brg.	Chord
C1	10° 44' 52"	21.01'	112.00'	S84° 36' 57"E	20.98'
C2	06° 44' 36"	13.18'	112.00'	S61° 49' 44"E	13.17'
C3	12° 33' 30"	23.12'	105.50'	N58° 55' 17"W	23.08'

BEARINGS BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 7, T5S, R66W, 6TH P.M., BEING S89°53'26"W
THE ABOVE DESCRIBED PARCEL CONTAINS 2,694 SQUARE FEET (0.062 ACRES) MORE OR LESS

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description

CITY OF AURORA, COLORADO

DRAWN BY: EWA	SCALE: NONE	R.O.W. FILE NUMBER TE-8
CHECKED BY: DMR	DATE: 7/6/2022	JOB NUMBER: 18065

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF
SEC. 7, T5S, R66W, 6TH P.M., CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO