

**RESOLUTION NO.** \_\_\_\_\_ It was moved by Commissioner \_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_ to accept, upon recommendation of the County's Case Engineer and Director of the Public Works and Development Department, the Warranty Deed for the Right-of-Way within parcel ID:1975-36-1-00-006, County of Arapahoe, State of Colorado, dated December 2, 2025, granted by USS LandCO LLC, conveying the following real property interest to the County:

**LEGAL DESCRIPTION:**

A STRIP OF LAND, 42.0 FEET IN WIDTH, LOCATED IN THE EAST HALF OF SECTION 36, T. 4S. , R. 66W. , OF THE 6TH P.M. , MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 36;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION SOUTH 00°28'38" EAST, A DISTANCE OF 30.00 FEET;

THENCE WESTERLY AND PERPENDICULAR TO SAID EAST LINE SOUTH 89°31'22" WEST, A DISTANCE OF 30.00 FEET

TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S. GUN CLUB ROAD, SAID POINT BEING THE TRUE **POINT OF**

**BEGINNING** OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 00°28'38" EAST, ALONG SAID WEST LINE, A DISTANCE OF 2,613.23 FEET;

THENCE SOUTH 00°28'27" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1,699.79 FEET TO A POINT

ON THE SOUTHERLY LINE OF ASSESSOR PARCEL NUMBER 1975-36-1-00-006;

THENCE SOUTH 89°24'32" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 42.00 FEET;

THENCE NORTH 00°28'27" WEST, 42.00 FEET WEST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 1,699.87 FEET;

THENCE NORTH 00°28'38" WEST, CONTINUING 42.00 FEET WEST OF AND PARALLEL TO SAID WEST LINE, A

DISTANCE OF 2,613.23 FEET TO A POINT ON THE NORTHERLY LINE OF SAID ASSESSOR PARCEL NUMBER

1975-36-1-00-006;

THENCE NORTH 89°30'58" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 42.00 FEET TO THE **POINT OF**

**BEGINNING**;

CONTAINING 4.160 ACRES, OR 181,148 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE EAST HALF OF SAID SECTION 36,

BEARING NORTH 89°30'58" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 36, MONUMENTED BY A

FOUND REBAR WITH A 2" ALUMINUM CAP, STAMPED "CITY OF AURORA PLS 23527 2007" TO THE NORTHEAST

CORNER OF SAID SECTION 36, MONUMENTED BY A FOUND REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED "PLS

26294 CDOT 2003", WITH ALL BEARINGS HEREIN RELATIVE THERETO.  
ALL BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE BASED ON COLORADO  
STATE PLANE COORDINATE  
SYSTEM, NORTH ZONE.  
AS SHOWN ON SHEET 2, ATTACHED HERETO AND MADE A PART HEREOF

Authorization is hereby given to the Director of the Department of Public Works and Development to execute the subject easements on behalf of the Board of County Commissioners.

The County Attorney is further authorized to make appropriate modifications to this Resolution and the underlying document(s), as needed, to correct errors and omissions, and to accurately reflect the matters presented to the Board and to record and clarify, as necessary, the Board's action.

The vote was:

Commissioner Baker, \_\_; Commissioner Campbell, \_\_; Commissioner Fields, \_\_; Commissioner Summey, \_\_; Commissioner Warren-Gully, \_\_.

The Chair declared the motion carried and so ordered.