



ACCEPTANCE OF DEED – RIGHT OF WAY

RESOLUTION NO. _____ It was moved by Commissioner _____ and duly seconded by Commissioner _____ to approve and accept the Warranty Deed, dated April 18, 2025 and to authorize recording the deed upon the recommendation of the County's Project Engineer and the Director of the Public Works and Development Department, granted by PCY HOLDINGS, LLC, a Colorado limited liability company, granting an interest in the following real property:

Legal Description for Right of Way:

A PARCEL OF LAND, FOR RIGHT-OF-WAY PURPOSES, SITUATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, BEING MONUMENTED BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T4S R65W S4/S3/S9/S10 2024 PLS 38474, IN A RANGE BOX, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 3, BEING MONUMENTED BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T4S R65W S3/S10 2024 PLS 38474, BEARS NORTH 89°45'05" EAST, A DISTANCE OF 2649.42 FEET, IN ACCORDANCE WITH THE RECORDED PLAT OF SKY RANCH SUBDIVISION FILING NO. 7, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, AT RECEPTION NO. E4078067, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 29°17'23" EAST, A DISTANCE OF 3079.52 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF EAST 10TH AVENUE, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. E2018387, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING THREE (3) COURSES;

1. DEPARTING SAID RIGHT-OF-WAY, NORTH 65°16'20" EAST, A DISTANCE OF 171.45 FEET, TO THE NORTHWESTERLY LINE OF A RIGHT-OF-WAY DEDICATION, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. E2010427;
2. SOUTH 48°38'38" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, A DISTANCE OF 107.55 FEET, TO SAID NORTHERLY RIGHT-OF-WAY;
3. SOUTH 89°30'02" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 75.00 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 2,638 SQUARE FEET OR 0.061 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

The Property shall be used in connection with Arapahoe County Project/Case No. Sky Ranch Subdivision Filing No. 9, ASP25-002 and is accepted for the right-of-way purposes expressed in the instrument.

Except as expressly stated in the instrument, Arapahoe County does not accept any other interest in the property, including any responsibility for maintenance, repair, decontamination, cleanup, or hazardous material response on any portion of the real estate other than the improvements installed by or for Arapahoe County.

The County Attorney is authorized to modify the resolution and underlying documents, as may be necessary, to correct scrivener's errors or omissions in a manner consistent with the record and the foregoing proceedings.



ACCEPTANCE OF DEED – RIGHT OF WAY

The Chair of the Board of County Commissioners is hereby authorized to execute the deed accepting the right-of- way.

VOTE

The vote was:

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

The Chair declared the motion carried and so ordered.