

ACCEPTANCE OF SLOPE EASEMENTS

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 Slope Easement Agreement for Slope Easements within the northeast quarter of Section 4, Township 4 South, Range 65 West, of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, dated April 18 and April 21, 2025, granted by Property 292 LLC. conveying the following real property interest to the County:

LEGAL DESCRIPTION:

EXHIBIT A – Slope Easement

A SLOPE EASEMENT, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, 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 SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST, 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 00°21'27" WEST, A DISTANCE OF 2915.73 FEET, TO THE WESTERLY RIGHT-OF-WAY OF NORTH MONAGHAN ROAD, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. D8019672, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING SIXTEEN (16) COURSES;

1. DEPARTING SAID RIGHT-OF-WAY, NORTH 36°25'27" WEST, A DISTANCE OF 0.75 FEET;
2. NORTH 02°20'55" WEST, A DISTANCE OF 6.96 FEET;
3. NORTH 01°26'42" WEST, A DISTANCE OF 42.50 FEET;
4. NORTH 02°40'27" WEST, A DISTANCE OF 7.93 FEET;
5. NORTH 01°12'00" WEST, A DISTANCE OF 36.51 FEET;
6. NORTH 10°34'21" WEST, A DISTANCE OF 6.99 FEET;
7. NORTH 01°37'56" WEST, A DISTANCE OF 17.53 FEET;
8. NORTH 05°13'16" WEST, A DISTANCE OF 21.00 FEET;
9. NORTH 03°27'03" EAST, A DISTANCE OF 14.14 FEET;
10. NORTH 04°42'50" WEST, A DISTANCE OF 13.31 FEET;

ACCEPTANCE OF SLOPE EASEMENTS

11. NORTH 07°45'40" WEST, A DISTANCE OF 30.64 FEET;
12. NORTH 02°04'21" WEST, A DISTANCE OF 39.33 FEET;
13. NORTH 25°06'04" EAST, A DISTANCE OF 4.96 FEET, TO THE WESTERLY LINE OF AN EXISTING SLOPE EASEMENT, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. D8068367;
14. SOUTH 05°51'54" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 19.19 FEET;
15. CONTINUING ALONG SAID WESTERLY LINE, SOUTH 06°15'03" EAST, A DISTANCE OF 67.89 FEET, TO SAID WESTERLY RIGHT-OF-WAY;
16. SOUTH 00°21'35" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 154.75 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 774 SQUARE FEET OR 0.018 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

EXHIBIT B – Slope Easement

A SLOPE EASEMENT, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, 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 SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST, 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 00°21'27" WEST, A DISTANCE OF 2634.60 FEET, TO THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING THREE (3) COURSES;

1. SOUTH 89°25'33" WEST, A DISTANCE OF 5.43 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;

ACCEPTANCE OF SLOPE EASEMENTS

2. NORTHEASTERLY, A DISTANCE OF 8.74 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 32.67 FEET, A CENTRAL ANGLE OF 15°19'26", A CHORD BEARING OF NORTH 38°13'37" EAST, AND A CHORD LENGTH OF 8.71 FEET, TO A POINT OF NON-TANGENCY;
3. SOUTH 00°21'35" EAST, A DISTANCE OF 6.79 FEET, TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINING A CALCULATED AREA OF 17 SQUARE FEET OR 0.000 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

The Easements shall be used in connection with Arapahoe County Case No. ASP25-002, and known as Sky Ranch Subdivision Filing No. 9, and are accepted for the easement purposes expressed in the instrument.

Unless expressly stated in the instrument, Arapahoe County does not accept any 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.

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 vote was:

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

The Chair declared the motion carried and so ordered.