

RESOLUTION NO. It was moved by Commissioner and duly seconded by
Commissioner to adopt the following Resolution:

WHEREAS, Charter Development Company LLC, being the owner of the following described real property located within unincorporated Arapahoe County, to wit:

A PORTION OF A PUBLIC USE EASEMENT, TO BE RELEASED, HAVING BEEN ORIGINALLY DEDICATED AS PART OF SKY RANCH ACADEMY SUBDIVISION EXEMPTION PLAT, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. E2018387, SITUATED IN THE SOUTHWEST 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 SAID CLERK AND RECORDER, AT RECEPTION NO. E4078067, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 33°28'25" EAST, A DISTANCE OF 2973.97 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE, AND THE **POINT OF BEGINNING**;

THENCE NORTHEASTERLY, A DISTANCE OF 15.17 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 14°44'07", A CHORD BEARING OF NORTH 00°36'54" EAST, AND A CHORD LENGTH OF 15.13 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 07°58'57" EAST, A DISTANCE OF 28.26 FEET, TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY, A DISTANCE OF 20.01 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF 26°03'33", A CHORD BEARING OF NORTH 05°02'49" WEST, AND A CHORD LENGTH OF 19.84 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 18°02'49" WEST, A DISTANCE OF 22.52 FEET, TO THE SOUTHWESTERLY LINE OF A RIGHT-OF-WAY DEDICATION, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NO. E2010427;

THENCE SOUTH 49°23'29" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 23.07 FEET,;

THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 18°04'35" EAST, A DISTANCE OF 2.82 FEET, TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY, A DISTANCE OF 25.47 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 26°03'33", A CHORD BEARING OF SOUTH 05°02'49" EAST, AND A CHORD LENGTH OF 25.25 FEET, TO A POINT OF TANGENCY;
THENCE SOUTH 07°58'57" WEST, A DISTANCE OF 28.26 FEET, TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY, A DISTANCE OF 13.81 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 16°49'58", A CHORD BEARING OF SOUTH 00°26'02" EAST, AND A CHORD LENGTH OF 13.76 FEET, TO A POINT OF NON-TANGENCY;
THENCE NORTH 88°36'57" WEST, A DISTANCE OF 12.15 FEET, TO THE **POINT OF BEGINNING.**

has petitioned the Board of County Commissioners of Arapahoe County, in Case No. VAC25-005, for vacation of the following described Easements:

Public Use Easement

and

WHEREAS, the above described Easement sought to be vacated lies entirely within the County of Arapahoe and that said Easements do not constitute the boundary line of any city or town and unincorporated Arapahoe County within Arapahoe County; and

WHEREAS, the petition to vacate said Easement and the vacation thereof are in compliance with the requirements of the Arapahoe County Land Development Code; and

WHEREAS, there are no rights of way or easements presently in use across the same which need be reserved except as hereinafter delineated.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

1. That the following described Easement situate in the unincorporated portion of Arapahoe County and State of Colorado, are hereby vacated, to wit:

A PORTION OF A PUBLIC USE EASEMENT, TO BE RELEASED, HAVING BEEN ORIGINALLY DEDICATED AS PART OF SKY RANCH ACADEMY SUBDIVISION EXEMPTION PLAT, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. E2018387, SITUATED IN THE SOUTHWEST 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 SAID CLERK AND RECORDER, AT RECEPTION NO. E4078067, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 33°28'25" EAST, A DISTANCE OF 2973.97 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE, AND THE **POINT OF BEGINNING**;

THENCE NORTHEASTERLY, A DISTANCE OF 15.17 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 14°44'07", A CHORD BEARING OF NORTH 00°36'54" EAST, AND A CHORD LENGTH OF 15.13 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 07°58'57" EAST, A DISTANCE OF 28.26 FEET, TO A POINT OF CURVATURE;

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THENCE NORTH 88°36'57" WEST, A DISTANCE OF 12.15 FEET, TO THE **POINT OF BEGINNING**.

2. That the Arapahoe County Clerk and Recorder is hereby directed to send a certified copy of this vacation resolution to the Planning Division of the Department of Public Works and Development for recording.
3. That the Board of County Commissioners hereby directs that a certified copy of this Resolution be delivered to the Arapahoe County Assessor and the Planning Division of the Public Works and Development Department for appropriate action as required.
4. The County Attorney is 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.