



ACCEPTANCE OF DRAINAGE EASEMENT

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 Uniform Easement Deed and Revocable Storm Drainage License Agreement for the Easement within Lot 1, Block 1, Dove Valley Business Filing No. 11, County of Arapahoe, State of Colorado, dated July 17, 2025, granted by HIBBARD GROUP DEVELOPMENT LLC, conveying the following real property interest to the County:

LEGAL DESCRIPTION:

DRAINAGE EASEMENT

A DRAINAGE EASEMENT LOCATED IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 11, SAID PORTION OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE EASTERLY LOT LINE OF LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 11, WHICH IS ASSUMED TO BEAR S 20°07'41" W, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 11;

THENCE S 20°07'41" W, ON THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 11.26 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 20°07'41" W, ON SAID EASTERLY LINE, A DISTANCE 30.55 FEET;

THENCE N 58°57'57" W, A DISTANCE OF 199.84 FEET;

THENCE N 32°44'16" E, A DISTANCE OF 15.14 FEET;

THENCE N 30°49'14" E, A DISTANCE 32.16 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1;

THENCE ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 37°27'04", A LENGTH OF 9.80 FEET, A CHORD BEARING SOUTH 59°50'46" EAST, 9.63 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 01°54'46", A LENGTH OF 10.85 FEET, A CHORD BEARING SOUTH 42°04'38" EAST, 10.85 FEET;

THENCE S 30°49'14" W, A DISTANCE 14.29 FEET;

THENCE S 58°57'57" E, A DISTANCE OF 173.66 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 6,235.24 SQ. FT., MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

The Easements shall be used in connection with Arapahoe County Case No. ASP24-004, and known as Dove Valley Flex Building, 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,



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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.

VOTE

The vote was:

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

The Chair declared the motion carried and so ordered.