

RESOLUTION NO. XX-XXX It was moved by Commissioner _____ and duly seconded by Commissioner _____ to adopt the following Resolution VAC25-002

WHEREAS, Dove Valley Flex Space LLC, being the owner of the following described real property located within unincorporated Arapahoe County, to wit:

LOT 1 BLOCK 1 DOVE VALLEY BUSINESS PARK SUBDIVISION, FILLING NUMBER 11
AS RECORDED REC NO. BOO49738

has petitioned the Board of County Commissioners of Arapahoe County, in Case No. VAC25-002 for vacation of the following described Easement:

SIGHT TRIANGLE: B0049738

A SIGHT TRIANGLE TO BE VACATED, 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 SOUTHERLY LOT LINE OF LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 11, WHICH IS ASSUMED TO BEAR S 41°03'42" E, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:

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

THENCE, NORTHEASTERLY ALONG THE WESTERLY LOT LINE OF SAID LOT 1, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 15.03 FEET, THROUGH A CENTRAL ANGLE OF 1°54'50", BEING SUBTENDED BY A CHORD BEARING N 52°34'49" E A LENGTH OF 15.03 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING NORTHEASTERLY ALONG SAID WESTERLY LOT LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 20.50 FEET, THROUGH A CENTRAL ANGLE OF 2°36'37", BEING SUBTENDED BY A CHORD BEARING N 50°19'06" E A LENGTH OF 20.50 FEET;

THENCE, CONTINUING ALONG SAID WESTERLY LOT LINE, N 48°56'26" E, A DISTANCE OF 9.50 FEET;

THENCE S 06°11'08" W, A DISTANCE 40.84 FEET;

THENCE N 41°03'42" W, A DISTANCE OF 28.22 FEET TO THE POINT OF BEGINNING.

SAID SIGHT TRIANGLE CONTAINS 419 SQ. FT., MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

and

WHEREAS, it appears that the above-described Easement(s) sought to be vacated lay entirely within the County of Arapahoe and that said Easement does not constitute the boundary line of any city or town and unincorporated Arapahoe County within Arapahoe County; and

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

WHEREAS, it appears that 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(s) situate in the unincorporated portion of Arapahoe County and State of Colorado, are hereby vacated, to-wit:

SIGHT TRIANGLE: B0049738

A SIGHT TRIANGLE TO BE VACATED, 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:

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THENCE, NORTHEASTERLY ALONG THE WESTERLY LOT LINE OF SAID LOT 1, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 15.03 FEET, THROUGH A CENTRAL ANGLE OF 1°54'50", BEING SUBTENDED BY A CHORD BEARING N 52°34'49" E A LENGTH OF 15.03 FEET TO THE POINT OF BEGINNING;

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SAID SIGHT TRIANGLE CONTAINS 419 SQ. FT., MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

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.

The vote was:

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

The Chair declared the motion carried and so ordered.

EXHIBIT "A"

SIGHT TRIANGLE DESCRIPTION:

A SIGHT TRIANGLE TO BE VACATED, 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 SOUTHERLY LOT LINE OF LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 11, WHICH IS ASSUMED TO BEAR S 41°03'42" E, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, DOVE VALLEY

BUSINESS PARK FILING NO. 11; THENCE, NORTHEASTERLY ALONG THE WESTERLY

LOT LINE OF SAID LOT 1, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 15.03 FEET, THROUGH A CENTRAL ANGLE OF 1°54'50", BEING SUBTENDED BY A CHORD BEARING N 52°34'49" E A LENGTH OF 15.03 FEET TO THE POINT OF BEGINNING;

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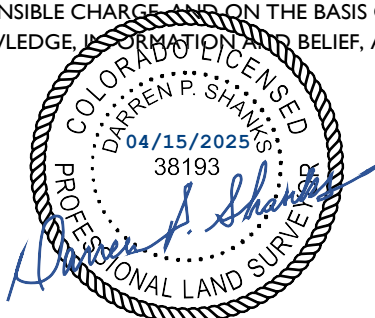
DISTANCE OF 9.50 FEET; THENCE S 06°11'08" W, A DISTANCE 40.84 FEET;

THENCE N 41°03'42" W, A DISTANCE OF 28.22 FEET TO THE POINT OF BEGINNING.

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SURVEYOR'S STATEMENT

I, DARREN P. SHANKS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE EASEMENT DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



DARREN P. SHANKS, PROFESSIONAL LAND SURVEYOR
COLORADO PLS 38193
FOR AND ON BEHALF OF
FARNSWORTH GROUP INC.

Farnsworth

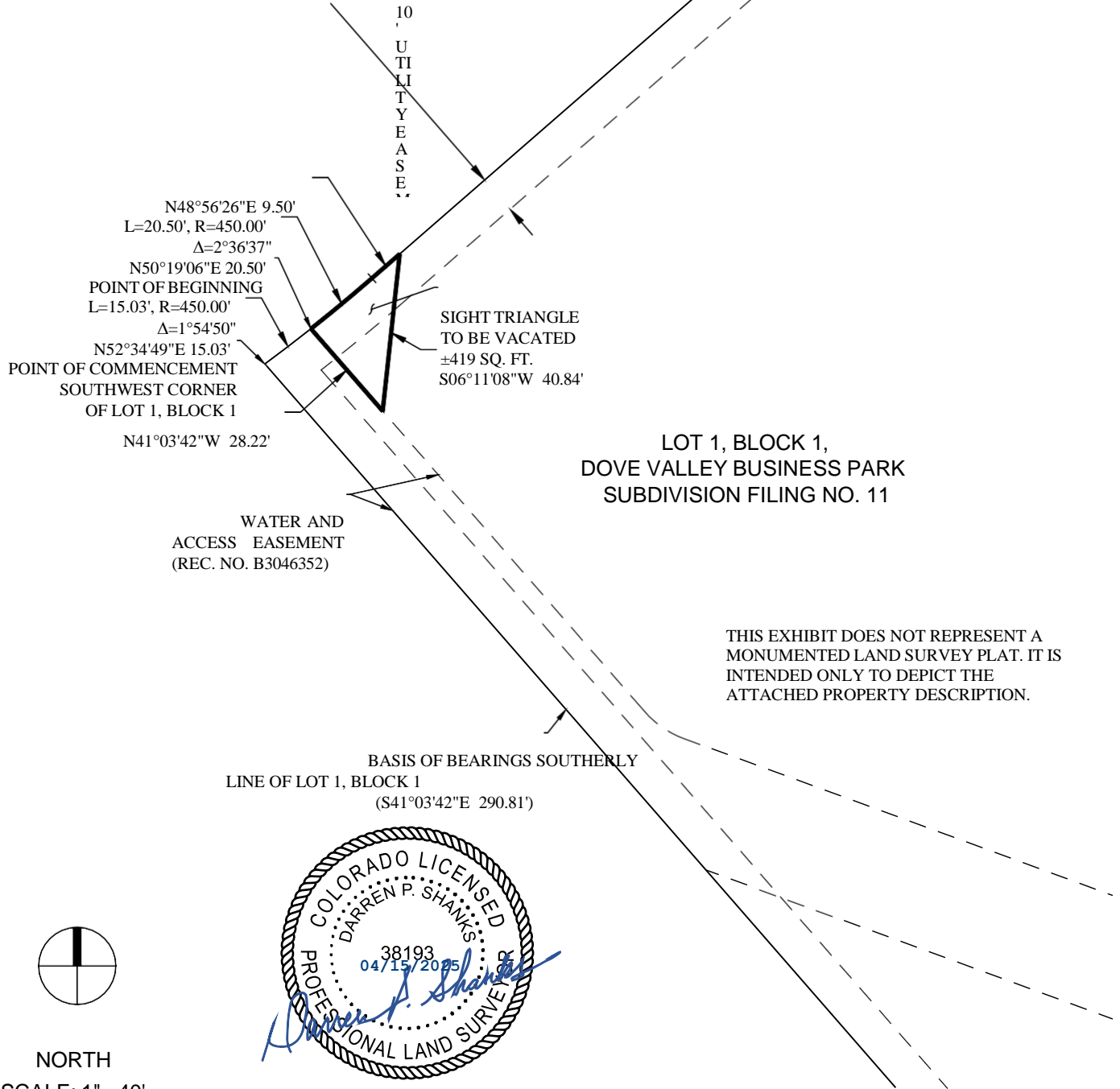
GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com

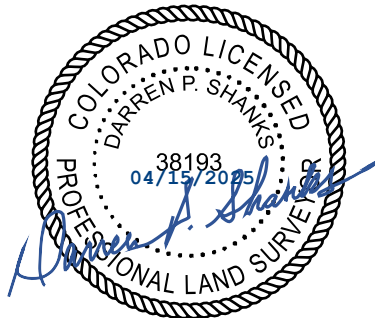
Engineers | Architects | Surveyors | Scientists

EXHIBIT "A"



NORTH

SCALE: 1"= 40'



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111

SIGHT TRIANGLE EXHIBIT

(TO BE VACATED)

PROJECT NO.: 0240287.00
DRAWN: MDG
REVIEWED: DPS
DATE: 4/15/2025

2 OF 2

Parcel Name:

Site 1 -

Standard : 8

Description:

Process segment order

counterclockwise: False

Enable mapcheck across

chord: False

North: 14,475.6959' East: 16,401.8308'

Segment# 1: Curve

Length: 20.501' Radius: 450.000'

Delta: 2.6103 (d) Tangent: 10.252'

Chord: 20.499' Course: N50° 19' 05.54"E

Course In: N38° 22'

35.99"W

Course Out: S40° 59' 12.93"E

RP North: 14,828.4718' East: 16,122.4580'

End North: 14,488.7851' East: 16,417.6071'

Segment# 2: Line

Course: N48° 56' 26.32"E Length: 9.497'

North: 14,495.0231' East: 16,424.7681'

Segment# 3: Line

Course: S6° 11' 07.81"W Length: 40.843'

North: 14,454.4179' East: 16,420.3673'

Segment# 4: Line

Course: N41° 03' 42.00"W Length: 28.219'

North: 14,475.6951' East: 16,401.8311'

Perimeter:

99.060' Area:

419.22Sq.Ft.

Error Closure:

0.0008

Course: S17° 07' 08.93"E

Error North : -0.00080

East: 0.00025

Precision 1: 123,825.000