



ACCEPTANCE OF DRAINAGE 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 Uniform Easement Deed and Revocable Storm Drainage License Agreement for Drainage Easements located in Dove Valley Business Park Subdivision Filing No. 15, dated December 18, 2024, granted by Arapahoe Library District conveying the following real property interest to the County:

LEGAL DESCRIPTION:

DRAINAGE EASEMENTS

Easement 1

A parcel of land located in Lot 1, Dove Valley Business Park Subdivision Filing No. 15, recorded at Reception Number B1014464.

Situated in the Northwest 1/4 of Section 36, Township 5 South, Range 67 West of the 6th P.M., County of Arapahoe, State of Colorado being particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1;

WHENCE the easterly line of said Lot 1 bears N01°59'55"W, where all following bearings are based on this line of record;

THENCE N51°50'08"W, a distance of 511.62 feet to the POINT OF BEGINNING.

THENCE S86°33'45"W, a distance of 9.30 feet;

THENCE with a curve turning to the right with an arc length of 19.13 feet, with a radius of 45.96 feet, with a chord bearing of N06°29'45"W, with a chord length of 18.99 feet;

THENCE with a compound curve turning to the right with an arc length of 25.85 feet, with a radius of 35.17 feet, with a chord bearing of N27°10'27"E, with a chord length of 25.27 feet;

THENCE with a compound curve turning to the right with an arc length of 13.05 feet, with a radius of 35.17 feet, with a chord bearing of N58°51'51"E, with a chord length of 12.98 feet;

THENCE with a reverse curve turning to the left with an arc length of 25.72 feet, with a radius of 30.58 feet, with a chord bearing of N44°21'01"E, with a chord length of 24.97 feet;

THENCE with a reverse curve turning to the right with an arc length of 17.65 feet, with a radius of 57.32 feet, with a chord bearing of N29°22'22"E, with a chord length of 17.58 feet;

THENCE S51°48'21"E, a distance of 8.91 feet;

THENCE with a curve turning to the left with an arc length of 14.88 feet, with a radius of 48.41 feet, with a chord bearing of S29°23'06"W, with a chord length of 14.83 feet;

THENCE with a reverse curve turning to the right with an arc length of 33.28 feet, with a radius of 39.49 feet, with a chord bearing of S44°26'10"W, with a chord length of 32.31 feet;

THENCE with a reverse curve turning to the left with an arc length of 9.82 feet, with a radius of 26.26 feet, with a chord bearing of S58°56'28"W, with a chord length of 9.76 feet;

THENCE with a compound curve turning to the left with an arc length of 19.25 feet, with a radius of 26.26 feet, with a chord bearing of S27°13'53"W, with a chord length of 18.82 feet;



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THENCE with a compound curve turning to the left with an arc length of 17.77 feet, with a radius of 37.05 feet, with a chord bearing of S08°23'57"E, with a chord length of 17.60 feet to the POINT OF BEGINNING.

Containing 875 square feet, 0.020 acres, more or less.

BEARINGS are based on the easterly line of said Lot 1 which bears N01°59'55"W, where all above bearings are based on this line of record.

Easement 2

A parcel of land located in Lot 1, Dove Valley Business Park Subdivision Filing No. 15, recorded at Reception Number B1014464.

Situated in the Northwest 1/4 of Section 36, Township 5 South, Range 67 West of the 6th P.M., County of Arapahoe, State of Colorado being particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1;

WHENCE the easterly line of said Lot 1 bears N01°59'55"W, where all following bearings are based on this line of record;

THENCE N49°46'39"W, a distance of 384.42 feet to the POINT OF BEGINNING.

THENCE with a curve turning to the right with an arc length of 6.99 feet, with a radius of 84.13 feet, with a chord bearing of S59°26'08"W, with a chord length of 6.99 feet;

THENCE with a compound curve turning to the right with an arc length of 22.96 feet, with a radius of 91.28 feet, with a chord bearing of N75°09'20"W, with a chord length of 22.90 feet;

THENCE N06°13'12"W, a distance of 7.14 feet;

THENCE S55°42'09"W, a distance of 7.16 feet;

THENCE with a curve turning to the right with an arc length of 11.19 feet, with a radius of 87.72 feet, with a chord bearing of N59°20'33"W, with a chord length of 11.18 feet;

THENCE N26°56'48"W, a distance of 9.55 feet;

THENCE S86°41'55"E, a distance of 13.30 feet;

THENCE with a curve turning to the left with an arc length of 13.42 feet, with a radius of 6,990.54 feet, with a chord bearing of S47°52'52"E, with a chord length of 13.42 feet;

THENCE with a compound curve turning to the left with an arc length of 28.01 feet, with a radius of 38.21 feet, with a chord bearing of S68°58'21"E, with a chord length of 27.39 feet;

to the POINT OF BEGINNING.

Containing 320 square feet, 0.007 acres, more or less.

BEARINGS are based on the easterly line of said Lot 1 which bears N01°59'55"W, where all above bearings are based on this line of record.



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Easement 3

A parcel of land located in Lot 1, Dove Valley Business Park Subdivision Filing No. 15, recorded at Reception Number B1014464.

Situated in the Northwest 1/4 of Section 36, Township 5 South, Range 67 West of the 6th P.M., County of Arapahoe, State of Colorado being particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1;

WHENCE the easterly line of said Lot 1 bears N01°59'55"W, where all following bearings are based on this line of record;

THENCE N40°33'36"W, a distance of 330.27 feet to the POINT OF BEGINNING.

THENCE with a curve turning to the right with an arc length of 38.79 feet, with a radius of 70.73 feet, with a chord bearing of S78°49'48"W, with a chord length of 38.30 feet;

THENCE with a reverse curve turning to the left with an arc length of 11.98 feet, with a radius of 35.03 feet, with a chord bearing of S84°34'55"W, with a chord length of 11.92 feet;

THENCE with a compound curve turning to the left with an arc length of 34.43 feet, with a radius of 41.48 feet, with a chord bearing of N65°25'00"W, with a chord length of 33.45 feet;

THENCE with a reverse curve turning to the right with an arc length of 21.03 feet, with a radius of 30.00 feet, with a chord bearing of N67°59'44"W, with a chord length of 20.60 feet;

THENCE N47°54'41"W, a distance of 11.71 feet;

THENCE with a curve turning to the right with an arc length of 3.91 feet, with a radius of 31.69 feet, with a chord bearing of N45°36'08"W, with a chord length of 3.90 feet;

THENCE N84°18'21"E, a distance of 24.75 feet;

THENCE with a curve turning to the left with an arc length of 17.40 feet, with a radius of 11.61 feet, with a chord bearing of S60°46'39"E, with a chord length of 15.82 feet;

THENCE with a compound curve turning to the left with an arc length of 16.59 feet, with a radius of 7.97 feet, with a chord bearing of S86°15'50"E, with a chord length of 13.76 feet;

THENCE with a compound curve turning to the left with an arc length of 5.85 feet, with a radius of 12.93 feet, with a chord bearing of S73°33'33"E, with a chord length of 5.80 feet;

THENCE with a compound curve turning to the left with an arc length of 13.73 feet, with a radius of 11.00 feet, with a chord bearing of N56°50'41"E, with a chord length of 12.86 feet;

THENCE S85°20'46"E, a distance of 7.96 feet;

THENCE with a curve turning to the left with an arc length of 7.30 feet, with a radius of 80.81 feet, with a chord bearing of S60°20'44"E, with a chord length of 7.30 feet;

THENCE S01°53'46"E, a distance of 6.54 feet;

THENCE with a curve turning to the left with an arc length of 13.79 feet, with a radius of 14.84 feet, with a chord bearing of S87°10'08"W, with a chord length of 13.30 feet;

THENCE S34°48'44"E, a distance of 1.91 feet;

THENCE with a curve turning to the right with an arc length of 14.77 feet, with a radius of 15.98 feet, with a chord bearing of S87°53'29"E, with a chord length of 14.25 feet;

THENCE with a reverse curve turning to the left with an arc length of 7.25 feet, with a radius of 41.04 feet, with a chord bearing of N89°40'27"E, with a chord length of 7.24 feet;

THENCE S19°50'46"E, a distance of 1.65 feet;



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THENCE with a curve turning to the left with an arc length of 13.20 feet, with a radius of 33.04 feet, with a chord bearing of N70°00'13"E, with a chord length of 13.11 feet;
THENCE S23°15'13"E, a distance of 13.42 feet to the POINT OF BEGINNING.

Containing 1,812 square feet, 0.042 acres, more or less.

BEARINGS are based on the easterly line of said Lot 1 which bears N01°59'55"W, where all above bearings are based on this line of record.

Easement 4

A parcel of land located in Lot 1, Dove Valley Business Park Subdivision Filing No. 15, recorded at Reception Number B1014464.

Situated in the Northwest 1/4 of Section 36, Township 5 South, Range 67 West of the 6th P.M., County of Arapahoe, State of Colorado being particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1;

WHENCE the easterly line of said Lot 1 bears N01°59'55"W, where all following bearings are based on this line of record;

THENCE N37°11'38"W, a distance of 225.88 feet to the POINT OF BEGINNING.

THENCE N66°07'45"W, a distance of 12.42 feet;

THENCE with a curve turning to the left with an arc length of 5.75 feet, with a radius of 893.81 feet, with a chord bearing of N16°54'20"E, with a chord length of 5.75 feet;

THENCE with a compound curve turning to the left with an arc length of 10.30 feet, with a radius of 8.30 feet, with a chord bearing of N13°39'02"W, with a chord length of 9.65 feet;

THENCE with a reverse curve turning to the right with an arc length of 6.92 feet, with a radius of 8.56 feet, with a chord bearing of N23°38'14"W, with a chord length of 6.73 feet;

THENCE with a reverse curve turning to the left with an arc length of 8.19 feet, with a radius of 10.48 feet, with a chord bearing of N22°33'05"W, with a chord length of 7.99 feet;

THENCE with a reverse curve turning to the right with an arc length of 6.76 feet, with a radius of 8.34 feet, with a chord bearing of N20°20'09"W, with a chord length of 6.57 feet;

THENCE with a reverse curve turning to the left with an arc length of 7.94 feet, with a radius of 11.99 feet, with a chord bearing of N22°29'20"W, with a chord length of 7.79 feet;

THENCE with a reverse curve turning to the right with an arc length of 7.14 feet, with a radius of 13.44 feet, with a chord bearing of N24°02'03"W, with a chord length of 7.06 feet;

THENCE with a compound curve turning to the right with an arc length of 6.83 feet, with a radius of 50.84 feet, with a chord bearing of N06°03'04"W, with a chord length of 6.83 feet;

THENCE with a reverse curve turning to the left with an arc length of 17.09 feet, with a radius of 18.67 feet, with a chord bearing of N35°11'46"W, with a chord length of 16.50 feet;

THENCE with a reverse curve turning to the right with an arc length of 12.61 feet, with a radius of 11.72 feet, with a chord bearing of N28°40'05"W, with a chord length of 12.01 feet;



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THENCE N84°09'44"E, a distance of 20.37 feet;
THENCE with a curve turning to the right with an arc length of 2.53 feet, with a radius of 2.00 feet, with a chord bearing of S59°24'45"E, with a chord length of 2.37 feet;
THENCE S23°06'05"E, a distance of 12.21 feet;
THENCE with a curve turning to the right with an arc length of 2.46 feet, with a radius of 2.00 feet, with a chord bearing of S12°09'47"W, with a chord length of 2.31 feet;
THENCE with a reverse curve turning to the left with an arc length of 6.77 feet, with a radius of 5.50 feet, with a chord bearing of S12°09'47"W, with a chord length of 6.35 feet;
THENCE S23°06'05"E, a distance of 9.28 feet;
THENCE with a curve turning to the left with an arc length of 12.51 feet, with a radius of 15.01 feet, with a chord bearing of S47°50'58"E, with a chord length of 12.15 feet;
THENCE with a compound curve turning to the left with an arc length of 13.83 feet, with a radius of 15.00 feet, with a chord bearing of N81°51'36"E, with a chord length of 13.34 feet;
THENCE S53°12'39"W, a distance of 5.96 feet;
THENCE with a curve turning to the left with an arc length of 14.22 feet, with a radius of 24.13 feet, with a chord bearing of S30°12'36"W, with a chord length of 14.01 feet;
THENCE with a compound curve turning to the left with an arc length of 14.71 feet, with a radius of 13.92 feet, with a chord bearing of S15°31'14"E, with a chord length of 14.04 feet;
THENCE with a reverse curve turning to the right with an arc length of 22.15 feet, with a radius of 22.76 feet, with a chord bearing of S03°13'01"W, with a chord length of 21.28 feet;
to the POINT OF BEGINNING.

Containing 1,350 square feet, 0.031 acres, more or less.

BEARINGS are based on the easterly line of said Lot 1 which bears N01°59'55"W, where all above bearings are based on this line of record.

The Easements shall be used in connection with Arapahoe County Case No. AA23-019, and known as Arapahoe Libraries Admin Bldg Renovation, 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:



ACCEPTANCE OF DRAINAGE EASEMENTS

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

The Chair declared the motion carried and so ordered.