

**Arapahoe County Public Works and Development
Planning Division
6924 S Lima St., Centennial CO 80112
Phone: 720-874-6650
www.arapahoegov.com**

PETITION FOR VACATION OF PUBLIC EASEMENT

FROM/PETITIONER:	Precision Contractors – Bob Hibbard
STREET ADDRESS:	12826 E. Adams Aircraft Circle
CITY / ZIP:	Englewood, CO 80112
TELEPHONE:	720-870-2717
TO:	ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS
RE:	VACATION OF PUBLIC EASEMENT ARAPAHOE COUNTY LAND USE CASE NO VAC25-002
In respect thereto the petitioners represent:	
1.	<p>That they are owners of the following described property, all of which is located in the County of Arapahoe and State of Colorado, to wit:</p> <p>Lot 1, Block 1 Dove Valley Business Park Subdivision Filing No. 11, According to Plat thereof recorded April 28, 2000 under Reception No. B0049738, Plat Book 178 at Pages 7 and 8, County of Arapahoe, State of Colorado, Except that portion, if any, lying within the land conveyed to Arapahoe County Public Airport Authority by Deed recorded March 16, 1999 under Reception No. A9044207</p> <p>The said Sight Triangle Easement to be Vacated is located at Reception No. B0049738. See attached Exhibit A (Sight Triangle Vacation Description and Exhibit)</p>
2.	<p>That the portion of said easement sought to be vacated was taken from the real property described in Paragraph 1, hereto.</p>
3.	<p>That Petitioners assert that all or a portion of the easement sought to be vacated as requested herein is useless to the property owners, the easement beneficiaries, the County of Arapahoe, and the general public for the following reason(s):</p> <ul style="list-style-type: none">• The location of the easement is no longer valid or associated with the updated access drive for the new proposed Dove Valley Flex Space Development per the approved SDPZ21-003. The easement is proposed to be removed. A new Sight Triangle Easement aligned with the north side of the access drive is proposed under separate cover with ASP24-004.

4.	That the entire easement should be vacated except (describe here if applicable): The entire easement will be vacated as a new one is being proposed in a location related to the new design.

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WHEREFORE, petitioners request that the Board of County Commissioners of Arapahoe County, Colorado, vacate the following (brief describe here) and as shown on attached Exhibit A – Land Description and Exhibit:

The entire Site Triangle Easement at the existing drive is no longer relevant in its current location per the new design of the proposed Dove Valley Flex Space development.

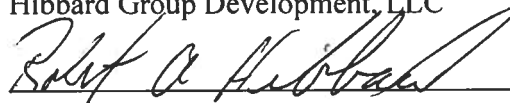
Without reservation of any easements except (describe here if applicable): None.

PETITIONER:

Printed Name/Title: Robert A. Hibbard, President/ CEO

Company Name: Hibbard Group Development, LLC

Signature:



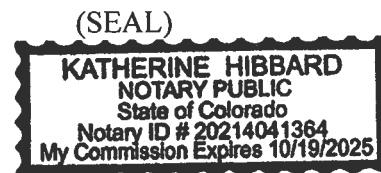
STATE OF Colorado)
) ss.
COUNTY OF Arapahoe)

The foregoing petition for vacation of public easement was signed and acknowledged before me this 3rd day of June, 2025 by Robert Hibbard (name of petitioner(s)), as CEO (title), of Hibbard Group Development, LLC (company name).

WITNESS my hand and official seal.

My Commission Expires: 10/19/2025

Katherine Hibbard
Notary Public Signature



Revised 01-24-2024

After this petition has been accepted/approved by the Board of County Commissioners, this document, along with the exhibit and a certified copy of the resolution, shall be recorded with the Arapahoe County Clerk and Recorder.

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;

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;

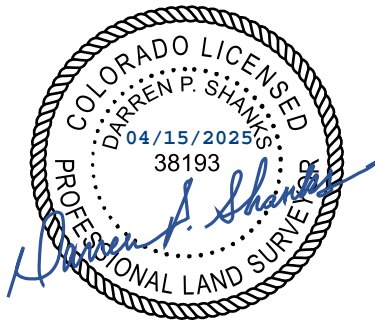
THENCE S 06°11'08" W, A DISTANCE 40.84 FEET;

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.

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

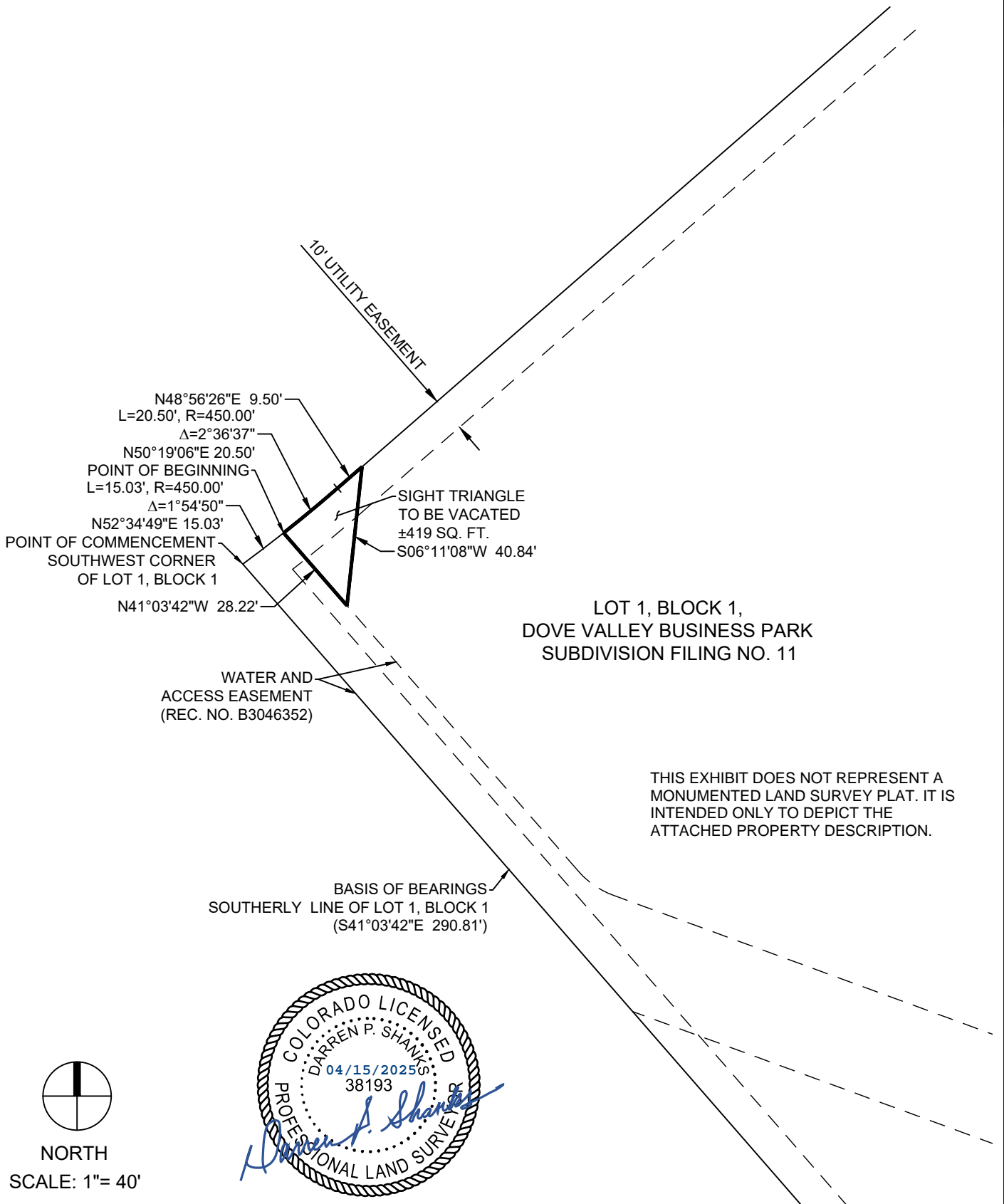
GROUP

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"



J:\2024\0240287.00 - Dove Valley Flex\Survey\07_Drawings\Draw Archive\Combined Easement.dwg | 4/10/2025 2:06 PM | mgraves

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