



ACCEPTANCE OF PUBLIC USE 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 Public Use Easement Agreement for Public Use Easement within the Southwest Quarter of Section 3, Township 4 South, Range 65 West, of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, dated April 18, 2025, granted by Charter Development Company, LLC., conveying the following real property interest to the County:

LEGAL DESCRIPTION:

A PUBLIC USE EASEMENT, 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 THE ARAPAHOE COUNTY CLERK AND RECORDER, AT RECEPTION NO. E4078067, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 33°28'35" WEST, A DISTANCE OF 2974.08 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING THIRTEEN (13) COURSES;

1. NORTHWESTERLY, A DISTANCE OF 1.80 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 01°44'50", A CHORD BEARING OF NORTH 06°31'00" WEST, AND A CHORD LENGTH OF 1.80 FEET, TO A POINT OF COMPOUND CURVATURE;
2. NORTHEASTERLY, A DISTANCE OF 32.74 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 35°23'41", A CHORD BEARING OF NORTH 12°03'16" EAST, AND A CHORD LENGTH OF 32.22 FEET, TO A POINT OF TANGENCY;
3. NORTH 29°45'06" EAST, A DISTANCE OF 2.47 FEET, TO A POINT OF CURVATURE;
4. NORTHEASTERLY, A DISTANCE OF 14.14 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 30°00'00", A CHORD BEARING OF NORTH 14°45'06" EAST, AND A CHORD LENGTH OF 13.98 FEET, TO A POINT OF TANGENCY;
5. NORTH 00°14'54" WEST, A DISTANCE OF 1.96 FEET, TO A POINT OF CURVATURE;
6. NORTHWESTERLY, A DISTANCE OF 22.33 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 86.50 FEET, A CENTRAL ANGLE OF 14°47'28", A CHORD BEARING OF NORTH 07°38'38" WEST, AND A CHORD LENGTH OF 22.27 FEET, TO THE SOUTHWESTERLY LINE OF A RIGHT-OF-WAY DEDICATION, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. E2010427, AND A POINT OF NON-TANGENCY;
7. SOUTH 49°23'29" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 19.00 FEET, TO THE WESTERLY RIGHT-OF-WAY OF NORTH CARRIE STREET, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. E2018387;
8. SOUTH 00°14'54" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 28.87 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;



ACCEPTANCE OF PUBLIC USE EASEMENTS

9. DEPARTING SAID RIGHT-OF-WAY, SOUTHWESTERLY, A DISTANCE OF 1.76 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 03°03'45", A CHORD BEARING OF SOUTH 33°13'14" WEST, AND A CHORD LENGTH OF 1.76 FEET, TO A POINT OF TANGENCY;
10. SOUTH 34°45'06" WEST, A DISTANCE OF 8.26 FEET, TO A POINT OF CURVATURE;
11. SOUTHWESTERLY, A DISTANCE OF 22.97 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 41°07'24", A CHORD BEARING OF SOUTH 14°11'24" WEST, AND A CHORD LENGTH OF 22.48 FEET, TO A POINT OF COMPOUND CURVATURE;
12. SOUTHEASTERLY, A DISTANCE OF 2.03 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 02°28'43", A CHORD BEARING OF SOUTH 07°36'39" EAST, AND A CHORD LENGTH OF 2.03 FEET, TO A POINT OF NON-TANGENCY;
13. NORTH 88°29'47" WEST, A DISTANCE OF 11.98 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 876 SQUARE FEET OR 0.020 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

The Easements shall be used in connection with Arapahoe County Case No. ASP25-002, and known as Sky Ranch Subdivision Filing No. 9, 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.

The County Attorney is authorized to modify the resolution and underlying documents, as may be necessary, to correct scrivener's errors or omissions in a manner consistent with the record and the foregoing proceedings.

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:

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

The Chair declared the motion carried and so ordered.



ACCEPTANCE OF PUBLIC USE EASEMENTS