



ACCEPTANCE OF SIGHT TRIANGLE 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 Sight Triangle Easement within Lot 1, Block 1, Dove Valley Business Filing No. 11, County of Arapahoe, State of Colorado, dated June 27, 2025, granted by HIBBARD GROUP DEVELOPMENT LLC, conveying the following real property interest to the County:

LEGAL DESCRIPTION:

SIGHT TRIANGLE EASEMENT

A SIGHT TRIANGLE 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 35.53 FEET, THROUGH A CENTRAL ANGLE OF 4°31'27", BEING SUBTENDED BY A CHORD BEARING N 51°16'31" E A LENGTH OF 35.52 FEET TO THE POINT OF BEGINNING;

THENCE N 48°56'21" E, A DISTANCE OF 30.00 FEET;

THENCE S 03°56'19" W, A DISTANCE 42.43 FEET;

THENCE N 41°03'42" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID SIGHT TRIANGLE CONTAINS 450 SQ. FT., MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

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.