



## 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 within A PARCEL OF THE PROPERTY DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. E1158661 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, County of Arapahoe, State of Colorado, dated July 14 and July 19, 2022, granted by SCHULTJANN HOLDING, LLC conveying the following real property interest to the County:

### LEGAL DESCRIPTION:

#### DRAINAGE EASEMENT A (1)

A PORTION OF THE PROPERTY DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. E1158661 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5 BEING MONUMENTED AT THE SOUTH 1/4 CORNER BY A 3.25" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 25775 1196," AND THE SOUTHWEST CORNER OF SAID SECTION 5 BY A 2.5" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 11434 1999," WHICH BEARS N89°41'44"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5,

THENCE N61°07'52"W A DISTANCE OF 898.66 FEET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING SIXTEEN (16) COURSES:

1. S66°35'28"W A DISTANCE OF 12.88 FEET;
2. N48°29'10"W A DISTANCE OF 74.09 FEET;
3. S85°59'06"W A DISTANCE OF 78.93 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 94°19'10" AND AN ARC LENGTH OF 98.77 FEET, TO A POINT OF TANGENT;
5. N00°18'16"E A DISTANCE OF 107.19 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 68°18'57" AND AN ARC LENGTH OF 59.62 FEET, TO A POINT OF NON-TANGENT;



## ACCEPTANCE OF DRAINAGE EASEMENTS

7. N10°16'36"W A DISTANCE OF 92.29 FEET;
8. N19°18'43"W A DISTANCE OF 171.58 FEET;
9. N70°41'17"E A DISTANCE OF 20.00 FEET;
10. S19°18'43"E A DISTANCE OF 173.16 FEET;
11. S10°16'36"E A DISTANCE OF 94.00 FEET;
12. S89°42'13"E A DISTANCE OF 48.79 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 149.96 FEET, A CENTRAL ANGLE OF 55°06'20", AND AN ARC LENGTH OF 144.23 FEET, TO A POINT OF COMPOUND TANGENT CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 34°54'09" AND AN ARC LENGTH OF 30.46 FEET, TO A POINT OF TANGENT;
15. S00°18'16"W A DISTANCE OF 77.59 FEET;
16. S14°26'00"W A DISTANCE OF 86.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 52,510 SQUARE FEET OR 1.2055 ACRES.

### DRAINAGE EASEMENT A (2)

A PORTION OF THE PROPERTY DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. E1158661 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5 BEING MONUMENTED AT THE SOUTH 1/4 CORNER BY A 3.25" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 25775 1196," AND THE SOUTHWEST CORNER OF SAID SECTION 5 BY A 2.5" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 11434 1999," WHICH BEARS N89°41'44"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5,

THENCE N85°05'50"W A DISTANCE OF 710.99 FEET, TO THE POINT OF BEGINNING;

THENCE ON A LINE BEING 2.00 FEET NORTHERLY AND PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF QUINCY AVENUE, N89°41'44"W A DISTANCE OF 73.87 FEET;

THENCE THE FOLLOWING NINE (9) COURSES:

1. N74°35'42"E A DISTANCE OF 202.82 FEET;



## ACCEPTANCE OF DRAINAGE EASEMENTS

2. N00°18'16"E A DISTANCE OF 547.43 FEET;
3. N28°51'07"W A DISTANCE OF 137.77 FEET;
4. N18°17'35"E A DISTANCE OF 84.14 FEET;
5. S71°42'25"E A DISTANCE OF 20.00 FEET;
6. S18°17'35"W A DISTANCE OF 75.41 FEET;
7. S28°51'07"E A DISTANCE OF 134.25 FEET;
8. S00°18'16"W A DISTANCE OF 567.78 FEET;
9. S74°35'42"W A DISTANCE OF 146.86 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 18,965 SQUARE FEET OR 0.4354 ACRES.

The Easements shall be used in connection with Arapahoe County Case No. ASP21-014, and known as Watkins Recycling Facility, 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.

### **VOTE**

The vote was:

Commissioner Baker, ; Commissioner Holen, ; Commissioner Jackson, ; Commissioner Sharpe, ; Commissioner Warren-Gully, .

The Chair declared the motion carried and so ordered.