

1 CITY OF LITTLETON, COLORADO

2
3 Resolution No. 03

4
5 Series, 2018

6
7 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
8 LITTLETON, COLORADO,
9

10
11 WHEREAS, Platte 56 final subdivision plat was approved by City Council on
12 September 18, 2017;

13
14 WHEREAS, the plat contained a twenty-foot sanitary easement;

15
16 WHEREAS, all associated infrastructure was redesigned and relocated allowing
17 the subject easement to be vacated; and

18
19 WHEREAS, Section 59 of the Littleton City Charter allows for the conveyance
20 of an interest in land to be signed by the Mayor and attested by the City Clerk under the seal of
21 the City.

22
23 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
24 THE CITY OF LITTLETON, COLORADO, THAT:

- 25
26 1. The Mayor and Council find and determine that the City of Littleton has no
27 need for the following described easement:

28
29 The 20-foot Sanitary Easement, as described and depicted in Exhibit A

- 30
31 2. Further that the easement is hereby vacated to the adjacent property owner and
32 that the Mayor is authorized to executed the documents conveying the
33 vacation.
34
35

36 INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the
37 City Council of the City of Littleton, Colorado, on the 16th day of January, 2018, at 6:30
38 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

39 ATTEST:

40
41 _____
42 Wendy Heffner
43 CITY CLERK

41 _____
42 Debbie Brinkman
43 MAYOR

44
45
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APPROVED AS TO FORM:

Lena McClelland
ASSISTANT CITY ATTORNEY

PREPARED BY AND RETURN TO:
CITY OF LITTLETON, COLORADO
Attn. Public Works Department
2255 West Berry Avenue
Littleton, CO 80120

VACATION OF EASEMENT

GRANTOR

City of Littleton, Colorado
255 West Berry Avenue
Littleton, Colorado 80120

GRANTEE

Platte 56, LLC
1660 South Albion Street
Denver, Colorado 80222

KNOW ALL MEN BY THESE PRESENTS, that the City of Littleton, Colorado, as the Grantor, acting through duly elected and qualified City Council, for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto

Platte 56, LLC

and to its successors or assigns, all right, title and interest granted to the Grantor pursuant to a portion of a 20-foot Sanitary Easement dated April 8, 1985 and recorded in the office of the Arapahoe County Recorder at Book 4409, Page 378 giving Grantors an easement over and across the following described property situated in the County of Arapahoe, State of Colorado, and more particularly described as follows:

AS DEPICTED AND DESCRIBED ON EXHIBIT A

The undersigned covenant that they are the owner of the Easement over and above described lands.

IN WITNESS THEREOF, the undersigned have set their hands and seals this the day of _____, 20____.

GRANTOR

STATE OF COLORADO
COUNTY OF ARAPAHOE

Personally appeared before me, the undersigned authority in and for the City of Littleton, Colorado on this the ____ day of _____, 20__, within my jurisdiction, the within named

_____, who acknowledged that he/she/they executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires: _____

(SEAL)

EXHIBIT "A"

PARCEL DESCRIPTION

A PORTION OF A 20-FOOT SANITARY EASEMENT RECORDED IN BOOK 4409 ON PAGE 378 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8, FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 8 BEARS NORTH 89°41'10" EAST WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 75°57'21" EAST, A DISTANCE OF 1506.01 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID 20-FOOT SANITARY EASEMENT, ALSO BEING THE **POINT OF BEGINNING**.

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING THREE COURSES,

- 1) NORTH 00°26'00" EAST, A DISTANCE OF 235.51 FEET;
- 2) NORTH 44°34'00" WEST, A DISTANCE OF 87.68 FEET;
- 3) NORTH 00°26'00" EAST, A DISTANCE OF 98.42 FEET;

THENCE NORTH 43°36'16" EAST, A DISTANCE OF 29.23 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF SAID EASEMENT;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE COURSES;

- 1) SOUTH 00°26'00" WEST, A DISTANCE OF 111.45 FEET;
- 2) SOUTH 44°34'00" EAST, A DISTANCE OF 87.68 FEET;
- 3) SOUTH 00°26'00" WEST, A DISTANCE OF 255.52 FEET;

THENCE NORTH 59°10'55" WEST, A DISTANCE OF 23.18 FEET TO THE **POINT OF BEGINNING**.

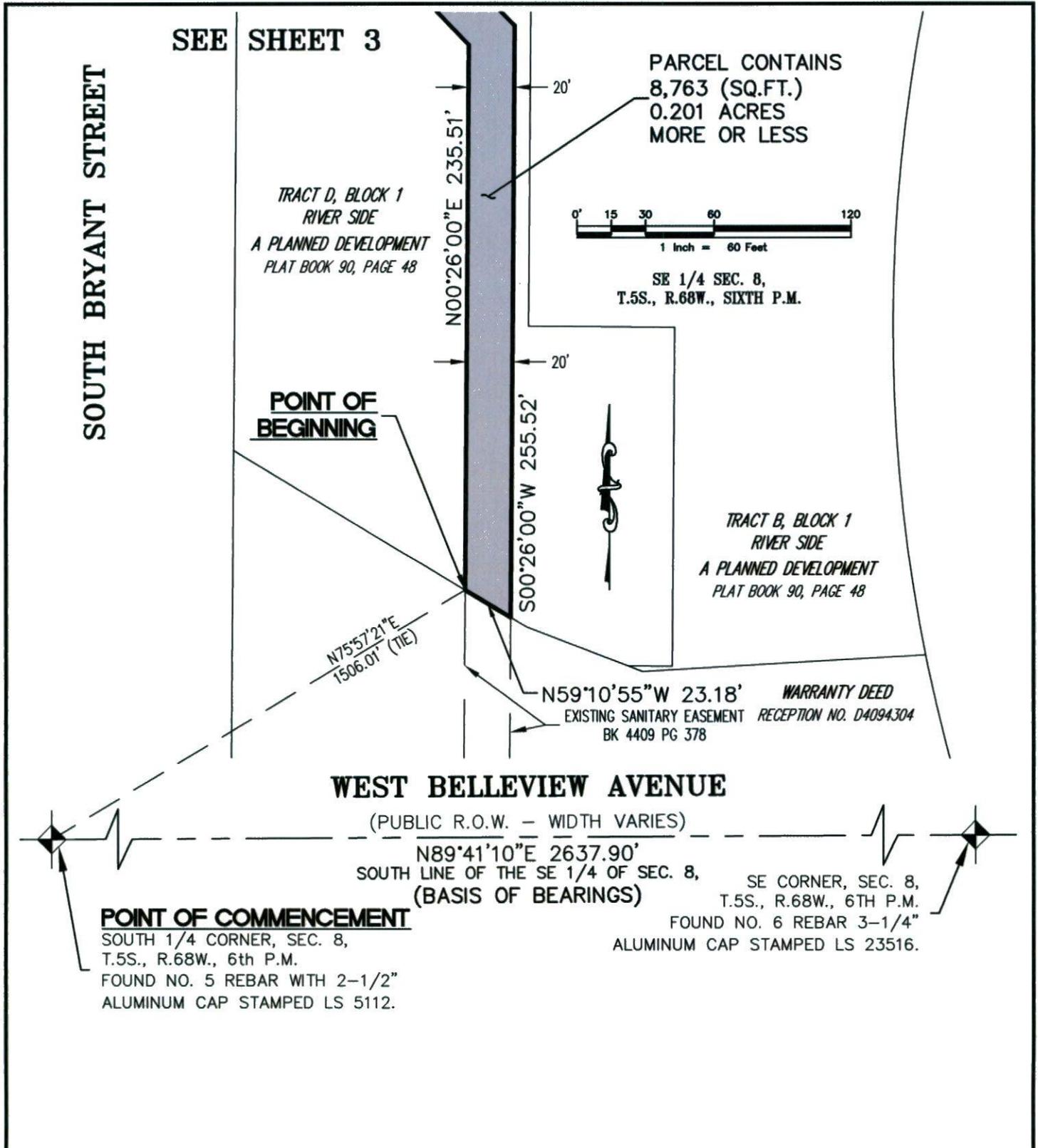
CONTAINING AN AREA OF 0.201 ACRES, (8,763 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE PART HEREOF.



JAMES E. LYNCH, PLS NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT A

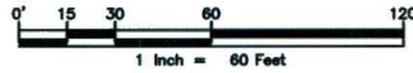


SEE SHEET 3

SOUTH BRYANT STREET

TRACT D, BLOCK 1
RIVER SIDE
A PLANNED DEVELOPMENT
PLAT BOOK 90, PAGE 48

PARCEL CONTAINS
8,763 (SQ.FT.)
0.201 ACRES
MORE OR LESS



SE 1/4 SEC. 8,
T.5S., R.68W., SIXTH P.M.

POINT OF BEGINNING

TRACT B, BLOCK 1
RIVER SIDE
A PLANNED DEVELOPMENT
PLAT BOOK 90, PAGE 48

N75°57'21\"E
1506.01' (TIE)

N59°10'55\"W 23.18'
EXISTING SANITARY EASEMENT
BK 4409 PG 378
WARRANTY DEED
RECEPTION NO. D4094304

WEST BELLEVUE AVENUE

(PUBLIC R.O.W. - WIDTH VARIES)

N89°41'10\"E 2637.90'
SOUTH LINE OF THE SE 1/4 OF SEC. 8,
(BASIS OF BEARINGS)

SE CORNER, SEC. 8,
T.5S., R.68W., 6TH P.M.
FOUND NO. 6 REBAR 3-1/4\"
ALUMINUM CAP STAMPED LS 23516.

POINT OF COMMENCEMENT

SOUTH 1/4 CORNER, SEC. 8,
T.5S., R.68W., 6th P.M.
FOUND NO. 5 REBAR WITH 2-1/2\"
ALUMINUM CAP STAMPED LS 5112.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\DWG\EXHIBITS\
DWG NAME: SANITARYEASEMNET.DWG
DWG: NAK CHK: JEL
DATE: 2017-04-12
SCALE: 1" = 60'



300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

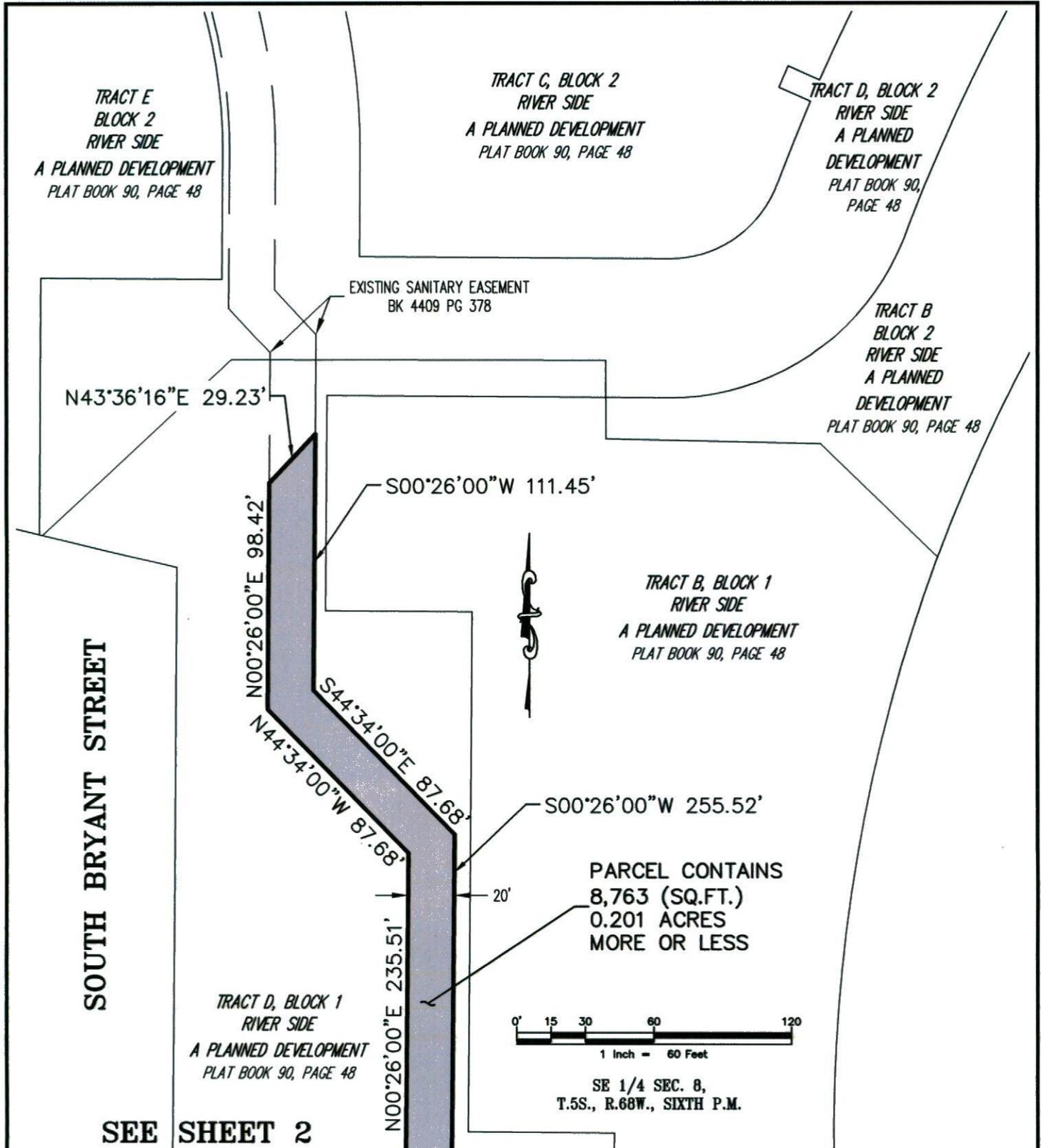
EASEMENT VACATION EXHIBIT

SE 1/4 OF SEC 8, T5S R68W 6TH PM
LITTLETON, CO

JOB NUMBER 54815-61

2 OF 3 SHEETS

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\DWG\EXHIBITS\
 DWG NAME: .DWG
 DWG: NAK CHK: JEL
 DATE: 2017-04-12
 SCALE: 1" = 60'



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EASEMENT VACATION EXHIBIT
 SE 1/4 OF SEC 8, T5S R69W 6TH PM
 LITTLETON, CO
 JOB NUMBER 54815-61