




PLANNING & DEVELOPMENT MEMORANDUM
#45-2023

DATE: Oct. 9, 2023

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager 
Jason Loveland, Interim Deputy City Manager 

FROM: Brook Svoboda, Director of Planning & Development 
Ashley McFarland, Planner II

SUBJECT: CB-2012 – Alexan Northglenn Easement Vacation Request

PURPOSE

To consider CB-2012, an ordinance on second reading to approve the vacation of six easements (utility, water, and right-of-way) for the Alexan Northglenn site located at 505 Community Center Drive.

BACKGROUND

On March 21, 2023, the Planning Commission approved the Alexan Northglenn Major Site Plan, which proposed to develop 353 multifamily dwelling units on the 8.6-acre parcel located at 505 Community Center Drive (formerly Global Village Academy). As part of the redevelopment of the site, existing easements would be vacated and relocated to accommodate the new utility infrastructure associated with the development. The applicant and developer, Trammell Crow Residential, is requesting to vacate six easements on the property and relocate the newly proposed utilities and easements based on the approved utility plan for the Alexan Northglenn Major Site Plan. The new utility easements would be recorded with Adams County via a separate document. The six easements are described below and in further detail in Attachment 1. Additionally, Attachment 2, Easement Release Exhibit, details all six of the easement locations on the property.

- Easement 1: Water and sewer line easement described in that certain quitclaim deed dated Oct. 10, 1969, and recorded in the official records in Book 1551, Page 461
- Easement 2: 10-foot utility easement shown on that certain plat of Huron Heights, Second Filing, dated Jan. 20, 1970, and recorded in the official records as Reception No. 883382
- Easement 3: Public right-of-way easement described in that certain deed dated Oct. 13, 1976, and recorded in the official records in Book 2103, Page 328
- Easement 4: Utility easement shown on that certain Replat of Blocks 2 & 3, Huron Heights, Second Filing, recorded on Sept. 5, 1997, in the official records as Reception No. C0315115 (portion)
- Easement 5: 10-foot water easement as set forth in that certain easement dated June 8, 2000, and recorded in the official records in Book 6164, Page 140 (portion)
- Easement 6: Utility easement shown on that certain Replat of Blocks 2 & 3, Huron Heights, Second Filing, recorded on Sept. 5, 1997, in the Official Records as Reception No. C0315115 (portion)

Staff has reviewed the easements above and has determined that all the easements are not necessary to accommodate the new development.

City Council approved CB-2012 on first reading on Sept. 25, 2023.

NEXT STEPS

If City Council approves the proposed easement vacations, the applicant has proposed to relocate the utilities based on the approved Major Site Plan and Development Agreement. On Aug. 14, 2023, City Council approved the Alexan Development Agreement, which outlined the developer's responsibility for the relocation of these utilities.

BUDGET/TIME IMPLICATIONS

There are no financial or time impacts to the City.

STAFF RECOMMENDATION

Staff recommends approval of CB-2012 on second reading.

STAFF REFERENCE

If Council Members have any questions, please contact Brook Svoboda, Director of Planning & Development, at bsvoboda@northglenn.org or 303.450.8937.

ATTACHMENTS

1. Easement Vacation Applications
2. Easement Release Exhibit
3. Presentation

CB-2012 – Alexan Northglenn Easement Vacation Request

After Recording Return to:

Husch Blackwell LLP
Attn: Andrea Austin
1801 Wewatta, Suite 1000
Denver, Colorado 80202

Doc Fee \$1,098.82

SPECIAL WARRANTY DEED

THIS DEED, made this 3rd day of August, 2023, between North Express, LLC, a Colorado limited liability company, of the City and County of Denver, State of Colorado, Grantors, and Northglenn Apartments, L.L.C., a Delaware limited liability company, whose legal address is 2420 17th Street, Suite 500, Denver, Colorado, Grantee;

WITNESSETH, That Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto Grantee, and Grantee's heirs, successors and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

SEE **EXHIBIT A** attached hereto;

also known by street and number as: 555 WEST 112TH AVENUE (TO BE KNOWN AS 505 COMMUNITY CENTER DRIVE), NORTHGLENN, CO 80234;

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantors, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

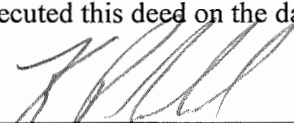
TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and Grantee's heirs, successors and assigns forever. Grantors, for Grantors and Grantors' heirs, successors and assigns, do covenant and agree that Grantors shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantors, except taxes and assessments for the current year; and the Permitted Encumbrances set forth on **EXHIBIT B** attached hereto and incorporated herein by this reference.

{Signature Page Follows}



20769478

IN WITNESS WHEREOF, Grantors have executed this deed on the date set forth above.



Kevin Preblud, Manager

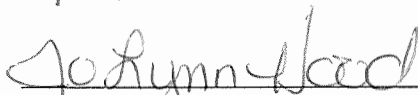
STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 3rd day of August, 2023, by Kevin Preblud, Manager of North Express, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: February 17, 2026

JO LYNN HOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974019155
MY COMMISSION EXPIRES FEBRUARY 17, 2026



Notary Public

EXHIBIT A
To
Special Warranty Deed

(Property)

LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION, A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS - SECOND FILING; LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF NORTHGLENN, A MUNICIPAL CORPORATION, IN QUITCLAIM DEED RECORDED JANUARY 7, 2003 AT RECEPTION NO. C1077065; COUNTY OF ADAMS, STATE OF COLORADO.

EXHIBIT B
To
Special Warranty Deed
(Permitted Exceptions)

1. RIGHT OF WAY AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED JANUARY 8, 1966 IN BOOK 1267 AT PAGE 373.
2. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN QUIT CLAIM DEED RECORDED OCTOBER 15, 1969 IN BOOK 1551 AT PAGE 461.
3. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED JUNE 15, 1970 IN BOOK 1605 AT PAGE 182. ALL RIGHTS AND OBLIGATIONS OF THE CITY OF THORNTON UNDER SUCH AGREEMENT HAVE BEEN ASSIGNED TO AND ASSUMED BY THE CITY OF NORTHGLENN PURSUANT TO THAT CERTAIN AGREEMENT BETWEEN THE CITY OF THORNTON AND THE CITY OF NORTHGLENN DATED MAY 4, 1979, AND RECORDED SEPTEMBER 8, 1980, IN BOOK 2488 AT PAGE 220.
4. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF HURON HEIGHTS, SECOND FILING RECORDED FEBRUARY 02, 1970 UNDER RECEPTION NO. 883382.
5. TERMS, RESERVATIONS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN WARRANTY DEED RECORDED NOVEMBER 15, 1976 IN BOOK 2103 AT PAGE 328.
6. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ALLIANCE DATA SUBDIVISION, A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS - SECOND FILING RECORDED SEPTEMBER 05, 1997 UNDER RECEPTION NO. C0315115 AND RATIFICATION AND CONFIRMATION THERETO RECORDED JUNE 17, 1999 IN BOOK 5794 AT PAGE 43.
7. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT RECORDED JUNE 20, 2000 IN BOOK 6164 AT PAGE 140.
8. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN FENCE/TRAIL EASEMENT RECORDED MARCH 11, 2004 UNDER RECEPTION NO. 20040311000084450.
9. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED AUGUST 1, 2023, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., PROJECT NO. ALTA 096253025: (SAID DOCUMENT STORED AS OUR ESI 41402017)
 - A. THE ENCROACHMENT OF THE FENCED IN NORTHEASTERLY CORNER OF THE PARKING AND DRIVE LANE ONTO CITY OWNED BLOCK 4 OF HURON HEIGHTS, SECOND FILING.

B. FENCES LOCATED ALONG THE WESTERLY, NORTHERLY AND EASTERLY BOUNDARIES OF THE LAND DO NOT COINCIDE WITH SAID BOUNDARIES. THE FENCE ALONG THE NORTHERLY PORTION OF THE WEST BOUNDARY IS LOCATED UP TO 5 FEET INSIDE THE BOUNDARY OF THE LAND.

C. A FIBER OPTIC LINE CROSSING THE SOUTHERLY PORTION OF THE LAND, BUT NOT WITHIN A RECORDED EASEMENT.



City of Northglenn
11701 Community Center Drive
Northglenn, CO 80233
P: 303-451-8326
F: 303-450-8708
northglenn.org

VACATION OF R.O.W. AND EASEMENT Application Guide

OVERVIEW

A vacation of right-of-way or an easement may be requested by an adjacent property owner or property owner where the subject easement is located. The purpose of a vacation is for the City to divest its rights, interest, or title to a specific right-of-way or easement. The City will review a vacation request but, at its discretion, may or may not approve the request. A complete description of the procedures for a Vacation of Right-of-Way or Easement can be found in Section 11-6-6(d) of the Unified Development Ordinance (UDO).

SUBMITTAL REQUIREMENTS

The following application package must be submitted to the Planning and Development Department to commence review. Submittals should be electronic, or one (1) paper copy will also be accepted. Any missing information may cause the application to be incomplete and, therefore, rejected.

- Completed Application Form.**
- Application Fee** of \$250.
- Proof of Ownership**
- Survey and Metes and Bounds Legal Description** of the proposed vacation request.
- Project Description/Justification Letter** that summarizes the rezoning request and includes written justification in response to the required criteria detailed below.
- Additional Information**, as may be required by the Planning staff or if applicable to the proposed site plan request. Refer to your Pre-Application Meeting notes for guidance.

PROCESS

- Prior to submittal of a Vacation application, you are required to schedule a Pre-Application Meeting in accordance with Section 11-6-6(d) of the UDO. Contact the Planning and Development Department at 303-450-8739 to schedule a Pre-Application Meeting.
- Applications can be submitted electronically to development@northglenn.org or directly to Planning and Development Department staff at City Hall (11701 Community Center Drive).
- Upon receipt of an application, the Planning staff will review the application package for completeness. If the application is deemed complete, it will be referred out to the city's Development Review Committee, which consists of various city departments, including Planning, Building, Engineering, Public Works, City Attorney, North Metro Fire Rescue, and any other agency/department that might have an interest in the application.
- The Planning and Development Department will compile all comments from the various city departments and other agencies and provide a written review letter within 15 business days of submittal. If a resubmittal is required, it will be requested in the review letter. Any resubmittals will follow this same procedure.
- Once an application has completed the staff review, it can be scheduled for public hearing before the Planning Commission to provide recommendation to City Council for final approval.
- In order for a Vacation to be approved, it must meet the approval criteria outlined in Section 11-6-6(d)(3)(E)(ii) of the code, which is further described later in this guide.



City of Northglenn
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northglenn.org

VACATION OF R.O.W. AND EASEMENT Application Guide

- Planning Commission meetings are scheduled the first and third Tuesdays of the month at 7:00 p.m. in the City Council Chambers at City Hall (11701 Community Center Drive). The exact date and time for your meeting will be coordinated with you upon receipt of a complete application and full staff review.
- City Council meetings are scheduled the second and fourth Mondays of the month at 7:00 p.m. in the City Council Chambers at City Hall (11701 Community Center Drive). Because Vacation requests are approved by an ordinance, City Council includes two required dates, 1st Reading to schedule the item, and 2nd reading to conduct the public hearing. Attendance is only required at the public hearing during 2nd reading. The exact date and time for your meeting will be coordinated with you upon receipt of a complete application and full staff review.
- The Planning and Development Department will notice all public hearings in accordance with code requirements, meaning that a sign will be posted on the property at least 15 days before the public hearing date. Additionally, staff will publish notice of the public hearing in the local Northglenn-Thornton newspaper and send mailed notices to all property owners within 300 feet of the Vacation request. Please note that the public hearing sign shall remain on the property until after the public hearing date. If a replacement sign is required, please contact the Planning and Development Department.

CODE REQUIREMENTS

Section 11-6-6(d) of the Unified Development Ordinance (UDO) addresses the requirements for a Vacation application. The following references are excerpts from the UDO pertaining to the Rezoning review process. Additionally, Rezoning applications shall be in compliance with all applicable development standards and zoning district regulations identified in the UDO. Please refer to the city's Municipal Code for a complete listing of all requirements outlined in the UDO.

Section 11-6-6(d)(3)(E)(ii). Vacation Approval Criteria

In reviewing a proposed vacation of right-of-way or easement, the Planning Commission and City Council shall consider whether the vacation of right-of-way or easement:

- a. Is in conformance with the Comprehensive Plan;
- b. Will comply with the applicable zoning district standards;
- c. Does not result in negative impacts to the safe movement of vehicles, bicycles, and/or other modes of transportation or disrupt an existing or planned public transportation system; and
- d. Will comply with use, dimensional, design, and other development standards in this UDO.

Please note that a Vacation must comply with all applicable requirements outlined in the Northglenn UDO. The city's UDO can be found at www.northglenn.org/municode.



City of Northglenn
 11701 Community Center Drive
 Northglenn, CO 80233
 P: 303-451-8326
 F: 303-450-8708
 northglenn.org

VACATION OF R.O.W. AND EASEMENT
 Application

PROJECT INFORMATION

General Description of Request: Vacation existing waterline easement traversing the site in the North - South Direction.
 Recorded in official records in Book 1551, Page 461 (Exception 10)

Attach a Project Description Letter that describes in detail the request.

Property Address or Location: 505 W. Community Center Drive
 Legal Description: SUB: ALLIANCE DATA BLK: 2 LOT: 1 DESC. EXC PARC
 Current Zoning District: MC Proposed Zoning District: MC
 Lot area: 8.6 Acres.

PROPERTY OWNER(S) INFORMATION

Name: Northglenn Apartments, L.L.C.
 Company (if applicable): _____
 Address: 2420 17th Street, Suite 250
 City: Denver State: CO Zip: 80202
 Phone: 720-456-4284 Email: dpittenger@crowholdings.com

AUTHORIZED AGENT (If other than owner)

Name: Christian Gonzales
 Company (if applicable): Kimley Horn
 Address: 6200 S. Syracuse Way, Suite 300
 City: Greenwood Village State: CO Zip: 80111
 Phone: 720-523-3193 Email: cgonzales@kimley-horn.com

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: *Christian Gonzales* Date: 08/11/2023

Owner(s)' Signature(s): *[Signature]* Date: 8/11/2023

STAFF USE ONLY:

Case Number: _____

Date Application Received: _____

EXHIBIT A

A STRIP OF LAND WITH NO WIDTH PROVIDED BEING THE CENTERLINE OF AN EXISTING WATER EASEMENT, RECORDED IN BOOK 1551, PAGE 461, OF THE ADAMS COUNTY RECORDS, LOCATED IN A PORTION OF LOT 1, BLOCK 2 ALLIANCE DATA SUBDIVISION RECORDED AT RECEPTION NUMBER 883382 OF SAID ADAMS COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

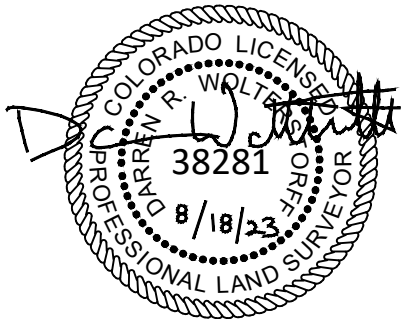
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "PLS 26288", IN MONUMENT BOX, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND NO. 6 REBAR, NO CAP, IN MONUMENT BOX, BEARS S 00°24'56"E, A DISTANCE OF 2640.78 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE S 25°45'56"E, A DISTANCE OF 2027.97 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE CENTERLINE OF SAID EXISTING WATER EASEMENT THE FOLLOWING (3) THREE COURSES;

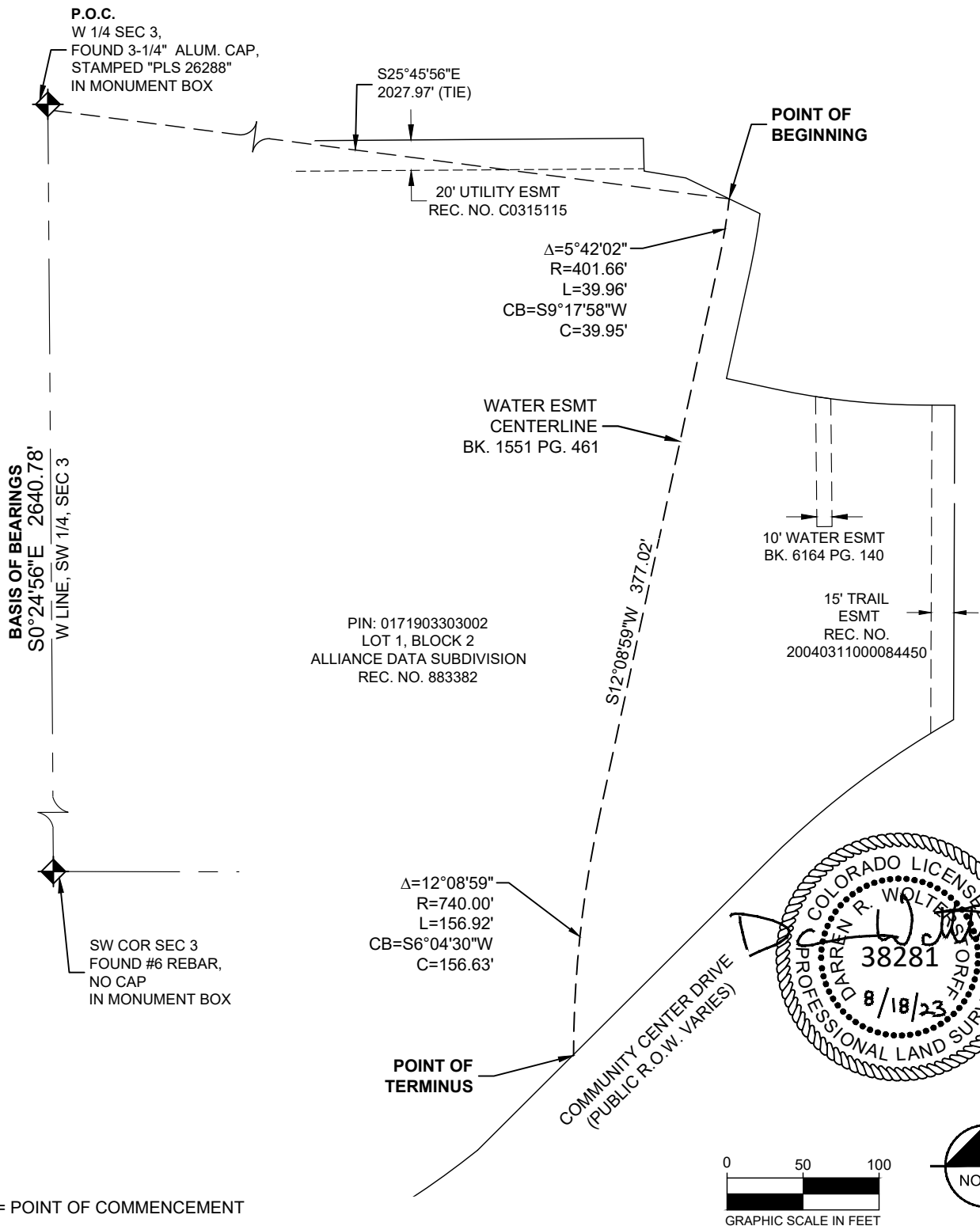
1. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 401.66 FEET, AN ARC DISTANCE OF 39.96 FEET, A CENTRAL ANGLE OF 05°42'02", AND A CHORD BEARING AND DISTANCE OF S 09°17'58" W, A DISTANCE OF 39.95 FEET;
2. S 12°08'59" W, A DISTANCE OF 377.02 FEET;
3. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 740.00 FEET, AN ARC DISTANCE OF 156.92 FEET, A CENTRAL ANGLE OF 12°08'59", AND A CHORD BEARING AND DISTANCE OF S 06°04'30" E, 156.63 FEET TO THE **POINT OF TERMINUS**;

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A
 LOCATED WITHIN THE SOUTHWEST QUARTER OF
 SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

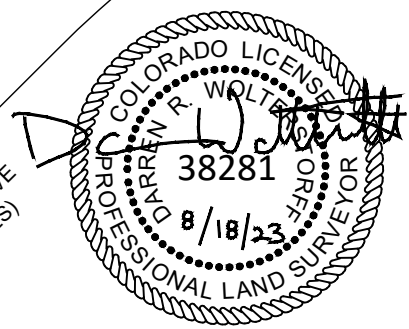
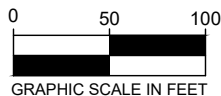


P.O.C. = POINT OF COMMENCEMENT

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.



Kimley»Horn

6200 SOUTH SYRACUSE WAY, SUITE 300
 GREENWOOD VILLAGE, COLORADO 80111

Tel. No. (303) 228-2300
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MC	DRW	08/02/2023	096253025	2 OF 2

875538

QUIT CLAIM DEED

THIS DEED, made this 10th day of October, in the year of Our Lord, One Thousand Nine Hundred and Sixty Nine, between B & B HOME BUILDERS, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, of the first part, and the CITY OF THORNTON, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Colorado, of the second part:

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold and quit claimed, and by these presents does remise, release, sell, convey and quit claim unto the said party of the second part, its successors and assigns forever, all of the following described real property, situate, lying and being in the County of Adams, and State of Colorado, to-wit:

An existing water line as hereinafter described, together with a perpetual right-of-way and easement for the maintenance of said water line over, under, along, across and through that certain real property, being hereinafter described and located in the West Half ($W\frac{1}{2}$) of Section 3, Township 2 South, Range 68 West of the 6th P.M., Adams County, Colorado, the centerline of which is described as follows:

Beginning at a point which is 1545 feet east and 10 feet north of the southwest corner of said Section 3; thence westerly and parallel with the South line of said Section 3, a distance of 785 feet; thence on an angle of 90° to the right a distance of 240.62 feet to a point of curve; thence on curve to the right with a radius of 740 feet; a central angle of $12^{\circ}09'00''$, an arc distance of 156.92 feet to a point of tangent; thence on said tangent a distance of 377.02 feet to a point of curve; thence on a curve to the left with a radius of 401.66 feet, a central angle of 33° , an arc distance of 231.34 feet to a point of tangent; thence on said tangent a distance of 817.10 feet to a point of curve; thence on a curve to the right with a radius of 1008.66 feet, a central angle of $20^{\circ}21'00''$, an arc distance of 358.25 feet to a point of tangent; thence on said tangent a distance of 1340 feet to the terminal point of this center line description which is located on the south line of platted 117th Avenue and 10 feet east of the center line of platted Melody Drive.

An existing sewer line as hereinafter described, together with a perpetual right-of-way and easement for the maintenance of said sewer line, over, under, across and through that certain real property located in the Northwest Quarter ($NW\frac{1}{4}$) of Section 3, and the Northeast Quarter ($NE\frac{1}{4}$) of Section 4, Township 2 South, Range 68 West of the 6th P.M., Adams County, Colorado, the centerline of which is described as follows:

OCT 15 10 12 AM '69

ADAMS COUNTY
COLORADO

CLYDE L. MILLER

875538



City of Northglenn
 11701 Community Center Drive
 Northglenn, CO 80233
 P: 303-451-8326
 F: 303-450-8708
 northglenn.org

VACATION OF R.O.W. AND EASEMENT
 Application

PROJECT INFORMATION

General Description of Request: Vacation of an existing utility easement at eastern portion of the Site its entirety.
 Recorded in official records as Reception No. 883382 (Exception 12)

Attach a Project Description Letter that describes in detail the request.

Property Address or Location: 505 W. Community Center Drive
 Legal Description: SUB: ALLIANCE DATA BLK: 2 LOT: 1 DESC. EXC PARC
 Current Zoning District: MC Proposed Zoning District: MC
 Lot area: 8.6 Acres.

PROPERTY OWNER(S) INFORMATION

Name: Northglenn Apartments, L.L.C.
 Company (if applicable): _____
 Address: 2420 17th Street, Suite 250
 City: Denver State: CO Zip: 80202
 Phone: 720-456-4284 Email: dpittenger@crowholdings.com

AUTHORIZED AGENT (If other than owner)

Name: Christian Gonzales
 Company (if applicable): Kimley Horn
 Address: 6200 S. Syracuse Way, Suite 300
 City: Greenwood Village State: CO Zip: 80111
 Phone: 720-523-3193 Email: cgonzales@kimley-horn.com

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: *Christian Gonzales* Date: 08/11/23

Owner(s)' Signature(s): *[Signature]* Date: 8/11/2023

STAFF USE ONLY:

Case Number: _____

Date Application Received: _____

EXHIBIT A

A PARCEL OF LAND BEING AN EXISTING 10 FOOT UTILITY EASEMENT RECORDED AT RECEPTION NUMBER 883382 OF THE ADAMS COUNTY RECORDS, LOCATED IN A PORTION OF LOT 1, BLOCK 2 ALLIANCE DATA SUBDIVISION RECORDED AT SAID RECEPTION NUMBER 883382, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "PLS 26288", IN MONUMENT BOX, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND NO. 6 REBAR, NO CAP, IN MONUMENT BOX, BEARS S 00°24'56"E, A DISTANCE OF 2640.78 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

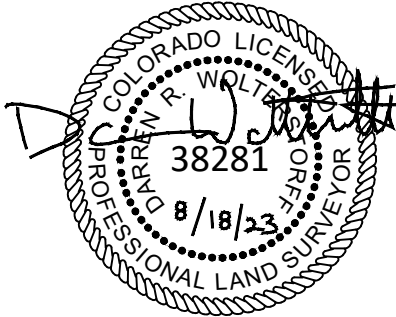
THENCE S 27°41'43"E, A DISTANCE OF 2216.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMETER OF SAID 10' UTILITY EASEMENT THE FOLLOWING (5) FIVE COURSES;

1. S 00°12'58"W, A DISTANCE OF 206.97 FEET;
2. ALONG SAID NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 590.95 FEET, AN ARC DISTANCE OF 11.61 FEET, A CENTRAL ANGLE OF 01°07'34", AND A CHORD BEARING AND DISTANCE OF S 59°39'16" W, 11.61 FEET;
3. N 00°12'58" E, A DISTANCE OF 212.85 FEET;
4. S 89°54'56" E, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**;

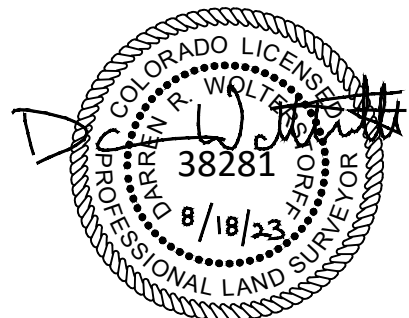
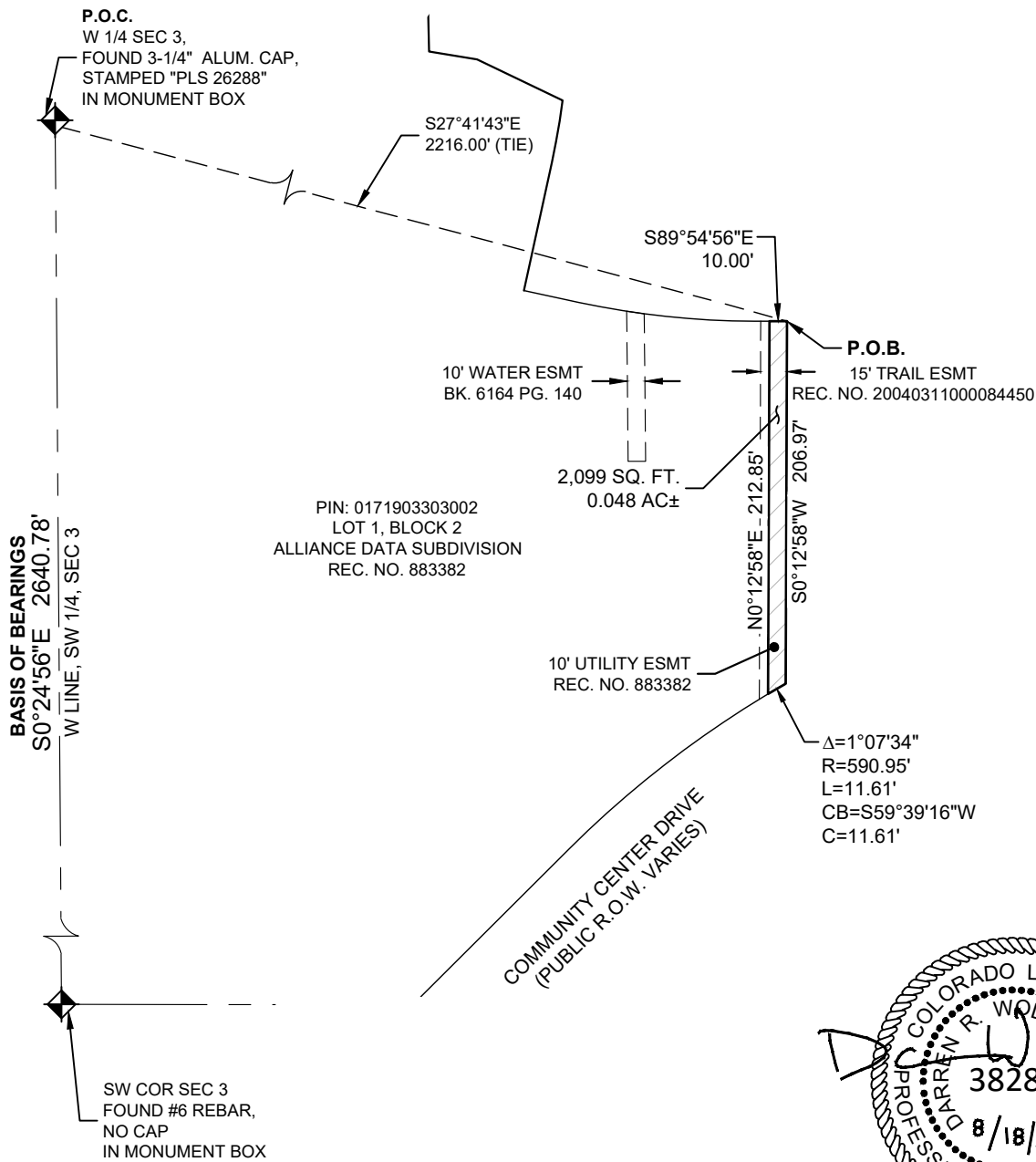
SAID PARCEL CONTAINS 2,099 SQUARE FEET OR 0.048 ACRE, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

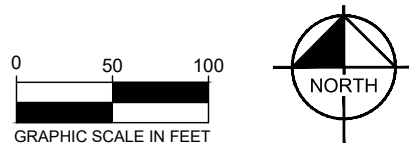


DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A
 LOCATED WITHIN THE SOUTHWEST QUARTER OF
 SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING



NOTES:
 1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

Kimley»Horn

6200 SOUTH SYRACUSE WAY, SUITE 300
 GREENWOOD VILLAGE, COLORADO 80111
 Tel. No. (303) 228-2300
 www.kimley-horn.com

Scale 1" = 100'	Drawn by MC	Checked by DRW	Date 08/02/2023	Project No. 096253025	Sheet No. 2 OF 2
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543342

Map

Nuron Hts.
2nd flg

FEB 2 2 38 PM '70

ADAMS COUNTY
COLORADO

883384

f-12
m-186

\$10.00

file 12 map 186

SECOND FILING

T 2S, R 68W OF THE
COLORADO

APPROVALS

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION
THIS 27 DAY OF January A.D. 1970

[Signature]
CHAIRMAN

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ADAMS
COUNTY, COLORADO THIS 2nd DAY OF February A.D. 1970.

[Signature]
CHAIRMAN

ENGINEER'S CERTIFICATE

I, JAMES L. LARSH, A REGISTERED ENGINEER AND LAND SURVEYOR
IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE
ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER
EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS
SAID PROPERTY EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT.
I CERTIFY THAT I HAVE MADE THE SURVEY REPRESENTED BY THIS
PLAT AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.
STEEL PINS WITH SURVEY CAPS WERE SET AT ALL BOUNDARY
CORNERS.

James L. Larsh
PE & L.S. # 844



RECORDER'S CERTIFICATE

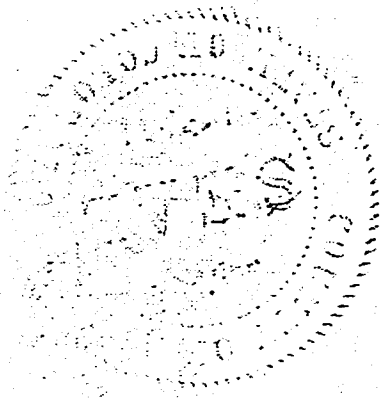
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY
CLERK AND RECORDER OF ADAMS COUNTY, COLORADO AT 2:38 P.M.
ON THE 24 DAY OF Feb. A.D. 1970.

file 12 map 186 reception # 883382

BY: *Irene Ford*
DEPUTY

Clyde L. Miller
COUNTY CLERK & RECORDER

N



APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ADAMS COUNTY, COLORADO THIS 22 DAY OF February A.D. 1970.

James L. Larsh
CHAIRMAN
James L. Larsh
CHAIRMAN
ENGINEER'S CERTIFICATE

I, JAMES L. LARSH, A REGISTERED ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS SAID PROPERTY EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT. I CERTIFY THAT I HAVE MADE THE SURVEY REPRESENTED BY THIS PLAT AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. STEEL PINS WITH SURVEY CAPS WERE SET AT ALL BOUNDARY CORNERS.

James L. Larsh
PE & L.S. # 844



RECORDER'S CERTIFICATE

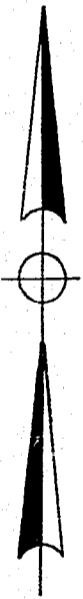
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO AT 2:38 P.M. ON THE 24 DAY OF Feb. A.D. 1970.

file 12 map 186 reception # 883382

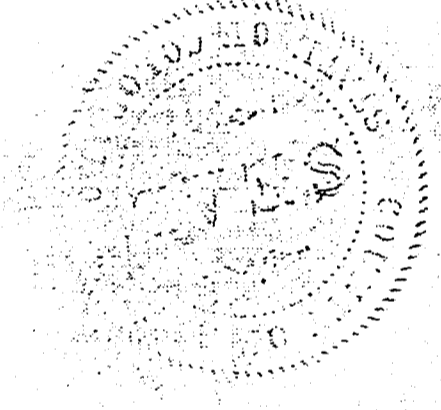
BY: James Ford
DEPUTY

Clyde L. Miller
COUNTY CLERK & RECORDER

N



100 200
SCALE: 1"=100'



TO THE LEFT OF 90°30'00" A DISTANCE OF 1032.23 FEET TO A POINT 50.00 FEET
 IN 3; THENCE ON AN ANGLE TO THE LEFT OF 90°00'00" AND PARALLEL WITH THE
 OF 818.56 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 17.79 ACRES, HAVE
 TTED AND SUBDIVIDED INTO BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND
 "FILING" AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO,
 STREETS AND OTHER PUBLIC WAYS HEREON SHOWN. ALSO EASEMENTS ARE RESERVED,
 AND DRAINAGE PURPOSES.
 JANUARY A.D. 1970

B. & B. HOMEBUILDERS, INC.

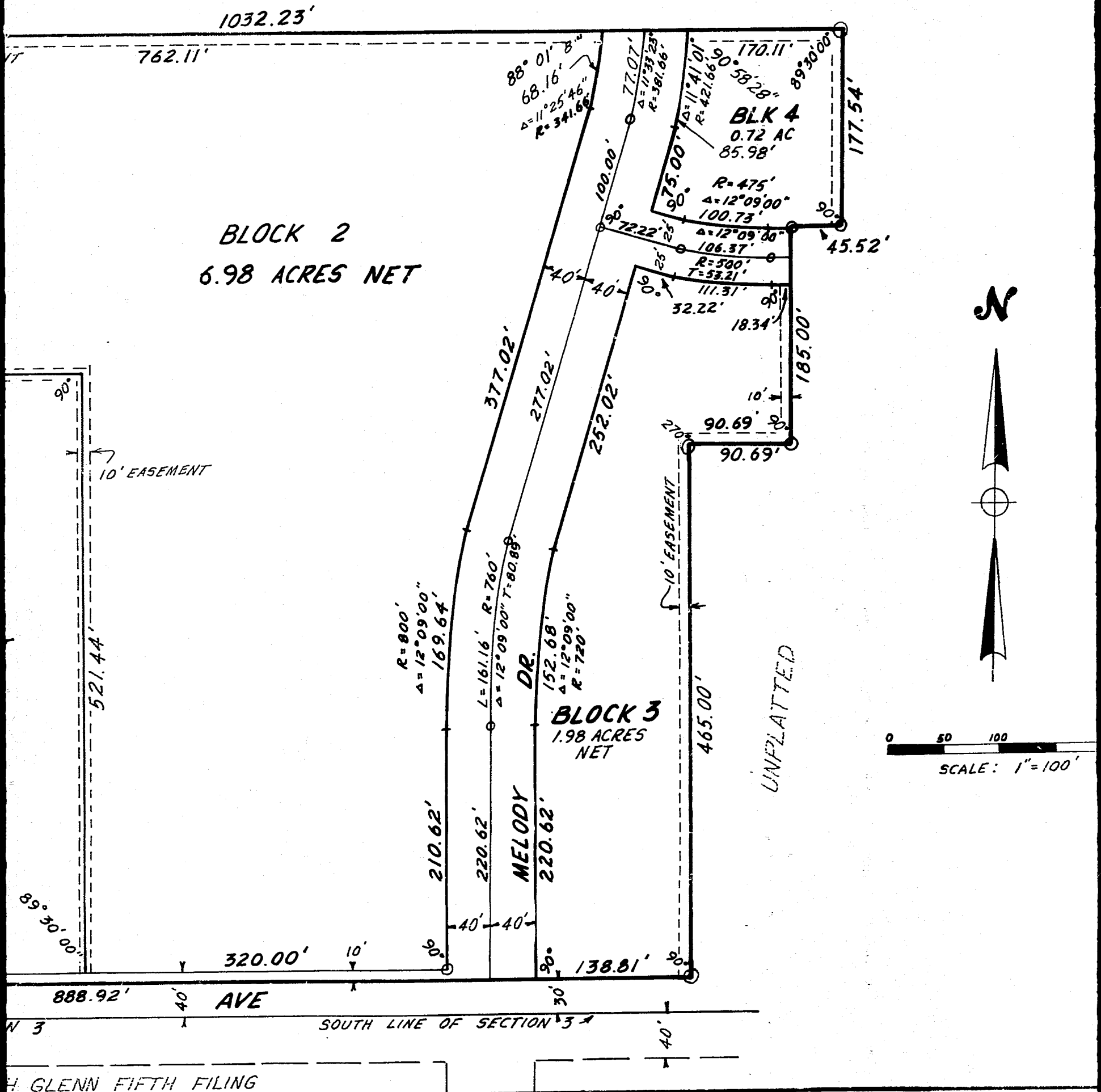
J. Levy
 LEVY, SECRETARY

BY: *Robert S. Levy*
 ROBERT S. LEVY, PRESIDENT

NOTARIAL

ACKNOWLEDGED BEFORE ME THIS 20th DAY OF JANUARY A.D. 1970, BY ROBERT S. LEVY
 AS SECRETARY OF B. & B. HOMEBUILDERS, INC. A COLORADO CORPORATION.
 5.1971.

James R. Van Bunkirk
 NOTARY PUBLIC



H. GLENN FIFTH FILING

HURON HEIGHTS - SECOND FILE

A PART OF THE S W 1/4 OF SECTION 3, T2S, R68W
6TH PM ADAMS COUNTY, COLORADO

DEDICATION

AT B & B HOME BUILDERS, INC. A COLORADO CORPORATION BEING THE OWNER OF
PART OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL
MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION
3 A DISTANCE OF 30.00 FEET; THENCE NORTHERLY
ALONG THE SOUTH LINE OF SECTION 3 A DISTANCE OF 888.92 FEET; THENCE ON AN
ANGLE TO THE RIGHT OF 90°00'00" A DISTANCE
OF 465.00 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90°00'00" A DISTANCE
OF 185.00 FEET; THENCE ON AN ANGLE TO
THE LEFT OF 90°00'00" A DISTANCE OF 45.52 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90°00'00" A DISTANCE OF
1032.23 FEET TO A POINT 30.00 FEET
NORTH OF THE SOUTH LINE OF SECTION 3; THENCE ON AN ANGLE TO THE LEFT OF 90°00'00" AND PARALLEL WITH THE
SOUTH LINE OF SECTION 3 A DISTANCE OF 818.56 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 17.79 ACRES, HAVE
BEEN LAYED OUT AND SUBDIVIDED INTO BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND
NUMBER "HURON HEIGHTS" AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO,
FOR HIGHWAYS, ALLEYS AND OTHER PUBLIC WAYS HEREON SHOWN. ALSO EASEMENTS ARE RESERVED,
FOR DRAINAGE PURPOSES.

JANUARY A.D. 1970

B. & B. HOMEBUILDERS, INC.

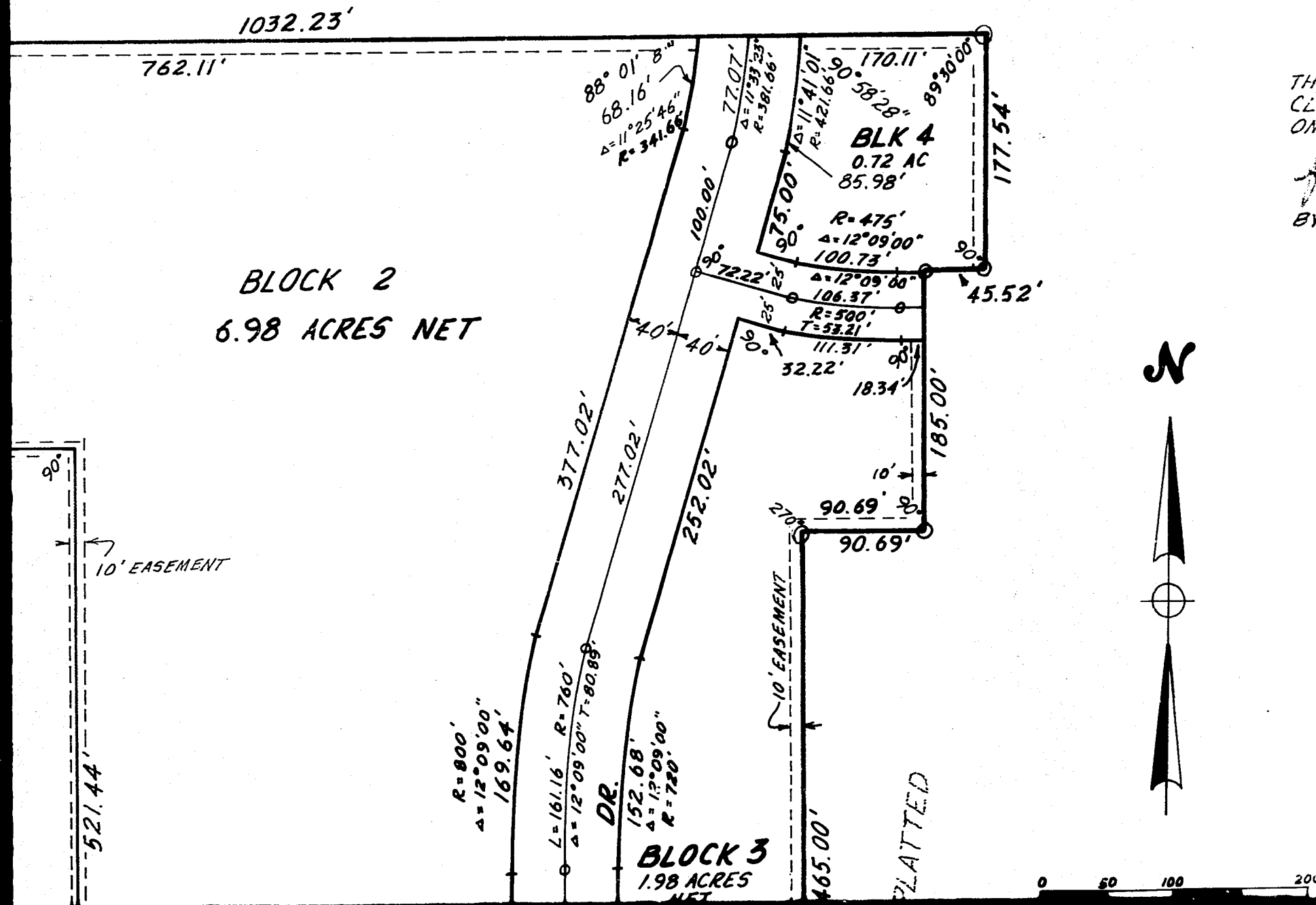
BY: Robert S. Levy
ROBERT S. LEVY, PRESIDENT

James R. Van Buekirk
NOTARY PUBLIC

NOTARIAL

KNOWLEDGED BEFORE ME THIS 20th DAY OF JANUARY A.D. 1970, BY ROBERT S. LEVY
PRESIDENT OF B. & B. HOMEBUILDERS, INC. A COLORADO CORPORATION.
JANUARY 20, 1971.

James R. Van Buekirk
NOTARY PUBLIC



N



HURON
A PART

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT B & B HOME BUILDERS, INC. A
ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 S
MERIDIAN, ADAMS COUNTY, COLORADO DESCRIBED AS FOLLOWS: BEGIN
3, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 3 A DIST
AND PARALLEL WITH THE WEST LINE OF SECTION 3 A DISTANCE OF 30.00
THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF SECTION 3 A
ANGLE TO THE LEFT OF 90° 00' 00" A DISTANCE OF 485.00 FEET; THENCE ON
OF 90.69 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90° 00' 00" A DISTANCE
THE RIGHT OF 90° 00' 00" A DISTANCE OF 45.52 FEET; THENCE ON AN ANGLE
177.54 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90° 30' 00" A DISTANCE
EAST OF THE WEST LINE OF SECTION 3; THENCE ON AN ANGLE TO THE
WEST LINE OF SECTION 3 A DISTANCE OF 818.56 FEET TO THE TRUE POINT
BY THESE PRESENTS, LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS
STYLE OF "HURON HEIGHTS - SECOND FILING" AND DO HEREBY GRANT TO
FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS HEREBY
AS SHOWN, FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.
EXECUTED THIS 20th DAY OF January A.D. 1970

B. & B. HOME

ATTEST:

Darlene L. Levy
DARLENE L. LEVY, SECRETARY

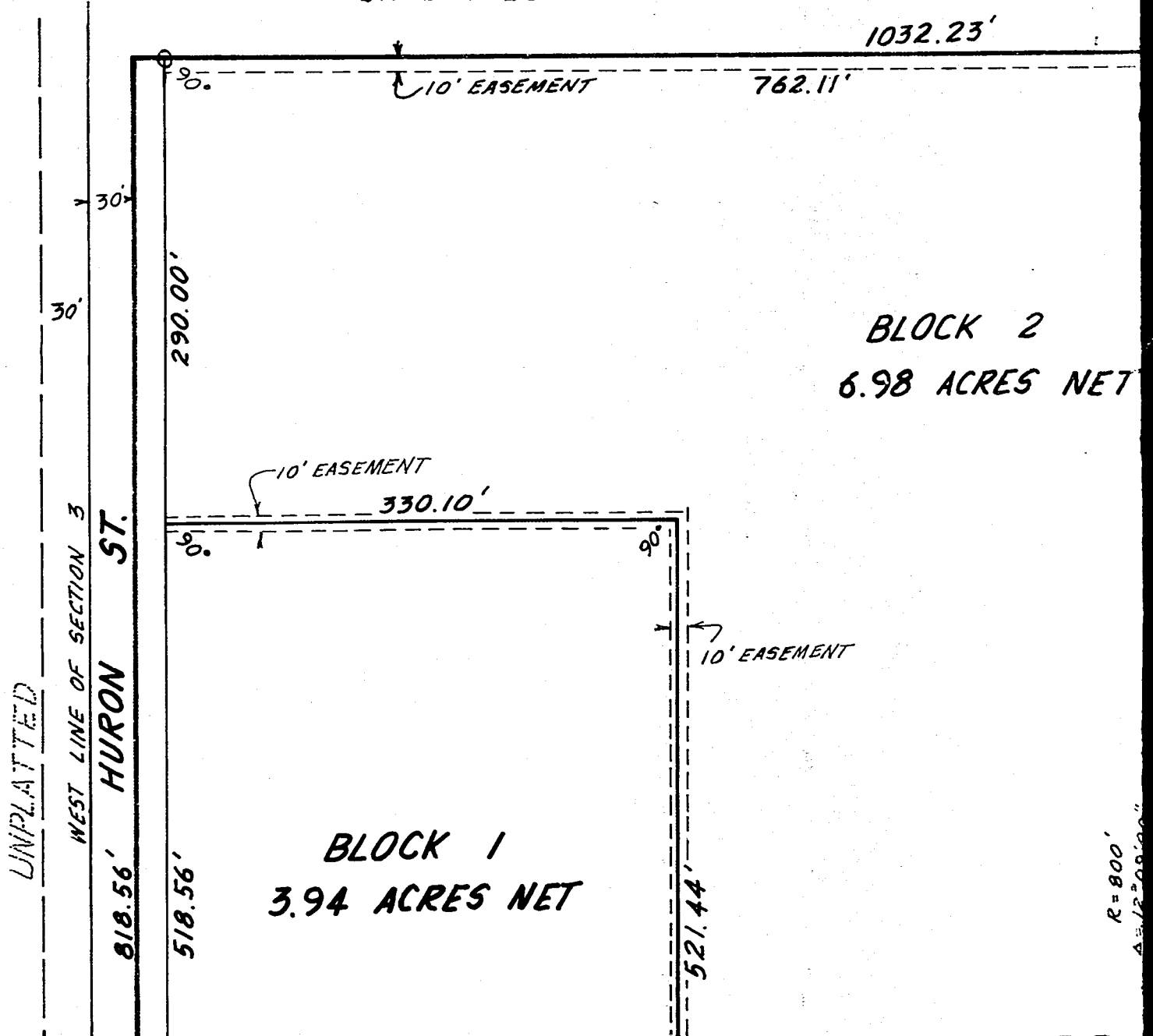
NOTARIAL

STATE OF COLORADO
COUNTY OF ADAMS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th
AS PRESIDENT AND DARLENE L. LEVY AS SECRETARY OF B. & B. HOMEBUILDERS
MY COMMISSION EXPIRES Sept 6, 1971.

James
NO

UNPLATTED



BLOCK 2
6.98 ACRES NET

BLOCK 1
3.94 ACRES NET

R=800'
A=12° 09' 00"

ANGLE TO THE LEFT OF 90°00'00" A DISTANCE OF 90.69 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90°00'00" A DISTANCE OF 45.52 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 90°00'00" A DISTANCE OF 177.54 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90°30'00" A DISTANCE OF 818.56 FEET TO THE TRUE POINT OF WEST LINE OF SECTION 3; THENCE ON AN ANGLE TO THE LEFT BY THESE PRESENTS, LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS AS SHOWN, FOR THE USE OF THE PUBLIC THE STREETS AND OTHER PUBLIC WAYS HEREON AS SHOWN, FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

EXECUTED THIS 20th DAY OF January A.D. 1970

B. & B. HOMEBUILDERS

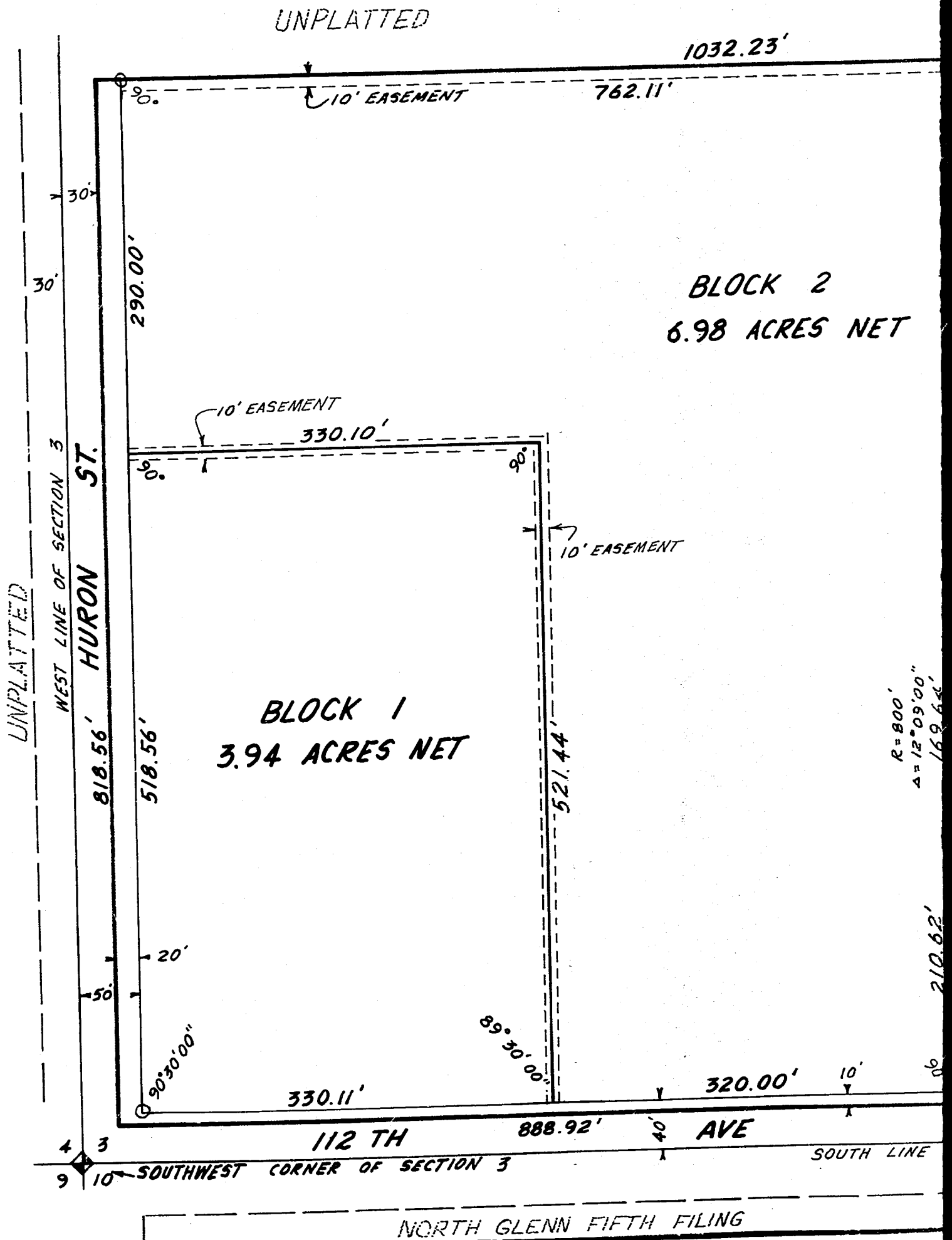
ATTEST: *Darlene L. Levy*
 DARLENE L. LEVY, SECRETARY

NOTARIAL

STATE OF COLORADO
 COUNTY OF ADAMS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY AS PRESIDENT AND DARLENE L. LEVY AS SECRETARY OF B. & B. HOMEBUILDERS, MY COMMISSION EXPIRES Sept 5, 1971.

James R. [Signature]
 NOTARY





City of Northglenn
 11701 Community Center Drive
 Northglenn, CO 80233
 P: 303-451-8326
 F: 303-450-8708
 northglenn.org

VACATION OF R.O.W. AND EASEMENT
 Application

PROJECT INFORMATION

General Description of Request: Vacation of an existing public right of easement at the southern portion of the Site.
 Recorded in official records in Book 2103, page 328

Attach a Project Description Letter that describes in detail the request.

Property Address or Location: 505 W. Community Center Drive

Legal Description: SUB: ALLIANCE DATA BLK: 2 LOT: 1 DESC. EXC PARC

Current Zoning District: MC Proposed Zoning District: MC

Lot area: 8.6 Acres.

PROPERTY OWNER(S) INFORMATION

Name: Northglenn Apartments, L.L.C.

Company (if applicable): _____

Address: 2420 17th Street, Suite 250

City: Denver State: CO Zip: 80202

Phone: 720-456-4284 Email: dpittenger@crowholdings.com

AUTHORIZED AGENT (If other than owner)

Name: Christian Gonzales

Company (if applicable): Kimley Horn

Address: 6200 S. Syracuse Way, Suite 300

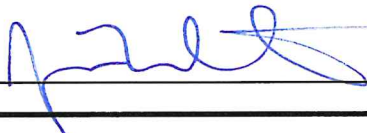
City: Greenwood Village State: CO Zip: 80111

Phone: 720-523-3193 Email: cgonzaless@kimley-horn.com

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature:  Date: 08/11/23

Owner(s)' Signature(s):  Date: 08/11/2023

STAFF USE ONLY:

Case Number: _____

Date Application Received: _____

EXHIBIT A

A PARCEL OF LAND BEING AN EXISTING PUBLIC RIGHT-OF-WAY EASEMENT, RECORDED IN BOOK 2103, PAGE 328 OF THE ADAMS COUNTY RECORDS, LOCATED IN A PORTION OF LOT 1, BLOCK 2 ALLIANCE DATA SUBDIVISION RECORDED AT RECEPTION NUMBER 883382 OF SAID ADAMS COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "PLS 26288", IN MONUMENT BOX, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND NO. 6 REBAR, NO CAP, IN MONUMENT BOX, BEARS S 00°24'56"E, A DISTANCE OF 2640.78 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

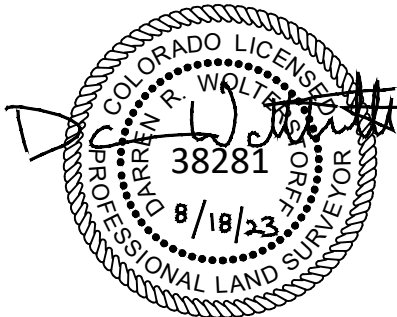
THENCE S 25°36'40"E, A DISTANCE OF 2381.03 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMETER OF SAID BOOK 2103, PAGE 328 THE FOLLOWING (5) FIVE COURSES;

1. S 00°12'58"W, A DISTANCE OF 22.00 FEET;
2. ALONG SAID NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 590.97 FEET, AN ARC DISTANCE OF 111.33 FEET, A CENTRAL ANGLE OF 10°47'39", AND A CHORD BEARING AND DISTANCE OF S 54°49'13" W, 111.17 FEET;
3. N 00°03'57" E, A DISTANCE OF 86.36 FEET;
4. S 89°48'09" E, A DISTANCE OF 90.85 FEET TO THE **POINT OF BEGINNING**;

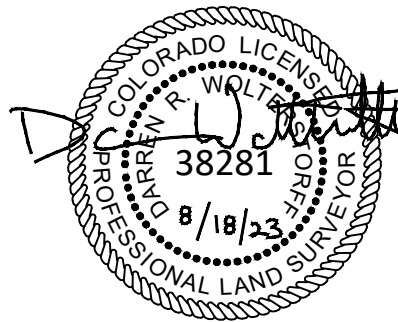
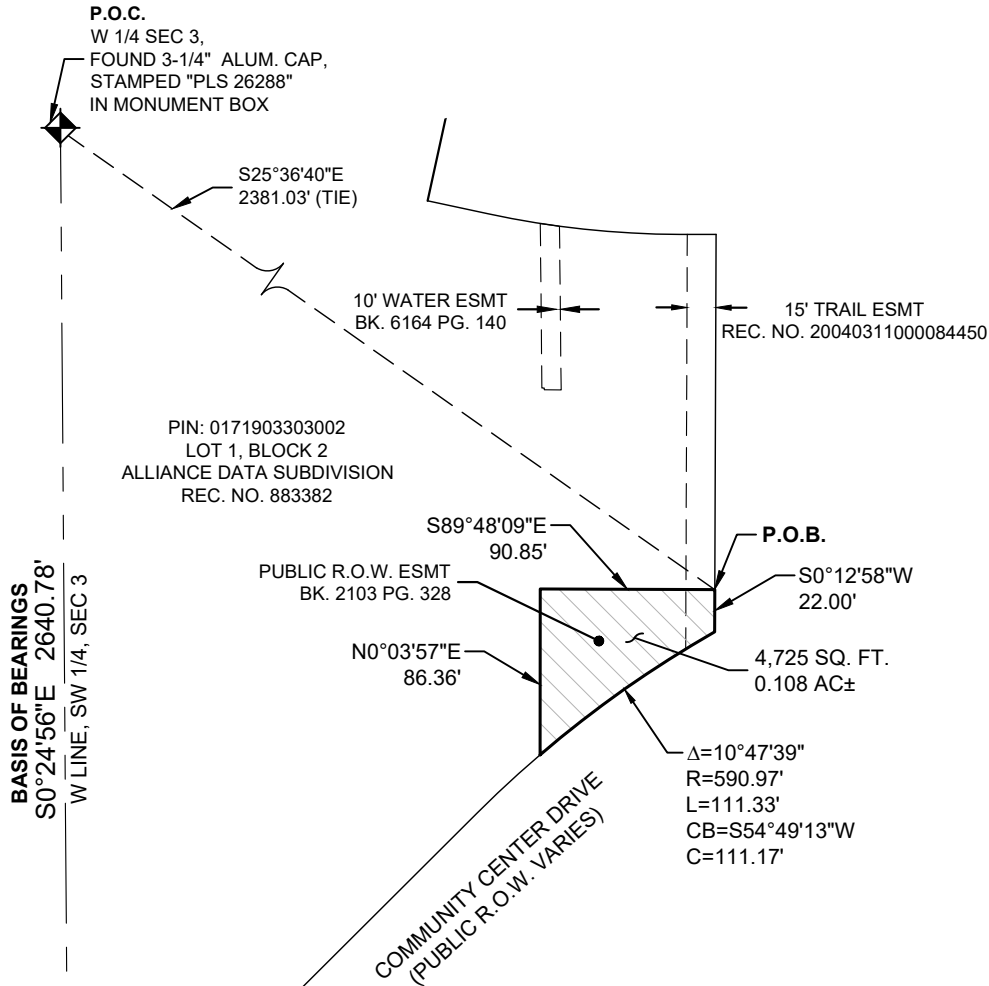
SAID PARCEL CONTAINS 4,725 SQUARE FEET OR 0.108 ACRE, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A
 LOCATED WITHIN THE SOUTHWEST QUARTER OF
 SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

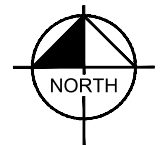
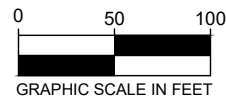


P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.



Kimley»Horn

6200 SOUTH SYRACUSE WAY, SUITE 300
 GREENWOOD VILLAGE, COLORADO 80111

Tel. No. (303) 228-2300
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MC	DRW	08/02/2023	096253025	2 OF 2

49116

Recorded at _____ o'clock _____ M., _____ Recorder.
Reception No. _____

Exhibit A

BOOK 2103 PAGE 328

THIS DEED, Made this 13th day of October, 1976, between
City of Northglenn, a municipal corporation

of the County of Adams, and State of Colorado, of the first part, and

B & B Home Builders, Inc., a Colorado Corporation

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado
of the second part;

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of

Ten and no/100 (\$10.00) ----- DOLLARS,
and other good and valuable consideration

to the said part Y of the first part in hand paid by the said party of the second part, the receipt whereof is
hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do
grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever,
all of the following described or parcels of land, situate, lying and being in the
County of Adams, and State of Colorado, to-wit:

That part of Melody Dr. lying between Block 2, 3 and 4 Huron Heights-Second Filing a subdivision of a part of the Southwest one-quarter Section 3, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, more particularly described as: Beginning at the Northwest corner said Block 4; thence Southerly along the East line said Melody Dr. said point of beginning being a point on a curve to the right, the delta of said curve is 11°40'59", the radius of said curve is 421.66 feet; thence along the arc of said curve and the Easterly R.O.W. line Melody Dr. a distance of 85.98 Feet to the end of said curve; thence continuing along said Easterly R.O.W. line on an assumed bearing of S12°05'03"W a distance of 377.02 feet to the beginning of a curve to the left, the delta of said curve is 10°23'49" the radius of said curve is 720.00 feet; thence along the arc of said curve and said Easterly R.O.W. line a distance of 130.48 feet to a point; thence S44°56'03"W a distance of 113.61 feet to a point on the Westerly R.O.W. line said Melody Dr.; thence along said Westerly R.O.W. as follows: N00°03'57"W, 58.31 feet to the beginning of a curve to the right, the delta of said curve is 12°09'00", the radius of said curve is 800 feet; thence along the arc of said curve a distance of 169.64 feet to the end of said curve; thence N12°05'03"E a distance of 377.02 feet to the beginning of a curve to the left, the delta of said curve is 11°25'49" the radius of said curve is 341.66 feet, thence along the arc of said curve a distance of 68.16 feet to the Northeast corner, Block 2, Huron Heights, Second Filing; thence S89°35'56"E along the North line Huron Heights-Second Filing a distance of 80.00 feet to the point of beginning. Contains 1.163 Acres more or less, except a 40 foot wide easement within the vacated Melody Drive right-of-way for public access to Block 4, Huron Heights Second Filing, which easement shall directly abut the north 50 feet of the west boundary line of Block 4, Huron Heights Second Filing and except all other easements of record.

The Public R.O.W. lying between Blocks 3 and 4 Huron Heights-Second Filing a subdivision of a part of the Southwest one-quarter Section 3, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, described as: Beginning at the Southwest corner said Block 4; thence S77°54'57"E on an assumed bearing along the South line said Block 4 a distance of 32.22 feet to the beginning of a curve to the left, the delta of said curve is 12°09'00", the radius of said curve is 475.00 feet; thence along the arc of said curve and the South line said Block 4 a distance of 100.73 feet to the end of said curve; thence continuing along

State Documentary Fee

Date NOV 15 1976

\$ 7.12 fee

said South line N89°56'03"E a distance of 18.34 feet to a point on the West line Lot 2, Block 2 Redman Subdivision, a subdivision of a part of said Southwest one-quarter; thence S00°03'57"E along said West line a distance of 50.00 feet to the Northeast corner Block 3 Huron Heights Second Filing; thence along the North line said Block 3 as follows: S89°56'03"W, 18.34 feet to the beginning of a curve to the right, the delta of said curve is 12°09'00", the radius of said curve is 525.00 feet; thence along the arc of said curve a distance of 111.31 feet to the end of said curve; thence N77°54'57"W a distance of 32.22 feet to the Northwest corner said Block 3; thence N12°05'03"E a distance of 50.00 feet to the point of beginning. Contains 0.180 acres more or less.

That part of a parcel of land described in Book 603 at Page 157 Adams County records in the Southwest one-quarter Section 3, Township 2 South, Range 68 West of the 6th Principal Meridian Adams County, Colorado, described as: Beginning at the Southwest corner said Southwest one-quarter; thence N89°56'03"E on an assumed bearing along the South line said Southwest one-quarter a distance of 918.66 feet to a point; thence N00°03'57"W along the West line said described parcel a distance of 408.71 feet to the true point of beginning; thence continuing N00°03'57"W along the West line said described parcel a distance of 86.28 feet to the Northwest corner said described parcel; thence S89°56'03"E along the North line said parcel a distance of 133.20 feet to a point said point being on a curve to the left, the delta of said curve is 15°26'03", the radius of said curve is 590.95 feet, the chord of said curve bears S57°00'01"W, 158.71 feet; thence along the arc of said curve a distance of 159.19 feet to the true point of beginning. Contains 0.119 Acres more or less.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the said party of the second part, its successors and assigns forever. And the said City of Northglenn, a municipal corporation

part Y of the first part, for its self heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefensible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part Y of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part Y of the first part have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

City of Northglenn

by: *Alvin B. Thomas* (SEAL)
Alvin B. Thomas, Mayor

by: *Joan M. Baker* (SEAL)
Joan M. Baker, Deputy City Clerk

(SEAL)

(SEAL)

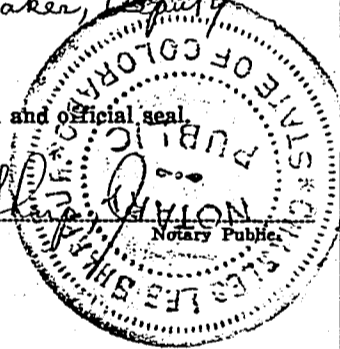
(SEAL)

STATE OF COLORADO, } ss.
County of Adams

The foregoing instrument was acknowledged before me this 21st day of October 1976, by Alvin B. Thomas, Mayor, and Joan M. Baker, Deputy City Clerk

My commission expires September 8, 1980. Witness my hand and official seal

Charles Lee
Notary Public



WILLIAM SOKOL
COUNTY RECORDER
ADAMS COUNTY, COLO.
NOV 15 8 00 AM '76

B 0 4 9 1 1 6



City of Northglenn
 11701 Community Center Drive
 Northglenn, CO 80233
 P: 303-451-8326
 F: 303-450-8708
 northglenn.org

VACATION OF R.O.W. AND EASEMENT
 Application

PROJECT INFORMATION

General Description of Request: Vacation of an existing utility easement traversing the site in the N-S and E-W Directions.
 Recorded in official records as Reception No. C0315115

Attach a Project Description Letter that describes in detail the request.

Property Address or Location: 505 W. Community Center Drive
 Legal Description: SUB: ALLIANCE DATA BLK: 2 LOT: 1 DESC. EXC PARC
 Current Zoning District: MC Proposed Zoning District: MC
 Lot area: 8.6 Acres.

PROPERTY OWNER(S) INFORMATION


Name: Northglenn Apartments, L.L.C.
 Company (if applicable): _____
 Address: 2420 17th Street, Suite 250
 City: Denver State: CO Zip: 80202
 Phone: 720-456-4284 Email: dpittenger@crowholdings.com

AUTHORIZED AGENT (If other than owner)

Name: Christian Gonzales
 Company (if applicable): Kimley Horn
 Address: 6200 S. Syracuse Way, Suite 300
 City: Greenwood Village State: CO Zip: 80111
 Phone: 720-523-3193 Email: cgonzaless@kimley-horn.com

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature:  Date: 08/11/23

Owner(s)' Signature(s):  Date: 8/11/2023

STAFF USE ONLY:

Case Number: _____

Date Application Received: _____

EXHIBIT A

A PARCEL OF LAND BEING AN EXISTING UTILITY EASEMENT, RECORDED AT RECEPTION NUMBER C0315115 OF THE ADAMS COUNTY RECORDS, LOCATED IN A PORTION OF LOT 1, BLOCK 2 ALLIANCE DATA SUBDIVISION RECORDED AT RECEPTION NUMBER 883382 OF SAID ADAMS COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "PLS 26288", IN MONUMENT BOX, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND NO. 6 REBAR, NO CAP, IN MONUMENT BOX, BEARS S 00°24'56"E, A DISTANCE OF 2640.78 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE S 25°11'58"E, A DISTANCE OF 2003.29 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMETER OF SAID UTILITY EASEMENT THE FOLLOWING (24) TWENTY-FOUR COURSES;

1. S 64°22'47" E, A DISTANCE OF 41.30 FEET;
2. S 11°07'27" W, A DISTANCE OF 337.13 FEET;
3. S 11°07'27" W, A DISTANCE OF 104.19 FEET;
4. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 628.00 FEET, AN ARC DISTANCE OF 112.54 FEET, A CENTRAL ANGLE OF 10°16'03", AND A CHORD BEARING AND DISTANCE OF S 05°59'26" W, 112.39 FEET;
5. S 45°05'04" W, A DISTANCE OF 56.66 FEET;
6. N 00°05'42" E, A DISTANCE OF 31.72 FEET;
7. ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 668.00 FEET, AN ARC DISTANCE OF 128.59 FEET, A CENTRAL ANGLE OF 11°01'46", AND A CHORD BEARING AND DISTANCE OF N 05°36'34" E, 128.39 FEET;
8. N 11°07'27" E, A DISTANCE OF 89.84 FEET;
9. S 89°26'03" W, A DISTANCE OF 326.26 FEET;
10. N 00°33'57" W, A DISTANCE OF 40.50 FEET;
11. N 89°26'03" E, A DISTANCE OF 10.00 FEET;
12. S 00°33'57" E, A DISTANCE OF 20.50 FEET;
13. N 89°26'03" E, A DISTANCE OF 320.40 FEET;
14. N 11°07'27" E, A DISTANCE OF 273.70 FEET;
15. S 89°25'12" W, A DISTANCE OF 105.88 FEET;
16. S 00°34'48" E, A DISTANCE OF 7.50 FEET;
17. S 89°25'12" W, A DISTANCE OF 80.00 FEET;
18. N 00°34'48" W, A DISTANCE OF 37.50 FEET;
19. N 89°25'12" E, A DISTANCE OF 70.00 FEET;
20. N 00°00'00" E, A DISTANCE OF 10.00 FEET;
21. N 90°00'00" E, A DISTANCE OF 10.00 FEET;
22. S 00°34'48" E, A DISTANCE OF 9.90 FEET;
23. N 89°25'12" E, A DISTANCE OF 111.99 FEET;
24. N 11°09'02" E, A DISTANCE OF 37.05 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 36,458 SQUARE FEET OR 0.837 ACRE, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

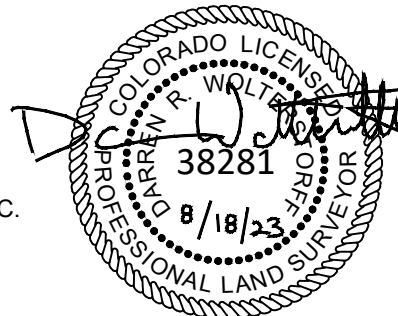
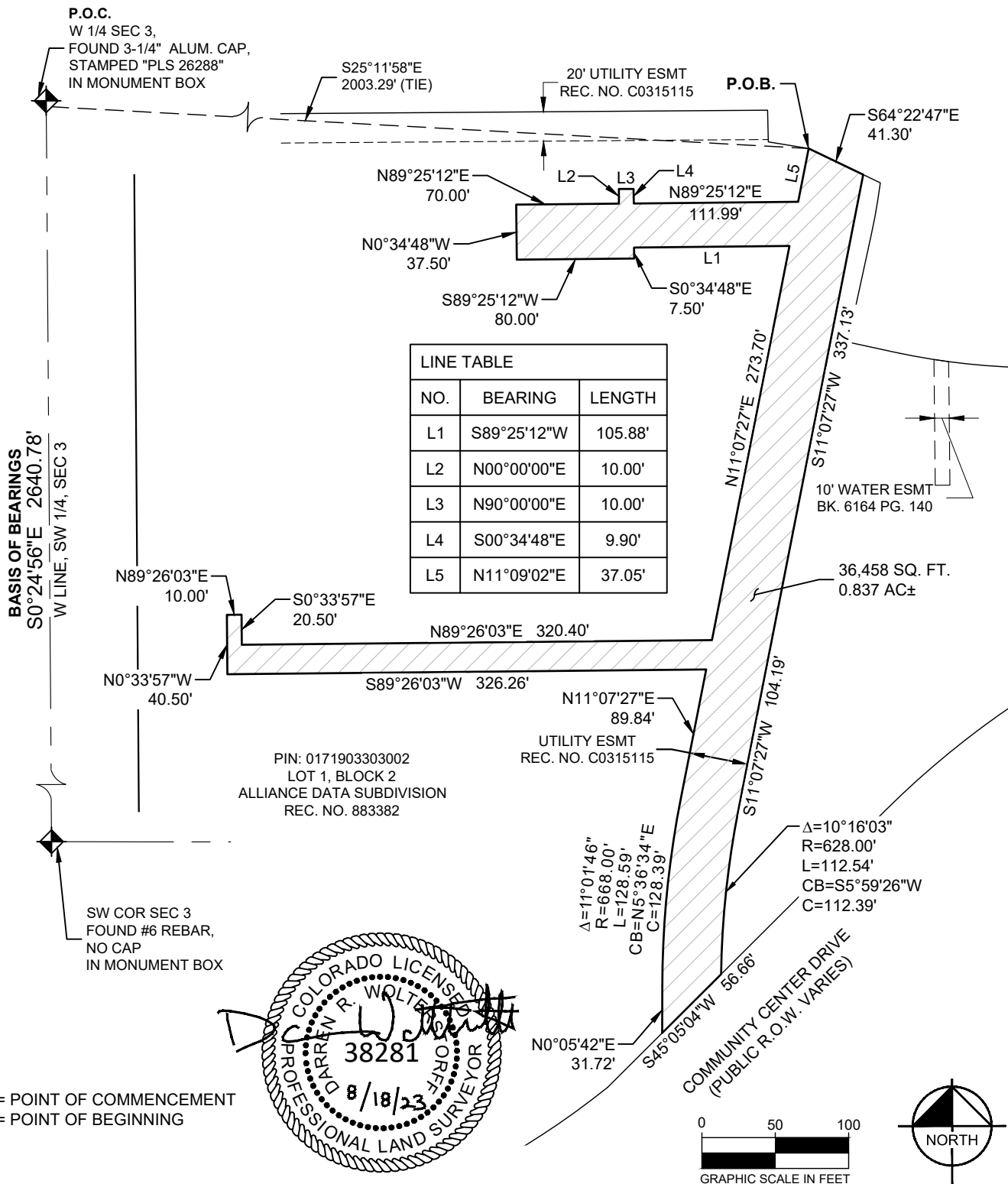


EXHIBIT A
 LOCATED WITHIN THE SOUTHWEST QUARTER OF
 SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING

NOTES:
 1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

Kimley»Horn

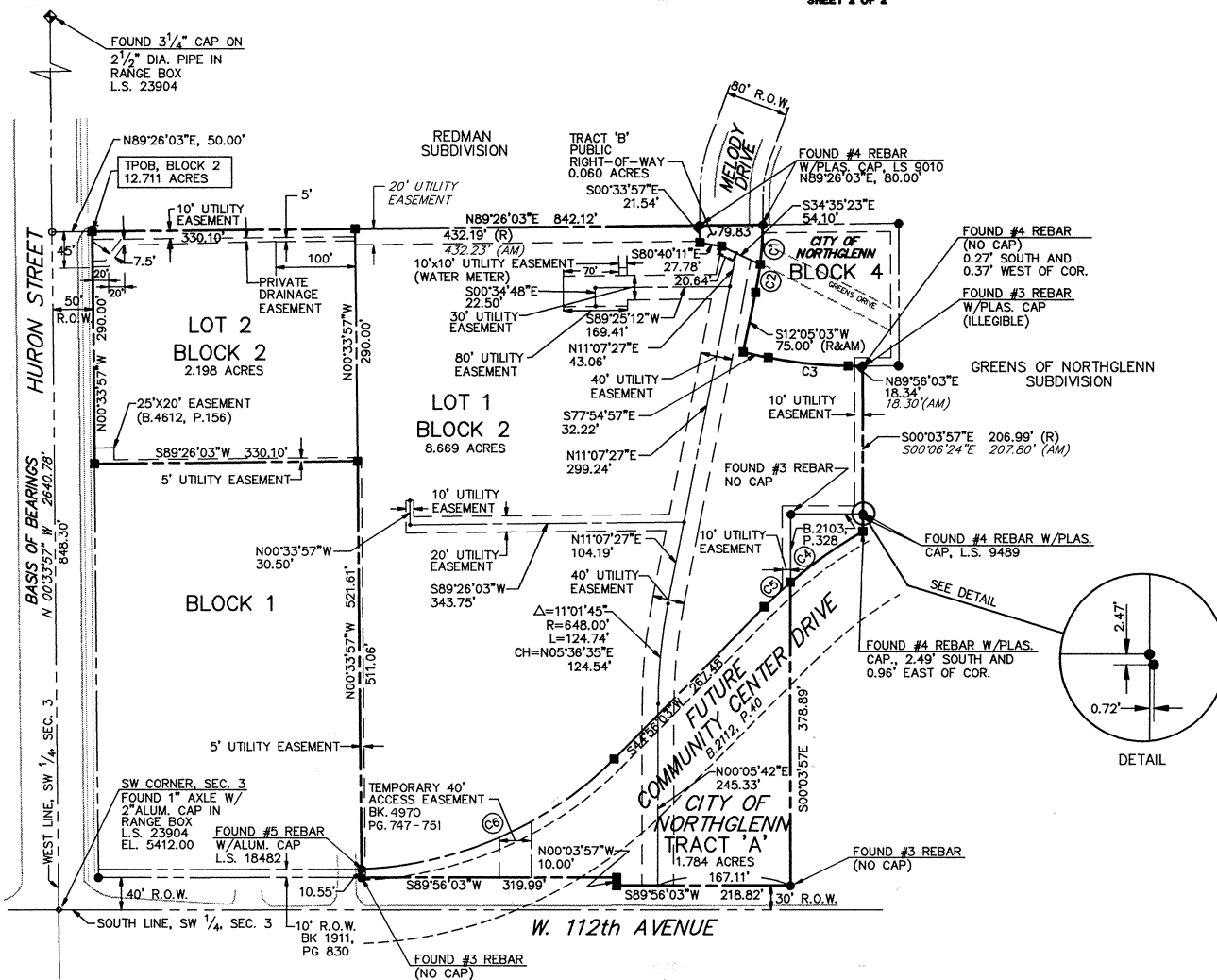
6200 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE, COLORADO 80111
 Tel. No. (303) 228-2300 www.kimley-horn.com

Scale 1" = 100'	Drawn by MC	Checked by DRW	Date 08/02/2023	Project No. 096253025	Sheet No. 2 OF 2
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ALLIANCE DATA SUBDIVISION

A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS- SECOND FILING AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

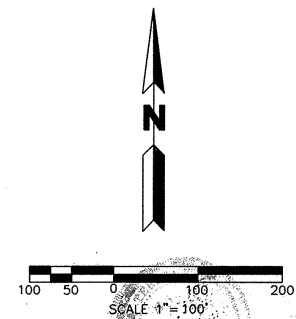
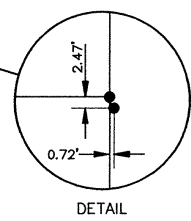
SHEET 2 OF 2



CURVE NO.	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	50.12'	06°48'40"	421.66'	S 03°48'22" W	50.10'
C2	35.86'	04°52'21"	421.66'	S 09°38'53" W	35.85'
C3	100.73'	12°09'00"	475.00'	S 83°59'27" E	100.54'
C4	111.23'	10°47'03"	590.95'	S 54°40'31" W	111.06'
C5	44.85'	04°20'56"	590.95'	S 47°06'31" W	44.84'
C6	354.05'	42°42'57"	474.90'	S 66°17'31" W	345.91'

LEGEND

- PROPERTY LINE
- EASEMENT
- EASEMENT CENTERLINE
- PROPERTY PIN
- PROPERTY PIN L.S. 23899



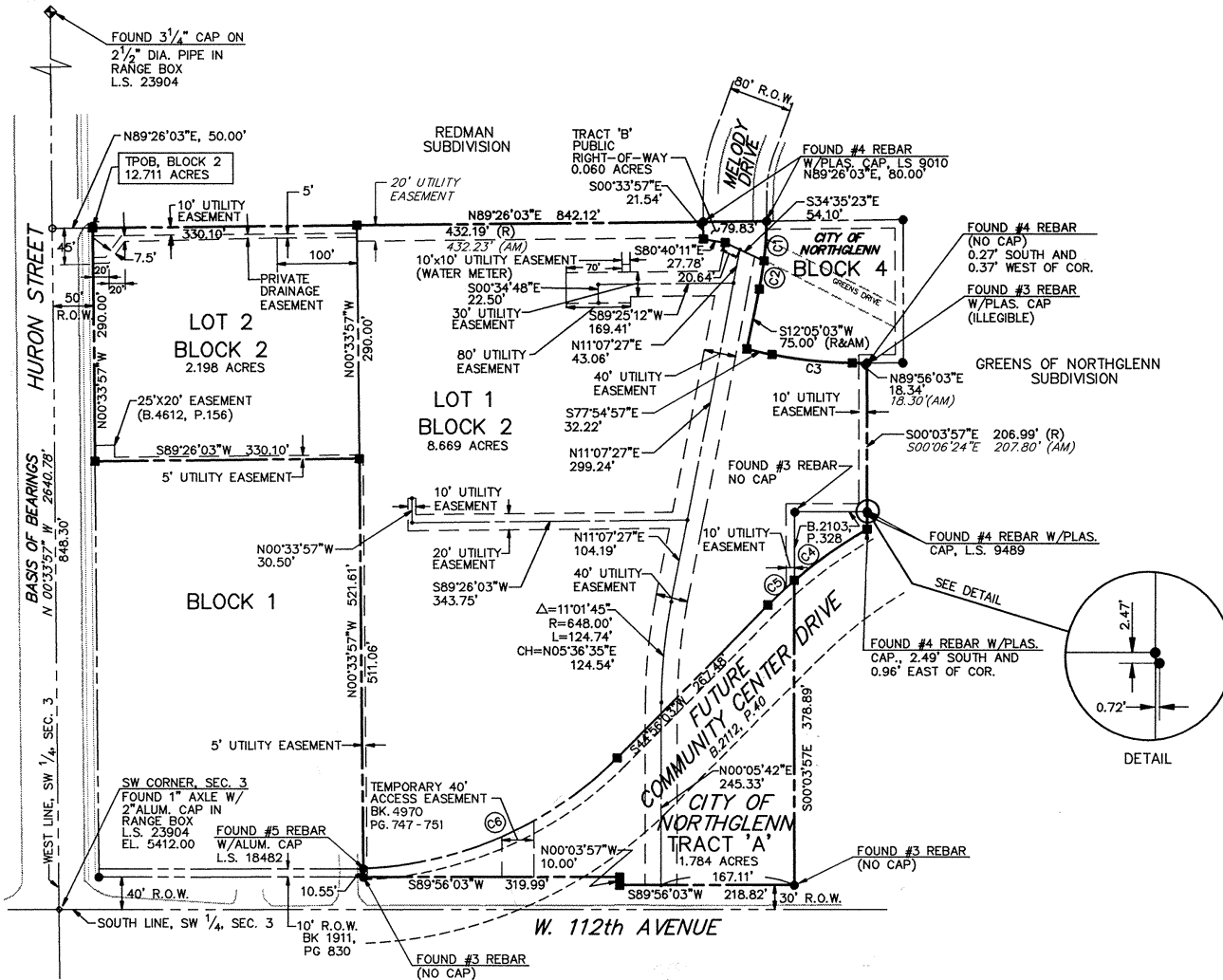
JULY 21, 1997

MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Wheat Ridge, CO
(303) 431-4100

ALLIANCE DATA SUBDIVISION

A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS- SECOND FILING AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

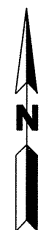
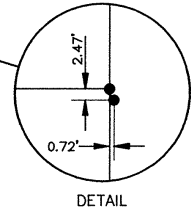
SHEET 2 OF 2



CURVE NO.	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	50.12'	06°48'40"	421.66'	S 03°48'22" W	50.10'
C2	35.86'	04°52'21"	421.66'	S 09°38'53" W	35.85'
C3	100.73'	12°09'00"	475.00'	S 83°59'27" E	100.54'
C4	111.23'	10°47'03"	590.95'	S 54°40'31" W	111.06'
C5	44.85'	04°20'56"	590.95'	S 47°06'31" W	44.84'
C6	354.05'	42°42'57"	474.90'	S 66°17'31" W	345.91'

LEGEND

- PROPERTY LINE ———
- EASEMENT - - - - -
- EASEMENT CENTERLINE - - - - -
- PROPERTY PIN ●
- PROPERTY PIN L.S. 23899 ■



JULY 21, 1997

MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Wheat Ridge, CO
(303) 431-4510



City of Northglenn
 11701 Community Center Drive
 Northglenn, CO 80233
 P: 303-451-8326
 F: 303-450-8708
 northglenn.org

VACATION OF R.O.W. AND EASEMENT
 Application

PROJECT INFORMATION

General Description of Request: Vacation of a portion of an existing water line easement centrally located on the site in the N-S and E-W directions.
Recorded in official records in Book 6164, Page 140.

Attach a Project Description Letter that describes in detail the request.

Property Address or Location: 505 W. Community Center Drive

Legal Description: SUB: ALLIANCE DATA BLK: 2 LOT: 1 DESC. EXC PARC

Current Zoning District: MC Proposed Zoning District: MC

Lot area: 8.6 Acres.

PROPERTY OWNER(S) INFORMATION

Name: Northglenn Apartments, L.L.C.

Company (if applicable): _____

Address: 2420 17th Street, Suite 250

City: Denver State: CO Zip: 80202

Phone: 720-456-4284 Email: dpittenger@crowholdings.com

AUTHORIZED AGENT (if other than owner)

Name: Christian Gonzales

Company (if applicable): Kimley Horn

Address: 6200 S. Syracuse Way, Suite 300

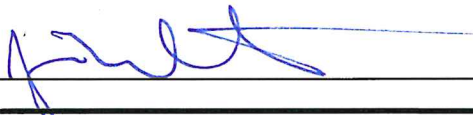
City: Greenwood Village State: CO Zip: 80111

Phone: 720-523-3193 Email: cgonzales@kimley-horn.com

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature:  Date: 08/11/23

Owner(s)' Signature(s):  Date: 8/11/2023

STAFF USE ONLY:

Case Number: _____

Date Application Received: _____

EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF AN EXISTING WATER EASEMENT, RECORDED IN BOOK 6164, PAGE 140 OF THE ADAMS COUNTY RECORDS, LOCATED IN A PORTION OF LOT 1, BLOCK 2 ALLIANCE DATA SUBDIVISION RECORDED AT RECEPTION NUMBER 883382 OF SAID ADAMS COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "PLS 26288", IN MONUMENT BOX, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND NO. 6 REBAR, NO CAP, IN MONUMENT BOX, BEARS S 00°24'56"E, A DISTANCE OF 2640.78 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

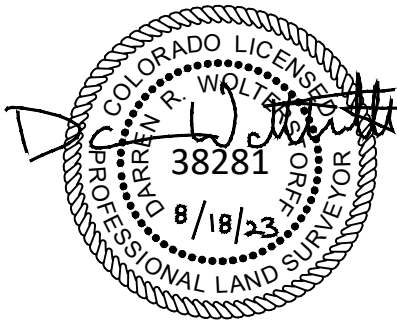
THENCE S 24°41'58"E, A DISTANCE OF 2247.75 FEET TO A POINT ON THE WESTERLY LINE OF SAID WATER EASEMENT AND THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMETER OF SAID WATER EASEMENT THE FOLLOWING (8) EIGHT COURSES;

1. S 89°47'02"E, A DISTANCE OF 10.00 FEET;
2. S 00°34'23" E, 180.38 FEET;
3. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 590.95, AN ARC DISTANCE OF 12.87 FEET, A CENTRAL ANGLE OF 01°14'53", AND A CHORD BEARING AND DISTANCE OF S 50°24'30" W, 12.87 FEET;
4. N 00°34'23" W, 72.34 FEET;
5. S 89°25'37" W, A DISTANCE OF 114.92 FEET;
6. N 11°07'27" E, A DISTANCE OF 10.21 FEET;
7. N 89°25'37" E, A DISTANCE OF 112.85 FEET;
8. N 00°34'23" W, A DISTANCE OF 106.29 FEET TO THE **POINT OF BEGINNING**;

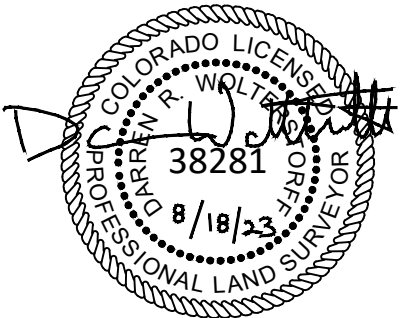
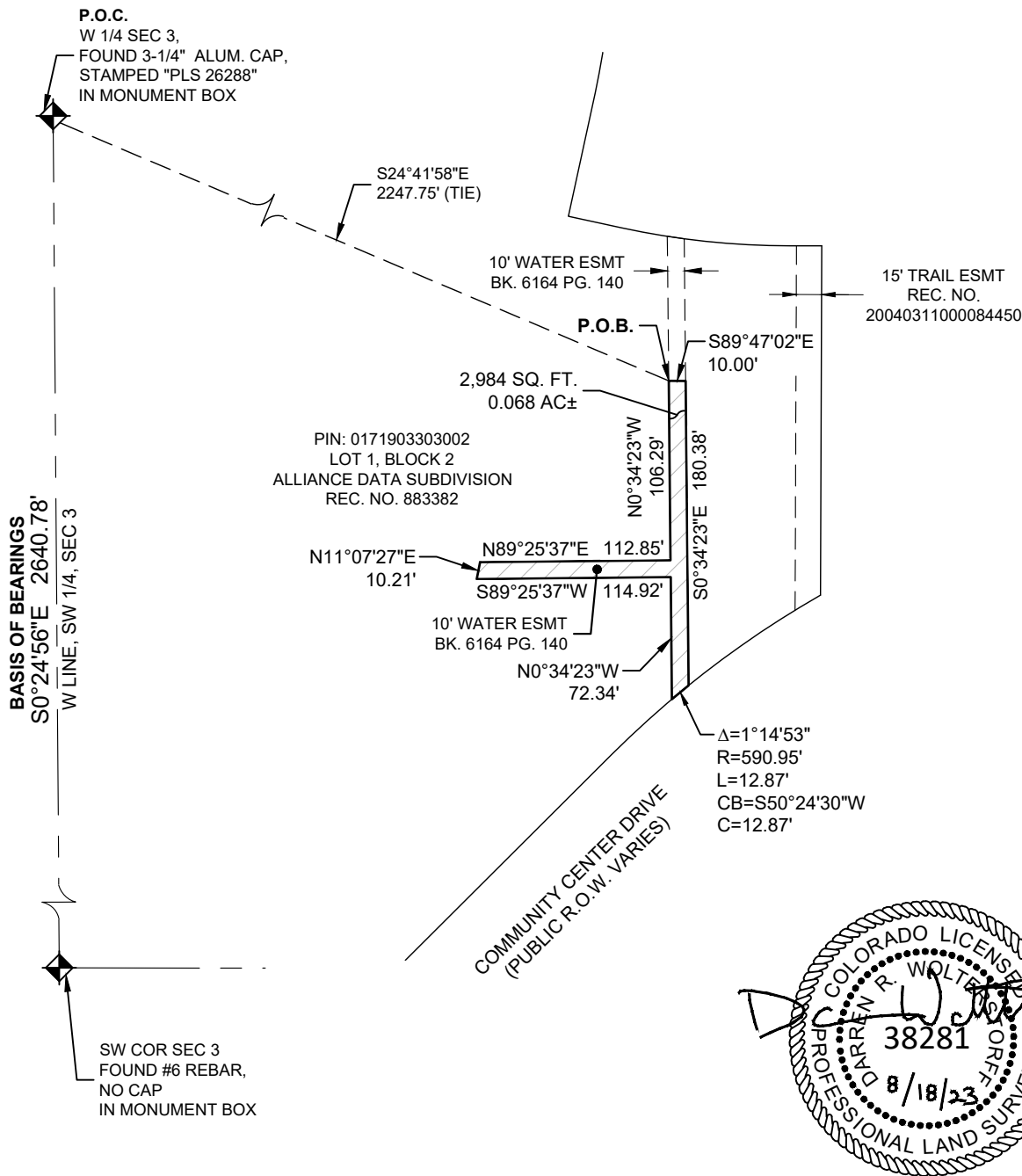
SAID PARCEL CONTAINS 2,984 SQUARE FEET OR 0.068 ACRE, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

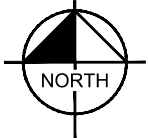
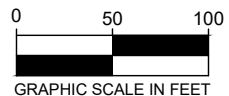


DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A
 LOCATED WITHIN THE SOUTHWEST QUARTER OF
 SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING



NOTES:
 1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

Kimley»Horn

6200 SOUTH SYRACUSE WAY, SUITE 300
 GREENWOOD VILLAGE, COLORADO 80111

Tel. No. (303) 228-2300
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MC	DRW	08/02/2023	096253025	2 OF 2

EASEMENT

C0682027
6/20/2000 11:29:05
BK: 6164 PG: 0140-0144
25.00 DOC FEE: 0.00
CAROL SNYDER
ADAMS COUNTY

Section A. Parties

THIS EASEMENT, is made this 8th day of June, 2000 between **GLENBOROUGH PROPERTIES, L.P.**, a California limited partnership, hereinafter referred to as grantor, party or parties of the first part, and the **CITY OF NORTHGLENN, COLORADO**, a Colorado Municipal Corporation, hereinafter referred to as Northglenn, party of the second part.

Section B. Covenants

1. **Consideration and Description.** In consideration of the payment by Northglenn to grantor of the sum of \$10.00, receipt of which is hereby acknowledged, grantor hereby grants and conveys to Northglenn, a nonexclusive easement for the construction, maintenance, repair, removal, and replacement of a water pipeline and appurtenances thereto, in, upon, over, under, through, and across that property described in "Exhibit A" attached hereto and hereinafter referred to as the "Easement".
2. **Infringement and Correction.** Northglenn is hereby given and granted possession of the above described easement for the purposes aforesaid, and grantor agrees that no tree, structure, fixture, improvement, or obstruction above or below ground that will interfere with the purposes aforesaid will be planted, placed, erected, installed, or permitted on the above described easement. Grantor further agrees that in the event the terms of this agreement are violated by grantor or by any person in privity with grantor, without Northglenn's prior written approval, such violation shall be corrected and eliminated immediately upon receipt of notice from Northglenn, and in the event grantor fails to correct the violation after written notice and an opportunity to cure, then Northglenn shall have right to correct and eliminate such violation, and grantor shall promptly pay the actual cost thereof. Nothing in this section B.2 shall be interpreted to prevent grantor from installing or constructing driveways, parking lots, sidewalks, curbs, private utility service lines crossing at no less than forty-five degree angles, and landscaping other than trees on, in, or across the easement.
3. **Obligations of Northglenn.** All work performed by Northglenn on the property of grantor shall be done with care, and all damage to grantor's land and improvements, to the extent of said improvements are constructed or installed in accordance with this agreement, shall be paid for or repaired at the expense of Northglenn.
4. **Access.** It is agreed that the easement hereby granted includes the necessary right of access by Northglenn across other land of grantor. Northglenn agrees to use care in the exercise of this right and to utilize only, to the extent practicable, driveways and parking lots for access.

5. **Abandonment.** In the event of abandonment of this easement by Northglenn for a period of longer than five years, all right, privilege, and interest herein granted shall end, and Northglenn shall promptly execute and record an instrument relinquishing all rights under this agreement.


6. **Court Proceedings.** In the event either party to this agreement shall bring any court proceedings for the enforcement of the terms of this easement, both parties agree that the prevailing party shall be reimbursed by the other for all costs and expenses incurred, including reasonable attorney's fees and court costs.

7. **Assignment.** The terms and provisions of this agreement shall be binding upon and shall inure to the benefit of the respective heirs, personal representatives, beneficiaries, successors, grantees and assigns of the parties hereto, and the burdens of benefits of the portions of this agreement shall be deemed covenants running with said easement.

Executed and delivered the day and year first above written.

GLENBOROUGH PROPERTIES, L.P.,
a California limited partnership

By: Glenborough Realty Trust Incorporated,
a Maryland corporation
Its General Partner

By: 
Its Executive Vice President

State of CALIFORNIA
) ss.
County of SAN MATEO

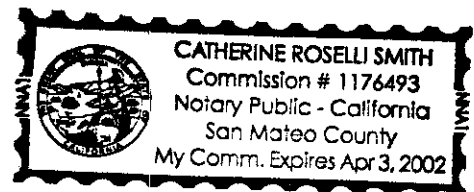
On JUNE 9, 2000, before me, CATHERINE ROSELLI SMITH, Notary Public for aforesaid County and State, personally appeared SANDRA L. BOYLE, personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/her their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Catherine Roselli Smith
Notary Public

(SEAL)

My Commission expires on: 4/3/02



CONSULTING
ENGINEERS



SELLARDS & GRIGG, INC.

143 Union Boulevard, Suite 700
Lafayette, Colorado 80228

Phone: (303) 988-1444
Fax: (303) 988-0984

Sheet 1 of 3

PARCEL A

A parcel of land 10 feet in width lying in ALLIANCE DATA SUBDIVISION, Adams County Records, being a portion of the southwest one-quarter (SW ¼) of Section 3, Township 2 South, Range 68 West of the 6th Principal Meridian, City of Northglenn, County of Adams, State of Colorado, five (5) feet on each side of the centerline described as follows:

Beginning at the southeast corner of Lot 1, Block 2, said ALLIANCE DATA SUBDIVISION; thence southwesterly 101.21 feet along the southeasterly line of said Lot 1 being a curve to the left, having a radius of 590.95 feet to the TRUE POINT OF BEGINNING;

thence N 00°34'23" W, 73.58 feet to Point A;

thence N 00°34'23" W, 195.83 feet to the common line between Blocks 2 and 4, said ALLIANCE DATA SUBDIVISION, said point being the Point of Terminus.

TOGETHER WITH a 10 foot strip of land being five (5) feet on each side of the centerline described as follows:

Beginning at said Point A;

thence S 89°25'37" W, 123.20 feet to a point on the east line of that certain 40 foot utility easement as shown on said ALLIANCE DATA SUBDIVISION, said point being the Point of Terminus.

TOGETHER WITH a parcel of land described as follows:

PARCEL A1

Beginning at the southwest corner of said Block 4;

thence N 77°54'57" W, 15.31 feet to the east line of said 40 foot utility easement;
thence N 11°07'27" E, 114.55 feet along said east line to the south line of Tract B, said ALLIANCE DATA SUBDIVISION;
thence S 65°35'23" E, 16.14 feet along said south line to the west line of said Block 4;

thence south along said west line the following two (2) courses:

1. Southerly 35.86 feet along a curve to the right, having a radius of 421.66 feet, the chord of which bears S 09°37'53" W;
2. S 12°05'03" W, 75.00 feet to the Point of Beginning.


For the purposes of this description, the basis of bearings is the west line of said southwest one-quarter, having a bearing of N 00°33'57" W, as shown on said ALLIANCE DATA SUBDIVISION.

The side lines of Parcel A are to be lengthened and/or shortened to terminate on the block lines and easement lines as shown on attached Exhibit A.

Exhibit A as attached hereto is made a part hereof.

Parcel A and A1 contain 5,690 square feet (0.1306 acres), more or less.

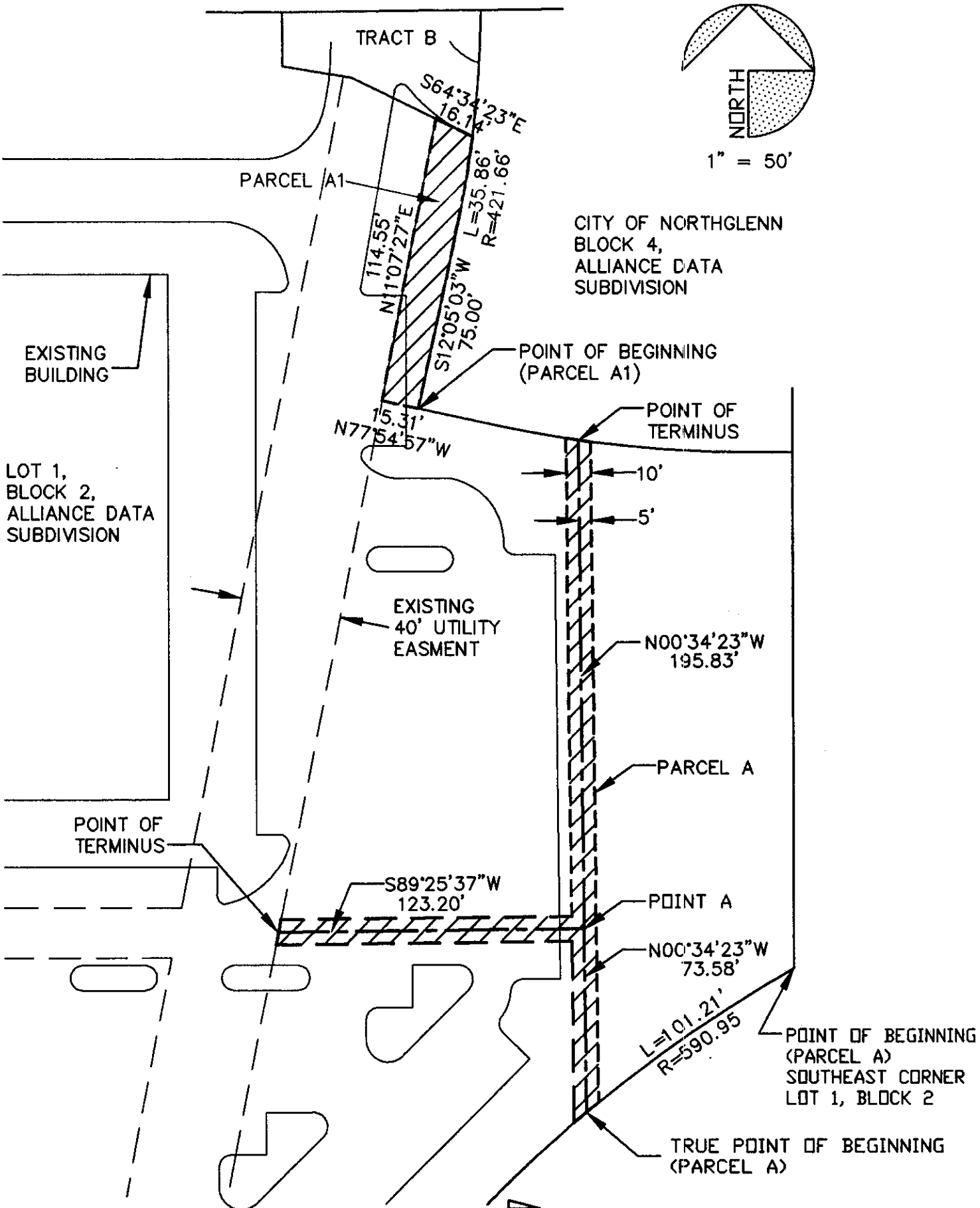
The author of this description is Mr. John S. Lambert, PLS 13212, prepared on behalf of Sellards & Grigg, Inc., 143 Union Boulevard, Suite 700, Lakewood, CO 80228, on September 29, 1999 under S&G No. 99517-21 for the City of Northglenn and is not to be construed as representing a monumented land survey.



Mr. John S. Lambert, PLS 13212

99517/21/jsl/parcela

EXHIBIT A



39517-21 (Z04)
 3258-ALLIANCE-R1.DWG
 REV. 11/2/99 BY NORM



SELLARDS & GRIGG, INC.
 LAKEWOOD, COLORADO
 COPYRIGHT © 1999



City of Northglenn
 11701 Community Center Drive
 Northglenn, CO 80233
 P: 303-451-8326
 F: 303-450-8708
 northglenn.org

VACATION OF R.O.W. AND EASEMENT
 Application

PROJECT INFORMATION

General Description of Request: Vacation of a portion of an existing utility Easement at NE corner of the Site.
 Recorded in Official Records as Reception No. C0315115

Attach a Project Description Letter that describes in detail the request.

Property Address or Location: 505 W. Community Center Drive
 Legal Description: SUB: ALLIANCE DATA BLK: 2 LOT: 1 DESC. EXC PARC
 Current Zoning District: MC Proposed Zoning District: MC
 Lot area: 8.6 Acres.

PROPERTY OWNER(S) INFORMATION

Name: Northglenn Apartments, L.L.C.
 Company (if applicable): _____
 Address: 2420 17th Street, Suite 250
 City: Denver State: CO Zip: 80202
 Phone: 720-456-4284 Email: dpittenger@crowholdings.com

AUTHORIZED AGENT (If other than owner)

Name: Christian Gonzales
 Company (if applicable): Kimley Horn
 Address: 6200 S. Syracuse Way, Suite 300
 City: Greenwood Village State: CO Zip: 80111
 Phone: 720-523-3193 Email: cgonzales@kimley-horn.com

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature:  Date: 08/11/23

Owner(s)' Signature(s):  Date: 8/11/2023

STAFF USE ONLY:

Case Number: _____

Date Application Received: _____

EXHIBIT A

A PARCEL OF LAND BEING AN EXISTING 20 FOOT UTILITY EASEMENT RECORDED AT RECEPTION NUMBER C0315115 OF THE ADAMS COUNTY RECORDS, LOCATED IN A PORTION OF LOT 1, BLOCK 2 ALLIANCE DATA SUBDIVISION RECORDED AT RECEPTION NUMBER 883382 OF SAID ADAMS COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "PLS 26288", IN MONUMENT BOX, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND NO. 6 REBAR, NO CAP, IN MONUMENT BOX, BEARS S 00°24'56"E, A DISTANCE OF 2640.78 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

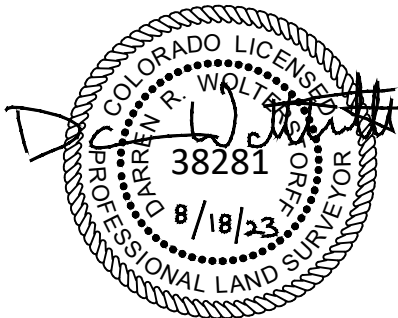
THENCE S 24°47'15"E, A DISTANCE OF 1967.85 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMETER OF SAID 20 FOOT UTILITY EASEMENT THE FOLLOWING (4) FOUR COURSES;

1. S 01°18'59"E, A DISTANCE OF 20.00 FEET;
2. S 89°35'04"W, A DISTANCE OF 97.51 FEET;
3. N 00°40'06" W, A DISTANCE OF 20.00 FEET;
4. N 89°35'04"E, A DISTANCE OF 97.28 TO THE **POINT OF BEGINNING**;

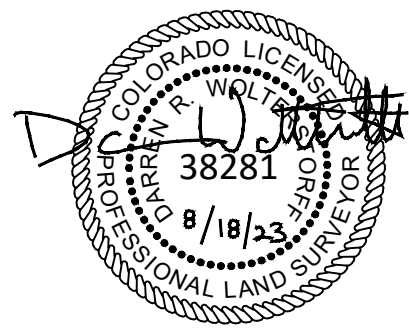
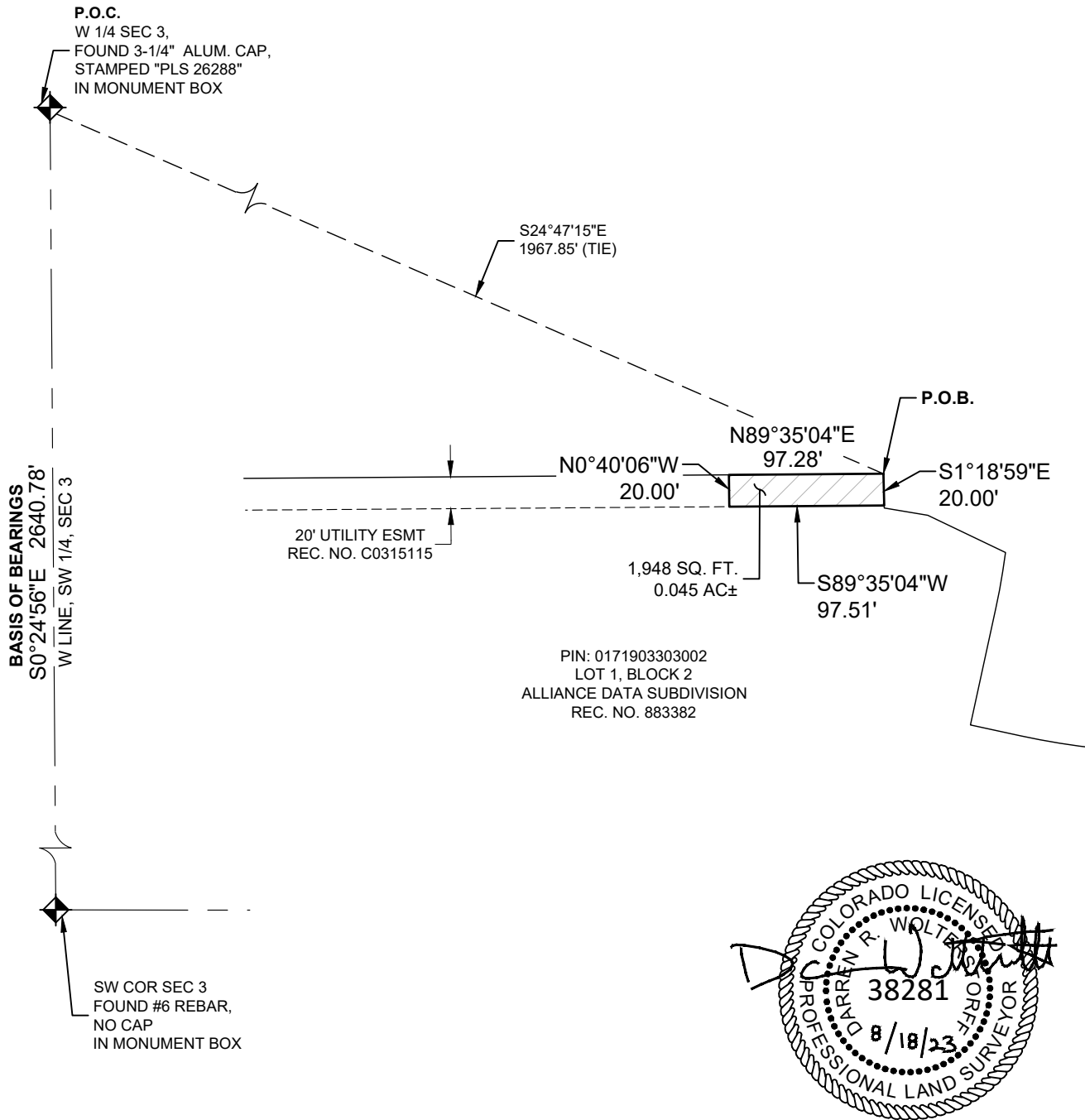
SAID PARCEL CONTAINS 1,948 SQUARE FEET OR 0.045 ACRE, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

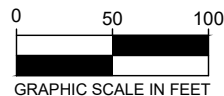


DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A
 LOCATED WITHIN THE SOUTHWEST QUARTER OF
 SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

Kimley»Horn

6200 SOUTH SYRACUSE WAY, SUITE 300
 GREENWOOD VILLAGE, COLORADO 80111

Tel. No. (303) 228-2300
 www.kimley-horn.com

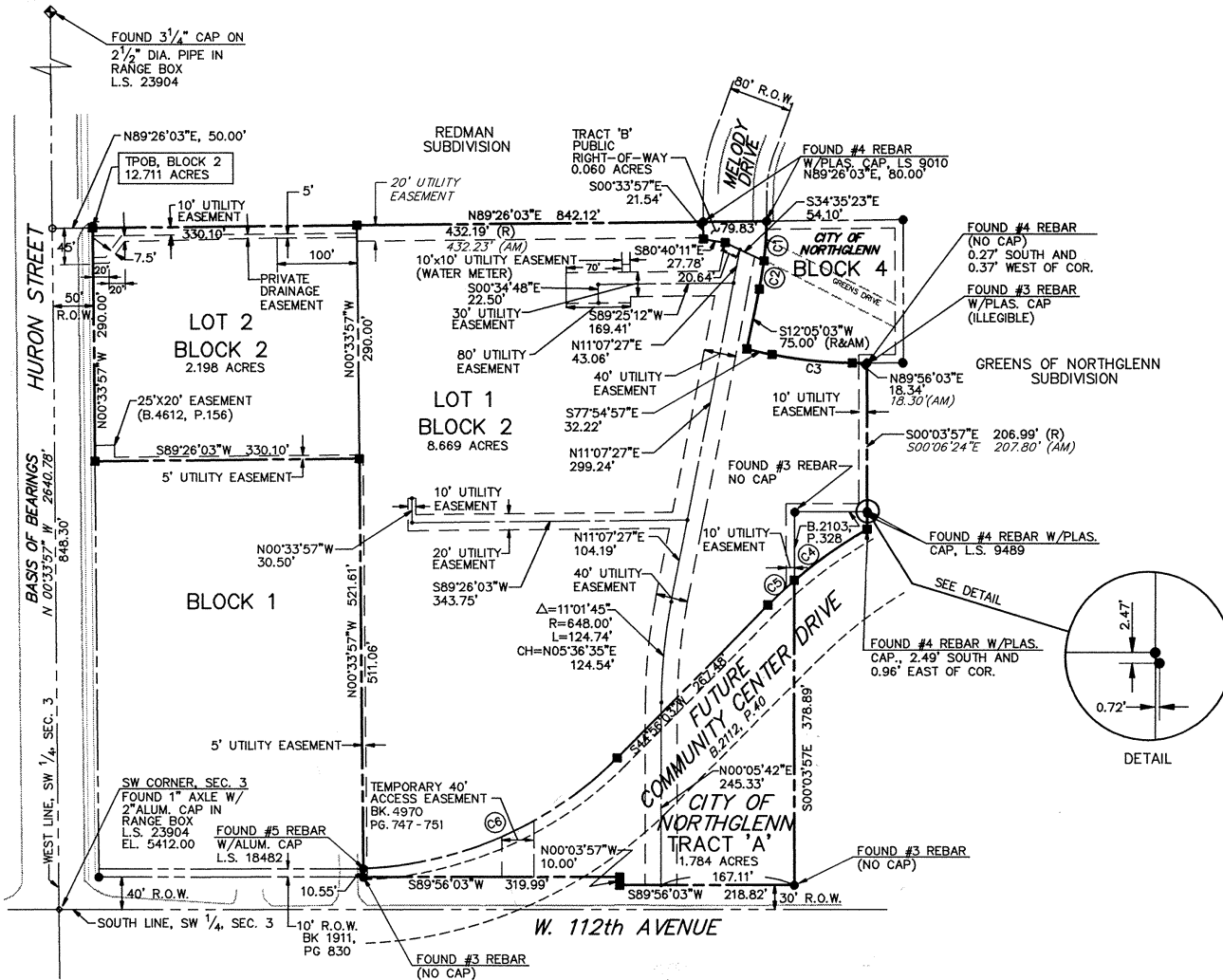
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MC	DRW	08/09/2023	096253025	2 OF 2

ALLIANCE DATA SUBDIVISION

A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS- SECOND FILING AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.

CITY OF NORTHGLENN, COUNTY OF ADAMS,
STATE OF COLORADO

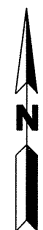
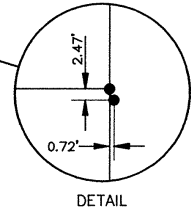
SHEET 2 OF 2



CURVE NO.	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	50.12'	06°48'40"	421.66'	S 03°48'22" W	50.10'
C2	35.86'	04°52'21"	421.66'	S 09°38'53" W	35.85'
C3	100.73'	12°09'00"	475.00'	S 83°59'27" E	100.54'
C4	111.23'	10°47'03"	590.95'	S 54°40'31" W	111.06'
C5	44.85'	04°20'56"	590.95'	S 47°06'31" W	44.84'
C6	354.05'	42°42'57"	474.90'	S 66°17'31" W	345.91'

LEGEND

- PROPERTY LINE
- EASEMENT
- EASEMENT CENTERLINE
- PROPERTY PIN
- PROPERTY PIN L.S.23899



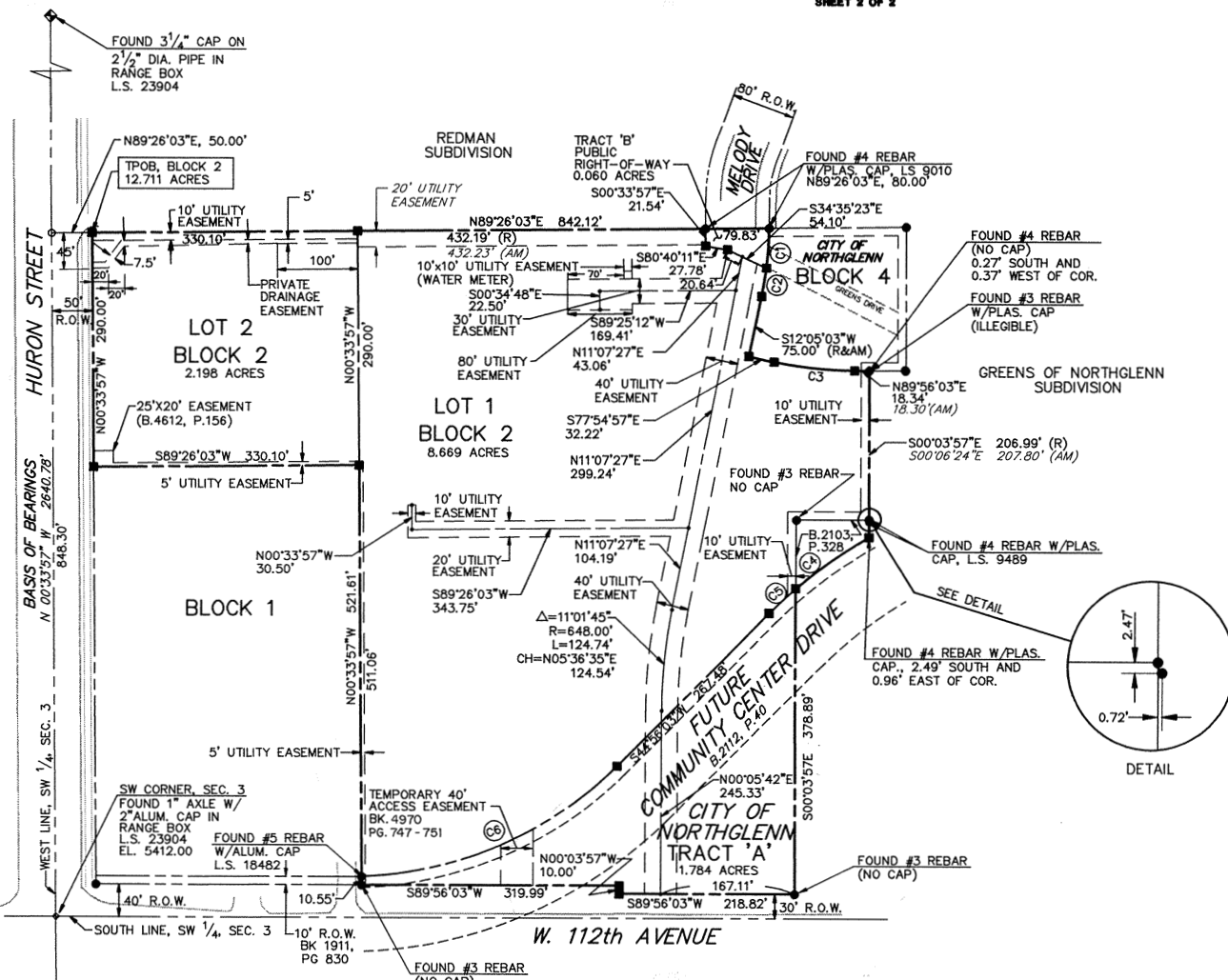
JULY 21, 1997

MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Wheat Ridge, CO
(303) 431-4100

ALLIANCE DATA SUBDIVISION

A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS- SECOND FILING AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

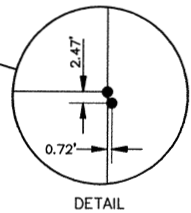
SHEET 2 OF 2



CURVE NO.	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
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C5	44.85'	04°20'56"	590.95'	S 47°06'31" W	44.84'
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LEGEND

- PROPERTY LINE
- EASEMENT
- EASEMENT CENTERLINE
- PROPERTY PIN
- PROPERTY PIN L.S. 23899

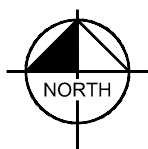
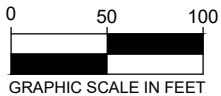
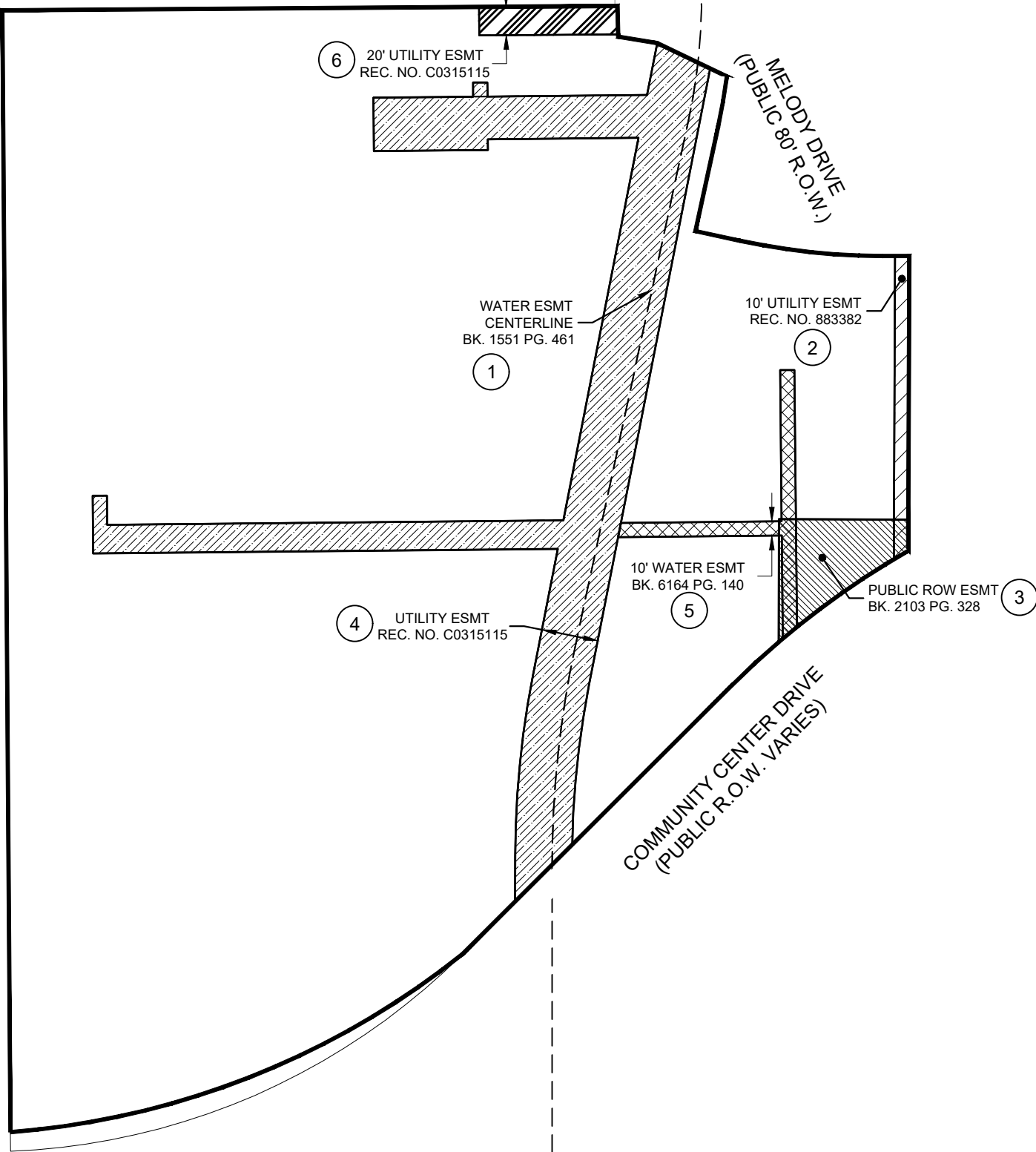


JULY 21, 1997

MARTIN/MARTIN
Consulting Engineers

4251 Kipling St.
Wheat Ridge, CO
(303) 431-9100

OVERALL SITE EXHIBIT
LOCATED WITHIN THE SOUTHWEST QUARTER OF
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



Kimley»Horn

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Tel. No. (303) 228-2300
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BAD	CPG	08/18/2023	096253025	1 OF 1

ALEXAN NORTHGLENN EASEMENT VACATION REQUEST

Brook Svoboda

Director of Planning & Development

303.450.8937

bsvoboda@northglenn.org

Council Meeting

Oct. 9, 2023



CITY OF
Northglenn

PURPOSE

To consider CB-2012, an ordinance to approve the vacation of six easements (utility, water, and right-of-way) for the Alexan Northglenn site located at 505 Community Center Drive.



REQUEST

The applicant and developer, Trammell Crow Residential, is requesting to vacate six easements and relocate the newly proposed utilities and easements based on the approved utility plan for the Alexan Northglenn Major Site Plan.



NOTIFICATION

Notification was given in accordance with the requirements of Unified Development Ordinance (UDO) Section 11-6-5(d):

- A. Mailed notice sent to all property owners within 300 feet of the property
- B. Publication in the Northglenn-Thornton Sentinel
- C. Public hearing notice sign was posted on the property.



Public Notice

LEGAL NOTICE

CASE NUMBER: CB-2012

To Whom It May Concern:

You are hereby notified that on Monday, October 9, 2023, at 8:00pm in the Council Chambers of the City of Northglenn (11701 Community Center Dr.), a public hearing will be held with Northglenn City Council on a request by the applicant, Trammell Crow Residential, for consideration of a variety of easement vacations. The applicant is proposing to vacate an existing right-of-way, utility and gas easement.

This hearing is for the property located on the north side of Community Center Drive, east of Huron Street. The site is legally described as the following:

LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION, A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS – SECOND FILING, LESS AND EXCEPT THAT PROTION CONVEYED TO THE CITY OF NORTHGLENN IN QUITCLAIM DEED RECORDED JANUARY 7, 2003 UNDER RECEPTION NO. C1077065, COUNTY OF ADAMS, STATE OF COLORADO.

All interested parties may appear and be heard.

Rebecca Smith, Secretary
Northglenn Planning Commission
11701 Community Center Drive
Northglenn, CO 80233

Legal Notice No. NTS2047
First Publication: September 21, 2023
Last Publication: September 21, 2023
Publisher: Northglenn-Thornton Sentinel



BACKGROUND

Alexan Northglenn Easement Vacation



CITY OF
Northglenn

BACKGROUND

Alexan Easement Vacation Request

- On March 21, 2023, the Planning Commission approved the Alexan Northglenn Major Site Plan.
- As part of the redevelopment of the site, existing easements and utilities would need to be vacated and relocated to accommodate the new utility infrastructure associated with the development.



BACKGROUND

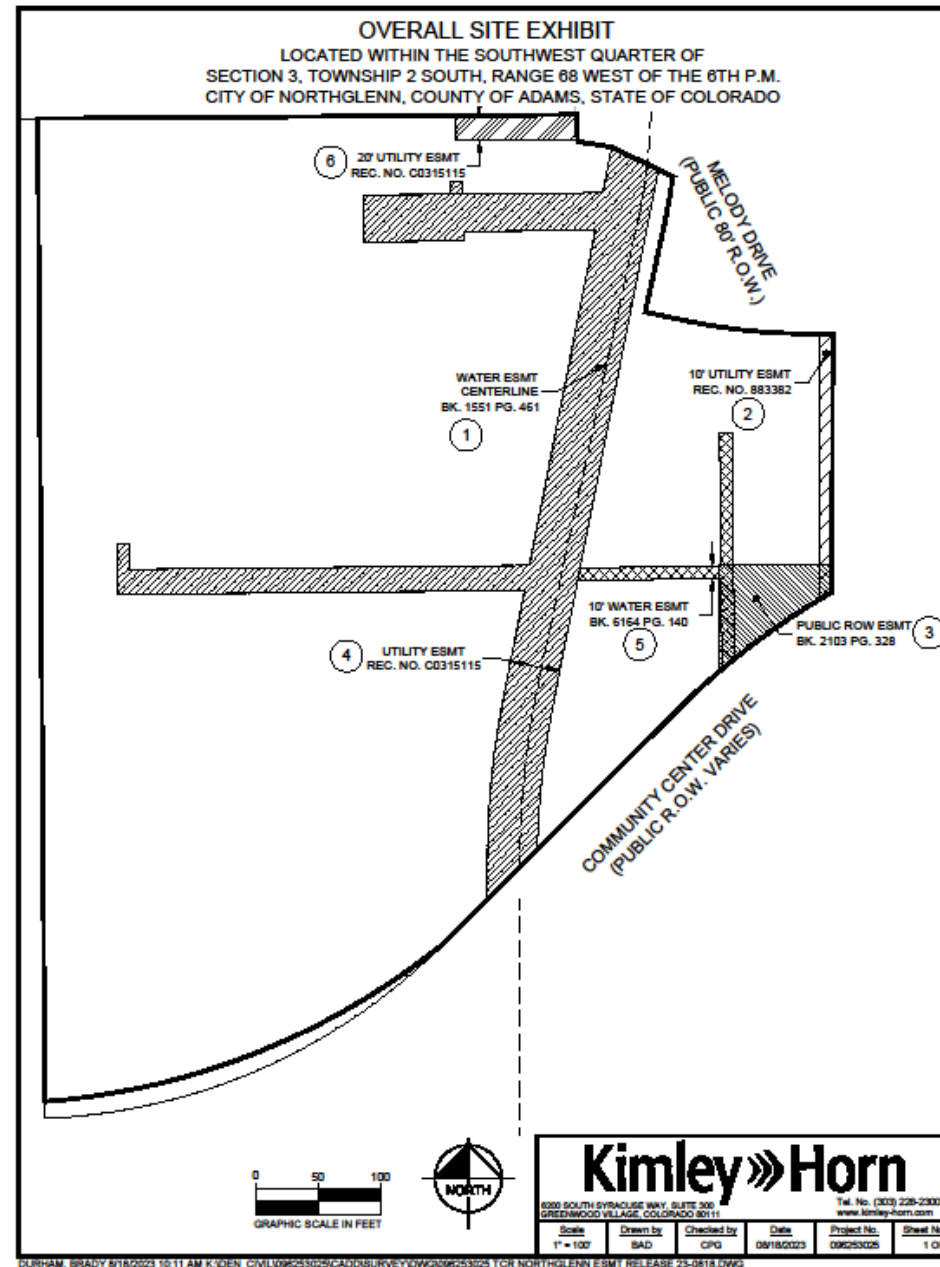
CONT'D

Alexan Easement Vacation Request

- The new utility easements would be recorded with Adams County via a separate document.
- The six easements are described in further detail in Attachments 1 and 2.
- City Council approved CB-2012 on first reading on Sept. 25, 2023.



EASEMENT VACATION EXHIBIT



BUDGET IMPLICATIONS

Alexan Easement Vacation Request

- There is no financial impact to the City.
- On Aug. 14, 2023, City Council approved the Alexan Development Agreement, which outlined the developer's responsibility for the relocation of these utilities.



RECOMMENDATION

**Staff recommends approval of CB-2012
on second reading.**



QUESTIONS?



CITY OF
Northglenn

SPONSORED BY: MAYOR LEIGHTY

COUNCILMEMBER'S BILL

ORDINANCE NO.

No. CB-2012
Series of 2023

Series of 2023

A BILL FOR A SPECIAL ORDINANCE VACATING PUBLIC EASEMENTS FOR THE CONSTRUCTION OF THE ALEXAN NORTHGLENN MULTI-FAMILY DEVELOPMENT PROJECT

WHEREAS, Northglenn Apartments, L.L.C. has submitted applications for the vacation of six public easements as part of the Alexan Northglenn multi-family development project located at 505 Community Center Drive (formerly 555 W. 112th Avenue);

WHEREAS, the vacated easements will be relocated to accommodate the new utility infrastructure associated with the development project pursuant to the approved utility plan for the Alexan Northglenn Major Site Plan;

WHEREAS, the City Council held a public hearing on October 9, 2023 on the vacation of the easements as required by the City of Northglenn Unified Development Ordinance; and

WHEREAS, the City Council has determined that the existing easements are no longer necessary for public use and finds that vacation of the easements is appropriate.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The water easement recorded in Book 1551, Page 461 in the Office of the Adams County Clerk and Recorder, more specifically described in **Exhibits A.1 and A.2**, attached hereto, is no longer necessary for present or prospective public use and is therefore vacated.

Section 2. The utility easement recorded at Reception No. 883382 in the Office of the Adams County Clerk and Recorder, more specifically described in **Exhibits B.1 and B.2**, attached hereto, is no longer necessary for present or prospective public use and is therefore vacated.

Section 3. The public right-of-way easement recorded in Book 2103, Page 328 in the Office of the Adams County Clerk and Recorder, more specifically described in **Exhibits C.1 and C.2**, attached hereto, is no longer necessary for present or prospective public use and is therefore vacated.

Section 4. The portion of a utility easement recorded at Reception No. C0315115 in the Office of the Adams County Clerk and Recorder more specifically described in **Exhibits D.1 and D.2**, attached hereto, is no longer necessary for present or prospective public use and is therefore vacated.

Section 5. The portion of a water easement recorded in Book 6164, Page 140 in the Office of the Adams County Clerk and Recorder, more specifically described in **Exhibits E.1 and E.2**, attached hereto, is no longer necessary for present or prospective public use and is therefore vacated.

Section 6. The portion of a utility easement recorded at Reception No. C0315115 in the Office of the Adams County Clerk and Recorder, more specifically described in **Exhibits F.1 and F.2**, attached hereto, is no longer necessary for present or prospective public use and is therefore vacated.

Section 7. Consistent with the City of Northglenn Unified Development Ordinance and C.R.S. § 43-2-302 to the extent applicable, title to the property previously burdened by the easements set forth herein shall vest in Northglenn Apartments, LLC.

Section 8. The City Council directs the City Clerk to forthwith record a certified copy of this Ordinance or other appropriate certificates with the Adams County Clerk and Recorder.

INTRODUCED, READ AND ORDERED POSTED this 25th day of September, 2023.


MEREDITH LEIGHTY
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk


PASSED ON SECOND AND FINAL READING this ____ day of _____, 2023.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:



COREY Y. HOFFMANN
City Attorney

EXHIBIT A.1

A STRIP OF LAND WITH NO WIDTH PROVIDED BEING THE CENTERLINE OF AN EXISTING WATER EASEMENT, RECORDED IN BOOK 1551, PAGE 461, OF THE ADAMS COUNTY RECORDS, LOCATED IN A PORTION OF LOT 1, BLOCK 2 ALLIANCE DATA SUBDIVISION RECORDED AT RECEPTION NUMBER 883382 OF SAID ADAMS COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

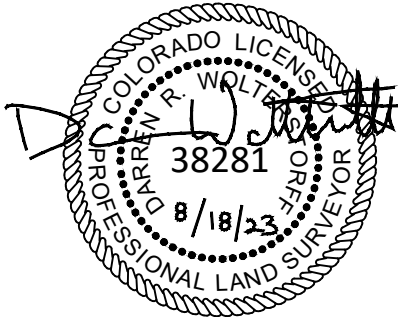
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "PLS 26288", IN MONUMENT BOX, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND NO. 6 REBAR, NO CAP, IN MONUMENT BOX, BEARS S 00°24'56"E, A DISTANCE OF 2640.78 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE S 25°45'56"E, A DISTANCE OF 2027.97 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE CENTERLINE OF SAID EXISTING WATER EASEMENT THE FOLLOWING (3) THREE COURSES;

1. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 401.66 FEET, AN ARC DISTANCE OF 39.96 FEET, A CENTRAL ANGLE OF 05°42'02", AND A CHORD BEARING AND DISTANCE OF S 09°17'58" W, A DISTANCE OF 39.95 FEET;
2. S 12°08'59" W, A DISTANCE OF 377.02 FEET;
3. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 740.00 FEET, AN ARC DISTANCE OF 156.92 FEET, A CENTRAL ANGLE OF 12°08'59", AND A CHORD BEARING AND DISTANCE OF S 06°04'30" E, 156.63 FEET TO THE **POINT OF TERMINUS**;

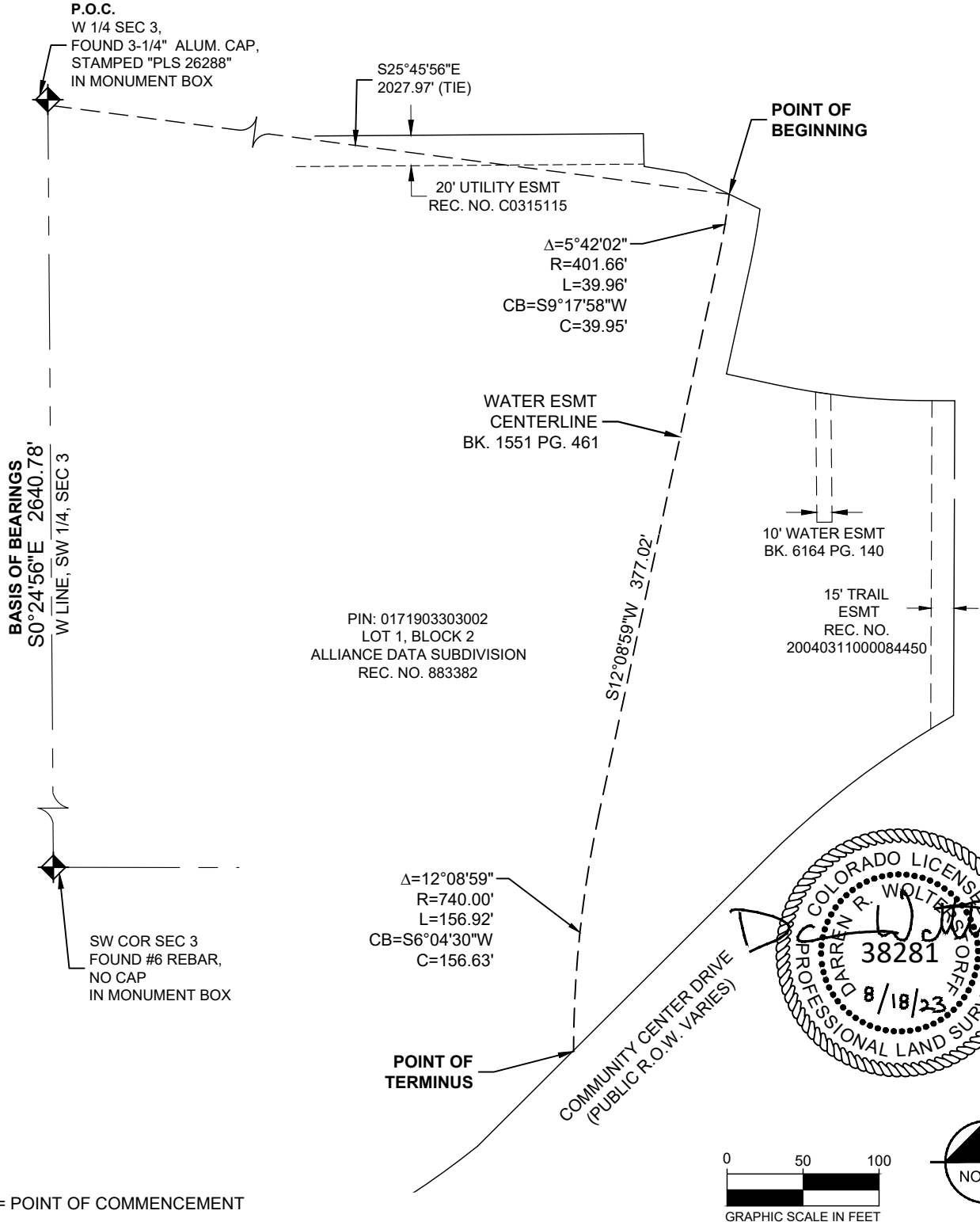
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A.2

LOCATED WITHIN THE SOUTHWEST QUARTER OF
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

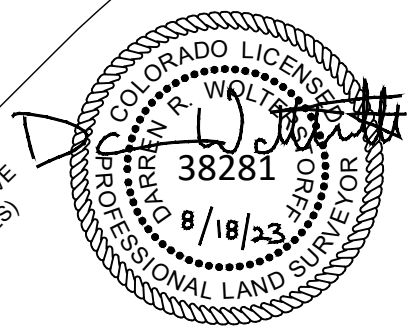
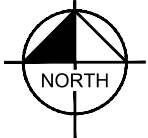
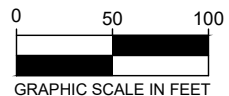


P.O.C. = POINT OF COMMENCEMENT

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.



Kimley»Horn

6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MC	DRW	08/02/2023	096253025	2 OF 2

EXHIBIT B.1

A PARCEL OF LAND BEING AN EXISTING 10 FOOT UTILITY EASEMENT RECORDED AT RECEPTION NUMBER 883382 OF THE ADAMS COUNTY RECORDS, LOCATED IN A PORTION OF LOT 1, BLOCK 2 ALLIANCE DATA SUBDIVISION RECORDED AT SAID RECEPTION NUMBER 883382, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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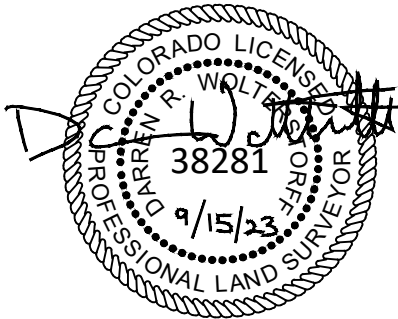
THENCE S 27°41'43"E, A DISTANCE OF 2216.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMETER OF SAID 10' UTILITY EASEMENT THE FOLLOWING (4) FOUR COURSES;

1. S 00°12'58"W, A DISTANCE OF 206.97 FEET;
2. ALONG SAID NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 590.95 FEET, AN ARC DISTANCE OF 11.61 FEET, A CENTRAL ANGLE OF 01°07'34", AND A CHORD BEARING AND DISTANCE OF S 59°39'16" W, 11.61 FEET;
3. N 00°12'58" E, A DISTANCE OF 212.85 FEET;
4. S 89°54'56" E, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 2,099 SQUARE FEET OR 0.048 ACRE, MORE OR LESS.

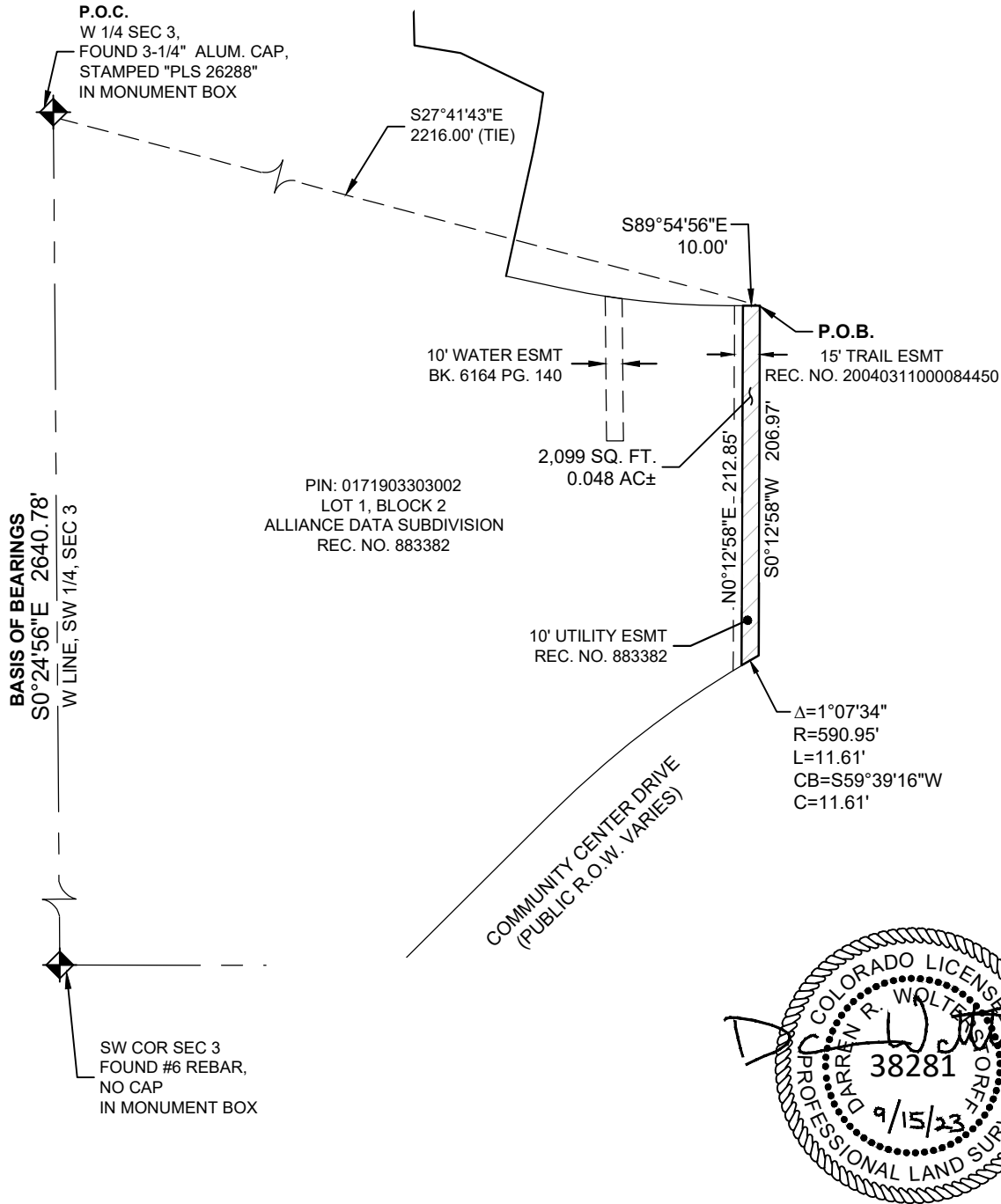
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



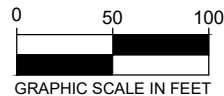
DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT B.2

LOCATED WITHIN THE SOUTHWEST QUARTER OF
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

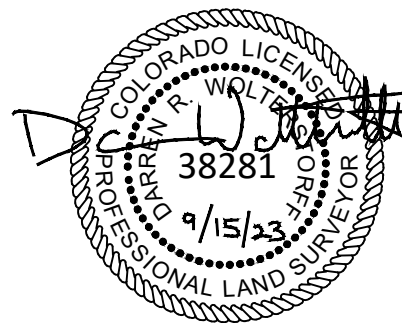


P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.



Kimley»Horn

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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MC	DRW	08/02/2023	096253025	2 OF 2

EXHIBIT C.1

A PARCEL OF LAND BEING AN EXISTING PUBLIC RIGHT-OF-WAY EASEMENT, RECORDED IN BOOK 2103, PAGE 328 OF THE ADAMS COUNTY RECORDS, LOCATED IN A PORTION OF LOT 1, BLOCK 2 ALLIANCE DATA SUBDIVISION RECORDED AT RECEPTION NUMBER 883382 OF SAID ADAMS COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "PLS 26288", IN MONUMENT BOX, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND NO. 6 REBAR, NO CAP, IN MONUMENT BOX, BEARS S 00°24'56"E, A DISTANCE OF 2640.78 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

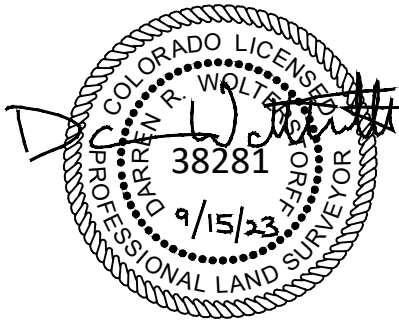
THENCE S 25°36'40"E, A DISTANCE OF 2381.03 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 AND **THE POINT OF BEGINNING;**

THENCE ALONG THE PERIMETER OF SAID PUBLIC RIGHT-OF-WAY EASEMENT, THE FOLLOWING (4) FOUR COURSES;

1. S 00°12'58"W, A DISTANCE OF 22.00 FEET;
2. ALONG SAID NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 590.97 FEET, AN ARC DISTANCE OF 111.33 FEET, A CENTRAL ANGLE OF 10°47'39", AND A CHORD BEARING AND DISTANCE OF S 54°49'13" W, 111.17 FEET;
3. N 00°03'57" E, A DISTANCE OF 86.36 FEET;
4. S 89°48'09" E, A DISTANCE OF 90.85 FEET TO THE **POINT OF BEGINNING;**

SAID PARCEL CONTAINS 4,725 SQUARE FEET OR 0.108 ACRE, MORE OR LESS.

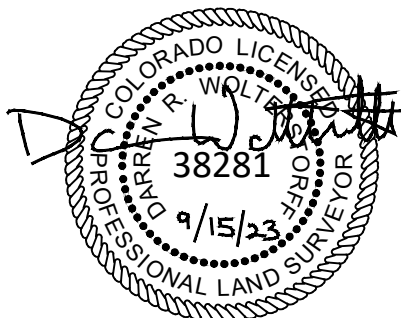
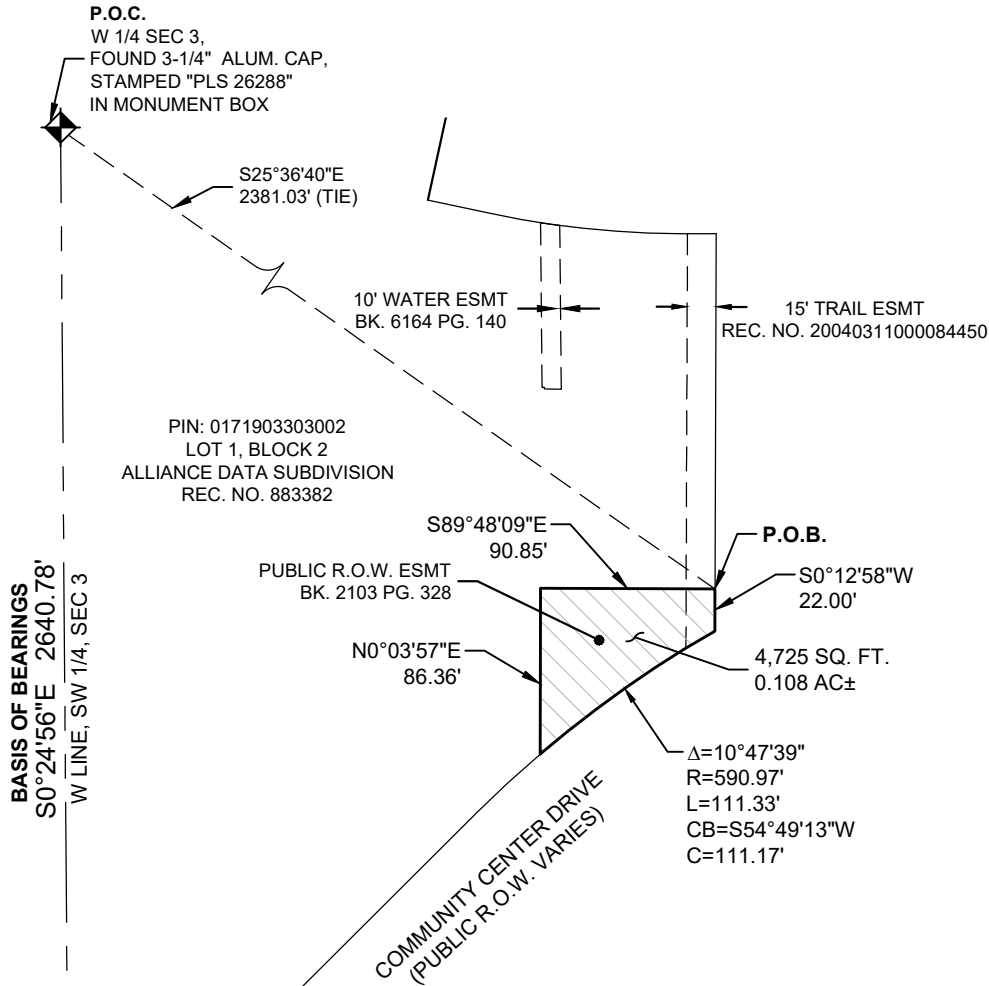
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



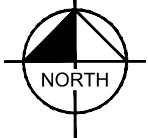
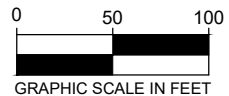
DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT C.2

LOCATED WITHIN THE SOUTHWEST QUARTER OF
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING



NOTES:
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MC	DRW	08/02/2023	096253025	2 OF 2

EXHIBIT D.1

A PARCEL OF LAND BEING AN EXISTING UTILITY EASEMENT, RECORDED AT RECEPTION NUMBER C0315115 OF THE ADAMS COUNTY RECORDS, LOCATED IN A PORTION OF LOT 1, BLOCK 2 ALLIANCE DATA SUBDIVISION RECORDED AT RECEPTION NUMBER 883382 OF SAID ADAMS COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "PLS 26288", IN MONUMENT BOX, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND NO. 6 REBAR, NO CAP, IN MONUMENT BOX, BEARS S 00°24'56"E, A DISTANCE OF 2640.78 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE S 25°11'58"E, A DISTANCE OF 2003.29 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMETER OF SAID UTILITY EASEMENT THE FOLLOWING (24) TWENTY-FOUR COURSES;

1. S 64°22'47" E, A DISTANCE OF 41.30 FEET;
2. S 11°07'27" W, A DISTANCE OF 337.13 FEET;
3. S 11°07'27" W, A DISTANCE OF 104.19 FEET;
4. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 628.00 FEET, AN ARC DISTANCE OF 112.54 FEET, A CENTRAL ANGLE OF 10°16'03", AND A CHORD BEARING AND DISTANCE OF S 05°59'26" W, 112.39 FEET;
5. S 45°05'04" W, A DISTANCE OF 56.66 FEET;
6. N 00°05'42" E, A DISTANCE OF 31.72 FEET;
7. ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 668.00 FEET, AN ARC DISTANCE OF 128.59 FEET, A CENTRAL ANGLE OF 11°01'46", AND A CHORD BEARING AND DISTANCE OF N 05°36'34" E, 128.39 FEET;
8. N 11°07'27" E, A DISTANCE OF 89.84 FEET;
9. S 89°26'03" W, A DISTANCE OF 326.26 FEET;
10. N 00°33'57" W, A DISTANCE OF 40.50 FEET;
11. N 89°26'03" E, A DISTANCE OF 10.00 FEET;
12. S 00°33'57" E, A DISTANCE OF 20.50 FEET;
13. N 89°26'03" E, A DISTANCE OF 320.40 FEET;
14. N 11°07'27" E, A DISTANCE OF 273.70 FEET;
15. S 89°25'12" W, A DISTANCE OF 105.88 FEET;
16. S 00°34'48" E, A DISTANCE OF 7.50 FEET;
17. S 89°25'12" W, A DISTANCE OF 80.00 FEET;
18. N 00°34'48" W, A DISTANCE OF 37.50 FEET;
19. N 89°25'12" E, A DISTANCE OF 70.00 FEET;
20. N 00°00'00" E, A DISTANCE OF 10.00 FEET;
21. N 90°00'00" E, A DISTANCE OF 10.00 FEET;
22. S 00°34'48" E, A DISTANCE OF 9.90 FEET;
23. N 89°25'12" E, A DISTANCE OF 111.99 FEET;
24. N 11°09'02" E, A DISTANCE OF 37.05 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 36,458 SQUARE FEET OR 0.837 ACRE, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

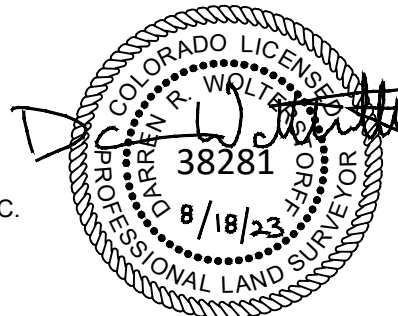
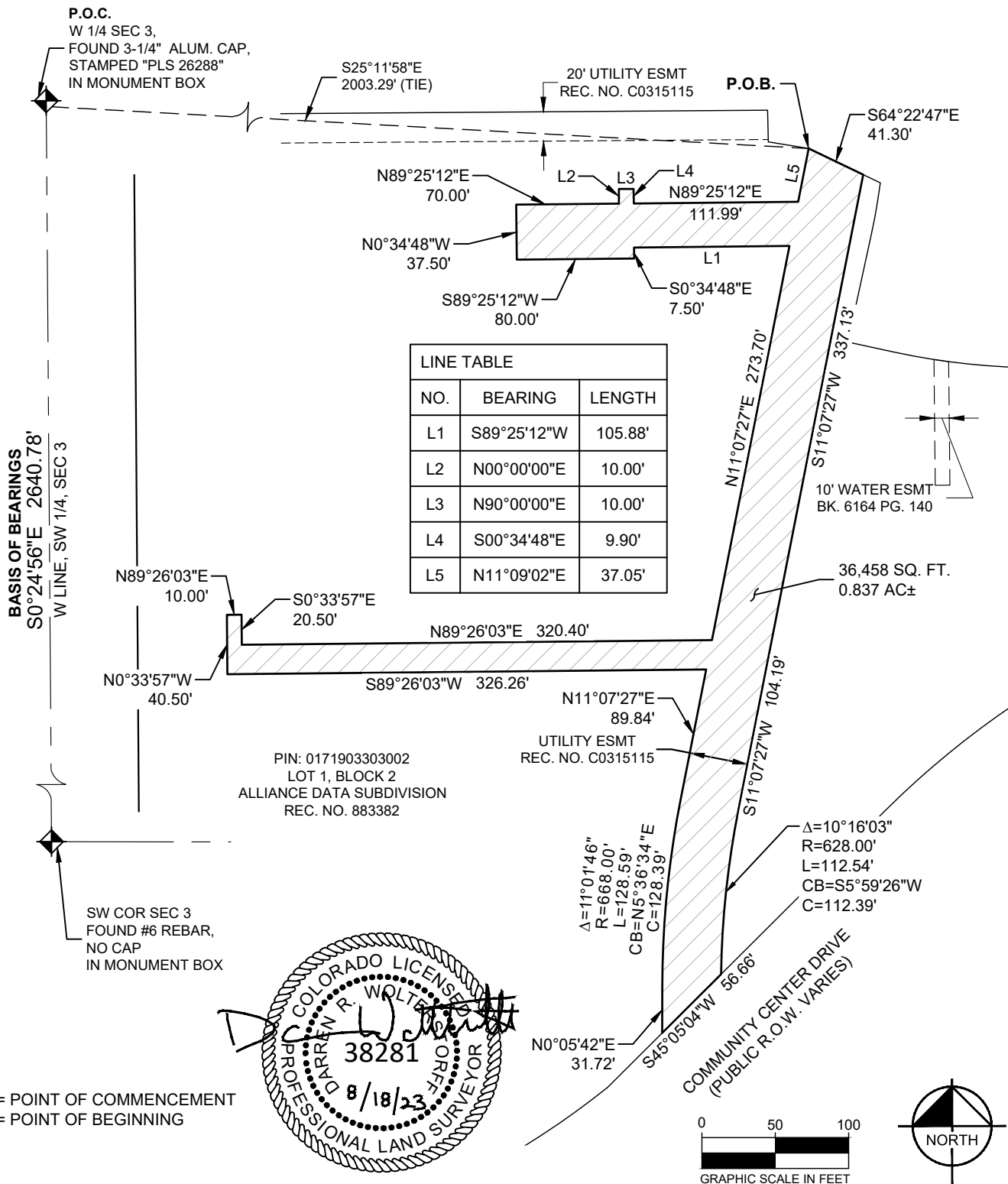


EXHIBIT D.2

LOCATED WITHIN THE SOUTHWEST QUARTER OF
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

- NOTES:**
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MC	DRW	08/02/2023	096253025	2 OF 2

EXHIBIT E.1

A PARCEL OF LAND BEING A PORTION OF AN EXISTING WATER EASEMENT, RECORDED IN BOOK 6164, PAGE 140 OF THE ADAMS COUNTY RECORDS, LOCATED IN A PORTION OF LOT 1, BLOCK 2 ALLIANCE DATA SUBDIVISION RECORDED AT RECEPTION NUMBER 883382 OF SAID ADAMS COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "PLS 26288", IN MONUMENT BOX, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND NO. 6 REBAR, NO CAP, IN MONUMENT BOX, BEARS S 00°24'56"E, A DISTANCE OF 2640.78 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

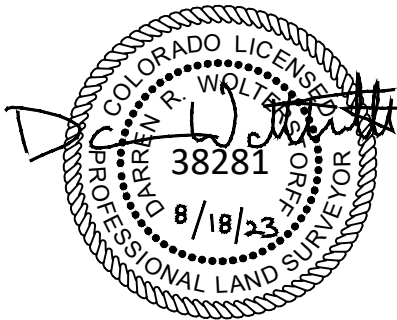
THENCE S 24°41'58"E, A DISTANCE OF 2247.75 FEET TO A POINT ON THE WESTERLY LINE OF SAID WATER EASEMENT AND THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMETER OF SAID WATER EASEMENT THE FOLLOWING (8) EIGHT COURSES;

1. S 89°47'02"E, A DISTANCE OF 10.00 FEET;
2. S 00°34'23" E, 180.38 FEET;
3. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 590.95, AN ARC DISTANCE OF 12.87 FEET, A CENTRAL ANGLE OF 01°14'53", AND A CHORD BEARING AND DISTANCE OF S 50°24'30" W, 12.87 FEET;
4. N 00°34'23" W, 72.34 FEET;
5. S 89°25'37" W, A DISTANCE OF 114.92 FEET;
6. N 11°07'27" E, A DISTANCE OF 10.21 FEET;
7. N 89°25'37" E, A DISTANCE OF 112.85 FEET;
8. N 00°34'23" W, A DISTANCE OF 106.29 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 2,984 SQUARE FEET OR 0.068 ACRE, MORE OR LESS.

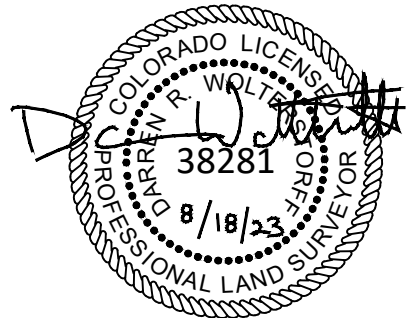
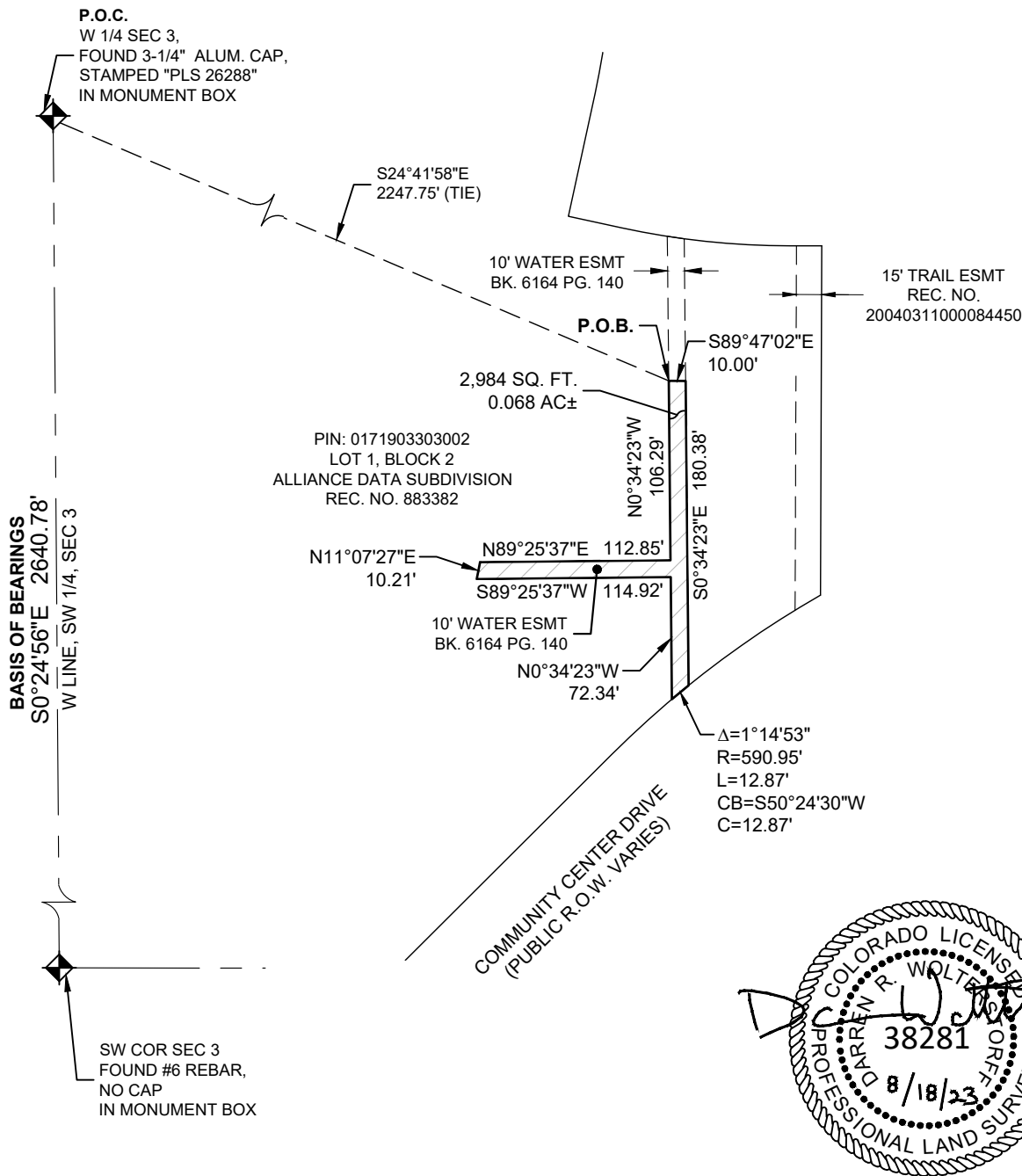
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



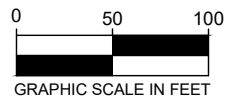
DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT E.2

LOCATED WITHIN THE SOUTHWEST QUARTER OF
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



P.O.C. = POINT OF COMMENCEMENT
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MC	DRW	08/02/2023	096253025	2 OF 2

EXHIBIT F.1

A PARCEL OF LAND BEING AN EXISTING 20 FOOT UTILITY EASEMENT RECORDED AT RECEPTION NUMBER C0315115 OF THE ADAMS COUNTY RECORDS, LOCATED IN A PORTION OF LOT 1, BLOCK 2 ALLIANCE DATA SUBDIVISION RECORDED AT RECEPTION NUMBER 883382 OF SAID ADAMS COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "PLS 26288", IN MONUMENT BOX, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND NO. 6 REBAR, NO CAP, IN MONUMENT BOX, BEARS S 00°24'56"E, A DISTANCE OF 2640.78 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

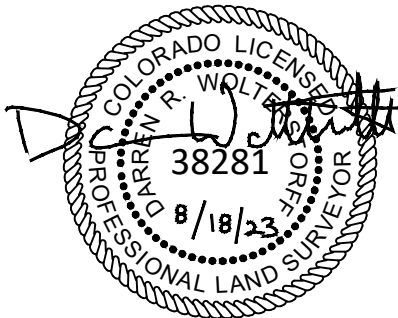
THENCE S 24°47'15"E, A DISTANCE OF 1967.85 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMETER OF SAID 20 FOOT UTILITY EASEMENT THE FOLLOWING (4) FOUR COURSES;

1. S 01°18'59"E, A DISTANCE OF 20.00 FEET;
2. S 89°35'04"W, A DISTANCE OF 97.51 FEET;
3. N 00°40'06" W, A DISTANCE OF 20.00 FEET;
4. N 89°35'04"E, A DISTANCE OF 97.28 TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 1,948 SQUARE FEET OR 0.045 ACRE, MORE OR LESS.

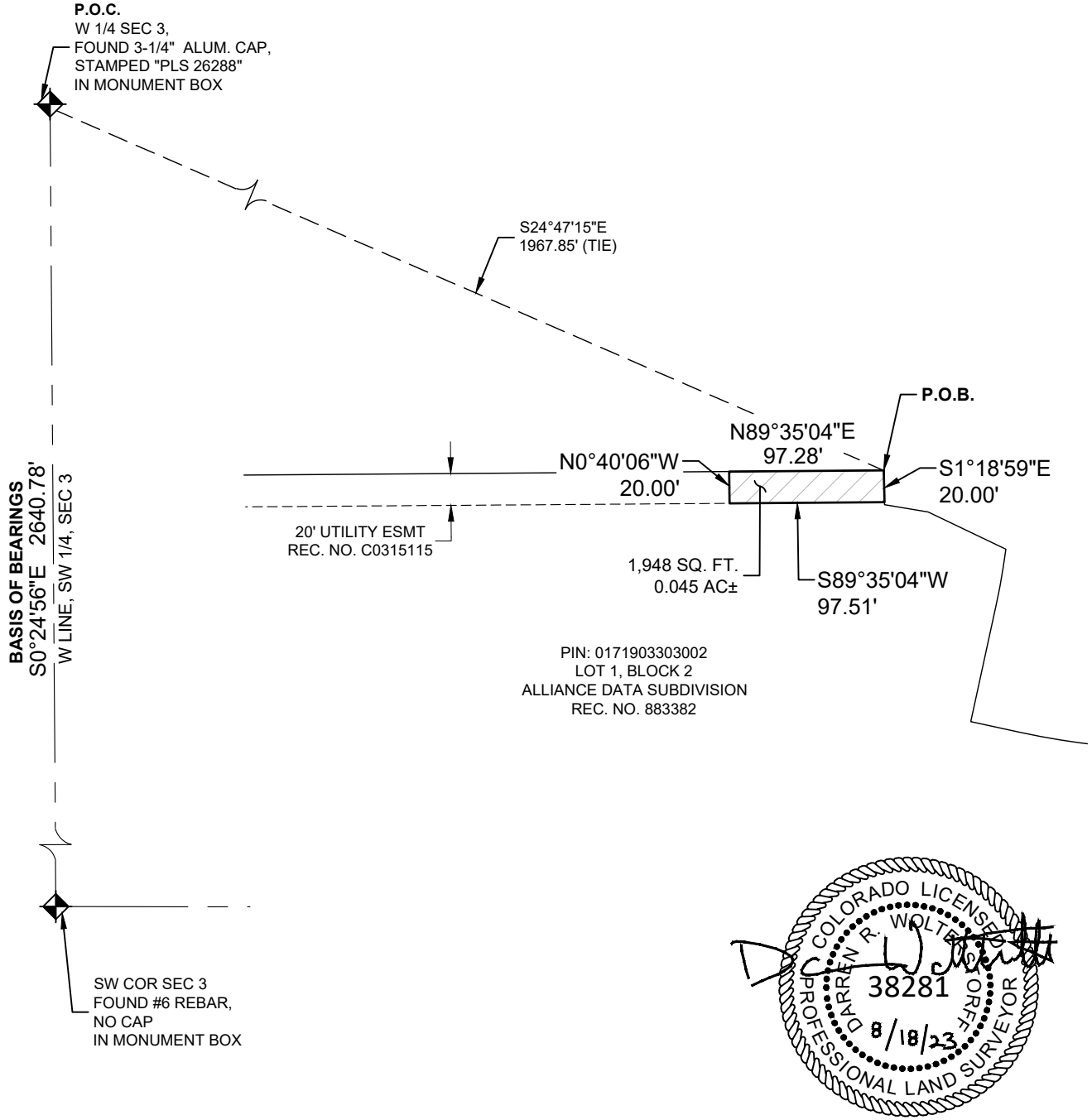
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



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CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

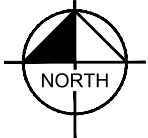
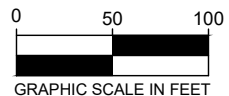
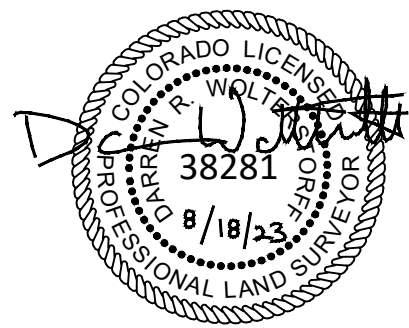


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Scale 1" = 100'	Drawn by MC	Checked by DRW	Date 08/09/2023	Project No. 096253025	Sheet No. 2 OF 2
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