

SPONSORED BY: MAYOR LEIGHTY

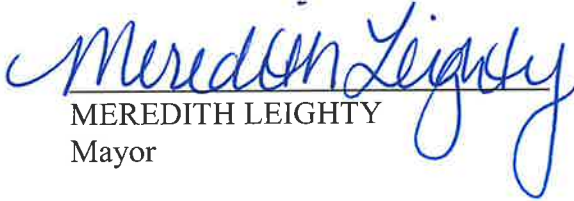
COUNCIL MEMBER'S RESOLUTION

NO. CB-2012
Series of 2023

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN,
COLORADO, THAT:

A PUBLIC HEARING WILL BE HELD ON CB-2012 SERIES OF 2023, ENTITLED "A BILL FOR A SPECIAL ORDINANCE VACATING PUBLIC EASEMENTS FOR THE CONSTRUCTION OF THE ALEXAN NORTHGLENN MULTI-FAMILY DEVELOPMENT PROJECT" ON OCTOBER 9, 2023 AT 6:00 P.M. AT CITY HALL COUNCIL CHAMBERS, 11701 COMMUNITY CENTER DRIVE, NORTHGLENN.

DATED this 25th day of September, 2023.


MEREDITH LEIGHTY
Mayor

ATTEST:



JOHANNA SMALL, CMC
City Clerk

AFFIDAVIT OF POSTING:

I, Johanna Small, certify that CB-2012 was posted at the authorized posting places in the City of Northglenn this 26th day of September, 2023.



City Clerk's Office

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.

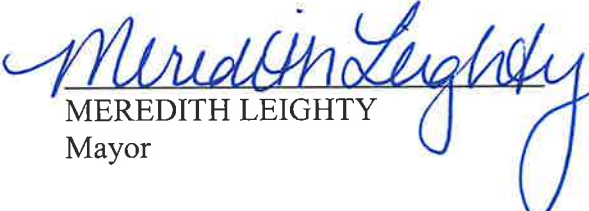
Section 5. The portion of a water easement recorded in Book 6164, Page 140 in the Office of the Adams County Clerk and Recorder, more specifically described in **Exhibits E.1 and E.2**, attached hereto, is no longer necessary for present or prospective public use and is therefore vacated.

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:

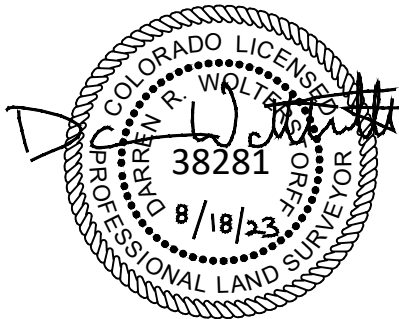
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "PLS 26288", IN MONUMENT BOX, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND NO. 6 REBAR, NO CAP, IN MONUMENT BOX, BEARS S 00°24'56"E, A DISTANCE OF 2640.78 FEET FORMING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

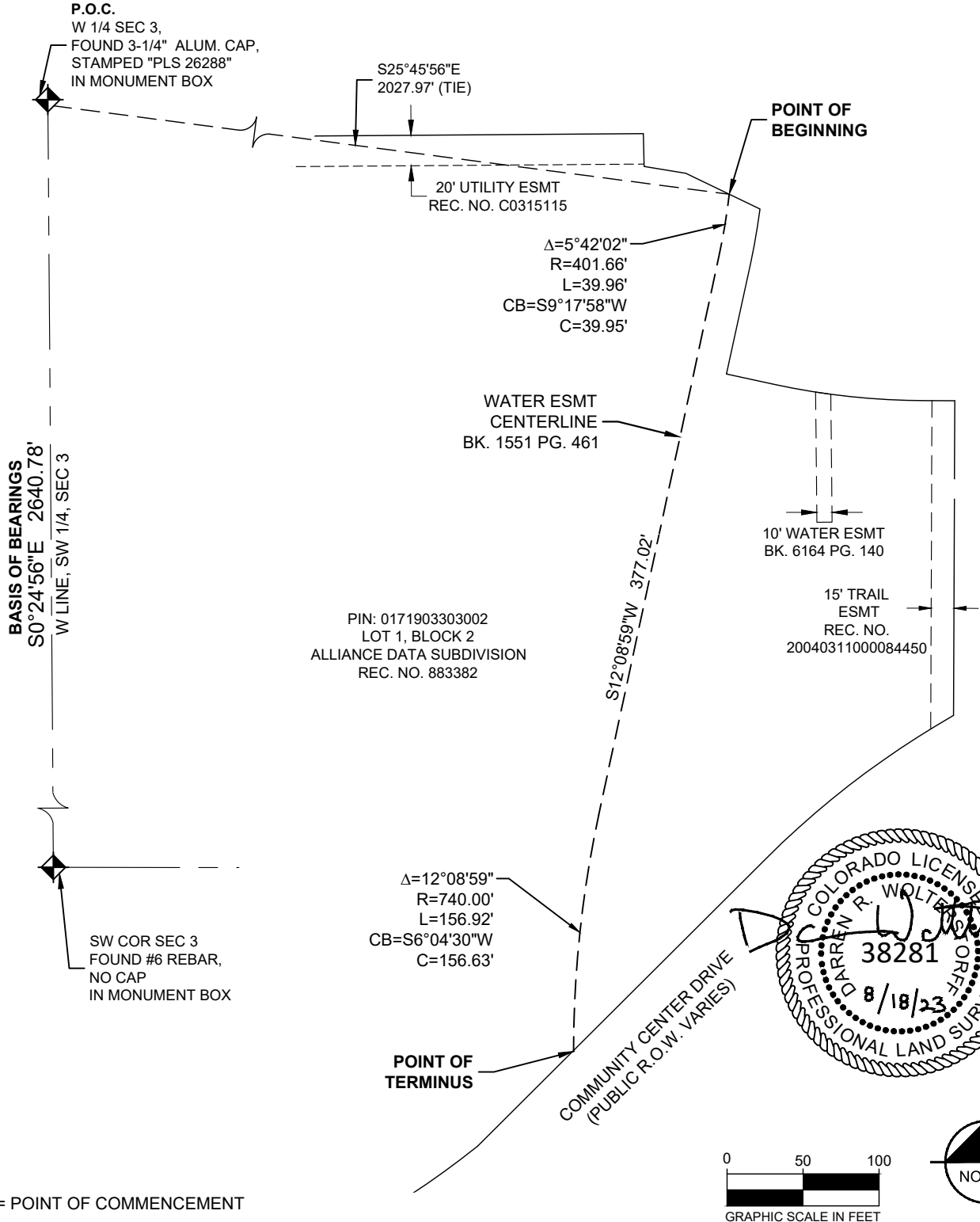
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS 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:

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;

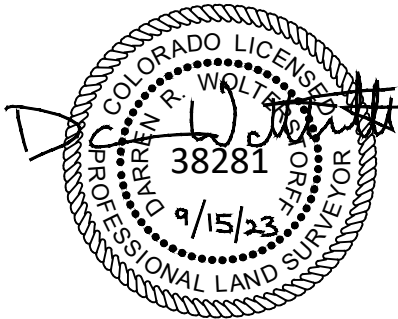
THENCE S 27°41'43"E, A DISTANCE OF 2216.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMETER OF SAID 10' UTILITY EASEMENT THE FOLLOWING (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.

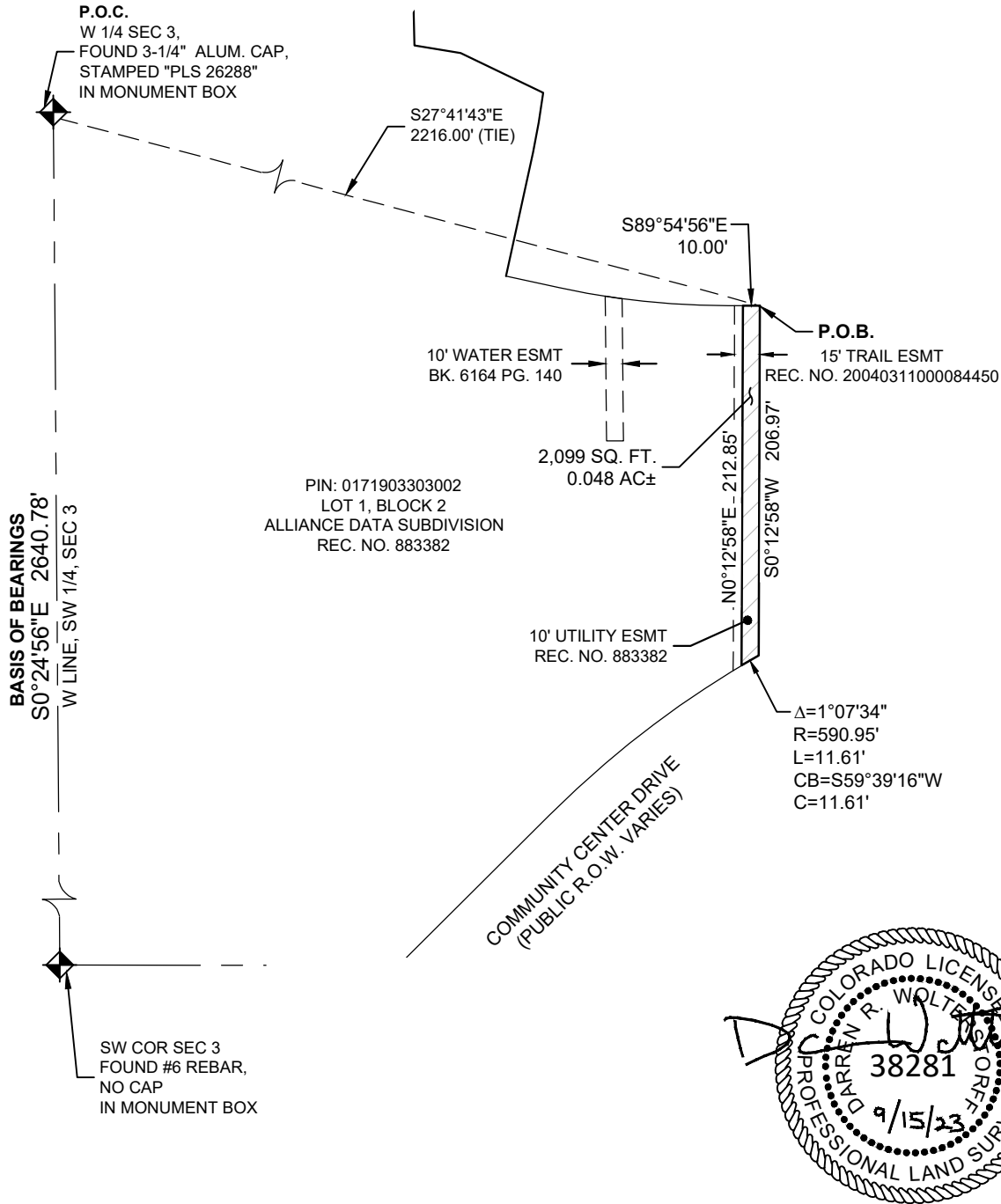
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS 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

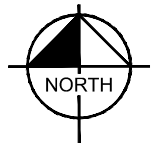
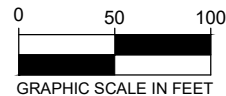
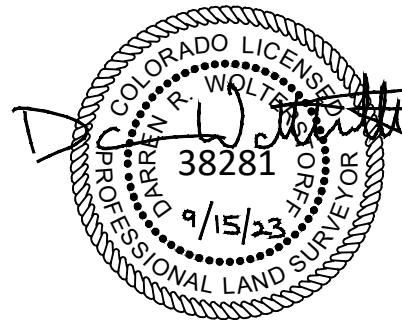
LOCATED WITHIN THE SOUTHWEST QUARTER OF
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



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

NOTES:

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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 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;

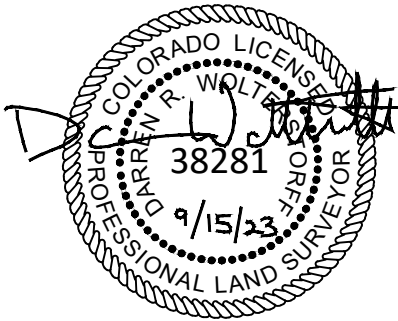
THENCE S 25°36'40"E, A DISTANCE OF 2381.03 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 AND **THE POINT OF BEGINNING;**

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.

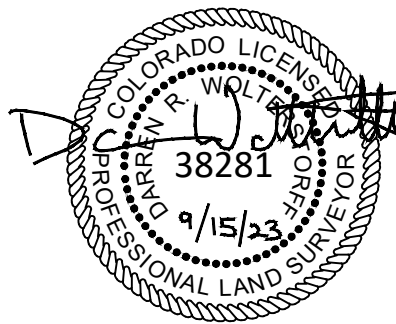
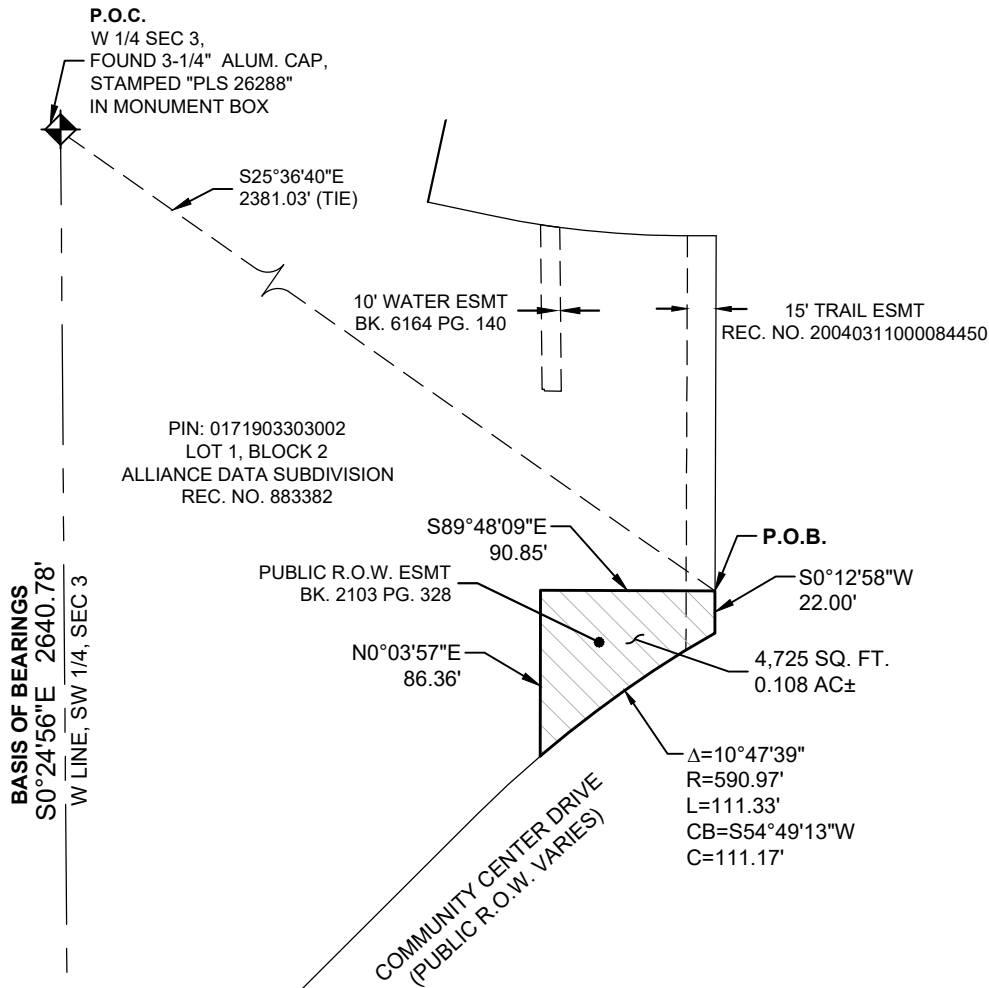
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS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



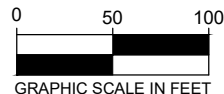
DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

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



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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.

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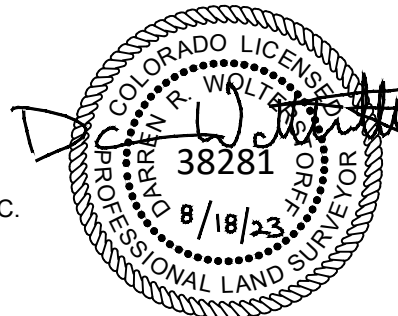
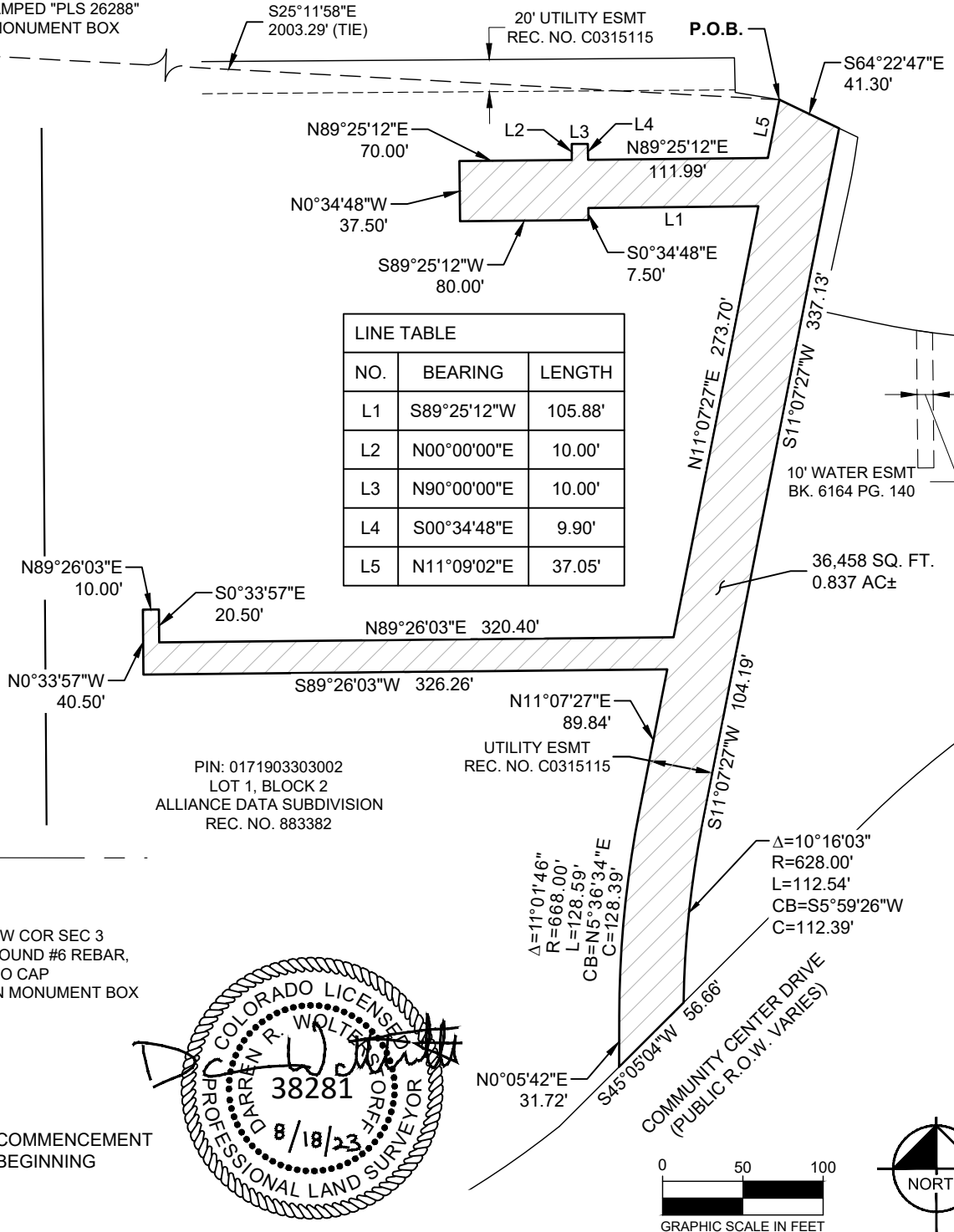


EXHIBIT D.2

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.
W 1/4 SEC 3,
FOUND 3-1/4" ALUM. CAP,
STAMPED "PLS 26288"
IN MONUMENT BOX

BASIS OF BEARINGS
S0°24'56"E 2640.78'
W LINE, SW 1/4, SEC 3

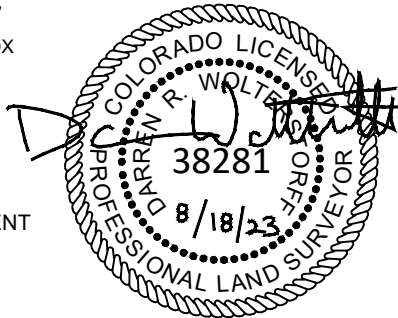


LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°25'12"W	105.88'
L2	N00°00'00"E	10.00'
L3	N90°00'00"E	10.00'
L4	S00°34'48"E	9.90'
L5	N11°09'02"E	37.05'

PIN: 0171903303002
LOT 1, BLOCK 2
ALLIANCE DATA SUBDIVISION
REC. NO. 883382

UTILITY ESMT
REC. NO. C0315115

SW COR SEC 3
FOUND #6 REBAR,
NO CAP
IN MONUMENT BOX



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

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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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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;

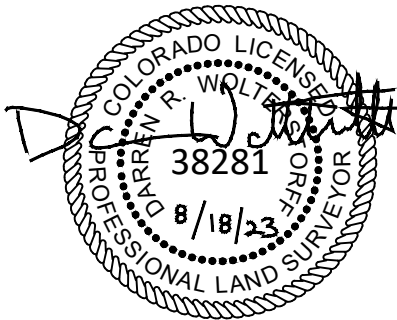
THENCE S 24°41'58"E, A DISTANCE OF 2247.75 FEET TO A POINT ON THE WESTERLY LINE OF SAID WATER EASEMENT AND THE **POINT OF BEGINNING**;

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.

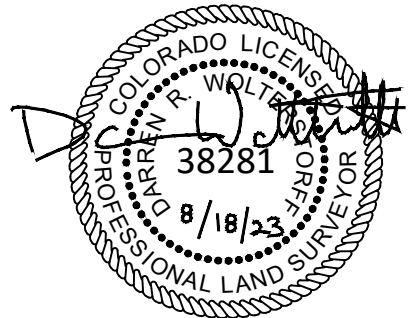
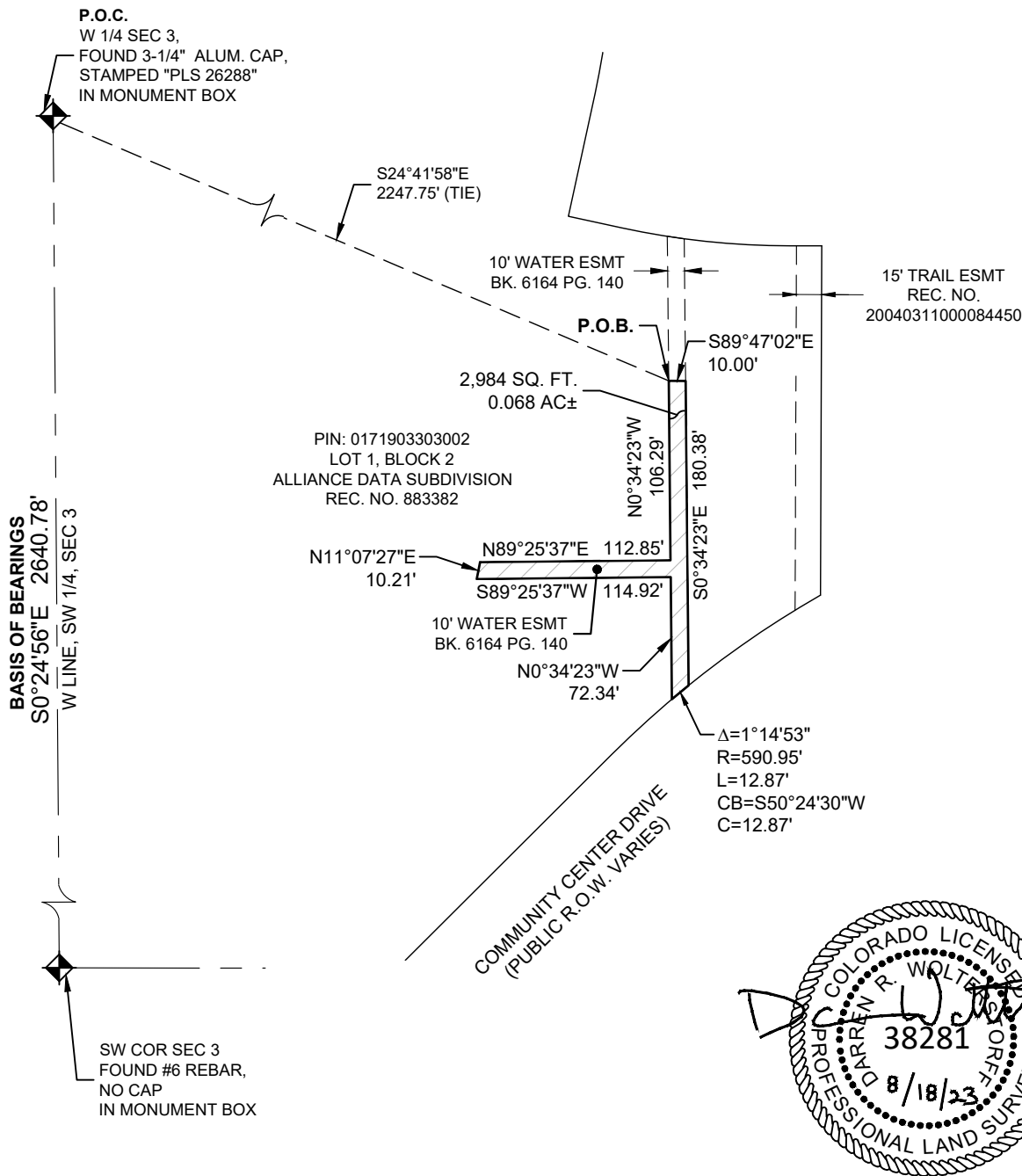
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS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



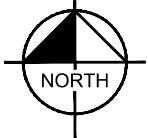
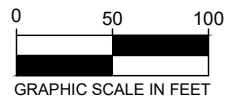
DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

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
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

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;

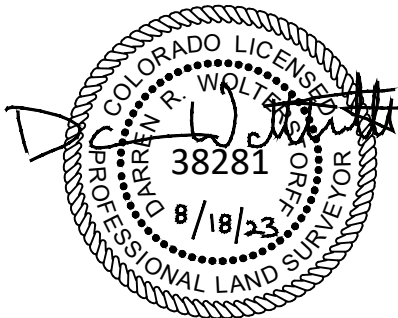
THENCE S 24°47'15"E, A DISTANCE OF 1967.85 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

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.

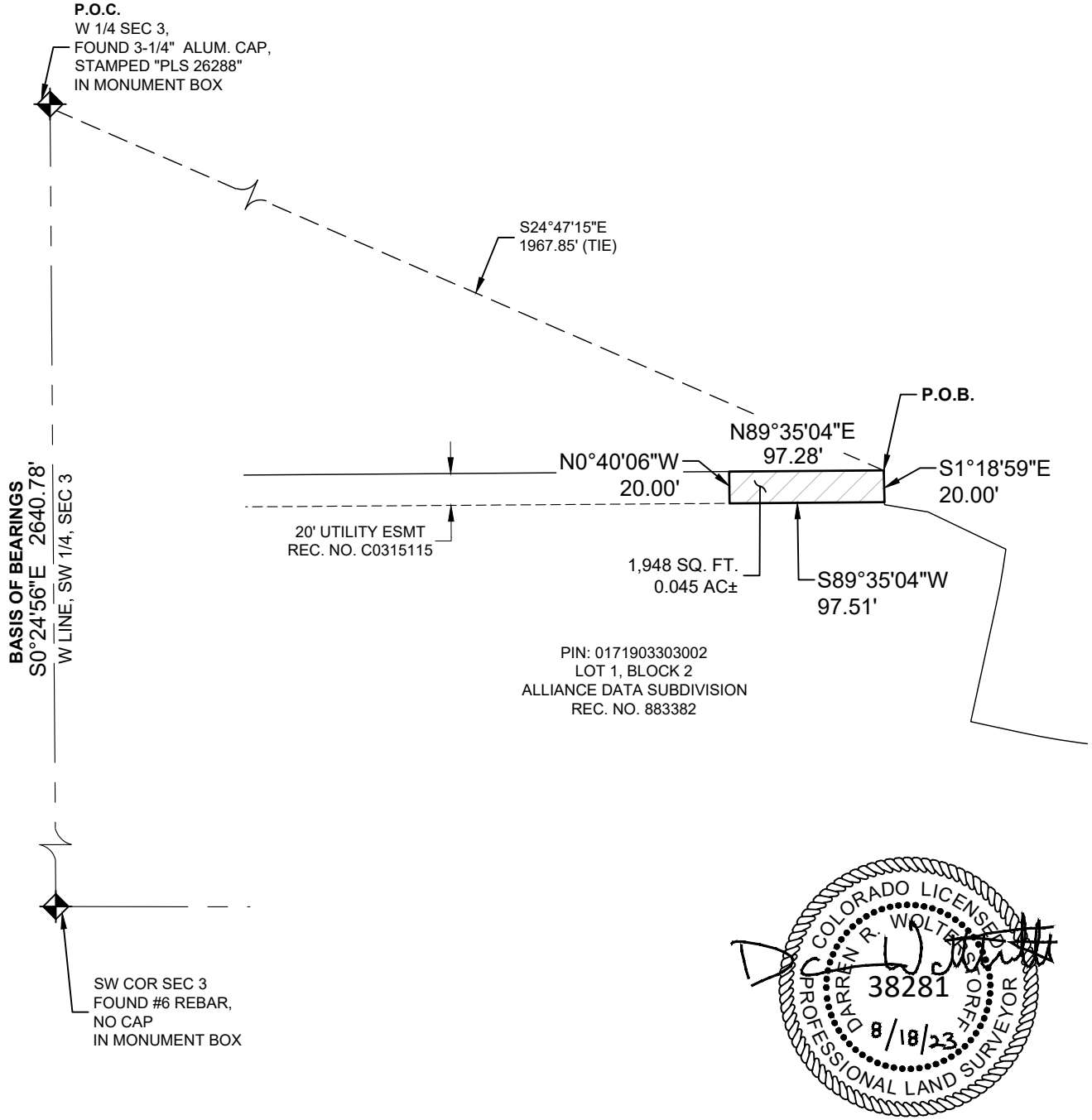
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS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



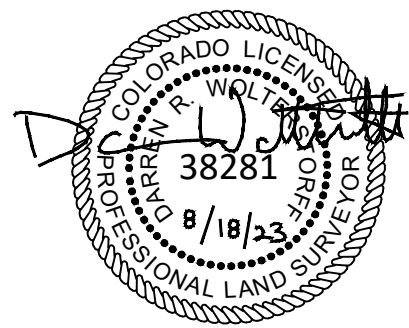
DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT F.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



PIN: 0171903303002
LOT 1, BLOCK 2
ALLIANCE DATA SUBDIVISION
REC. NO. 883382



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.

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