



Request for Comments

Case Name: United Water District East 132nd Avenue Vacation

Case Number: VAC2024-00003

August 13, 2024

The Adams County Board of County Commissioners is requesting comments on the following application: **Roadway vacation request to vacate a portion of East 132nd Avenue bound to the west by Brighton Road and to the east by Nome Street.** This request is located at East 132nd Ave & Nome Street. The Assessor's Parcel Number is 0157126005001.

Applicant Information: 70 Ranch Holdings LLC
DREW DAMIANO
8301 E PRENTICE AVE #120
CO

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **09/03/2024** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to DDeBoskey@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates can be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adco.gov.org/current-land-use-cases.

 if this case.

David DeBoskey
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

MEMORANDUM

TO: Adams County Colorado
FROM: Civil Resources, LLC
DATE: July 24, 2024
RE: East 132nd Avenue Vacation Plat –Written Explanation

This memo serves to satisfy the written explanation requirement for the Vacation Plat for a portion (approximately 850 linear feet) of East 132nd Avenue in Brighton, Colorado. Specifically, the portion of the road is bound to the west by Brighton Road and to the east by Nome Street which is also the E-470 eastbound off ramp to Highway 85. Please see the attached Figure 1 - Vacation Plat for the location and the area of the Right-of-Way (ROW) to be vacated.

The applicant (70 Ranch Holdings, LLC) owns the land adjacent to the south side of the ROW to be vacated which is Zoned A-3 and is used for open water storage. It is the intent that the entire vacated ROW will be added to Parcel #0157126005001 which is owned by the applicant.

The vacated ROW will be used for a service and maintenance area for water storage.

While a formal Conceptual Review meeting was not conducted, Drew Damiano with 70 Ranch Holdings, LLC has discussed vacating this ROW with David Dittmer and John Sullivan.

The legal for the vacated ROW is included on the vacation Plat.

Refer to Attachment A to C for the Vacation Plat, proof of ownership of adjacent land and statement of taxes paid respectively.

If you have any questions please feel free to contact me at adam@civilresources.com or 303.204.8335.

Thank you,

Adam J. Smith, P.E.

RIGHT-OF-WAY VACATION PLAT E 132ND AVENUE

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

The Basis of Bearings is the North line of the west half of the southeast quarter of section 26, township 1 south, range 67 west of the 6th P.M., assumed to bear N 89°36'11" E, a distance of 1410.81 feet, as monumented at the northeast corner of said west half, being a 3-1/4 inch aluminum cap stamped LS 23524, and being a 100 foot witness corner to the northeast corner of the west half of section 26 to the East, and a 3-1/4 inch aluminum cap stamped LS 29460 to the West with all bearings contained herein relative thereto.

COMMENCING at said witness corner:

- THENCE S 89°36'11" W, a distance of 240.91 feet;
- THENCE N 00°11'01" E, a distance of 30.89 feet to the **POINT OF BEGINNING**;
- THENCE S 00°11'01" W, a distance of 171.04 feet;
- THENCE N 55°42'39" W, a distance of 193.55 feet;
- THENCE S 89°36'11" W, a distance of 650.54 feet;
- THENCE S 60°12'13" W, a distance of 68.66 feet to the East right-of-way line of Brighton Road;
- THENCE on said East right-of-way line, N 08°56'33" E, a distance of 95.86 feet;
- THENCE departing said East right-of-way line, N 89°36'11" E, a distance of 855.69 feet to the **POINT OF BEGINNING**.

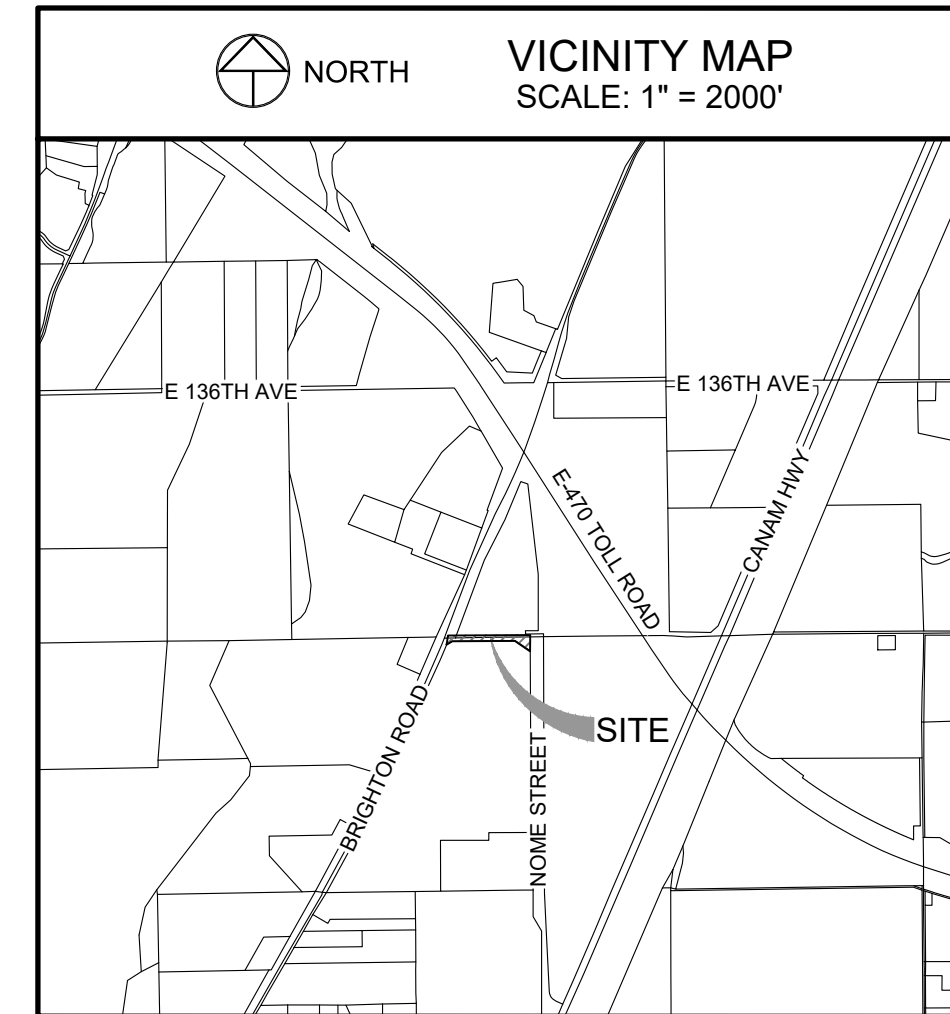
Containing 62,126 square feet or 1.43 acres, more or less.

SURVEYOR NOTES:

1. The lineal unit of measurement for this plat is U.S. Survey Feet.
2. Neither Northern Engineering nor the Professional Land Surveyor listed hereon has the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. EPS Group, Inc. and the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
3. This plat was produced without the benefit of a title commitment. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
4. Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms.
5. Adjacent property owner information per the Adams County Land Information Locator.
6. This is not a statutory boundary survey, lines ran or shown have not been evaluated for title rights either written or unwritten. Occupation, structural encroachments, easements, utilities or use lines are shown by location only without assessing ownership. Placement of underground utilities are approximate and need to be verified prior to construction activity.
7. The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.



Tharen J. Helgerson
Colorado Registered Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action be commenced upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 26
TOWNSHIP: 1 SOUTH
RANGE: 67 WEST OF 6TH P.M.

northernengineering.com
970.221.4158
FORT COLLINS | GREELEY | MESA | GOODYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

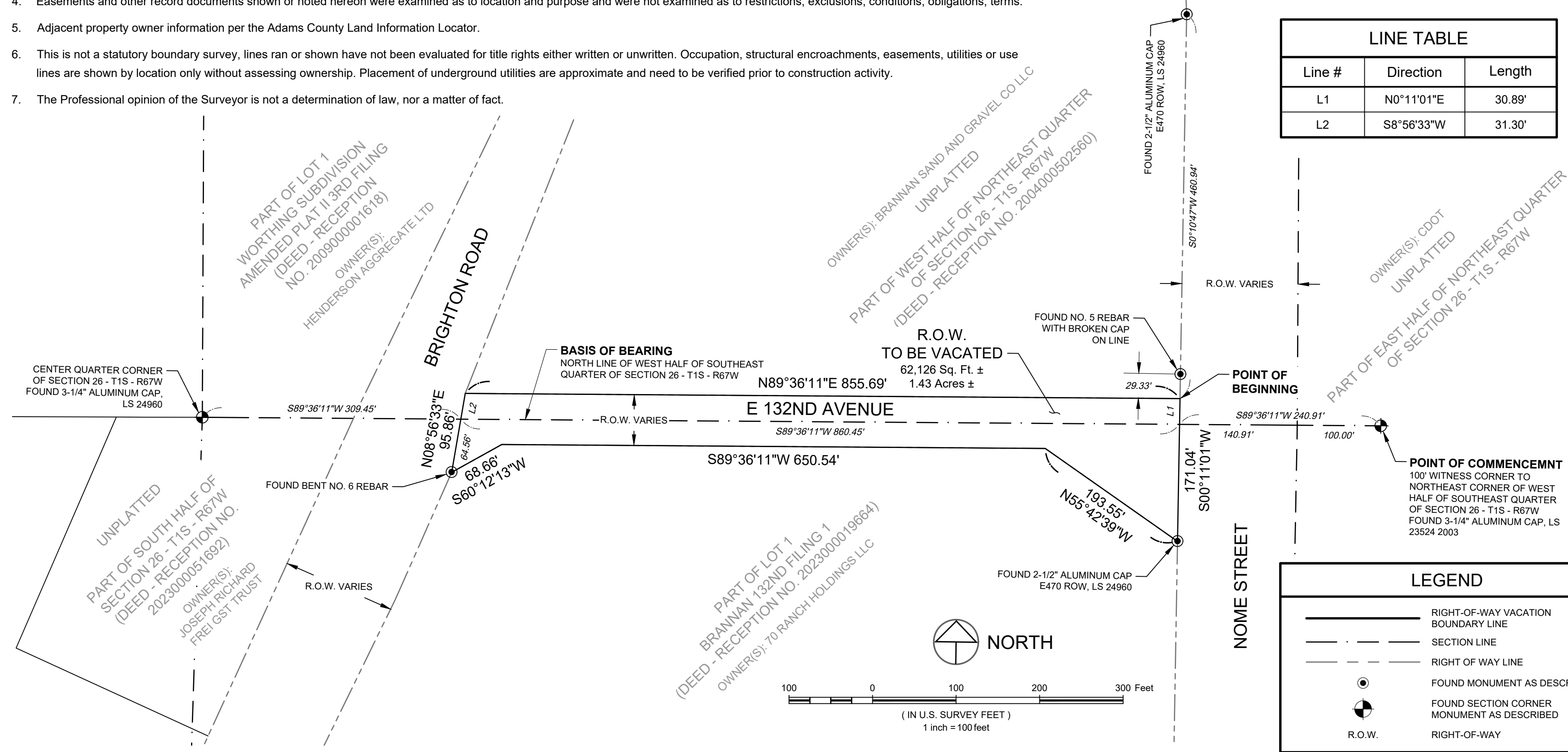
NORTHERN ENGINEERING

EPS GROUP

PROJECT: 24-0379	DATE: 07/03/2024	CLIENT: VALUE	SCALE: 1" = 100'	REVIEWED BY: TJH
DRAWN BY: BEV				

RIGHT-OF-WAY VACATION PLAT
E 132ND AVENUE
ADAMS COUNTY

Sheet
1
Of 1 Sheets



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Brighton Rd

E 132nd Ave

Nome St

470



PLAT CORRECTION

(ROADWAY/RIGHT-OF-WAY VACATION)

The purpose of this application is to detail the steps for vacation of roadways, which include any public street, alley, lane, parkway, avenue, road, trail, or other public way designated or dedicated on a plat, conveyed by deed, recorded easement, or acquired by prescriptive use, whether it has ever been used as such. A street or road, established as part of a subdivision, but never constructed or used as such, may be vacated and replatted through the replat process.

Required Checklist Items

- Development Application Form
- Written Explanation
- Vacation Plat
- Proof of Ownership of Properties Accepting Vacated Lands
- Legal Description of Vacated Lands
- Statement of Taxes Paid

Fees Due When Application is Deemed Complete	
ROW Vacation	\$600

Roadway/Right-of-Way Vacation Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link.

Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Explanation:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, purpose of project

Vacation Plat:

- Prepared by a professional land surveyor.
- Depicts all information necessary to vacate land into the absorbing parcel, including legal description, dedications, combined size, shape, and location.

Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder.
- A title commitment is prepared by a professional title company.
- If not the property owner, a signed letter stating permission to apply for permit.

Legal Description of Vacated Lands

- Geographical description used to locate and identify vacated lands.

Statement of Taxes Paid

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or adcotax.com

Roadway Vacation Plat Document Requirements

1. **Vacation Name:** (MAIN STREET VACATION PLAT) at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.
2. **Property Description:** An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.
3. **Purpose Statement:**
 - a. The purpose of this roadway vacation plat is to (describe).
4. **Surveyor's Statement:** Statement by a registered land surveyor, professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct.
5. **Easement Preservation Note:**
 - a. Reserving, however, an easement for the continued use of existing sewer, gas, water and similar pipelines and appurtenances, and for electric, telephone, and similar lines and appurtenances within said street right-of-way.
6. **Layout:** The exact layout including:
 - a. **Streets:** All street rights of way defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street center line. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:
 - I. Within the proposed subdivision, and
 - II. Immediately abutting the proposed subdivision, and
 - b. **Readability:** All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.
 - c. **Leader Lines:** Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.

- d. **Multiple Sheets:** Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of ". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.
 - e. **Legend:** Provide a legend which designates all lines and symbols except where called out on plat drawing.
 - f. **Inundation Mark:** The plat shall clearly show the 100-year floodplain line. Reference the appropriate FEMA panel by which the location of this line has been determined.
7. **Adjacent Subdivision:** Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.
 8. **Basis Of Bearing:** A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.
 9. **Monuments:** All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.
 10. **Square Footage:** The area in square feet of all lot and tracts sought to be platted.
 11. **Other Information:** All other information required by State law.



DEVELOPMENT APPLICATION FORM

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

MEMORANDUM

TO: Adams County Colorado
FROM: Civil Resources, LLC
DATE: July 24, 2024
RE: East 132nd Avenue Vacation Plat –Written Explanation

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ATTACHMENT A

VACATION PLAT

RIGHT-OF-WAY VACATION PLAT E 132ND AVENUE

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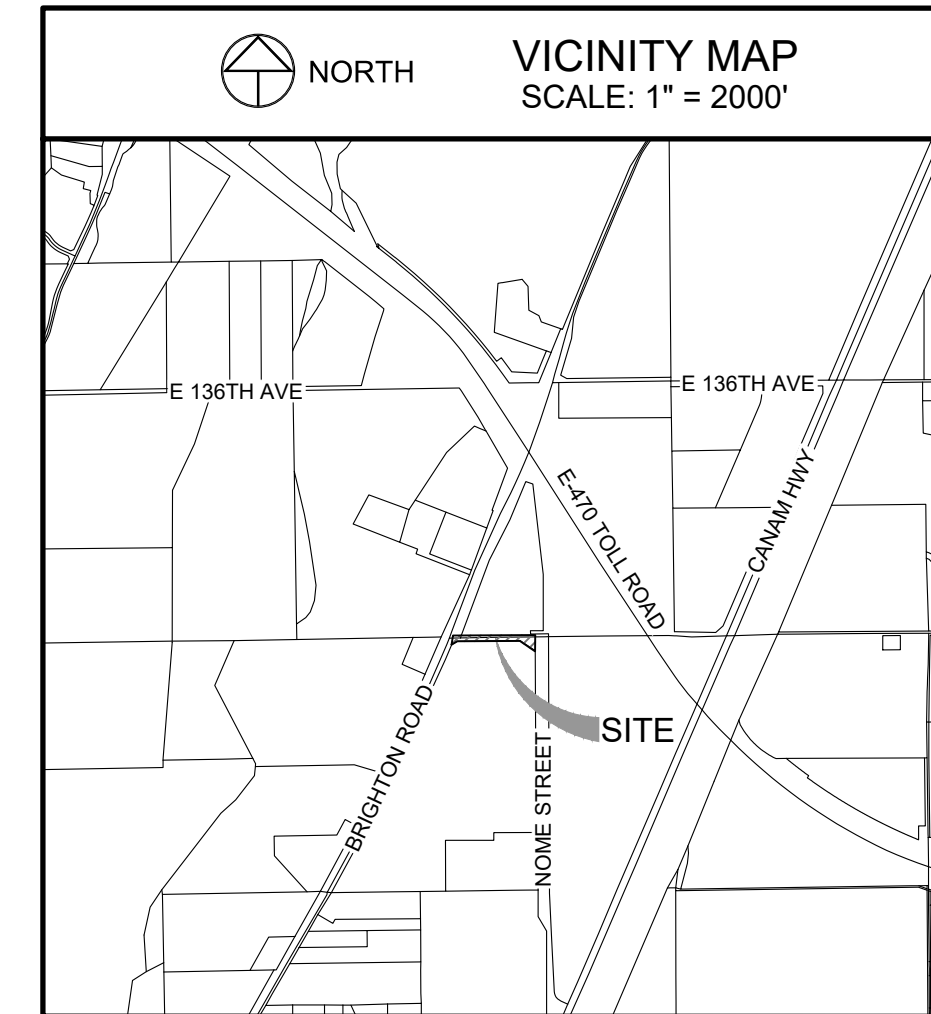
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SURVEYOR NOTES:

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Colorado Registered Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.



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SECTION: 26
TOWNSHIP: 1 SOUTH
RANGE: 67 WEST OF 6TH P.M.

NORTHERN ENGINEERING
northernengineering.com

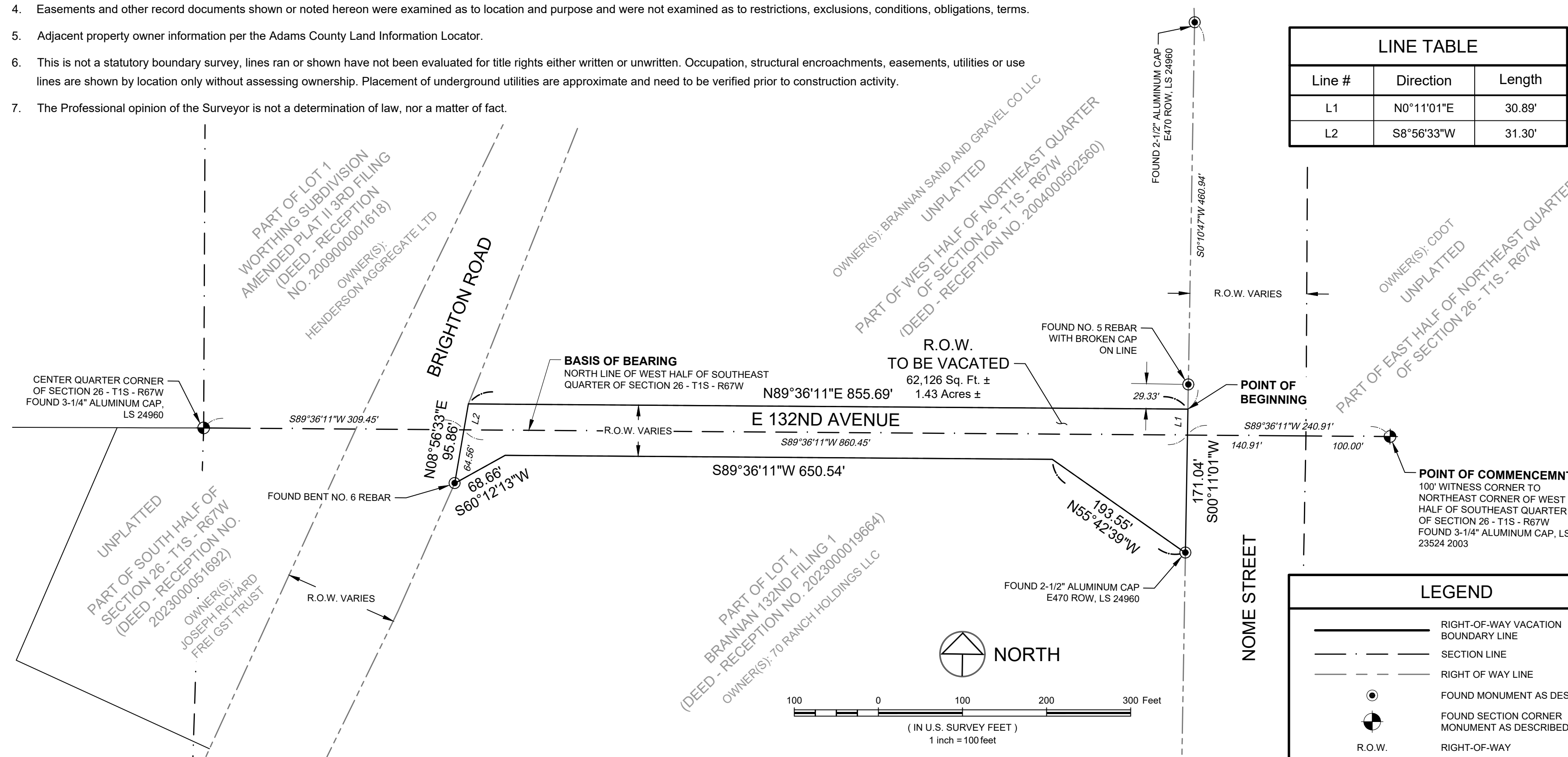
EPS GROUP

970.221.4158
FORT COLLINS | GREELEY | MESA | GOODYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

PROJECT: 24-0379	DATE: 07/03/2024	CLIENT: VALUE	SCALE: 1" = 100'
DRAWN BY: BEV	REVIEWED BY: TJH		

RIGHT-OF-WAY VACATION PLAT
E 132ND AVENUE
ADAMS COUNTY

Sheet
1
Of 1 Sheets



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ATTACHMENT B

PROOF OF OWNERSHIP OF ADJACENT LAND

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made as of the 29th day of March, 2023, is between BROMLEY DISTRICT WATER PROVIDERS, L.L.C, a Colorado limited liability company (“Grantor”), and 70 RANCH HOLDINGS, L.L.C., a Colorado limited liability company (“Grantee”).

WITNESSETH that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby sell, quitclaim, and assign unto Grantee, its successors and assigns forever the following:

Any and all of Grantor’s right, title, and interest, whether real or personal, tangible or intangible, in and to all Grantee’s properties and interests located or residing in the State of Colorado including without limitation those properties and interests described on **Exhibit A**, and capacity interests in **Exhibit B** attached hereto (collectively the “Property”).

TOGETHER with all remainders, easements, rights-of-way, development rights, and all singular hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions 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 Grantor, either in law or equity, of, in and to the Property, if any, including without limitation any and all surface and subsurface rights, mineral rights, tributary water rights, non-tributary groundwater rights, not-non-tributary groundwater rights and contractual water rights.

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of the date set forth above.

[This Space Left Deliberately Blank]

GRANTOR:
BROMLEY DISTRICT WATER PROVIDERS, L.L.C.
a Colorado limited liability company

By: 
Robert A. Lembke, President

STATE OF COLORADO)
)
COUNTY OF Arapahoe) ss.

Acknowledged before me on the 29th day March, 2023, by Robert A. Lembke, as Manager, Bromley District Water Providers, L.L.C., a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires: 4/13/2026


Notary Public

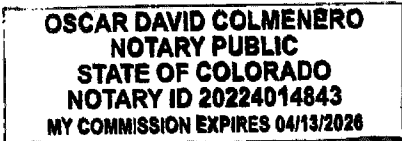


Exhibit A

**United Reservoir #3
Legal Description**

Parcel 1:

Lots 1 and 2, Brannan (132nd Ave.) Filing
No. 1, County of Adams, State of
Colorado.

EXCEPT:

1. A parcel of land No. TK-189B REV-1 of the E-470 Public Highway Authority being a part of West Half of the Southeast quarter of Section 26, Township 1 South, Range 67 West of the Sixth Principal Meridian, Adams County, State of Colorado, being more particularly described as follows:

Commencing at the South quarter corner of said Section 26;
Thence North 89 deg. 19 min. 43 sec. East, 1228.04 feet, along the Southerly line of said Section 26; Thence North 00 deg. 14 min. 04 sec. West, 106.97 feet;
Thence North 01 deg. 01 min. 39 sec. West, 493.01 feet, to a point on the Northerly line of a parcel of land described in Book 4114 at Page 863 of the Adams County records, also being the Southerly line of Lot 1 Brannan (132nd Ave) Filing No. 1 and the True Point of Beginning;
Thence North 01 deg. 01 min. 39 sec. West, 807.12 feet;
Thence North 00 deg. 14 min. 04 sec. West, 1085.53 feet;
Thence North 56 deg. 07 min. 04 sec. West, 193.25 feet, to a point on the Southerly right-of-way line of 132nd Avenue;
Thence North 89 deg. 11 min. 20 sec. East, 270.89 feet, along said Southerly right-of-way line parallel with and 30.00' Southerly of the Northerly line of the West half of the Southeast quarter of said Section 26, to a point on the Westerly right-of-way line of Nome Street;
Thence South 00 deg. 08 min. 39 sec. East, 2003.84 feet, along said Westerly right-of-way line parallel with and 30.00 feet Westerly of the Easterly line of said West half of the Northeast quarter to a point on the Northerly line of said parcel of land;
Thence South 89 deg. 51 min. 21 sec. West, 96.55 feet, along said Northerly line to the Point of Beginning.

2. A parcel of land No. TK-189B-1 of the E-470 Public Highway Authority being a part of Lot 1, Brannan (132nd Ave.), Filing No. I, as shown on the plat recorded at Reception No. B365433 located in the West half of the Southeast quarter, and a part of the East half of the Southwest quarter, all of Section 26, Township 1 South, Range 67 West of the Sixth Principal Meridian, Adams County, State of Colorado, being more particularly described as follows:

Commencing at the South quarter corner of said Section 26;
Thence North 00 deg. 38 min. 28 sec. East, 1891.07 feet, along the North-South centerline of said Section 26 to the True Point of Beginning;
Thence North 66 deg. 13 min. 13 sec. West, 2.59 feet, to a point on the Southeasterly line of a 10 foot dedication for County Road No. 31 a.k.a. Brighton Road as shown on said plat;
Thence North 23 deg. 38 min. 23 sec. East, 777.78 feet, along said Southeasterly line, to a point of intersection with the Southerly right of way line of East 132nd Avenue;
Thence North 89 deg. 11 min. 20 sec. East, 57.85 feet, along the Southerly right of way line of said East 132nd Avenue, parallel with and 30.00 feet Southerly of the North line of said West half of the Southeast quarter;
Thence South 59 deg. 47 min. 27 sec. West, 68.65 feet;
Thence South 22 deg. 39 min. 21 sec. West, 166.01 feet;
Thence South 24 deg. 46 min. 47 sec. West, 580.43 feet;
Thence North 66 deg. 13 min. 13 sec. West, 0.89 feet, to the Point of Beginning.

3. A parcel of land No. TK- 189C REV-1 of the E-470 Public Highway Authority being a part of West half of the Northeast quarter of Section 35, Township 1 South, Range 67 West of the Sixth Principal Meridian, Adams County, State of Colorado, being more particularly described as follows:

Commencing at the North quarter corner of said Section 35;
Thence North 89 deg. 19 min. 43 sec. East, 1228.04 feet, along the Northerly line of said Section 35 to the True Point of Beginning;
Thence continuing North 89 deg. 19 min. 43 sec. East, 88.79 feet, along said Northerly line to a point on the Westerly right-of-way line of Nome Street as shown on the Brannan (132nd Avenue) Filing No. 1 Plat; Thence South 00 deg. 00 min. 50 sec. West, 428.41 feet, along said Westerly right-of-way line parallel with and 30.00 feet Westerly of the Easterly line of said West half of the Northeast quarter;
Thence North 30 deg. 14 min. 04 sec. West, 173.86 feet;
Thence North 00 deg. 14 min. 04 sec. West, 277.17 feet to a point on said Northerly line and the Point of Beginning.

4. A parcel of land No. TK-189C-1 REV-1 of the E-470 Public Highway Authority being a part of the West half of the Northeast quarter of Section 35, Township 1 South, Range 67 West of the Sixth Principal Meridian, Adams County, State of Colorado, being more particularly described as follows:

Commencing at the North quarter corner of said Section 35;
Thence North 89 deg. 19 min. 43 sec. East, 1316.83 feet, along the Northerly line of said Section 35, to a point on the Westerly right-of-way line of Nome Street as shown on the Brannan (132nd Avenue) Filing No. 1 Plat;

Thence South 00 deg. 00 min. 50 sec. West, 1363.22 feet, along said Westerly right-of-way line parallel with and 30.00 feet Westerly of the Easterly line of the said West half of the Northeast quarter to the True Point of Beginning;
Thence continuing South 00 deg. 00 min. 50 sec. West, 151.42 feet, along said Westerly right-of-way line to a point of intersection with the Northwesterly line of U.S. Hwy. 85, as shown on said Plat;
Thence South 23 deg. 16 min. 44 sec. West, 472.92 feet, along said Northwesterly right-of-way line; Thence North 35 deg. 04 min. 25 sec. West, 51.58 feet;
Thence North 21 deg. 43 min. 19 sec. East, 585.18 feet, to a point on the Westerly right-of-way line of said Nome Street and the Point of Beginning.

NOTE: For the purpose of the above descriptions for 1, 2, 3 and 4, the bearings are based on NGS Control Points "Barr Lake" and "Big Dry", bearing North 61 deg. 53 min. 11 sec. West, 57,094.57 feet, Monumented by standard Adams County 3" brass survey caps stamped "Barr Lake 1995" and "Big Dry 1995" set in the Top of 24" round concrete posts flush with ground level.

Parcel 2:

A parcel of land located in the West 1/2, of the Southeast 1/4. of Section 26, Township-1 South, Range 67 West, 6th P.M., Adams County, State of Colorado, being more particularly described as:

Commencing at the South quarter corner of said Section 26;
Thence North 89 deg. 19 min. 43 sec. East, 264.31 feet, along the Southerly line of said Section 26 and the Southerly line of Lot 1, Brannan (132nd Avenue) Filing No. 1 as shown on the plat recorded at Reception No. B365433 of the Adams County records, to the True Point of Beginning;
Thence along the perimeter of said Lot 1 the following four (4) courses:

1. North 00 deg. 08 min. 39 sec. West, 528.79 feet, parallel with the North-South centerline of the Southeast quarter of said Section 26;
2. North 89 deg. 51 min. 21 sec. East, 503.68 feet, perpendicular to said North-South centerline;
3. North 00 deg. 08 min. 39 sec. West, 80.00 feet, parallel with the North-South centerline of the Southeast quarter of said Section 26;
4. North 89 deg. 51 min. 21 sec. East, 452.25 feet, perpendicular to said North-South centerline to the Westerly line of E470 Public Highway Authority Right of Way;

Thence South 00 deg. 53 min. 10 sec. East, 599.97 feet, along said E470 Public Highway Authority Right of Way to a point on the Southerly line of said Section 26;

Thence South 89 deg. 19 min. 43 sec. West, 963.73 feet, along the Southerly line of said Section 26, said line also being the Northerly line of Lot 2, Brannan (132nd Avenue) Filing No. 1, to the Point of Beginning.

NOTE: For the purpose of this description of Parcel 2, the bearings are based on NGS Control Points "Barr Lake" and "Big Dry", bearing North 61 deg. 53 min. 11 sec. West, 57,094.57 feet. Monumented by standard Adams County 3" brass survey caps, stamped "Barr Lake 1995" and "Big Dry 1995" set in the top of 24" round concrete posts flush with ground level.

5. Exceptions of record.

“Beebe Pipeline”

For purposes of describing the location of the Beebe Pipeline only

A 5.15-mile (+/-) 36-inch ductile iron pipe located in portions of Sections 26, 35 and 36, Township 1 South, Range 67 West of the 6th P.M., and in portions of Sections 28, 31, 32 and 33, Township 1 South, Range 66 West of the 6th P.M., Adams County, Colorado, which conveys water from and through the United Reservoir #3 pump station located in Brighton, Colorado, to the O’Brian Canal directly upstream of Barr Lake near Brighton, Colorado, together with and including use of United No. 3 diversion and pumping facilities and all other associated structures and facilities located near Brighton, Colorado.

The Beebe Pipeline Easements lie within the land areas referenced below:

1. That land referenced in the easement granted by Deed of Easement, rerecorded April 24, 2003, in the real estate records of Adams County, Colorado, at Reception No. CJ132029.
2. That land referenced in the Permanent Utility Easement held pursuant to a Rule and Order in Case No. 02CV2746, dated 011 or about January 7, 2005.
3. That land referenced in the easement granted by Deed of Easement and Agreement, recorded December 31, 2002, in the real estate records of Adams County, Colorado, at Reception No. C1074105.
4. That land referenced in the easement granted by Deed of Easement and Agreement, recorded December 31, 2002, in the real estate records of Adams County, Colorado, at Reception No. C1074106.
5. That land referenced in the easement granted by Deed of Easement, recorded December 31, 2002, in the real estate records of Adams County, Colorado, at Reception No. CI 074108.
6. That land referenced in the easement granted by Deed of Easement, recorded December 31, 2002, in the real estate records of Adams County, Colorado, at Reception No. C1074109.
7. That land referenced in the easement granted by Deed of Easement, recorded December 31, 2002, in the real estate records of Adams County, Colorado, at Reception No. CI074110.
8. That land referenced in the easement granted by Deed of Easement, recorded December 31, 2002, in the real estate records of Adams County, Colorado, at Reception No. CI 074104.

9. That land referenced in the easement granted by Deed of Easement, recorded July 8, 2005, in the real estate records of Adams County, Colorado, at Reception No. 20050708000723510.

10. That land referenced in the easement granted by the Water Pipeline Easement Agreement recorded April 22, 2005, in the real estate records of Adams County, Colorado, at Reception No. 20050422000421590.

11. That land described in the deed recorded January 22, 2003, in the real estate records of Adams County, Colorado, at Reception No. C1083706.

ATTACHMENT C

STATEMENT OF TAXES PAID



Statement Of Taxes Due

Account Number R0009216
Assessed To

Parcel 0157126005001
70 RANCH HOLDINGS LLC
8301 E PRENTICE AVE STE 100
GREENWOOD VILLAGE, CO 80111-2904

Legal Description	Situs Address
SUB:BRANNAN 132ND FIL 1 LOT:1 DESC: EXC PORT TO E-470 75/3349A	12840 BRIGHTON RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$42,139.90	\$0.00	\$0.00	(\$42,139.90)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/06/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 294 - 294

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$1,442.53	COMM LND SPEC	\$1,225,203	\$334,740
CENTRAL COLO WATER CONSERVA	0.8910000	\$351.85	PURPOS		
CENTRAL COLO GROUND WATER S	1.3000000	\$513.36	WAREHOUSE/STG	\$220,145	\$60,150
FIRE DISTRICT 6 - GREATER B	16.7440000	\$6,612.04	Total	\$1,445,348	\$394,890
GENERAL	22.7110000	\$8,968.33			
RETIREMENT	0.3140000	\$124.00			
ROAD/BRIDGE	1.3000000	\$513.36			
DEVELOPMENTALLY DISABLED	0.2570000	\$101.49			
SD 27 BOND (Brighton)	20.9840000	\$8,286.37			
SD 27 GENERAL (Brighton)	35.3060000	\$13,941.99			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$39.49			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$355.40			
SOCIAL SERVICES	2.2530000	\$889.69			
Taxes Billed 2023	106.7130000	\$42,139.90			

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160