

**ADMINISTRATIVE VACATION OF A DRAINAGE EASEMENT
WITHIN UNINCORPORATED EL PASO COUNTY, COLORADO**

WHEREAS, Meadowbrook Development LLC is the current property owner of the property legally described in Exhibit "A", El Paso County, Colorado;

WHEREAS, said parcel is encumbered by a 20 foot drainage easement as recorded with the El Paso Clerk and Recorder under reception number 207043177; and

WHEREAS, the development of Meadowbrook Crossing Filing No. 1 will result in the drainage being realigned; and

WHEREAS, Meadowbrook Development LLC has shown a new easement on the recorded subdivision plat of said Meadowbrook Crossing Filing No. 1 for the revised 20 foot drainage channel as recorded with the El Paso Clerk and Recorder under reception number 218714112; and

WHEREAS, Meadowbrook Development LLC has requested that said 20 foot drainage easement be vacated; and

WHEREAS, this proposed vacation of the drainage easement can be accomplished utilizing the administrative procedure contained within Section 7.2.3 of the El Paso County Land Development Code; and

WHEREAS, the proposed vacation does not substantially modify the original Subdivision Plat; and

WHEREAS, the following findings can be made

- The drainage easement is no longer necessary for the original purpose for which it was established or needed by those who have a right to it; and
- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the removal of the drainage easement has been resolved.

NOW, THEREFORE, BE IT RESOLVED that the 20 foot drainage easement on said parcel is hereby vacated; and

AND BE IT FURTHER RESOLVED that all other terms, limitations and conditions remain valid and in effect.

AND BE IT FURTHER RESOLVED that this vacation of the above-mentioned easements is graphically depicted on a Vacation Map marked Exhibit "B" and attached hereto.

APPROVED this 22nd day of MARCH 2018.

El Paso County Development Services Department

Chuck Broerman El Paso County, CO

03/22/2018 03:05:15 PM

Doc \$0.00 4

Rec \$28.00 Pages 218032592


Craig Dossey, Executive Director

Exhibit A: Legal Description
Exhibit B: Vacation Map

April 27, 2017

Legal Description

PARCEL A:

COMMENCING at the West One-quarter corner of Section 8, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado; thence N89°43'13"E along the North line of the South half of said Section 8, a distance of 1249.12 feet; thence leaving said section line S03°55'24"W, a distance of 8.43 feet to the POINT OF BEGINNING, said point also being a point on the south line of Cimarron Hills Filing No. 4, recorded at Reception No. 703847 in the offices of the El Paso County Clerk & Recorder, State of Colorado; thence along said south line along the following two (2) courses:

1. S89°54'06"E, a distance of 1056.49 feet;
2. N44°24'06"E, a distance of 21.62 feet to a point on the North line of the South half of said Section 8; thence continuing along said North line N89°43'13"E, a distance of 890.44 feet to a point on the northwesterly right-of-way line of Meadowbrook Parkway, as shown on the Plat of Claremont Business Park Filing No. 2, recorded at Reception No. 207712506 in the offices of the El Paso County Clerk & Recorder, State of Colorado; thence along said northwesterly right-of-way line along the following three (3) courses:
 1. Along a curve of an arc to the right, said curve having a radius of 525.00 feet, an arc length of 329.56 feet and a delta angle of 35°58'01";
 2. S51°18'59"W, a distance of 695.64 feet;
 3. S41°14'35"E, a distance of 80.05 feet to a point on the southerly line of a tract of land described in Book 2190 at Page 226 of the records of said El Paso County; thence leaving said northwesterly right-of-way line and continuing along said southerly line of Book 2190 at Page 226 S51°18'30"W, a distance of 198.78 feet; thence S89°43'09"W, a distance of 1198.83 feet to a point being the southeast corner of said tract of land described in Book 2190 at Page 226 and also being a point of the east line of Softball West Subdivision No. 2, recorded under Book T-3 at Page 112 of the records of said El Paso County; thence along the West line of said tract of land described in Book 2190 at Page 226 N03°55'24"E, a distance of 880.26 feet to the POINT OF BEGINNING.

Said tract of land contains 32.273 acres, more or less.

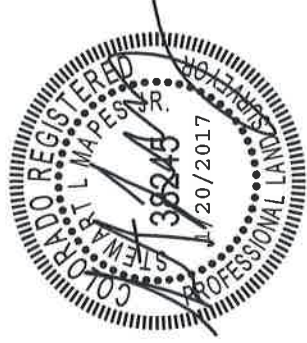
EXHIBIT "B"
DRAINAGE EASEMENT VACATION

January 13, 2017

A drainage easement recorded at Reception No. 207043177 in the El Paso County Clerk and Recorder's Office, Colorado, located in the Southeast Quarter of Section 8, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

BEGINNING at the most Westerly Corner of Meadowbrook Parkway right-of-way as shown on the Plat of Claremont Business Park Filing No. 2, recorded at Reception No. 207712506 in the El Paso County Clerk and Recorder's Office, Colorado; thence along a Southwesterly line of Meadowbrook Parkway right-of-way, S41°15'26"E (Bearings based on the a Southwesterly line of Meadowbrook Parkway right-of-way, monumented at the most Westerly corner of Meadowbrook Parkway right-of-way with a No. 5 rebar with a 1 ¼" plastic cap stamped PLS 32820 and at the most Southerly corner of said right-of-way with a No. 5 rebar with a 1 ¼" plastic cap stamped PLS 32820, and bears S41°15'26"E, a distance of 478.03 feet), a distance of 76.17 feet; thence leaving said right-of-way line, S51°20'46"W, a distance of 21.24 feet; thence along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 83°57'48", a distance of 21.98 feet; thence N44°41'26"W, a distance of 464.43 feet; thence N45°18'34"E, a distance of 20.00 feet; thence S44°41'26"E, a distance of 389.07 feet; thence along the arc of a curve to the left, having a radius of 5.00 feet, a central angle of 83°57'48", a distance of 7.33 feet; thence N51°20'46"E, a distance of 148.67 feet; thence S38°39'14"E, a distance of 9.84 feet to a point on the Northwesterly right-of-way line of said Meadowbrook Parkway; thence along said Northwesterly right-of-way line, S51°18'59"W, a distance of 132.89 feet to the **POINT OF BEGINNING**.

Said parcel contains 12,342 S.F or 0.283 acres, more or less.

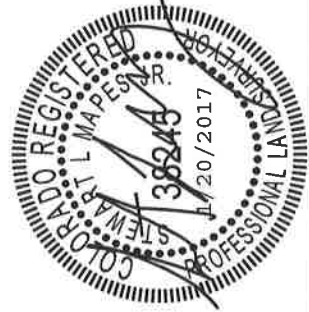
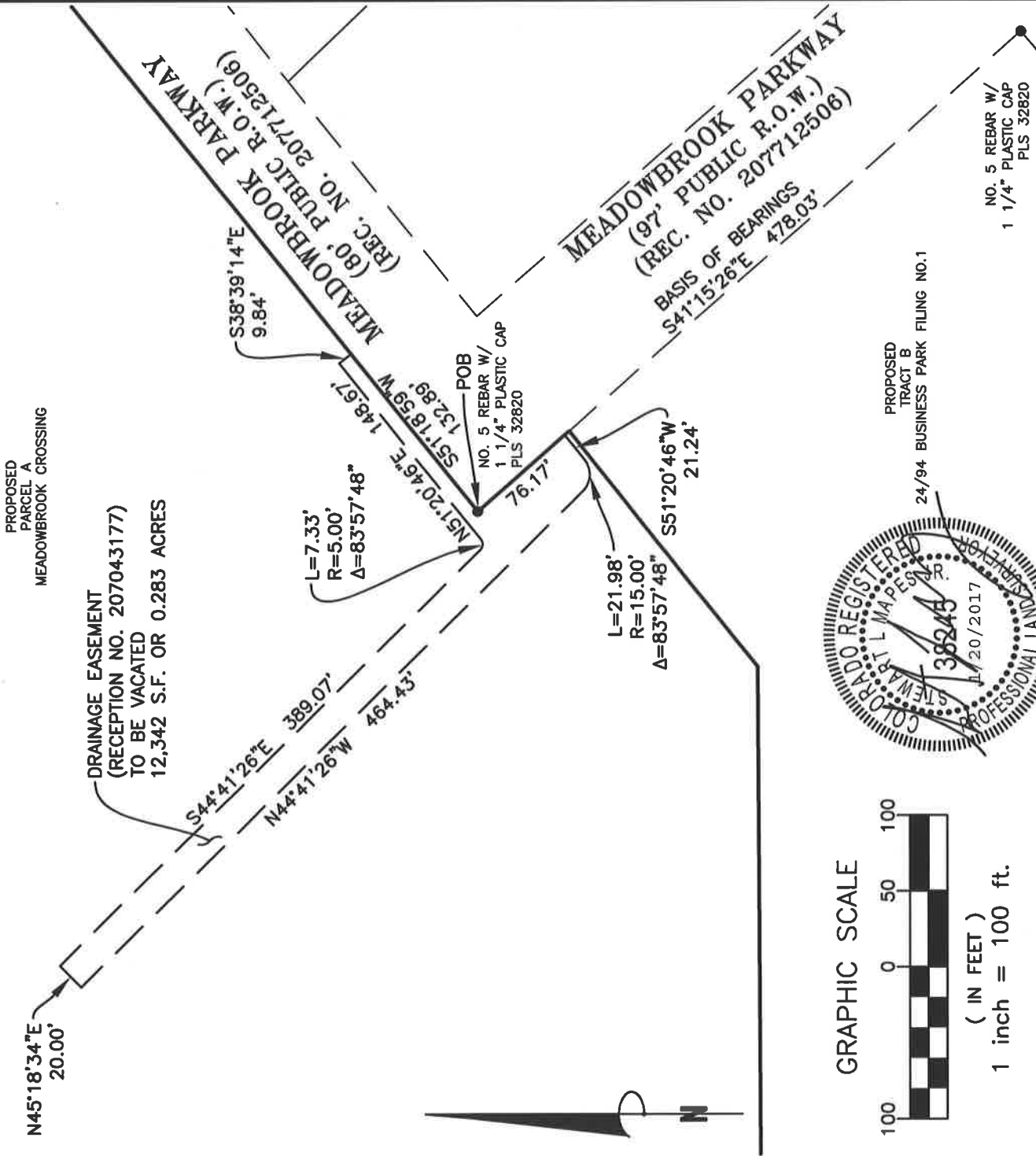


Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

EXHIBIT "B"

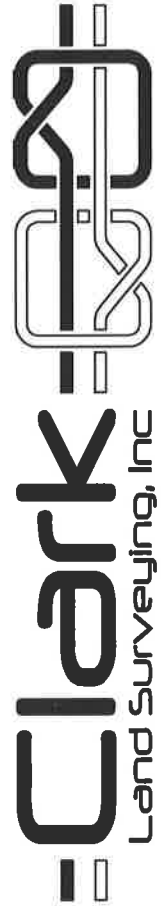
DRAINAGE EASEMENT VACATION

NOTE:
This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.



Sheet 2 of 2

Revisions		
No.	Description	Date By



www.clarkis.com
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270

Project No:
160425

Drawn: AMF Check: SLM Date: 1/13/2017