RESOLUTION NO. R-_____

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY FROM PINE CORPOATE SOLUTIONS, LLC AS PUBLIC RIGHT-OF-WAY FOR ROADWAY IMPROVEMENTS ASSOCIATED WITH THE PINE DRIVE WIDENING PROJECT (LINCOLN AVENUE TO INSPIRATION DRIVE (THE "PROJECT")

WHEREAS, on November 15, 2022, the Board of County Commissioners approved a Public Contract for Services with Felsburg Holt & Ullevig, Inc. for completing final design for the Pine Drive Widening Project (Lincoln Avenue to Inspiration Drive) (the "Project"); and

WHEREAS, in order to construct the Project improvements, there is a public need and necessity for the County to acquire additional right-of-way from a parcel of real property owned by Pine Corporate Solutions, LLC ("PCS") (the "PCS ROW"); and

WHEREAS, the PCS ROW is encumbered by a Deed of Conservation Easement recorded on December 27, 2001 at Reception No. 01125506 and an Assignment of Interests recorded on November 22, 2005 at Reception No. 2005112449 (the "Conservation Easement") held by Douglas Land Conservancy ("DLC"), which states that the Conservation Easement can be extinguished only by a "judicial proceeding in a court of competent jurisdiction"; and

WHEREAS, the County, PCS and DLC have entered into a Memorandum of Agreement (the "MOA") stipulating the terms of the acquisition of the PCS ROW and extinguishment of the Conservation Easement interest from the PCS ROW; and

WHEREAS, in furtherance of this Project, the Board of County Commissioners desires to accomplish the following:

a. Declare the County's intent to acquire the PCS ROW for public purposes as necessary to construct the Project in fulfillment of the requirement of C.R.S. §38-1-121 and accept the instruments of conveyance of the right-of-way; and

b. Authorize the County Attorney to institute the requisite condemnation proceeding pursuant to the terms of the Conservation Easement to extinguish the Conservation Easement interest from the PCS ROW and acquire the PCS ROW.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas:

Section 1. Hereby declares its intent to acquire the PCS ROW as described in Exhibit "A", attached hereto and incorporated herein.

Section 2. The Director of the Department of Public Works Department is hereby authorized to acquire the PCS ROW pursuant to the terms of the MOA and pay PCS $7,336 for its fee interest in the PCS ROW.

Section 3. The County Attorney is hereby authorized to institute the requisite condemnation proceeding pursuant to the terms of the Conservation Easement to extinguish the Conservation Easement interest from the PCS ROW and acquire the PCS ROW, pay DLC $16,514 for the extinguishment of its easement interest in the PCS ROW, and, if necessary, seek the immediate possession of the PCS ROW so that construction of the Project may begin as soon as reasonably possible.

Section 4. The Board of County Commissioners hereby accepts, either upon a court issued order or recordation of a warranty deed, the PCS ROW.

PASSED AND ADOPTED this _____ day of _____, 2025, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, STATE OF COLORADO

By: _____
ABE LAYDON, Chair

ATTEST:

SEAL

By: _____
HAYLEY HALL, Deputy Clerk to the Board

TRUE NORTH
Surveying & Mapping, LLC

EXHIBIT A
LEGAL DESCRIPTION
PINE CORPORATE RIGHT OF WAY

A VARIABLE WIDTH RIGHT OF WAY BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED UNDER RECEPTION NO. 2005048195 OF THE DOUGLAS COUNTY CLERK AND RECORDS OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 22561 IN RANGE BOX WHENCE A LINE TO THE NORTHWEST CORNER OF SAID SECTION 11, BEING MONUMENTED WITH A 2.5" ALUMINUM CAP STAMPED PLS 6395 BEARS N 00°08'15" E, A DISTANCE OF 2688.59 FEET ALL PER COLORADO STATE PLANE COORDINATES CENTRAL (NAD 83), SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE N 89°29'47" E, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2005048195 OF SAID CLERKS' OFFICE, SAID CORNER ALSO BEING A POINT ON THE CURRENT EASTERLY RIGHT OF WAY LINE PINE DRIVE, SAID CORNER ALSO BEING THE **POINT OF BEGINNING:**

THENCE ALONG THE WESTERLY LINE OF SAID RECEPTION NO. 2005048195, ALSO BEING 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, N 00°08'15" E, A DISTANCE OF 552.43 FEET;

THENCE DEPARTING SAID WESTERLY LINE, S 08°06'45" E, A DISTANCE OF 394.57 FEET; THENCE S 89°51'45" E, A DISTANCE OF 15.01 FEET; THENCE S 01°46'17" E, A DISTANCE OF 161.13 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID RECEPTION NO. 2005048195, ALSO BEING SAID SOUTH LINE;

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THENCE ALONG SAID SOUTHERLY AND SOUTH LINE, S 89°27'42" W, A DISTANCE OF 77.00 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIPTION CONTAINS 23,056 SQUARE FEET OR 0.53 ACRES MORE OR LESS.

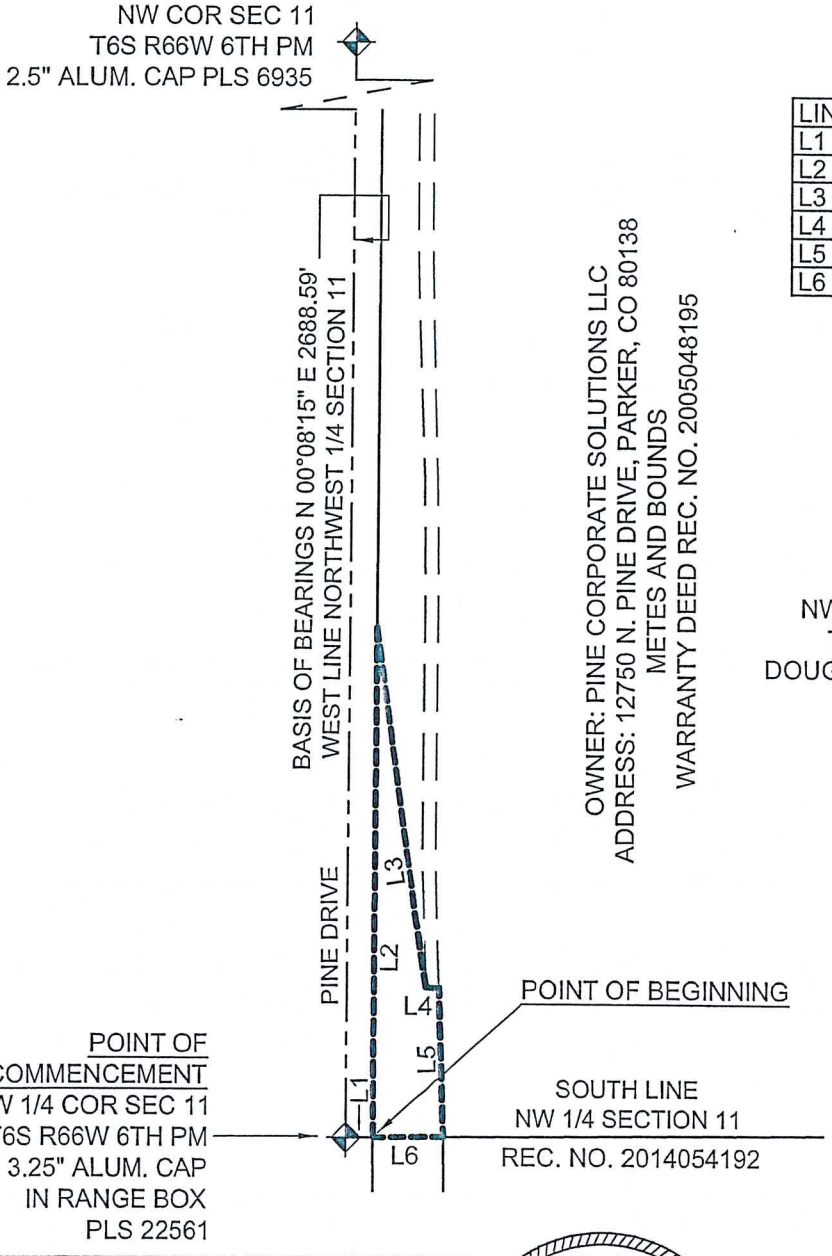
WILLIAM G BUNTROCK, PLS
COLORADO LICENSED LAND SURVEYOR NO. 35585
TRUE NORTH SURVEYING & MAPPING, LLC
TN 19026 PINE CORPORATE ROW R1

PINE CORPORATE ROW
DC ASSESSOR # 2233-110-00-016
VARIABLE WIDTH ROW

EXHIBIT A
PAGE 3 OF 3

23,056 SQUARE FEET
0.53 ACRES +/-

NOTICE - 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.



LINE	BEARING	DISTANCE
L1	N 89°29'47" E	30.00'
L2	N 00°08'15" E	552.43'
L3	S 08°06'45" E	394.57'
L4	S 89°51'45" E	15.01'
L5	S 01°46'17" E	161.13'
L6	S 89°27'42" W	77.00'

OWNER: PINE CORPORATE SOLUTIONS LLC
ADDRESS: 12750 N. PINE DRIVE, PARKER, CO 80138
METES AND BOUNDS
WARRANTY DEED REC. NO. 2005048195

NW QUARTER SECTION 11
T 6 S R 6 6 W 6TH PM
DOUGLAS COUNTY, COLORADO

N

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

TRUE NORTH
Surveying & Mapping, LLC

COLORADO LICENSED
WILLIAM G. BUNTROCK
06/15/2023
35585
PROFESSIONAL LAND SURVEYOR

DATE	06/15/2023
DRAWN	BB
CHECKED	BB
APPROVED	BB
PROJECT NO.	TN 19026
HORZ. SCALE	1" = 200'

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