

RESOLUTION NO. 18-_____
Series of 2018

A RESOLUTION BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO ACCEPTING THE SPECIAL WARRANTY DEED OF ROADWAY RIGHT-OF-WAY PROPERTY FROM REUBEN ROHRSCHEIDER AND MICHELLE NARCISO, DATED APRIL 12, 2018; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Town Board of Trustees of the Town of Erie, Colorado desires to approve and accept the Special Warranty Deed of roadway right-of-way property at County Line Road and Weld County Road 10.5 from Reuben Rohrschneider and Michelle Narciso, dated April 12, 2018 and recorded with the Weld County Clerk and Recorder at Reception No. 4390985 on April 13, 2018 (the "Roadway Property"); and

WHEREAS, the Board of Trustees of the Town of Erie believes it is in the best interest of the Town and its citizens to accept the Special Warranty Deed of the Roadway Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, AS FOLLOWS:

Section 1. That the Town of Erie be and is hereby authorized and directed to accept the Special Warranty Deed of Roadway Property from Reuben Rohrschneider and Michelle Narciso, dated April 12, 2018, attached hereto, incorporated herein by this reference and marked Exhibit "A," and the appropriate Town officers are hereby authorized and directed to accept the Special Warranty Deed.

Section 2. That acceptance of the Special Warranty Deed of Roadway Property is found to be in the best interest of the Town of Erie, and necessary for the preservation of the public health and safety.

ADOPTED AND APPROVED THIS ____ DAY OF _____, 2018, BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO.

TOWN OF ERIE,
a Colorado municipal corporation

By: _____
Jennifer Carroll, Mayor

ATTEST:

By: _____
Jessica Koenig, Deputy Town Clerk

EXHIBIT A

When recorded return to:

Mark R. Shapiro

Mark R. Shapiro, P.C.

165 - 38th Street, Suite 103
Boulder, CO 80301

DOC FEE \$ \$0.00
convenience deed
consideration less
than \$500.00

SPECIAL WARRANTY DEED

~~and~~ **THIS DEED** is made this 12th day of April, 2018, Reuben Rohrschneider and Michelle Narciso ("Grantor"), and the **TOWN OF ERIE**, a Colorado municipal corporation, duly organized and existing under and by virtue of the laws of the State of Colorado ("Grantee"), whose legal address is **645 Holbrook Street, P.O. Box 750, Erie, CO 80516**.

WITNESSETH, that the Grantor, for and in consideration of the sum of **Ten and 00/100ths Dollars (\$10.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey, and confirm, unto the Grantee, its successors and assigns forever, all the real property, together with the improvements thereon, if any, situate, lying and being in the County of Weld, State of Colorado, described on the **Exhibit "A,"** attached hereto and incorporated herein by this reference:

also known by street and number as: vacant land

assessor's schedule or parcel number: N/A

[CONVENIENCE DEED—CONSIDERATION LESS THAN \$500]

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, 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 Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, unto the Grantee,

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, except and subject to those matters listed on **Exhibit "B,"** attached hereto and incorporated herein by this reference.

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

[Signature]
[Signature]

STATE OF COLORADO)

)

) ss.

COUNTY OF Boulder)

The foregoing instrument was acknowledged before me this 12th day of April, 2018 by Reuben Rohsneider and Michelle Narciso.

WITNESS my hand and official seal.

My commission expires: April 7, 2021



[Signature]
 Notary Public

[SEAL]

EXHIBIT A

PARCEL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 7 (2" ALUMINUM CAP, PLS 22579, 1995) FROM WHENCE THE SOUTHWEST CORNER OF SECTION 7 (2.5" ALUMINUM CAP, PLS 11372) BEARS S00°21'02"E, 2,698.07 FEET (BASIS OF BEARINGS);

THENCE S00°21'02"E, 30.40 FEET ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7;

THENCE N89°38'58"E, 30.00 FEET TO THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF COUNTY ROAD 1 AND COUNTY ROAD 10.5, BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 10.5 (AS OF OCTOBER, 2017) THE FOLLOWING TWO COURSES:

- 1) S89°35'04"E, 33.01 FEET;
- 2) S88°08'44"E, 326.44 FEET;

THENCE S00°25'23"W, 11.80 FEET;

THENCE N89°35'04"W, 303.74 FEET ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7;

THENCE 39.60 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°45'58", AND A CHORD BEARING S45°01'57"W, 35.59 FEET;

THENCE S00°21'02"E, 92.34 FEET ALONG A LINE PARALLEL WITH AND 60.00 FEET EAST OF THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7;

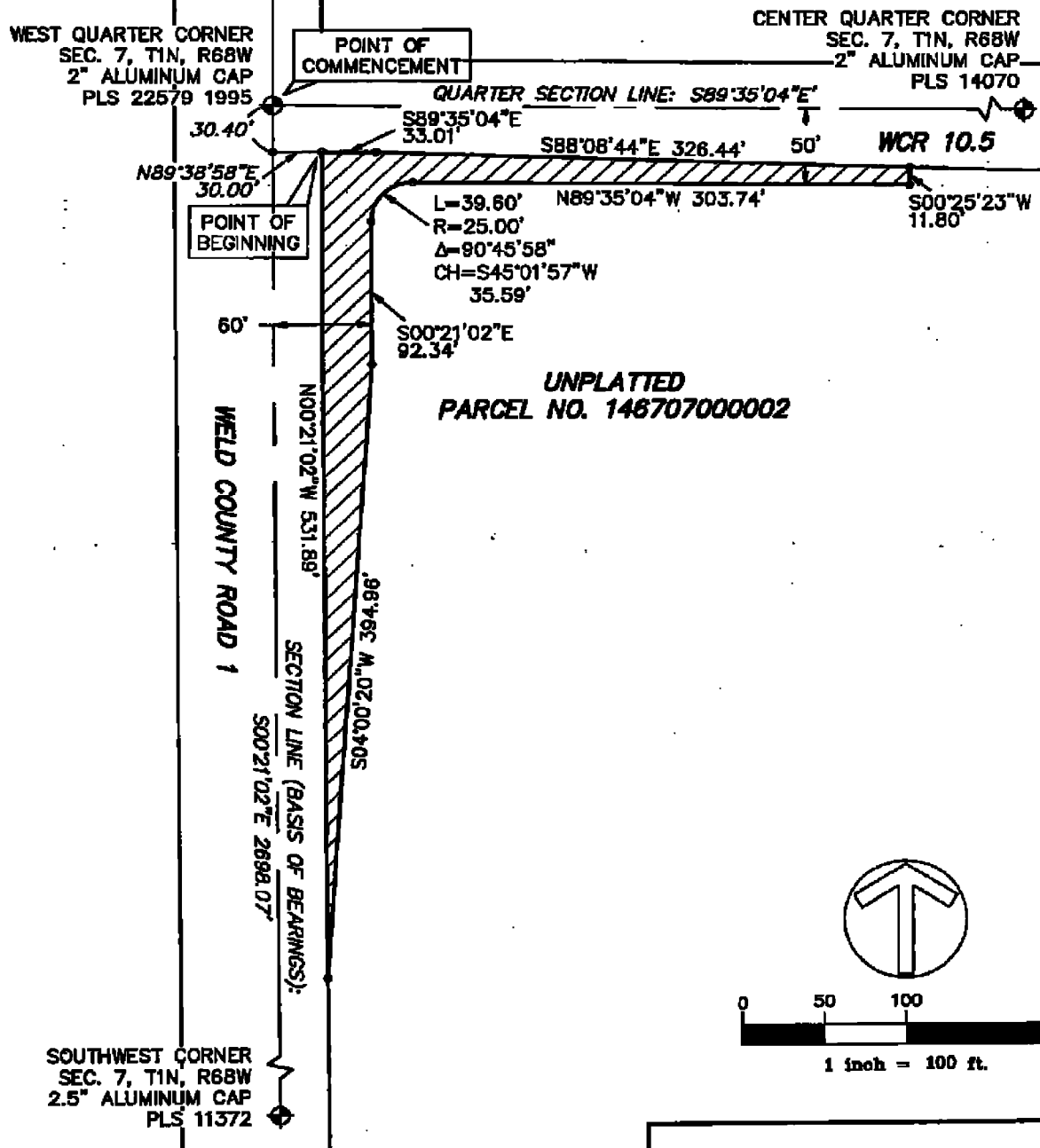
THENCE S04°00'20"W, 394.96 FEET;

THENCE N00°21'02"W, 531.89 FEET ALONG THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 1, BEING A LINE PARALLEL WITH AND 30.00 FEET EAST OF THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7 (AS OF OCTOBER, 2017) TO THE POINT OF BEGINNING, CONTAINING 15,427 SQUARE FEET, MORE OR LESS.

EASEMENT PREPARED BY:
BO BAIZE, COLORADO PLS 37890
FOR AND ON BEHALF OF
HURST & ASSOCIATES, INC.

FUTURE RIGHT OF WAY DESCRIPTION COUNTY ROADS 1 AND 10.5 ERIE, COLORADO

CS ENGINEERING PLANNING SURVEYING	1265 S Public Road, Suite B	SCALE: HORIZ. N/A
	Lafayette, CO 80026	VERT. N/A
	303.449.9105	DESIGN/APPD.
	WWW.HURST-ASSOC.COM	DRAWN BY: BO
FILE G:\202048\SURVEY\LEGAL\MH-ROW.DSC		DATE: 11/15/17
		SHEET 1 of 2

EXHIBIT A

NOTE: THIS IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT.
THIS EXHIBIT IS ONLY INTENDED TO DEPICT THE ACCOMPANYING DESCRIPTION.

FUTURE RIGHT OF WAY DESCRIPTION
COUNTY ROADS 1 AND 10.5
ERIE, COLORADO

HURST	1265 S Public Road, Suite B	SCALE HOR. 1"=100'
	Lafayette, CO 80026	VERT. N/A
	303.449.9105	DESIGN/APPR. BO
	www.hurst-assoc.com	DATE 11/16/17
FILE Q:\202048\SURVEY\LEGAL\MH-ROW DESC		SHEET 2 OF 2