Brighton
Parks & Open Space

November 24, 2020

Adams County Parks, Open Space, and Cultural Arts
Attn: Rae-Anne Reichow
9755 Henderson Road
Brighton, CO 80601

Re: Eagle Preserve Conservation Easement / Construction of 19th Avenue

Dear Ms. Reichow:

With the help of an Open Space Sales Tax grant, the City of Brighton was able to purchase the Eagle Preserve property, which is one piece of the larger Prairie Lakes Open Space. One of the requirements of receiving Open Space Sales Tax funding for this acquisition was for a conservation easement to be placed on the property to protect it in perpetuity. Adams County is the holder of this conservation easement. The City would like to exercise one of the provisions of the easement as it pertains to the 19th Avenue right-of-way.

The City is currently reviewing a development proposal for the Farmlore subdivision, the property adjacent to the west of the Eagle Preserve property. The City will require the developer to construct the full width of 19th Avenue, which is immediately adjacent to the Eagle Preserve property. While the City will require the developer to construct most of 19th Avenue on the developer's property, a small portion of 19th Avenue will need to be constructed on the Eagle Preserve property to facilitate a safe alignment for 19th Avenue at 144th Avenue. I have attached an exhibit which shows the impact to the Eagle Preserve property, including any temporary construction easements that would be necessary.

The City is currently reviewing a Final Plat application for the Farmlore property, which will dedicate right-of-way for 19th Avenue and solidify the roadway alignment. The Farmlore developer will complete construction of 19th Avenue in the next few years. In doing so, the 7,577 square feet of land under the permanent roadway would be dedicated as right-of-way and temporary construction easements of 22,504 square feet would be granted to the developer so he can build the roadway.

The conservation easement anticipates the improvement of the 19th Avenue right-of-way on page six in the 'Paving and Road Construction' paragraph. Please consider this letter as notice that the future construction of 19th Avenue will impact a small portion of the Eagle Preserve property. The City respectfully requests your concurrence that the proposed roadway construction is in accordance with the provisions of the Eagle Preserve conservation easement. Please sign at the point indicated below and return a copy of this letter to me.

Should you have any questions, please contact me at ksylvester@brightonco.gov or 303-655-2089.

Sincerely,

Kyle Sylvester
Open Space Manager

Enclosure: Farmlore 19th Avenue Easement Exhibit

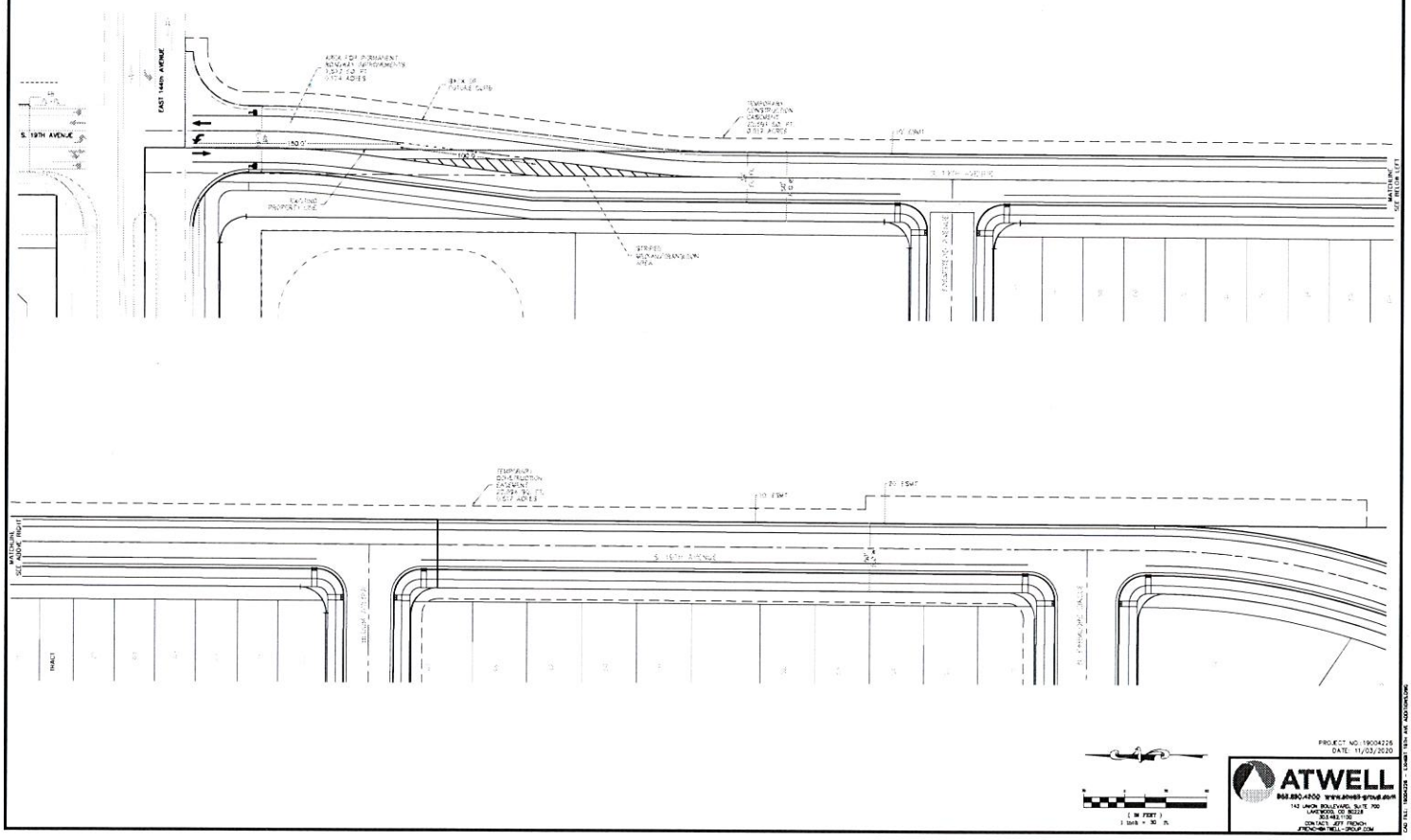
I concur that the construction of 19th Avenue as proposed in this letter and the attached Farmlore 19th Avenue Easement Exhibit is in conformance with the Eagle Preserve conservation easement, recorded with the Adams County Clerk and Recorder at Reception No. 2014000060723.

Rae-Anne Reichow — 12/15/2020
Rae-Anne Reichow — Date

Mary Willis — 12.15.20
Mary Willis — Date

FARMLORE

19TH AVE EASEMENT EXHIBIT



(IN FEET)
1 inch = 30 ft.

PROJECT NO: 19004226
DATE: 11/03/2020

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CAD FILE: 19004226 - EXHIBIT 19TH AVE ADDITIONS.DWG