

ORDINANCE NO. 2484  
INTRODUCED BY: Worth

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, VACATING A CERTAIN NON-EXCLUSIVE PERMANENT EASEMENT FOR WET UTILITIES GENERALLY LOCATED IN AND ACROSS A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, in 2010, TFH Prairie Center Development, LLC ("Grantor") granted by that certain Grant of Permanent Easement (Buckley 24 Inch Waterline), recorded in the real property records of the Adams County Clerk and Recorder on July 23, 2010, at Reception No. 2010000048884, a permanent non-exclusive easement to City of Brighton (the "City") for the purpose of constructing and maintaining wet utilities (the "Wet Utility Easement"); and

WHEREAS, the Wet Utility Easement is more particularly described in Exhibit A, attached hereto and incorporated by reference herein; and

WHEREAS, City staff have determined that the Wet Utility Easement is no longer necessary for the installation and maintenance of wet utilities and, therefore, recommend vacation of the Wet Utility Easement; and

WHEREAS, Article 17.3 of the City of Brighton Home Rule Charter provides that: "Council may not sell, exchange, or dispose of . . . real property except by ordinance or a majority vote of the electors at the option of the Council;" and

WHEREAS, the City Council finds and determines that there is no public purpose for the Wet Utility Easement and it is reasonable and in the best interests of the City to vacate the Wet Utility Easement.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. The Wet Utility Easement is hereby vacated.

Section 2. As provided in City Charter Section 5.9(A), this Ordinance, either as presented or as amended, shall be published in full as it was adopted after the initial reading. This Ordinance shall be in full force and effect five days after its final publication, as provided in City Charter Section 5.8, except as set forth herein.

INTRODUCED, PASSED ON FIRST READING AND ORDERED PUBLISHED THIS 19<sup>th</sup> DAY OF AUGUST 2025.

INTRODUCED, PASSED ON FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 2<sup>nd</sup> DAY OF SEPTEMBER 2025.

CITY OF BRIGHTON, COLORADO

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GREGORY MILLS, Mayor

ATTEST:

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NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: August 28, 2025

Final Publication: September 11, 2025

APPROVED AS TO FORM:

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ALICIA CALDERÓN, City Attorney

## Exhibit A

### Wet Utility Easement Legal Description and Depiction

#### **PROPERTY DESCRIPTION**

A WET UTILITY EASEMENT OVER AND ACROSS A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT BOTH ENDS BY A 3-1/4" ALUMINUM CAP STAMPED •JR ENG LS 30099", AND BEING ASSUMED TO BEAR 300°21'54"E, A DISTANCE OF 2647.95 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20.

THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 300°21'54"E, A DISTANCE OF 821.26 FEET;

THENCE S89°38'06"W A DISTANCE OF 65.00 FEET, TO A POINT ON LINE BEING 65.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON SAID PARALLEL LINE, 300°21'54"E A DISTANCE OF 20.00 FEET.

THENCE THE FOLLOWING THREE (3) COURSES

1. N90°00'00"W A DISTANCE OF 80.80 FEET;
2. S00°02'04"E A DISTANCE OF 137.21 FEET;
3. S89°02'21"E A DISTANCE OF 81.61 FEET TO A POINT ON SAID PARALLEL LINE;

THENCE ON SAID PARALLEL LINE, 300°21'54"E A DISTANCE OF 20.01 FEET;

THENCE THE FOLLOWING THREE (3) COURSES

1. N89°02'21"W A DISTANCE OF 101.73 FEET;
2. N00°02'04"W A DISTANCE OF 176.88 FEET;
3. N90°00'00"E A DISTANCE OF 100.69 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 6.789 SQUARE FEET OR 0.1559 ACRES MORE OR LESS.

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PLOTTED 7/30/2025

EXHIBIT

NE 1/4 SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST, 6TH P.M.  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°38'06"W	65.00'
L2	S00°21'54"E	20.00'
L3	N90°00'00"W	80.80'
L4	S00°02'04"E	137.21'
L5	S89°02'21"E	81.61'
L6	S00°21'54"E	20.01'
L7	N89°02'21"W	101.73'
L8	N00°02'04"W	176.88'
L9	N90°00'00"E	100.69'

NE 1/4 SEC 20

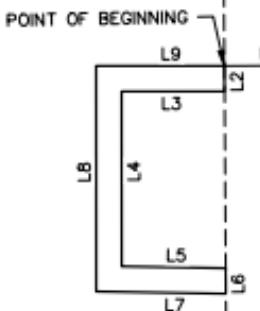
65' UTILITY EASEMENT  
REC. NO. 2010000087386

E 1/4 CORNER SECTION 20,  
T1S, R66W, 6TH P.M.,  
FND. 3-1/4" ALUM. CAP  
IN RANGE BOX STAMPED  
"JR ENG LS 30099"

100 50 0 100  
ORIGINAL SCALE: 1" = 100'

17  
20  
21  
16

821.26'  
BASIS OF BEARINGS  
E. LINE NE 1/4 SEC. 20,  
T1S, R66W, 6TH P.M.  
S002154'E  
2647.95'



NW 1/4 SEC 21

BUCKLEY ROAD  
PARCEL A (R.O.W. VARIES)  
INST. NO. 20041207001241230

WET UTILITY EASEMENT NO. 34  
BUCKLEY ROAD  
JOB NO. 5000.02  
MAY 18, 2010  
SHEET 2 OF 2

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

 PE Engineering  
A Western Company

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