



Request for Comments

Case Name: Holly Street Vacation

Case Number: VAC2025-00001

March 19, 2025

The Adams County Planning Commission is requesting comments on the following application:
Request to Vacate a Portion of Holly Street that Serves as a Boundary Line Between the City of Thornton and Adams County per C.R.S. § 43-2-303 This request is located at 10851 HOLLY ST. The Assessor's Parcel Number is 0172107100002.

Applicant Information: VECTOR DEVELOPMENT
MARK BOWMAN
254 E 5TH ST

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6949 by **04/09/2025** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LCampbell@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

Lia Campbell
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



ADAMS COUNTY
COLORADO

Community & Economic Development Department
Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800

Website: adcogov.org

PLAT CORRECTION

(ROADWAY/RIGHT-OF-WAY VACATION)

The purpose of this application is to detail the steps for vacation of roadways, which include any public street, alley, lane, parkway, avenue, road, trail, or other public way designated or dedicated on a plat, conveyed by deed, recorded easement, or acquired by prescriptive use, whether it has ever been used as such. A street or road, established as part of a subdivision, but never constructed or used as such, may be vacated and replatted through the replat process.

Required Checklist Items

- ☒ Development Application Form
- ☒ Written Explanation *SEE COUNCIL COMMUNICATION synopsis*
- ☒ Vacation Plat
- ☒ Proof of Ownership of Properties Accepting Vacated Lands
- ☒ Legal Description of Vacated Lands
- ☒ Statement of Taxes Paid

Fees Due When Application is Deemed Complete	
ROW Vacation	\$600



DEVELOPMENT APPLICATION FORM

PROJECT NAME:

APPLICANT

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

OWNER

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

DESCRIPTION OF SITE

Address:	10851 Holly Street
City, State, Zip:	Thornton, CO
Area (acres or square feet):	1.045
Tax Assessor Parcel Number	CITY OWNED, NOT TAXED
Existing Zoning:	RIGHT OF WAY
Existing Land Use:	CLOSED ROAD
Proposed Land Use:	UTILITY EASEMENT, WALKING TRAIL

Have you attended a Conceptual Review? YES ☐ NO ☒

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Date:

Owner's Printed Name

Name:

Owner's Signature

COUNCIL COMMUNICATION

Meeting Date: March 18, 2025	Agenda Item: {{section.number}}{{ite m.number}}	Agenda Location: CONSENT CALENDAR	<div style="text-align: right;"> 1st Reading <u> X </u> 2nd Reading </div>
Subject: An ordinance approving the vacation of 1.095 acres of City of Thornton right-of-way generally located south of 110 th Avenue and Holly Street (Riverdale Pointe Vacation).			
Department Head Review: Randy Grant, City Development Director		Approved by: Tansy Hayward, City Manager	Ordinance previously introduced by: <u>Unrein</u>
Presenter(s): Cassie Free, Development Engineering Manager			

SYNOPSIS:

The proposed ordinance will vacate 1.095 acres of right-of-way (ROW) generally located at 110th Avenue and Holly Street. The City annexed the ROW from Adams County which is located adjacent to 10851 Holly Street on the west, Riverdale Road on the southeast, and an Adams County parcel on the east. This portion of Holly Street ROW was disconnected and has not been used since the early 2000's.

The property is anticipated to be given back to adjacent landowners pursuant to the application of C.R.S. § 43-2-302. Any portion of the land given back to the adjacent landowner to the west will be incorporated in the 10851 Holly Street development known as Riverdale Pointe Subdivision.

RECOMMENDATION:

Staff recommends Alternative No. 1, approval of the ordinance approving the ROW vacation.

BUDGET/STAFF IMPLICATIONS:

None.

ALTERNATIVES:

1. Approve the ordinance as recommended.
2. Do not approve the ordinance.

BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY): (includes previous City Council action)

The property is located adjacent to 10851 Holly Street on the west, Riverdale Road on the southeast, and an Adams County parcel on the east. Adams County originally obtained the property by Warranty Deed in 1985. Holly Street was an active roadway in the early 2000's but is no longer an active roadway as it was disconnected from Riverdale Road and a connection was made to McKay Road. Therefore, this right of way is no longer necessary and development of the site requires vacation of the right of way.

Since this portion of right of way is the boundary with unincorporated Adams County, C.R.S. § 43-2-303(1)(d) states that vacation may only occur by joint action of the Adams County Board of

COMMUNICATION
PAGE 2

Commissioners and City Council. Pursuant to discussions with Adams County staff, the request for vacation will go before the Board of County Commissioners at a date in the future. The vacation will be not be effective until approved by both City Council and the County Commissioners.

- The property was annexed to the City on February 9, 2023 by Ordinance 3637.
- The adjacent property as annexed to the City on February 9, 2023 was zoned Single Family Attached (SFA).
- ROW was originally granted by Warranty Deed in 1985 by the following deeds:
- Reception 560871, Book 2977, Page 767
- Reception 560871, Book 2977, Page 767
- Reception 560871, Book 2977, Page 767
- Upon vacation of the ROW, it is anticipated that Adams County will return the property to original ownership, part of which will be developed as part of the Riverdale Pointe Subdivision.

ATTACHMENTS:

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The amount of taxes due on this page are based on last year's property value assessments.

The actual value is the value before the adjustment and the assessed value is based off the new adjusted value.

Per SB22-238 and SB23-001 the value may be reduced by \$55,000.00 for residential and \$30,000 for commercial. Click [here](#) for further information.

For current year values and for a full breakdown of the values visit the [Adams County Assessor's site](#).

Summary

Tax Year	Tax Due	Interest Due	Penalty Due	Misc Due	Lien Due	Lien Interest Due	Total Due
2024	\$5,214.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,214.96

Transaction Details

Tax Year	Type	Effective Date	Amount	Balance
2024	Tax Charge	1/3/25	\$5,214.96	\$5,214.96
2023	Tax Payment	6/13/24	\$2,359.77	\$0.00
2023	Tax Payment	2/26/24	\$2,359.77	\$0.00
2023	Tax Charge	1/25/24	\$4,719.54	\$0.00
2022	Tax Payment	4/30/23	\$4,226.18	\$0.00
2022	Tax Charge	1/13/23	\$4,226.18	\$0.00
2020	Misc Charge Payment	9/16/22	\$7.00	\$0.00
2020	Lien Payment	9/16/22	\$4,712.28	\$0.00
2020	Lien Interest Payment	9/16/22	\$353.42	\$0.00
2021	Lien Payment	9/16/22	\$4,595.20	\$0.00
2020	Lien Interest Payment	9/16/22	\$35.34	\$0.00
2021	Lien Interest Payment	9/16/22	\$68.93	\$0.00
2020	Lien Interest Charge	9/16/22	\$35.34	\$0.00
2021	Lien Interest Charge	9/16/22	\$68.93	\$0.00
2021	Tax Payment	8/17/22	\$4,365.20	\$0.00
2021	Misc Charge Payment	8/17/22	\$5.00	\$0.00
2021	Interest Charge Payment	8/17/22	\$2.49	\$0.00
2021	Interest Charge Payment	8/17/22	\$0.25	\$0.00
2021	Interest Charge Payment	8/17/22	\$130.96	\$0.00
2021	Special Assessment Payment	8/17/22	\$83.00	\$0.00
2021	Special Assessment Payment	8/17/22	\$8.30	\$0.00
2021	Lien Endorsement	8/17/22	\$4,595.20	\$0.00
2021	Endorsement Fee	8/17/22	\$5.00	\$0.00
2020	Redemption Fee	8/17/22	\$7.00	\$0.00
2020	Lien Interest Charge	8/17/22	\$353.42	\$0.00
2021	Interest Charge	8/17/22	\$130.96	\$0.00
2021	Interest Charge	8/17/22	\$2.49	\$0.00
2021	Interest Charge	8/17/22	\$0.25	\$0.00
2021	Special Assessment	1/10/22	\$8.30	\$0.00
2021	Special Assessment	1/10/22	\$83.00	\$0.00
2021	Tax Charge	1/9/22	\$4,365.20	\$0.00
2020	REDEMPTION FEE	12/10/21	\$0.00	\$0.00
2020	CERT OF PURCH FEE	12/10/21	\$0.00	\$0.00
2020	CERT OF PURCH FEE	12/10/21	\$0.00	\$0.00
2020	Interest Charge	12/10/21	\$306.64	\$0.00
2020	Interest Charge	12/10/21	\$0.00	\$0.00
2020	Interest Charge	12/10/21	\$0.00	\$0.00
2020	Special Assessment Payment	11/9/21	\$9.30	\$0.00
2020	Misc Charge Payment	11/9/21	\$25.00	\$0.00
2020	Interest Charge Payment	11/9/21	\$306.64	\$0.00
2020	Tax Payment	11/9/21	\$4,278.32	\$0.00

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Summary

Tax Year	Tax Due	Interest Due	Penalty Due	Misc Due	Lien Due	Lien Interest Due	Total Due
2024	\$172.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$172.48

Transaction Details

Tax Year	Type	Effective Date	Amount	Balance
2024	Tax Charge	1/7/25	\$172.48	\$172.48
2020	Misc Charge Payment	2/26/24	\$7.00	\$0.00
2020	Lien Interest Payment	2/26/24	\$22.92	\$0.00
2020	Lien Interest Payment	2/26/24	\$8.82	\$0.00
2020	Lien Interest Payment	2/26/24	\$17.63	\$0.00
2020	Lien Payment	2/26/24	\$235.08	\$0.00
2021	Misc Charge Payment	2/26/24	\$13.00	\$0.00
2021	Misc Charge Payment	2/26/24	\$7.00	\$0.00
2021	Lien Interest Payment	2/26/24	\$14.34	\$0.00
2021	Lien Interest Payment	2/26/24	\$23.89	\$0.00
2021	Lien Payment	2/26/24	\$238.96	\$0.00
2021	Tax Payment	2/26/24	\$170.72	\$0.00
2020	Lien Interest Charge	2/26/24	\$17.63	\$0.00
2021	Lien Interest Charge	2/26/24	\$23.89	\$0.00
2023	Tax Charge	1/25/24	\$170.72	\$0.00
2022	Tax Payment	4/30/23	\$188.38	\$0.00
2021	Redemption Fee	4/30/23	\$7.00	\$0.00
2021	Lien Interest Charge	4/30/23	\$14.34	\$0.00
2020	Lien Interest Charge	4/30/23	\$8.82	\$0.00
2022	Tax Charge	1/13/23	\$188.38	\$0.00
2021	TAX SALE CERTIFICATE FEES	12/2/22	\$13.00	\$0.00
2021	MISC TAX SALE FEES	11/29/22	\$9.00	\$0.00
2021	TAX SALE CERTIFICATE FEES	11/29/22	\$0.00	\$0.00
2021	Interest Charge Payment	11/7/22	\$10.22	\$0.00
2021	Misc Charge Payment	11/7/22	\$9.00	\$0.00
2021	Tax Payment	11/7/22	\$194.74	\$0.00
2021	Misc Charge Payment	11/7/22	\$25.00	\$0.00
2021	Lien	11/7/22	\$238.96	\$0.00
2020	Redemption Fee	11/7/22	\$7.00	\$0.00
2020	Lien Interest Charge	11/7/22	\$22.92	\$0.00
2021	Interest Charge	11/7/22	\$10.22	\$0.00
2021	TAX LIEN SALE PUBLICATION FEE 2021TY	9/8/22	\$25.00	\$0.00
2021	Tax Charge	1/9/22	\$194.74	\$0.00
2020	REDEMPTION FEE	12/10/21	\$0.00	\$0.00
2020	CERT OF PURCH FEE	12/10/21	\$0.00	\$0.00
2020	CERT OF PURCH FEE	12/10/21	\$0.00	\$0.00
2020	Interest Charge	12/10/21	\$13.78	\$0.00
2020	Misc Charge Payment	11/9/21	\$25.00	\$0.00
2020	Interest Charge Payment	11/9/21	\$13.74	\$0.00
2020	Tax Payment	11/9/21	\$196.34	\$0.00
2020	Lien	11/9/21	\$235.08	\$0.00

C.R.S. 43-2-303

Copy Citation

Statutes current through all legislation from the 2024 Regular Session and the Second Extraordinary Session (2024)

Colorado Revised Statutes Annotated Title 43. Transportation (§§ 43-1-101 – 43-10-119) Highways and Highway Systems (Art. 2) Article 2. State, County, and Municipal Highways (Pts. 1 – 4) Part 3. Vacation Proceedings: Roads, Streets, and Highways (§§ 43-2-301 – 43-2-304)

43-2-303. Methods of vacation.

(1) All right, title, or interest of a county, of an incorporated town or city, or of the state or of any of its political subdivisions in and to any roadway shall be divested upon vacation of such roadway by any of the following methods:

(a) The city council or other similar authority of a city or town by ordinance may vacate any roadway or part thereof located within the corporate limits of said city or town, subject to the provisions of the charter of such municipal corporation and the constitution and statutes of the state of Colorado.

(b) The board of county commissioners of any county may vacate any roadway or any part thereof located entirely within said county if such roadway is not within the limits of any city or town.

(c) If such roadway constitutes the boundary line between two counties, such roadway or any part thereof may be vacated only by the joint action of the boards of county commissioners of both counties.

(d) If said roadway constitutes the boundary line of a city or town, it may be vacated only by joint action of the board of county commissioners of the county and the duly constituted authority of the city or town.

(2)

(a) No platted or deeded roadway or part thereof or unplatted or undefined roadway which exists by right of usage shall be vacated so as to leave any land adjoining said roadway without an established public road or private-access easement connecting said land with another established public road.

(b) If any roadway has been established as a county road at any time, such roadway shall not be vacated by any method other than a resolution approved by the board of county commissioners of the

county. No later than ten days prior to any county commissioner meeting at which a resolution to vacate a county roadway is to be presented, the county commissioners shall mail a notice by first-class mail to the last-known address of each landowner who owns one acre or more of land adjacent to the roadway. Such notice shall indicate the time and place of the county commissioner meeting and shall indicate that a resolution to vacate the county roadway will be presented at the meeting.

(c) If any roadway has been established as a municipal street at any time, such street shall not be vacated by any method other than an ordinance approved by the governing body of the municipality.

(d) If any roadway has been established as a state highway, such roadway shall not be vacated or abandoned by any method other than a resolution approved by the transportation commission pursuant to section 43-1-106 (11).

(e) Paragraphs (b), (c), and (d) of this subsection (2) shall not apply to any roadway that has been established but has not been used as a roadway after such establishment.

(f) If any roadway is vacated or abandoned, the documents vacating or abandoning such roadway shall be recorded pursuant to the requirements of section 43-1-202.7.

(3) In the event of vacation under subsection (1) of this section, rights-of-way or easements may be reserved for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances, for ditches or canals and appurtenances, and for electric, telephone, and similar lines and appurtenances.

(4) Any written instrument of vacation or a resubdivision plat purporting to vacate or relocate roadways or portions thereof which remains of record in the counties where the roadways affected are situated for a period of seven years shall be prima facie evidence of an effective vacation of such former roadways. This subsection (4) shall not apply during the pendency of an action commenced prior to the expiration of said seven-year period to set aside, modify, or annul the vacation or when the vacation has been set aside, modified, or annulled by proper order or decree of a competent court and such notice of pendency of action or a certified copy of such decree has been recorded in the recorder's office of the county where the property is located.

History

Source: **L. 49:**P. 621, § 3.**CSA:**C. 143, § 69(3).**CRS 53:**§ 120-1-13.**C.R.S. 1963:**§ 120-14-3. **L. 88:** (2) amended, p. 1122, § 2, effective April 20. **L. 93:**(2) amended, p. 615, § 2, effective April 30.

▼ Annotations

Research References & Practice Aids

Hierarchy Notes:

C.R.S. Title 43, Art. 2, Pt. 3

State Notes

ANNOTATION

Law reviews.

For article, "Resubdividing and Replatting", see 28 Rocky Mt. L. Rev. 529 (1956).

Section not authority to declare road public.

This section does not vest the board of county commissioners with the authority to declare that a road has become public by adverse use; rather, this section only gives commissioners the authority to relinquish any claims the public may have in a road. *Williams v. Town of Estes Park*, 43 Colo. App. 265, 608 P.2d 810 (1979).

Subsection (2)(a) requires

a party seeking to establish vacation of a roadway to demonstrate that vacation will not create parcels without access. *Bd. of County Comm'rs of Morgan County v. Kobobel*, 74 P.3d 401 (Colo. App. 2002).

Subsection (2)(a) cannot be construed to mean that an abutting landowner has a title interest in any public road such that they can maintain an action under the federal Quiet Title Act.

Staley v. United States, 168 F. Supp. 2d 1209 (D. Colo. 2001).

"Private-access easement" as used in subsection (2)(a) means reasonable access.

This is a question of fact to be determined on a case-by-case basis. *Adelson v. Bd. of County Comm'rs*, 875 P.2d 1387 (Colo. App. 1993).

Municipal ordinance purporting to vacate road merely transferred control over the road to the county

where ordinance did not meet vacation requirements set forth in statute at the time of the adoption of the ordinance. *Martini v. Smith*, 42 P.3d 629 (Colo. 2002).

The strict requirements of this section only apply if the roadway has been established and used as a public road.

Martini v. Smith, 42 P.3d 629 (Colo. 2002).

If a road is a public road that has been used as such, then a disclaimer of interest filed by a county under the procedural provisions of C.R.C.P. 105(c) cannot operate to vacate the road.

Rather, the county must comply with the mandates of this section in order to effect the vacation of the road. *Martini v. Smith*, 42 P.3d 629 (Colo. 2002).

Under subsection (2)(a), county cannot, without compensation, formally abandon a public road if such action would deprive abutting landowners of access to their property.

Heath v. Parker, 30 P.3d 746 (Colo. App. 2000).

For vacation by nonuser following admitted statutory dedication and acceptance,

see Crane v. Beck, 133 Colo. 325, 295 P.2d 222 (1956), and Uhl v. McEndaffer, 123 Colo. 69, 225 P.2d 839 (1950).

Applied

in LeSatz v. Deshotels, 757 P.2d 1090 (Colo. App. 1988).

Colorado Revised Statutes Annotated

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Narrow By: -None-

Date and Time: Jan 08, 2025 06:08:02 p.m. EST



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EXHIBIT A

PARCEL DESCRIPTION

Holly Street Vacation

A parcel of land, being portions of those parcels described in the Resolution recorded March 15, 1985 as Book 2977, Page 767 of the Adams County Clerk & Recorder (ACCR), and that parcel described in the Resolution recorded March 15, 1985 as Book 2977, Page 759 of the ACCR, situate in the Northeast Quarter (NE1/4) of Section Seven (7), Township Two South (T.2S.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), City of Thornton, County of Adams, State of Colorado and being more particularly described as follows:

COMMENCING at the East Quarter corner of said Section 7 and assuming the South line of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section 7 as bearing South 87°59'58" West, being a Grid Bearing of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983/2011, a distance of 1317.72 feet, monumented by a #6 rebar with 2.5" aluminum cap stamped LS 17477 at the East Quarter corner and a 2" iron pipe with a 2.5" aluminum cap stamped LS 2149 at the Center-East 1/16th corner and with all other bearings contained herein relative thereto;

THENCE South 87°59'58" West, along said South line, a distance of 307.31 feet to the Southeast corner of that parcel as described in the Warranty Deed as recorded July 23, 2020 as Reception No. 2020000069759 of the ACCR;

THENCE North 24°49'25" East, along the East line of said parcel, a distance of 266.50 feet to the Southwest corner of said Book 2977, Page 767 and to the POINT OF BEGINNING;

Thence along the West line of Book 2977, Page 767 the following five courses:

THENCE North 09°49'19" East a distance of 454.55 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the Southeast a distance of 137.83 feet, having a Radius of 1040.00 feet, a Delta of 07°35'37" and is subtended by a Chord that bears North 13°37'08" East a distance of 137.73 feet to a Point of Reverse Curvature (PRC);

THENCE along the arc of a curve concave to the Northwest a distance of 74.33 feet, having a Radius of 962.50 feet, a Delta of 04°25'29" and is subtended by a Chord that bears North 15°12'12" East a distance of 74.31 feet to a Point of Compound Curvature (PCC);

THENCE along the arc of a curve concave to the Southwest a distance of 54.96 feet, having a Radius of 30.00 feet, a Delta of 104°57'43" and is subtended by a Chord that bears North 39°29'24" West a distance of 47.59 feet;

THENCE North 88°01'44" East, along a line non-tangent to the aforesaid curve, a distance of 45.79 feet;

THENCE South 28°47'28" East a distance of 102.60 feet to the East line of said Book 2977, Page 759;

Thence along said East and South lines of Book 2977, Page 759 the following four courses:

THENCE South 00°03'35" East a distance of 51.60 feet to the beginning point of a curve, non-tangent to aforesaid course;

THENCE along the arc of a curve concave to the Southeast a distance of 121.13 feet, having a Radius of 950.00 feet, a Delta of 07°18'20" and is subtended by a Chord that bears South 13°28'29" West a distance of 121.05 feet to a Point of Tangency (PT);

THENCE South 09°49'19" West a distance of 102.46 feet;

THENCE North 89°56'25" East a distance of 25.91 feet;

THENCE South 23°43'19" West a distance of 184.29 feet to the beginning point of a curve, non-tangent to aforesaid course;

THENCE along the South line of Book 2977, Page 759 and along the arc of a curve concave to the Northeast a distance of 75.48 feet, having a Radius of 85.35 feet, a Delta of 50°40'22" and is subtended by a Chord that bears North 15°30'54" West a distance of 73.05 feet;

Thence along the East and South lines of Book 2977, Page 767 the following two courses:

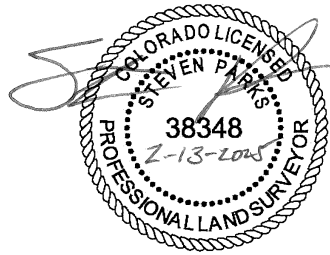
THENCE South 09°49'19" West along a line non-tangent to the aforesaid curve a distance of 94.40 feet;

THENCE South 24°49'25" West a distance of 154.53 feet to the POINT OF BEGINNING.

Said described parcel of land contains 47,710 Square Feet or 1.095 Acres, more or less (±).

SURVEYORS STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



EXHIBIT A

Holly St ROW Vacation
NE1/4 Section 7, T.2S., R.67W.

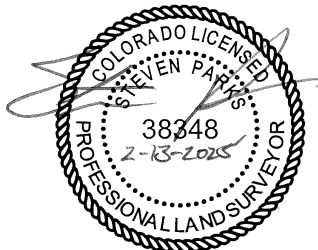
Page 3 of 3



0 80 160 Feet

Note: This drawing does not represent a monumented land survey. Its sole purpose is a graphic representation of the accompanying written description.

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. (CRS 13-80-105)



Steven Parks, PLS 38348
On behalf of Majestic Surveying, LLC

CENTER-EAST 1/16TH COR
SECTION 7, T.2S., R.67W.
FOUND 2" IRON PIPE
WITH 2.5" ALUMINUM CAP
LS 2149

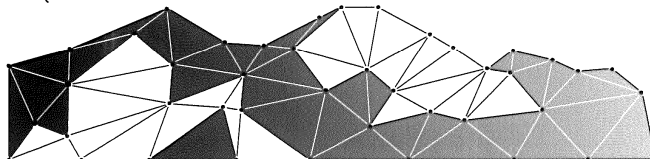
POINT OF
BEGINNING

PARCEL NO.
0172107100005
REC. NO.
2020000069759

S87°59'58"W 1317.72'
(BASIS OF BEARINGS)

EAST QUARTER CORNER
SECTION 7, T.2S., R.67W.
FOUND #6 REBAR
WITH 2.5" ALUMINUM CAP
LS 17477
POINT OF COMMENCEMENT

PROJECT NO: 2024256 CLIENT: VECTOR
DATE: 2-13-2025 SCALE: 1"=80'



MAJESTIC SURVEYING

EAST 110TH AVENUE

N88°01'44"E 45.79'

$\Delta=104^{\circ}57'43''$
ChB=N39°29'24"W
ChL=47.59'
R=30.00'
L=54.96'

$\Delta=4^{\circ}25'29''$
ChB=N15°12'12"E
ChL=74.31'
R=962.50'
L=74.33'

$\Delta=7^{\circ}35'37''$
ChB=N13°37'08"E
ChL=137.73'
R=1040.00'
L=137.83'

PARCEL NO.
0172108000050

$\Delta=7^{\circ}18'20''$
ChB=S13°28'29"W
ChL=121.05'
R=950.00'
L=121.13'

PARCEL NO.
0172107100002
REC. NO.
2020000069759

SUBJECT PARCEL
47,710 SQ. FT.
1.095 ACRES

HOLLY STREET

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N09°49'19"E 454.55'

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S09°49'19"W 94.40'

S23°43'19"W 184.29'

$\Delta=50^{\circ}40'22''$
ChB=N15°30'54"W
ChL=73.05'
R=85.35'
L=75.48'

RIVERDALE ROAD

S24°49'25"W 154.53'

N24°49'25"E 266.50'