

THREE LAKES WATER AND SANITATION DISTRICT

RESOLUTION NO. 2021-5-1

A RESOLUTION APPROVING VACATION OF A PORTION OF AN EASEMENT

WHEREAS, Three Lakes Water and Sanitation District (“District”), in the County of Grand, Colorado is a quasi-municipal corporation and political subdivision duly organized and existing under the Constitution and laws of the State of Colorado; and

WHEREAS, pursuant to C.R.S. § 32-1-1001(1)(f), the Board of Directors of the District has the power “[t]o acquire, dispose of, and encumber real and personal property including, without limitation, rights and interests in property, leases, and easements necessary to the functions or the operation of the special district . . .”; and

WHEREAS, the District owns easements across property in the Columbine Lake subdivision dedicated per the Easement Deed recorded at Reception No. 176299 in the real property records of Grand County, Colorado (“Existing Easement”); and

WHEREAS, the fee owners of the parcels described as Lot 62 and 63, Block 6, Columbine Lake Subdivision (the “Property”) have applied to Grand County for approval of an amended final plat to combine Lots 62 and 63 into a single Lot 62A; and

WHEREAS, the owners of the Property have requested that the District vacate that portion of the Existing Easement which runs for a width of five feet on each side of the property boundary line between Lots 62 and 63, as described in **Exhibit A**, attached hereto and incorporated herein; and

WHEREAS, the Board wishes to hereby approve the vacation of such portion of the Existing Easement.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Three Lakes Water and Sanitation District, Grand County, Colorado as follows:

1. The District hereby vacates that portion of the Existing Easement consisting of strip of land along the lot line between Lots 62 and 63, Block 6, Columbine Lake Subdivision, which runs five (5) feet in width on each of Lots 62 and 63. All other portions of the Existing Easement granted by Reception No. 176299 remain in full effect without amendment, unless previously vacated.
2. The Board approves vacation of such portion of the Existing Easement as described above and authorizes the District Vice Chairman to sign the Quit Claim Deed, attached hereto **Exhibit B** and incorporated herein, which shall be recorded in the real property records of Grand County.

Approved and adopted this 10th day of May, 2021.



Matthew Reed, Vice Chairman

ATTEST:



Scott Huff, Secretary

Exhibit A

Legal Description of Existing Easement

The District hereby vacates the following portion of the Existing Easement:

A non-exclusive easement for the purpose of constructing, repairing, reconstructing, improving, operating and maintaining sewer pipelines and related facilities over and across a strip of land five (5) feet in width on each side of the Lot line between Lot 62 and Lot 63, Block 6, Columbine Lake Subdivision, as shown on the plat of said Subdivision as recorded May 2, 1969 at Reception No.110970 in the records of the County of Grand, State of Colorado.

Exhibit B

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made and entered into this 10th day of May, 2021, between Three Lakes Water and Sanitation District, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 1111 County Road 48, PO Box 899, Grand Lake, CO 80447 ("Grantor"), and David Brent Clayton and Sarah F. Clayton, whose address is 3110 Ramshorn Dr., Castle Rock, CO 80108 (collectively "Grantee").

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby sell, convey and quitclaim unto the Grantee, their successors and assigns forever, not as tenants in common but as joint tenants, all of Grantor's right, title and interest in and to the following described property, located entirely on Lot 62 and Lot 63, Block 6, Columbine Lake Subdivision, situate, lying and being in the County of Grand and State of Colorado:

That portion of an easement recorded at Reception No. 176299 in the real property records of Grand County, Colorado consisting of a strip of land five (5) feet in width on each side of the lot line between Lot 62 and Lot 63, Block 6, Columbine Lake Subdivision.

All other portions of the easements granted by the Easement Deed recorded at Reception No. 176299 remain in full effect.

IN WITNESS WHEREOF, Grantor has executed this quit claim deed on the day and year first above written.

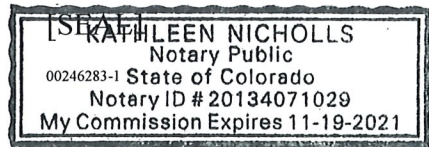
[Signature]
By: Matthew Reed
Title: Vice Chairman

STATE OF COLORADO)
) ss.
COUNTY OF GRAND)

The foregoing instrument was acknowledged before me this 11th day of May, 2021, by Matthew Reed as Vice Chairman of Three Lakes Water and Sanitation District.

Witness my hand and official seal.

[Signature]
Notary Public
My commission expires: 11/19/21



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