



NOTICE OF VACATION OF EASEMENT

Pursuant to Section 18.17.16.03 of the Loveland Municipal Code, the City of Loveland, Colorado, a municipal corporation hereby provides notice that the following ☐ Emergency Access Easement ☐ Utility Easement ☐ Access Easement (the "Easement") is vacated:

See "Exhibit A" – document granting Easement with legal description and depiction

The Director of the Development Services Department of the City of Loveland finds as follows:

1. If the Easement is an Emergency Access Easement, that the Director has consulted with the affected emergency service providers and determines that the emergency access is no longer needed.
2. If the Easement is a Utility Easement, that the Director has obtained written consents from the affected utility providers and determines that the utility easement is no longer needed.
3. If the Easement is an Access Easement:
 - a. The Easement has not been established and is not in use by the public; and
 - b. No land adjoining the Easement is left without an established public or private right-of-way or easement connecting said land with another established public or private right-of-way or easement; and
 - c. The Easement is no longer needed for the public use and convenience.

The Easement is hereby vacated and by the recording of this Notice of Vacation of Easement, the City divests all of its right, title and interest in and to the Easement.

Signed this ____ day of _____, 20_.

CITY OF LOVELAND, COLORADO, a municipal corporation

Director of Department of Development Services

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

PARTIAL PEDESTRIAN & UTILITY EASEMENT VACATION DESCRIPTION

A Partial Easement Vacation in the Southwest One-Quarter of Section 17, Township 5 North, Range 68 West, of the Sixth Principal Meridian, in the City of Loveland, County of Larimer, State of Colorado, also being a part of Lot 1, Block 10 of Millennium SW Eighteenth Subdivision (Reception No. 20200039881) said Partial Easement Vacation being more particularly described as follows:

Basis of Bearings: Bearings are based upon the North Line of the Southwest One-Quarter of Section 17, Township 5 North, Range 68 West of the 6th Principal Meridian, said to bear North 89°47'28" East, a distance of 2606.50 Feet per Surveyor's Note #8 of said recorded plat of Millennium SW Eighteenth Subdivision.

COMMENCING (P.O.C.) at the Southwest Corner of said Lot 1, Block 10 of Millennium SW Eighteenth Subdivision; Thence North 21°24'21" East, a distance of 17.16 Feet to the Northeasterly line of the 14' P&UE (Pedestrian & Utility Easement) dedicated on the plat of said Millennium SW Eighteenth Subdivision also being the **POINT OF BEGINNING (P.O.B.)**;

Thence the following three (3) courses:

- 1) South 56°44'35" West, a distance of 3.50 Feet;
- 2) North 33°15'25" West, a distance of 86.02 Feet;
- 3) North 57°02'44" East, a distance of 5.82 Feet to the corner of the 14' P&UE (Pedestrian & Utility Easement);

Thence the following two (2) courses along the said 14' P&UE:

- 1) South 11°53'40" West, a distance of 3.27 Feet;
- 2) South 33°15'25" East, a distance of 83.68 Feet to the **POINT OF BEGINNING (P.O.B.)**.

The above Easement Vacation description contains 304 Square Feet, more or less.

I hereby certify that the above Partial Easement Vacation description was prepared under my direct supervision.



Eric D. Carson, PLS

Prepared For and on Behalf of
CWC Consulting Group Inc.
9360 Teddy Lane, Suite #203
Lone Tree, Colorado 80124
Phone: (303) 395-2700

