



R \$16.00

D \$0.00

RES

2007079966

07/10/2007 11:58:22 AM 3 Page(s)

Jefferson County, Colorado

RESOLUTION NO. 1769

**A RESOLUTION OF THE GOLDEN CITY COUNCIL
APPROVING THE CATAMOUNT SUBDIVISION FILING NO. 1
FINAL PLAT AND ACCEPTING THE CONVEYANCE OF
EASEMENT RIGHTS FROM PUBLIC SERVICE COMPANY OF
COLORADO AND RICHMOND AMERICAN HOMES OF
COLORADO, INC.**

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WHEREAS, the City of Golden. (subdivider) has submitted proposed final subdivision plat for property within the City of Golden, State of Colorado, entitled Catamount Subdivision Filing No.1; and

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WHEREAS, the preliminary plat of the subdivision was approved by the Golden City Council by Resolution No. 1715 on October 26, 2006; and

WHEREAS, Public Service Company of Colorado and Richmond American Homes of Colorado, Inc. have offered to vacate certain easements encumbering the property by means of quit claim deeds.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1. The Golden City Council hereby accepts the quit claim deeds from Public Service Company of Colorado and Richmond American Homes of Colorado, Inc vacating easements within the area of the subdivision. The City Clerk is directed to record the quit claim deeds prior to recording of the final plat documents.

Section 2. The final subdivision plat for Catamount Subdivision Filing No.1 is hereby approved subject to the following conditions:

- a. The subdivider shall pay applicable fees incurred as a result of the application approval, including, but not limited to, utility, remapping, public land dedication, cash-in-lieu fees, legal notice and legal review, and recording fees. In satisfaction of remaining Parkland Dedication requirements for this property, the subdivider shall contribute \$16,000 from the first sale of a lot within the subdivision.
- b. Because the City is the subdivider, there is no need for a formal subdivision development agreement and associated financial guarantees. This resolution shall serve as such. The City has previously designed, constructed, and installed all public improvements on the property or otherwise serving the property, including but not limited to streets, utilities, regional drainage facilities and sidewalk and pedestrian improvements, except the following improvements to be constructed by individual lot owners as part of the site development process for such lots:
 - 1. Domestic water and wastewater connections as are necessary to serve the individual lots within the subdivision, said design and construction to be in accordance with plans approved by the city engineer, as in conformance with the city's engineering regulations.

2. The design and construction of public sidewalks along Pine Ridge Road and Golden Gate Canyon Road, which shall be completed by the owners of the lots abutting those streets. The design and construction shall be in accord with the plans approved by the city engineer, as in compliance with the city's engineering regulations.
3. All drainage systems, including erosion abatement as are necessary to serve the individual lots within the subdivision, said design and construction to be in accord with the plans approved by the city engineer, as in compliance with the city's engineering regulations.

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The above improvements will be required as a condition of building permit issuance on individual lots, and are to be constructed prior to issuance of a Certificate of Occupancy for any structure on such lots.

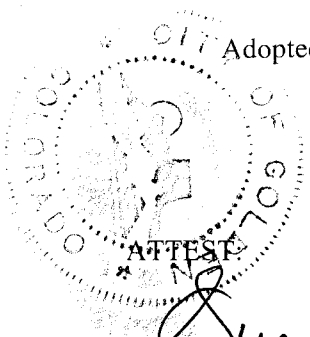
- c. The subdivider shall submit, within ninety (90) days of the date of this approval, all documents required by the Golden Municipal Code for finalization of the subdivision plat.

Section 3. The designation and dedication of all easements and all other places designated for public use as shown upon the final plat of Catamount Subdivision Filing No.1 subdivision is hereby accepted by the City of Golden, subject however, to the condition that the city shall not undertake maintenance of any easement or other place designated for public use until after construction of said public improvement has been satisfactorily completed by the land owner and accepted in writing by the City of Golden.

Section 4. The Mayor and City Clerk are hereby authorized and directed to certify upon the final subdivision plat, the city's approval and acceptance thereof. The City Clerk is hereby authorized and directed to file the subdivision plat with the Jefferson County Clerk and Recorder's office upon fulfillment of all conditions as indicated herein.

Section 5. Unless otherwise extended by City Council, the approval of the Catamount Subdivision Filing No.1 final plat shall be null and void if the conditions are not complied with within ninety (90) days of the date of this Resolution.

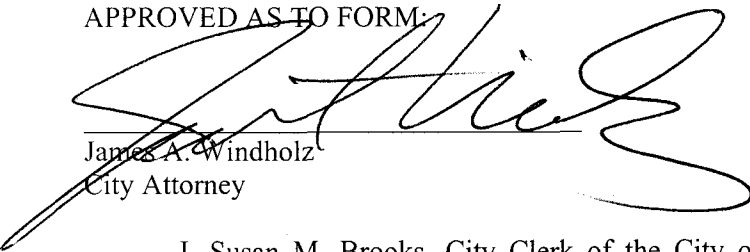
Adopted this 24th day of May, 2007.



Susan M. Brooks
Susan M. Brooks, MMC
City Clerk

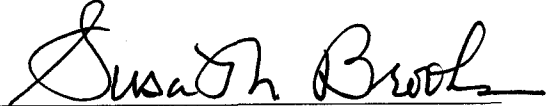
C. J. Baroch
Charles J. Baroch
Mayor

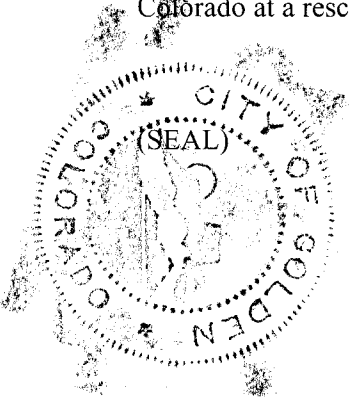
APPROVED AS TO FORM:


James A. Windholz
City Attorney

I, Susan M. Brooks, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing is a true copy of a certain Resolution adopted by the City Council of the City of Golden, Colorado at a rescheduled regular meeting thereof held on the 24th day of May, A.D., 2007. 3

ATTEST:


Susan M. Brooks, City Clerk of the City of
Golden, Colorado



Division: North Metro
Easement Location: 20041 Golden
Gate Canyon Road, Golden, CO 80403

ROW Agent: Frank Grady
Author Address: 5460 W. 60th Avenue,
Arvada, CO 80003

Doc. No.: 93574
Plat/Grid No.:

PL

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Public Service Company of Colorado, a Colorado corporation, of Denver, Colorado for good and valuable consideration hereby sells and quitclaims to:

City of Golden

As present owner(s) of record and whose address is:

**911 10th Street
Golden, CO 80401**

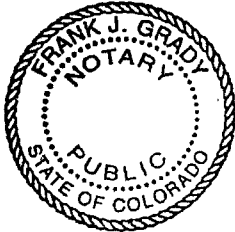
The following described real property in the County of Jefferson, State of Colorado, to-wit:

That certain Public Service Company of Colorado easement, Document Number 93574, recorded January 26, 1979 at Reception Number 79008665 in the Jefferson County records, said easement being situated within Section 21, Township 3 South, Range 70 West of the 6th Principal Meridian in the City of Golden, County of Jefferson, State of Colorado as it crosses and effects the property described in that Warranty Deed recorded February 27, 2006 at Reception Number 2006024171 in the Jefferson County records.

This is a correction to and supersedes that certain Quitclaim Deed as recorded January 16, 2007 at Reception Number 2007005785 in the Jefferson County records. Said Quitclaim Deed made an incorrect reference to Adams County instead of Jefferson County in the statement "The following described real property in the County of Adams, State of Colorado, to-wit:".

Consideration: (less than \$500) with all its appurtenances.

Signed this 25th day of June, 2007.



My Commission Expires 05/17/2009

PUBLIC SERVICE COMPANY OF COLORADO

By _____

Jay Herrmann, Vice President
Customer and Community Services
Xcel Energy Services, Inc.
Agent for Public Service Company of Colorado

STATE OF COLORADO)
) ss.
City and County of Denver)

The foregoing instrument was acknowledged before me this 25th day of June, 2007 by Jay Herrmann, Vice President, Customer and Community Services, Xcel Energy Services, Inc. Agent for Public Service Company of Colorado.

Witness my hand and official seal.

My commission expires: 5/17/09

Frank J. Grady
Notary Public

Address 5460 W. 60th Avenue
Arvada, CO 80003



2007076859

07/02/2007 10:00:36 AM 1 Page(s)

Jefferson County, Colorado

R \$6.00
D \$0.00
QUIT



R \$6.00

D \$0.00

QUIT

Res 1769

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01/16/2008 09:37:26 AM 1 Page(s)

Jefferson County, Colorado

QUIT CLAIM DEED

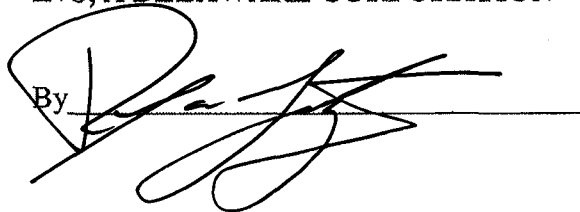
2B
 Richmond American Homes of Colorado, Inc, a Delaware Corporation ("Grantor"), being the fee owner of all "Benefited Property", as defined in the "Easement and License Agreement" referenced below, (which is now described as Canyon View Subdivision Filing No. 3 and Filing No, 3a), except that dedicated or owned by the City of Golden, and being the successor-in-interest to Brickyard Holdings LLC with respect to said property, for the consideration of Ten and No/100 Dollars (\$10.00), in hand paid, hereby sells and quit claims the **CITY OF GOLDEN, a Colorado municipal corporation**, whose address is 911 Tenth Street, Golden, Colorado 80401, County of Jefferson, State of Colorado, the following real property, in the County of Jefferson, State of Colorado, to wit:

Those certain Access Easement and License rights, as set forth in the "Easement and License Agreement", and subsequent amendments thereto, recorded at Reception Numbers F2147201, F2142242, F2159760 and 2005025343 of the records of the Jefferson County, Colorado Clerk and Recorder.

The purpose of this conveyance being to acknowledge the construction of a new public road between Golden Gate Canyon Road and Pine Ridge Road, and the vacation and termination of the easement and license rights of Grantor to that private roadway connection described in said "Easement and License Agreement" and amendments thereto, described above.

Signed this 16 day of November 2007.

RICHMOND AMERICAN HOMES OF COLORADO, INC, A DELAWARE CORPORATION

By 

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this 16 day of November 2007, by Ryan Lantz, as EUP of Richmond American Homes of Colorado, Inc., a Delaware Corporation.

My commission expires:

WITNESS my hand and official seal.

LINDSAY B. DOIDA
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 08/28/2010


Notary Public