

SOUTHEAST METRO STORMWATER AUTHORITY  
Acting by and through  
SEMSWA WATER ACTIVITY ENTERPRISE

RESOLUTION 18-39

Authorization to Enter into a Property Conveyance Agreement, Accept a Special  
Warranty Deed from LBA Realty Fund II – WBP IV LLC and Grant and Access and  
Maintenance Easement to LBA Realty Fund II – WBP IV LLC and Rampart Business Center  
Filing No. 6 Owners’ Association

WHEREAS, SEMSWA has been organized to manage and maintain regional stormwater facilities within its boundaries; and

WHEREAS, Havana Tributary A, a tributary of Cottonwood Creek, a regional stormwater conveyance channel, traverses through a parcel known as Tracts A & B, Rampart Business Center Filing No. 13, which is further depicted in Exhibit A; and

WHEREAS, Tracts A & B, Rampart Business Center Filing No. 13, County of Arapahoe, State of Colorado (“Property”) are owned by LBA Realty Fund II – WBP IV LLC; and

WHEREAS, fee title to the Property would enable SEMSWA to maintain the existing channel and stormwater facilities within Tracts A & B to permit them to function effectively and efficiently; and

WHEREAS, LBA Realty Fund II – WBP IV LLC owns Lots 1 and 2 adjacent to Tracts A & B and has requested the SEMSWA grant it and the Rampart Business Center Filing No. 6 Owners’ Association an Access and Maintenance Easement over Tracts A & B for purpose of maintenance of the lawns, landscaping and other aesthetic features located on Tracts A & B; and

WHEREAS, attached hereto is a Property Conveyance Agreement that describes the transaction and the obligations of both SEMSWA and LBA Realty Fund II – WBP IV LLC; and

WHEREAS, as part of this transaction, SEMSWA shall obtain at its expense a title insurance policy insuring its ownership of Tracts A & B; and

WHEREAS, the SEMSWA Board has determined that it is in the best interest of the citizens living and working within SEMSWA’s boundaries to accept a Special Warranty Deed to the Property.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Board authorizes the Executive Director of SEMSWA to enter into a Property Conveyance Agreement, accept and record a Special Warranty Deed from LBA Realty Fund II – WBP IV LLC for Tracts A & B, Rampart Business Center Filing No. 13, County of Arapahoe, State of Colorado to SEMSWA and grant to LBA Realty Fund II – WBP IV LLC and the Rampart Business Center Filing No. 6 Owners’ Association an Access and Maintenance Easement for purpose of maintenance of the lawns, landscaping and other aesthetic features located on Tracts A & B.

SOUTHEAST METRO STORMWATER AUTHORITY  
acting by and through  
SEMSWA WATER ACTIVITY ENTERPRISE

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson

APPROVED AS TO FORM:  
Attorney for  
Southeast Metro Stormwater Authority

By \_\_\_\_\_  
Edward J. Krisor





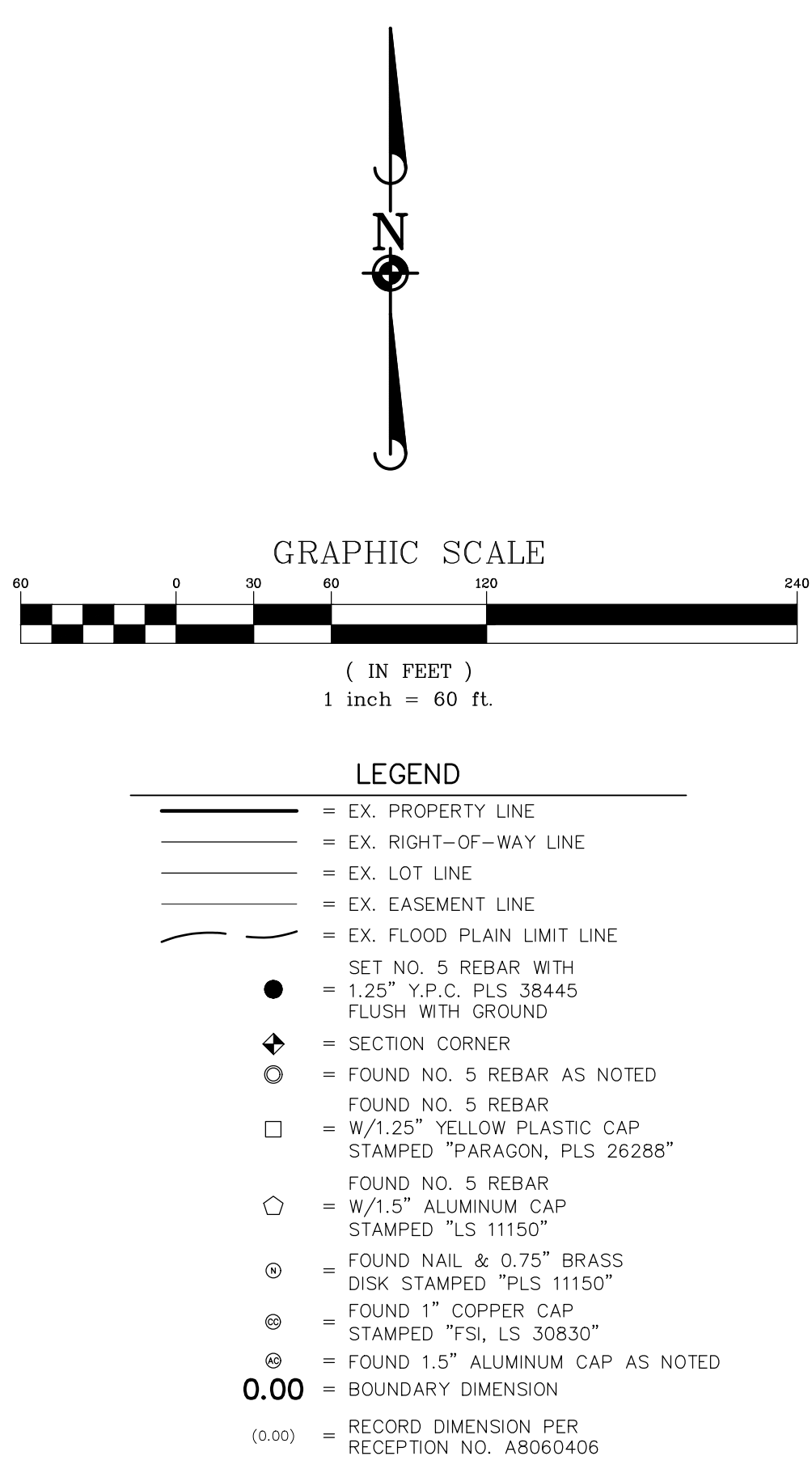
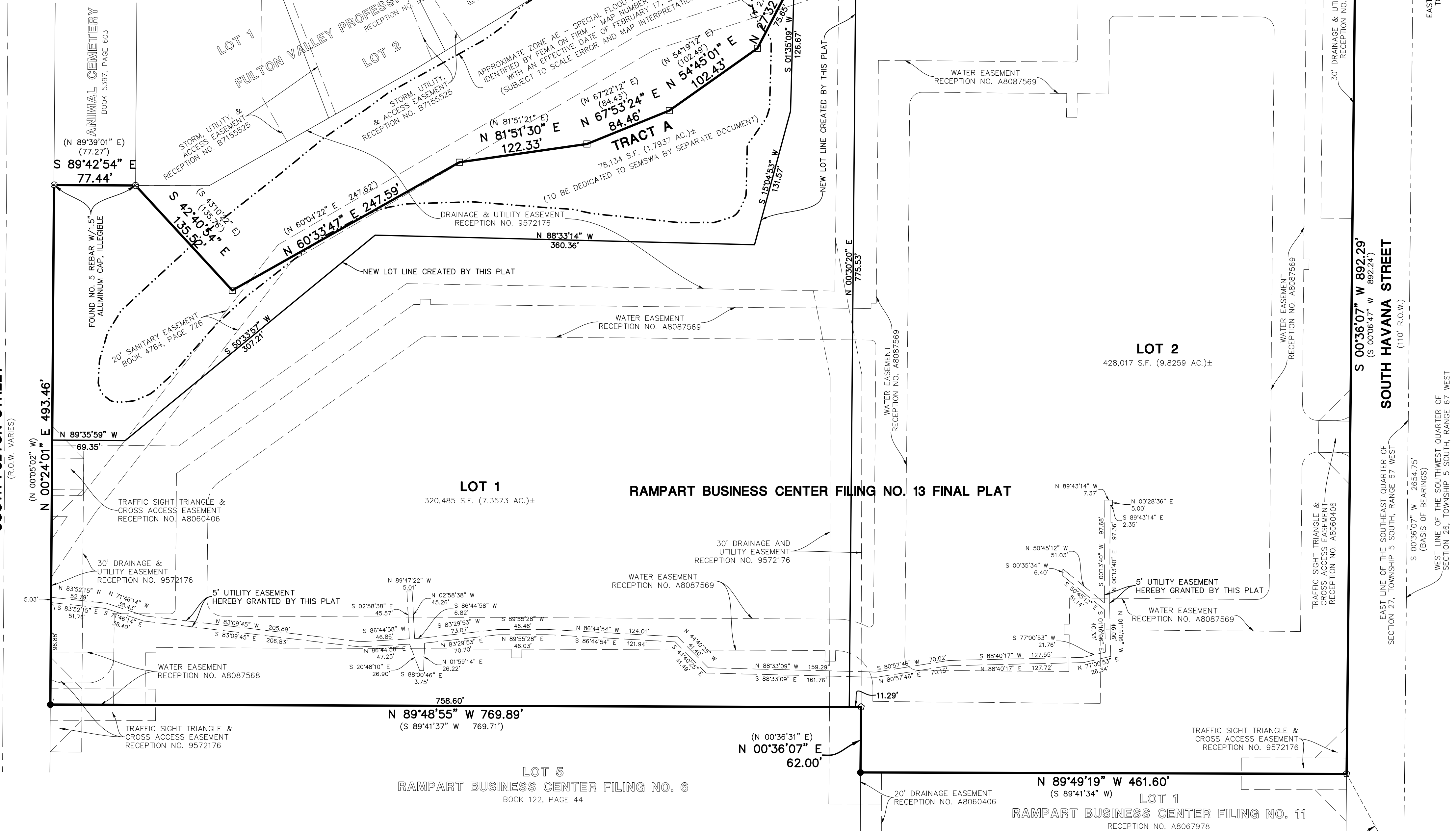


# RAMPART BUSINESS CENTER FILING NO. 13 FINAL PLAT

AN ADMINISTRATIVE REPLAT OF LOT 1, RAMPART BUSINESS CENTER FILING NO. 12  
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

EASEMENT TYPE	USE	EASEMENT GRANTED TO	SURFACE MAINTENANCE
FLOODPLAIN	DRAINAGE FACILITIES & CONVEYANCE	SEMSWA	OWNER
EMERGENCY ACCESS	EMERGENCY VEHICLE INGRESS/EGRESS	CENTENNIAL	OWNER
UTILITY	TELECOMMUNICATION	CENTURY LINK	OWNER
UTILITY	GAS AND ELECTRIC	XCEL	OWNER

TRACT SUMMARY TABLE				
TRACT	AREA (SF)	AREA (AC)	LAND USAGE	OWNERSHIP/MAINTENANCE
A	78,134	1.7937	DRAINAGE	SEMSWA
B	38,938	0.8939	DRAINAGE	SEMSWA



DATE	REVISIONS
08/23/18	1ST REVIEW COMMENTS

**Manhard CONSULTING LTD.**  
7600 East Orchard Road, Suite 350, Greenwood Village, CO 80121 | Phone: 303.788.0500 | manhard.com  
Civil Engineering & Surveying | GIS  
Water Resource Management | Construction Management

**RAMPART BUSINESS CENTER FILING NO. 13 FINAL PLAT**  
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO  
FINAL PLAT

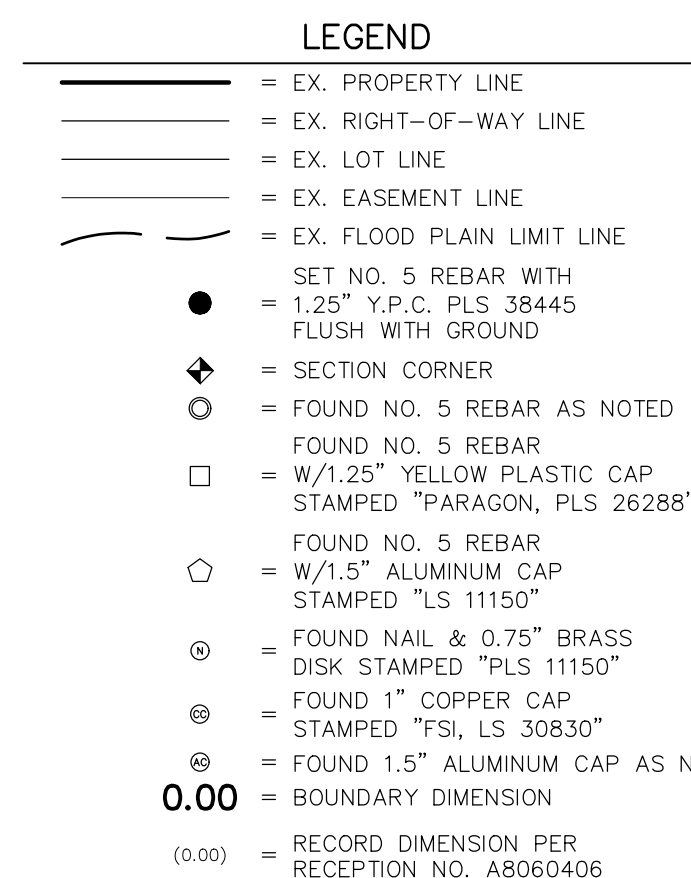
PROJ. MGR.: BJP  
PROJ. ASSOC.: JCS  
DRAWN BY: GGP  
DATE: 05/16/18  
SCALE: 1" = 60'

SHEET  
**2** OF **3**  
LBA.CEC002.00



FOR AND ON BEHALF OF  
MANHARD CONSULTING

AN ADMINISTRATIVE REPLAT OF LOT 1, RAMPART BUSINESS CENTER FILING NO. 12  
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO



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[illegible]

**Manhard**<sup>TM</sup>  
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6000 East Orchard Road, Suite 350, S. Greenwood Village, CO 80111 ph:303.706.0500 manhard.com  
Civil Engineering Surveying & Geospatial Services GIS

RAMPART BUSINESS CENTER FILING NO. 13 FINAL PLAT

CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

FINAL PLAT

PROJ. MGR.: BJP  
 PROJ. ASSOC.: JCS  
 DRAWN BY: GDP  
 DATE: 05/16/18  
 SCALE: 1" = 60'  
 SHEET  
**3 OF 3**  
 LBA.CECO02.00