

July 30, 2020

RE: Further discussion of 7th street vacate mainly pertaining to the LaVeta easement, Fred & Alicia Archuleta

To Board of Trustees for Pitkin Colorado:

A revised plot map was given to Sara Gibbs, with the street name corrected.

Fred & Alicia Archuleta met with Debbi Ferchau, 970-641-0044, the administrative assistant to Marlene Cosby, Public Works Director on July 28th, 2020.

She helped interpret the Notice of Public Hearing documentation pertaining to the 4 questions from the Board of Trustees of the LaVeta easement. She stated, the paperwork we presented already to the Town of Pitkin was all the paper work on this vacation.

1. Location of the easement in LaVeta.
 - a. If Appendix C, is matched up with the pertinent part of the map of La Veta and Pitkin, one will notice that the easement is going through La Veta's Block 27, and is going away from 7th Street in Pitkin. See attachments of Pitkin and LaVeta with the easement drawn on, also the attachment of Appendix C to verify the sketch drawing.
2. Map of the easement in LaVeta.
 - a. See appendix C. It is on Block 27 on LeVeta Addition.
3. The terms of the easement in LaVeta
 - a. Per Debbi, The below explanation is the terms of the easement, which is on the Deed of Dedication.

WITNESSETH, that Grantors, for and in good and valuable consideration by the Grantee, the receipt and sufficiency of which is hereby acknowledged, do hereby forever grant, bargain, sell and convey to the Grantee, free and clear of all liens and encumbrances, and warrant title to the same, pursuant to Colorado Revised Statute 43-2-201(1)(a), a sixteen (16) foot easement for public access, with an additional five (5) foot locational accuracy area on either side of said easement for the purpose of creating a discretionary area to cover any inaccuracies of the location method used, over and across that portion of Grantors' real property in the location as identified in Appendix "C" attached hereto and incorporated herein.

IT IS FURTHERMORE conveyed and understood that there shall not be any improvements situate within said easement nor shall there be any obstruction to public access.

4. Proposal for easement granted to the Town of Pitkin if the LaVeta easement connects the portion of 7th st (in Pitkin) under consideration.
 - a. See 1 & 2, the easement does not go through Block 27 of the Town of Pitkin.

Summary: Since the LaVeta easement does not connect or go through 7th street, no easement for the Hall's Gulch Road is necessary if 7th street is vacated.

Other considerations:

When I talked to Brian Muth, Engineer at GCEA over the area of Pitkin, Co, he stated after the Town of Pitkin approves vacation of 7th, there are 2 other items that need to be completed. A letter from GCEA, and a letter from century link approving 7th street vacation.

Power line: I talked to Brain Muth, Engineer at GCEA, 970-641-7338, regarding the power line on 7th street. He said he had no problem 7th street being vacated. He said they will keep their right-away of existing lines and poles 10 feet surrounding. He said after Pitkin approves the vacate of the street, he will write a letter endorsing the vacate of the street.

Centurylink: I talked to Greg Pelham ,720-673-8414 , of century link. He requested me to email him a plat map showing the location of 7th street requested to be vacated. I did email him the plat map. I will be following up with him next Wednesday, August 5th to see if there are any concerns.
greg.pelham@centurylink.com.

Please let me know if there is anything else you would like me to research pertaining to the vacation of 7th street.

We appreciate your time and consideration of the request to vacate 7th street.

Fred & Alicia Archuleta

705 Main St.