

A RESOLUTION APPROVING A QUITCLAIM DEED IN FAVOR OF LGI HOMES - COLORADO, LLC TO RETURN DEDICATED PROPERTY IN PORTIONS OF THE PROPERTY IN SECOND CREEK FARM FILING NO. 1, FIRST AMENDMENT

NO. 2021-65

WHEREAS, by virtue of the statutory dedication of property in the subdivision plat Second Creek Farms Filing No. 1 (2005) (Reception No. 2005093000), the City of Commerce City (“City”) is the record owner of certain property in the Second Creek Farms development that was intended to be returned to the developer of such property at the time of a 2019 subdivision plat for the same property, Second Creek Farms Filing No. 1, First Amendment (“2019 Plat”) (Reception No. 2019000071790) by virtue of the reorganization of the development;

WHEREAS, because the 2019 Plat did not legally accomplish the transfer of the property shown as Lots 1-30, Block 1, and Tracts AA, FF, GG, and HH in the 2019 Plat (“Property”), the City desires to quitclaim any interest in the Property to the developer of such property to correct any title issues and clarify the records of the Adams County Clerk & Recorder;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. Findings. The recitals to this resolution are incorporated as findings of the City Council. This resolution is found to be necessary for the preservation of the public health, safety, and welfare and in the public interest.

SECTION 2. Authorization. The execution and delivery of the quitclaim deed regarding the Property in favor of LGI Homes – Colorado, Inc., substantially in the form attached as Exhibit A, is hereby approved, pursuant to Section 4.14 of the City Charter.

RESOLVED AND PASSED THIS 16TH DAY OF AUGUST 2021.

CITY OF COMMERCE CITY, COLORADO

Benjamin A. Huseman, Mayor

ATTEST

Dylan A. Gibson, City Clerk