

Town of Lyons, Colorado
Board of Trustees
Agenda Item No: XI. 4.
Meeting Date: 02/18/2025

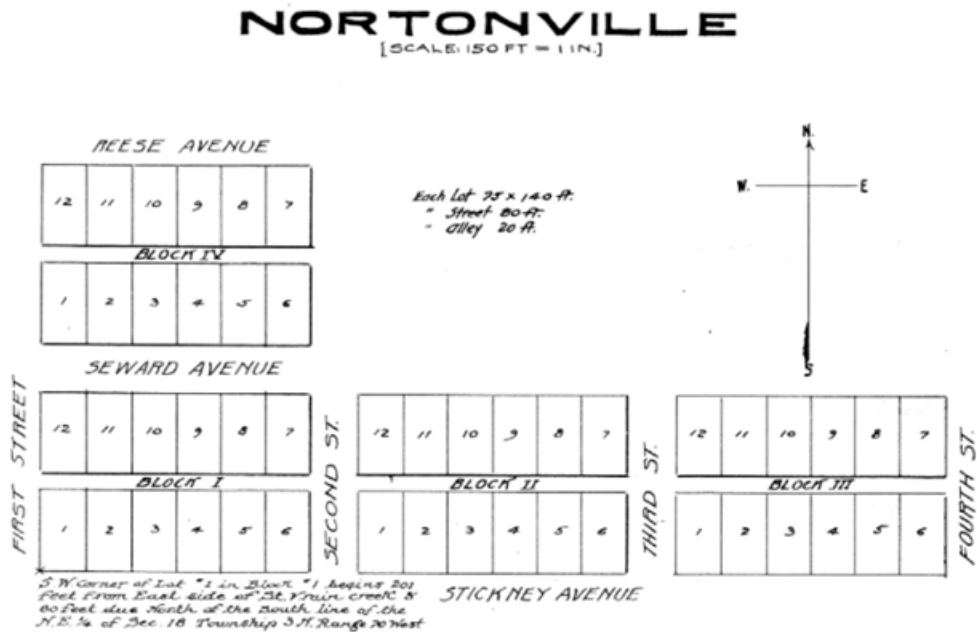
TO: Mayor Rogin and Members of the Board of Trustees
FROM: Victoria Simonsen, Town Administrator
DATE: 02/13/2025
ITEM: Discussion / Direction to Staff on Margaret Russell Estate Property located at 0 Stickney Street

☐ ORDINANCE
☐ MOTION / RESOLUTION
☒ INFORMATION

- I. **BACKGROUND INFORMATION:** The Boulder County Assessor's office contacted town staff to inquire about a parcel of land (#120318100009) also known as 0 Stickney Street. It appears that Margaret Russell's family found a document stating that she signed a Quit Claim Deed in 2008 transferring the property to the Town of Lyons. However, they are unable to find a recorded copy of the deed.

The estate is interested in clearing the title on this property and deeding it to the town. The parcel (map attached) currently has a well-used social trail, an electric line, and an abandoned sewer pipe.
- II. **STAFF RECOMMENDATION:** Staff recommends accepting the Quit Claim Deed for the parcel if offered. It will require maintenance by the town, but it could also provide a legal trail for the neighborhood, a future means of emergency egress to Longs Peak, and allow for utilities to be located on town property.
- III. **LEGAL ISSUES:** None known. Attorney Dittman is aware of the situation.
- IV. **CONFLICTS OR ENVIRONMENTAL ISSUES:** Lonna and Ken Cinnamon, owners of 208 Seward, adjacent to this parcel, have previously spoken to the BOT and expressed that they have been maintaining this parcel for a very long time and feel that they have rights to it.
- V. **SUMMARY AND ALTERNATIVES:** The Board could direct the staff to gather additional information or further legal opinion. They could direct staff to work with the estate to deed the property to the town, or they could choose to direct staff to contact the family that we are not interested in the parcel.

1886 Nortonville Plat shows 4th St. and Stickney Ave:



Now all men by these presents that the Lyons Rock and Lime Quarry Company a corporation organized under the laws of the State of Colorado is the owner of the South half (1/2) of the North-east quarter 1/4 of Section eighteen (18) in Township three (3) North and Range seventy (70) West in the County of Boulder and State of Colorado. That said Corporation has caused a portion of the above described land to be laid off and platted as a townsite to be known by the name of Nortonville as shown in the annexed and accompanying maps. And the said corporation hereby acknowledges and declares the said plat hereto annexed to be a true and correct plat of said town of Nortonville.



THE LYONS ROCK AND LIME QUARRY CO.
By HENRY E. NORTON
President

p. 118

State of Colorado } ss
County of Boulder }
I hereby certify that this instrument was filed for record in my office this 22nd day of May A.D. 1908 at 8 - o'clock a.m. and duly recorded in Plat Book 2 on page 63

1908



State of Colorado } ss
County of Boulder }

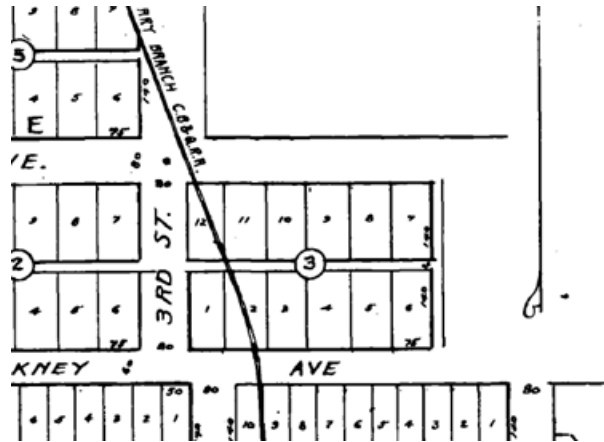
I John H. Wells, a notary public in and for the County of Boulder aforesaid do hereby certify that Henry E. Norton who is personally known to me to be the President of the Lyons Rock and Lime Quarry Company and the identical person whose name is subscribed to the foregoing certificate as such, appeared before me this day in person and acknowledged that he executed the said instrument of writing as the act and deed of the said The Lyons Rock and Lime Quarry Company, thereto duly authorized by the Board of Directors of said corporation.

Given under my hand and seal this 22nd day of November A.D. 1905
JOHN H. WELLS
Notary Public

11

E. J. NORTON
Recorder
By WELLS A. HARRIS
Clerk

1929 Town of Lyons Plat ***may*** show an alley in location of “4th Street”:



2025 Boulder County Assessor Map

