

RESOLUTION NO. R-018- 024

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

**RESOLUTION VACATING CENTRE DRIVE LOCATED IN THE NE 1/4 OF SECTION
6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. DOUGLAS COUNTY,
COLORADO. PROJECT FILE: SB2017-059.**

WHEREAS, the Board of County Commissioners desires to vacate a County road known as Centre Drive located in the NE 1/4 of Section 6, Township 6 South, Range 66 West of the 6th P.M., Douglas County, Colorado, and more specifically described on Exhibit A attached hereto and incorporated herein; and

WHEREAS, Section 43-2-303, C.R.S., authorizes the Board of County Commissioners to vacate roadways, easements, rights-of-way, and other public ways located within the unincorporated area of the County; and

WHEREAS, the Board of County Commissioners held a public hearing concerning the road vacation on January 23, 2018; and

WHEREAS, written notice of said hearing was mailed by first-class to each abutting landowner on December 19, 2017; and

WHEREAS, notice of said public hearing was published in the Douglas County News-Press on December 28, 2017; and

WHEREAS, notice of said public hearing was posted on January 10, 2018; and

WHEREAS, all required notices of said hearing were given as required by section 710B of the Douglas County Subdivision Resolution; and

WHEREAS, said public hearing was properly continued to February 13, 2018; and

WHEREAS, the vacated Centre Drive is located entirely within the unincorporated area of Douglas County; and

WHEREAS, the vacated Centre Drive does not constitute the boundary line between two counties; and

WHEREAS, the vacated Centre Drive does not constitute the boundary of a city or town; and

WHEREAS, the vacation of Centre Drive, as depicted in Exhibit A, will not leave any land adjoining this portion of Centre Drive without an established public road or private access easement connecting said land with another established public road; and

WHEREAS, the vacation of Centre Drive is in keeping with the spirit and intent of the Douglas County Subdivision Resolution and the Douglas County Master Plan and Transportation; and

WHEREAS, the vacation of Centre Drive will not adversely affect the public health, safety, and welfare; now, therefore,

BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, Colorado, that:

Centre Drive, located in the NE 1/4 of Section 6, Township 6 South, Range 66 West of the 6th P.M., Douglas County, Colorado, more particularly described on Exhibit A, attached hereto and incorporated herein, (the "Roadway Corridor") is hereby vacated; and

Pursuant to Section 43-2-302(1)(f), C.R.S., that vacated Centre Drive, as depicted in Exhibit A, shall vest in the owner or owners of Lot 1-A Stonegate Filing No. 2, 10th Amendment; and

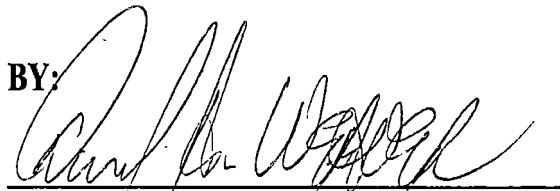
A utility easement(s) is hereby reserved thereon for continued use of existing sewer, gas, water, or similar pipelines, and appurtenances, for ditches, or canals and appurtenances, and electric, telephone, and similar lines and appurtenances; and

A perpetual nonexclusive pedestrian access easement along the northerly 10-feet and the southerly 10-feet of the Roadway Corridor is hereby reserved thereon for continued public use.

PASSED AND ADOPTED this 13th day of February, 2018, in Castle Rock, Douglas County, Colorado.

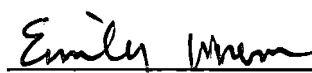
**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

BY:



DAVID A. WEAVER, Chair

ATTEST:



EMILY WRENN, Deputy Clerk



EXHIBIT A
PARCEL DESCRIPTION

CENTRE DRIVE, STONEGATE SUBDIVISION FILING NO. 2, 2ND AMENDMENT
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8 AND THE NORTHEAST 1/4 OF
SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS: THE WEST LINE OF LOT 1-A, STONEGATE SUBDIVISION
FILING NO. 2, 2ND AMENDMENT, RECORDED AT RECEPTION NO. 9773900, COUNTY
OF DOUGLAS (S 43°33'00" W) WITH ALL BEARINGS CONTAINED HEREIN RELATIVE
HERETO.

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF KEYSTONE
BOULEVARD AND NORTH RIGHT-OF-WAY OF CENTRE DRIVE AS DEPICTED ON
THE PLAT OF SAID STONEGATE SUBDIVISION FILING NO. 2, 2ND AMENDMENT;

THENCE ALONG THE RIGHT- OF-WAY OF SAID CENTRE DRIVE THE FOLLOWING
FOURTEEN (14) COURSES;

- 1.) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL
ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42
FEET, WHOSE CHORD BEARS S 01°27'00" E A DISTANCE OF 28.28 FEET TO A
POINT OF TANGENCY;
- 2.) S 46°27'00" E A DISTANCE OF 5.53 FEET TO A POINT OF CURVATURE;
- 3.) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL
ANGLE OF 17°58'35", A RADIUS OF 195.00 FEET AND AN ARC LENGTH OF
61.18 FEET, WHOSE CHORD BEARS S 55°26'17" E A DISTANCE OF 60.93 FEET,
TO A POINT OF TANGENCY;
- 4.) S 64°25'35" E A DISTANCE OF 186.39 FEET TO A POINT OF CURVATURE;
- 5.) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL
ANGLE OF 27°17'01", A RADIUS OF 470.00 FEET AND AN ARC LENGTH OF
223.81 FEET, WHOSE CHORD BEARS S 78°04'05" E A DISTANCE OF 221.70
FEET, TO A POINT OF TANGENCY;
- 6.) N 88°17'24" E A DISTANCE OF 44.23 FEET;
- 7.) S 01°42'36" E A DISTANCE OF 60.00 FEET;
- 8.) S 88°17'24" E A DISTANCE OF 44.23 FEET TO A POINT OF CURVATURE;
- 9.) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A
CENTRAL ANGLE OF 27°17'01", A RADIUS OF 530.00 FEET AND AN ARC
LENGTH OF 252.38 FEET, WHOSE CHORD BEARS N 78°04'05" W A DISTANCE
OF 250.00 FEET, TO A POINT OF TANGENCY;
- 10.) N 64°25'35" W A DISTANCE OF 186.39 FEET TO A POINT OF CURVATURE;
- 11.) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE
OF 17°58'35", A RADIUS OF 255.00 FEET AND AN ARC LENGTH OF 80.01 FEET,
WHOSE CHORD BEARS N 55°26'17" W A DISTANCE OF 79.68 FEET, TO A
POINT OF TANGENCY;
- 12.) N 46°27'00" W A DISTANCE OF 5.53 FEET TO A POINT OF CURVATURE;

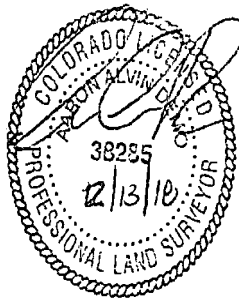
13.) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET, WHOSE CHORD BEARS S 88°33'00" W A DISTANCE OF 28.28 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID KEYSTONE BOULEVARD;

14.) N 43°33'00" E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

SAID DESCRIBED PARCEL OF LAND CONTAINS 34,062 SQ. FT., MORE OR LESS.

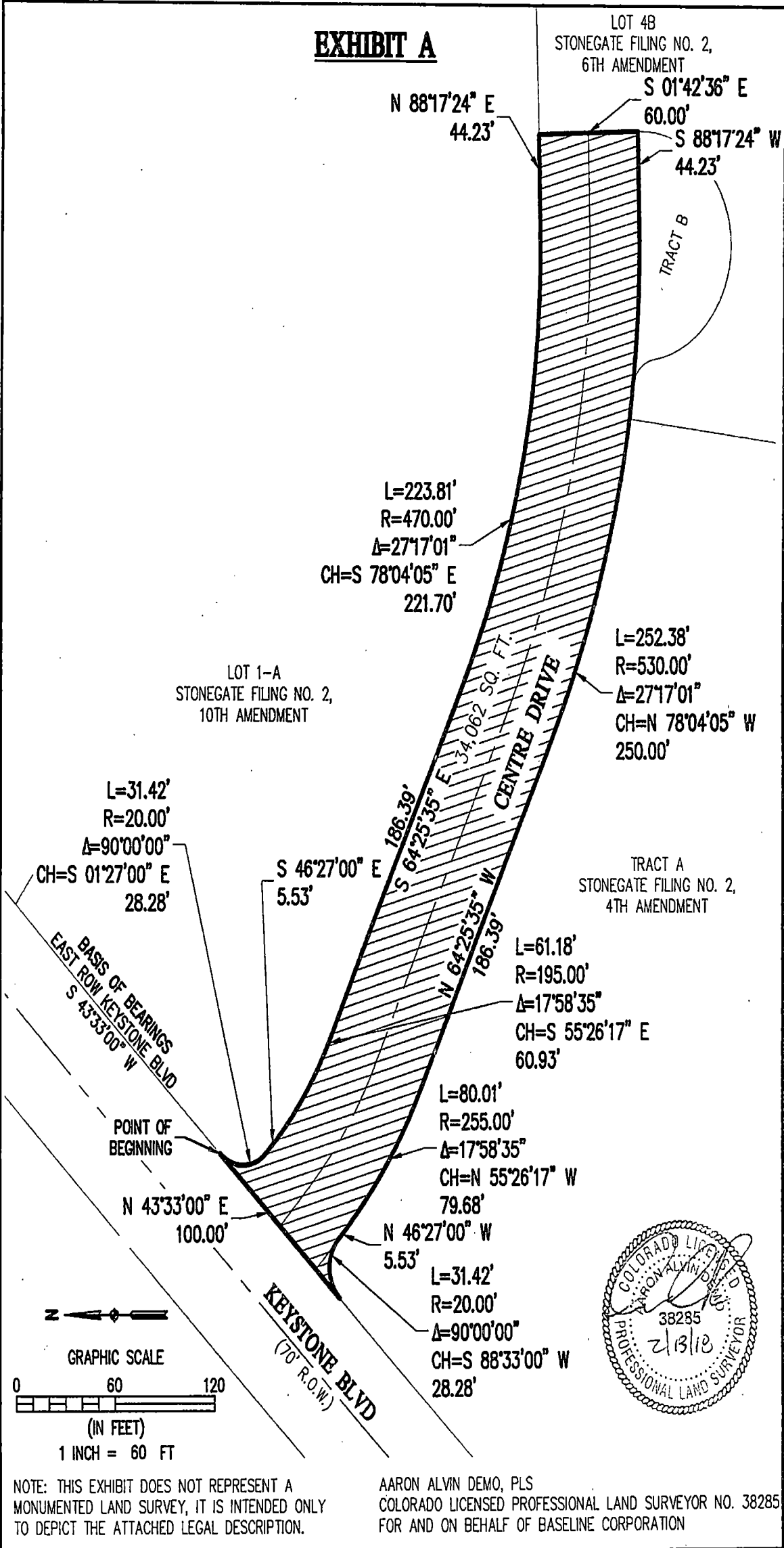
SURVEYOR'S STATEMENT

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PARCEL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION. THIS DESCRIPTION DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 38285,
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.
4007 S. LINNOLN AVE. SUITE 405
LOVELAND, COLORADO 80537
(970) 353-7600




 BASELINE Engineering • Planning • Surveying <small>4007 S LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537 P: 970.333.7800 • F: 866.578.4884 • www.baselinesurvey.com</small>	NORTH STAR ACADEMY		DRAFTED BY: DEW
			CHECKED BY: AAD
			JOB NUMBER: CO-3226A
			SHEET SIZE: 8.5" x 14"
			DRAWING NAME: 3226A-RD# EX VAC
16700 KEYSTONE BLVD PARKER, COLORADO 80134		SHEET 3 OF 3	

EXHIBIT A
PARCEL DESCRIPTION

TRACT B, STONEGATE SUBDIVISION, FILING NO.2, 6TH AMENDMENT LOCATED IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS: THE NORTH LINE OF LOT 4B, STONEGATE SUBDIVISION FILING NO. 2, 6TH AMENDMENT, RECORDED AT RECEPTION NO. 99106546, COUNTY OF DOUGLAS (S 85°17'24" W) WITH ALL BEARINGS CONTAINED HEREIN RELATIVE HERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT;

THENCE S 01°42'36" E ALONG THE WESTERLY LINE OF SAID LOT A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT B AND THE **POINT OF BEGINNING**;

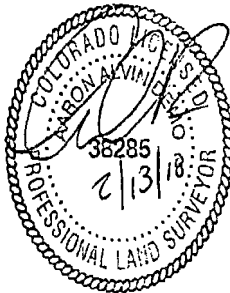
THENCE ALONG SAID TRACT THE FOLLOWING FOUR (4) COURSES;

- 1.) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 172°33'19", A RADIUS OF 55.00 FEET AND AN ARC LENGTH OF 165.64 FEET, WHOSE CHORD BEARS S 84°34'04" W A DISTANCE OF 109.77 FEET, TO A POINT OF A REVERSE CURVE;
- 2.) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 74°05'43", A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 19.40 FEET, WHOSE CHORD BEARS N 46°12'08" W A DISTANCE OF 18.07 FEET;
- 3.) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 8°27'36", A RADIUS OF 530.00 FEET AND AN ARC LENGTH OF 78.26 FEET, WHOSE CHORD BEARS S 87°28'48" E A DISTANCE OF 78.19 FEET, TO A POINT OF TANGENCY;
- 4.) THENCE N 88°17'24" E A DISTANCE OF 44.23 FEET TO THE **POINT OF BEGINNING**

SAID DESCRIBED PARCEL OF LAND CONTAINS 4,870 SQ. FT., MORE OR LESS.

SURVEYOR'S STATEMENT

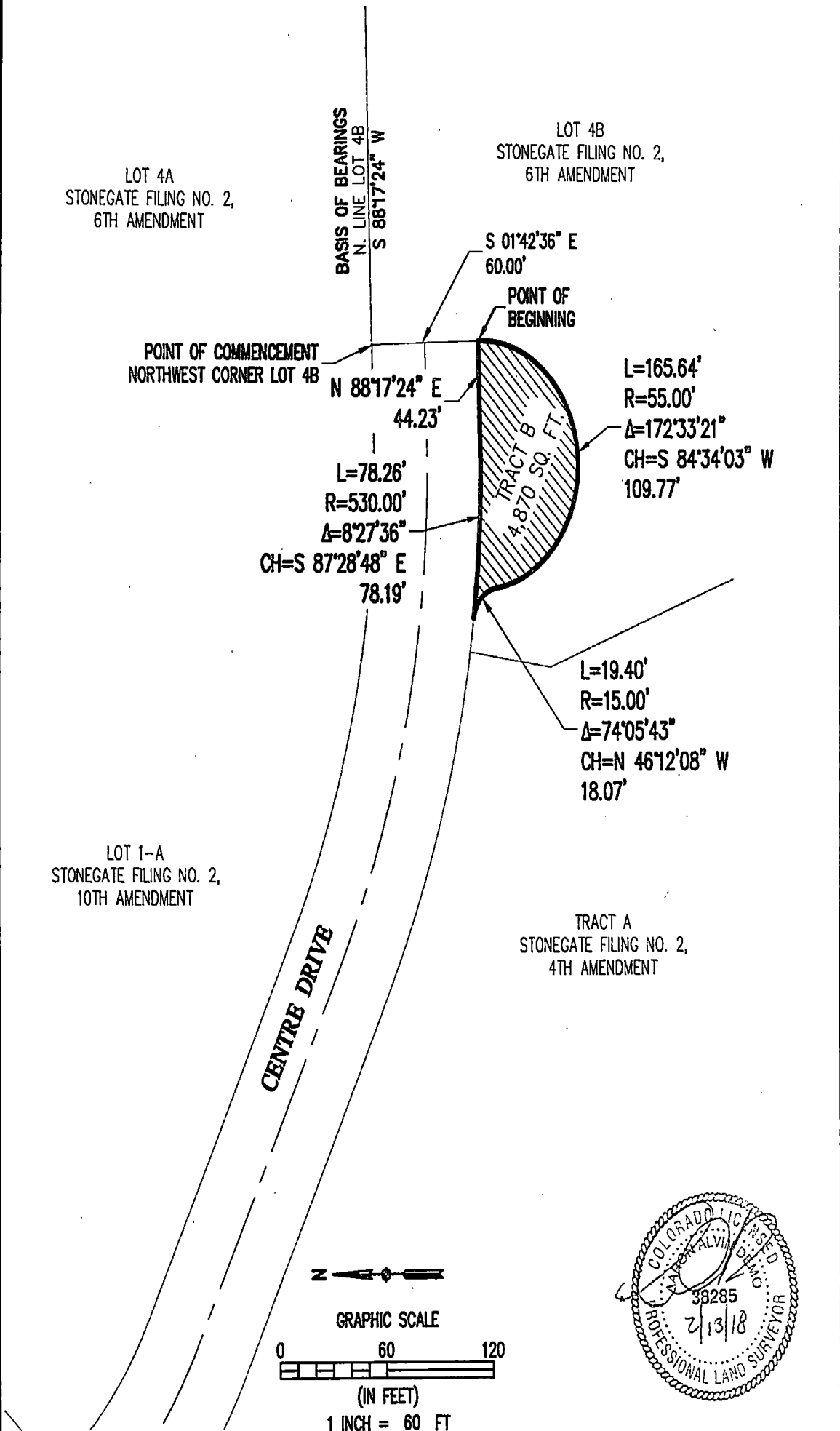
I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PARCEL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION. THIS DESCRIPTION DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 38285,
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.
4007 S. LINNCOLN AVE. SUITE 405
LOVELAND, COLORADO 80537
(970) 353-7600

EXHIBIT A



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

BASELINE
Engineering • Planning • Surveying
4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P: 970.683.7600 • F: 866.678.4864 • www.baselinemidwest.com

NORTH STAR ACADEMY
16700 KEYSTONE BLVD
PARKER, COLORADO 80134

DRAFTED BY:	DEW
CHECKED BY:	AAD
JOB NUMBER:	CO-3226A
SHEET SIZE:	8.5" x 14"
DRAWING NAME:	3226A-TR B EX VAC
SHEET	2 OF 2