

RESOLUTION NO. R-019- 040

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

A RESOLUTION VACATING A PORTION OF WEST PARKER ROAD,
LOCATED IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M. DOUGLAS COUNTY, COLORADO

WHEREAS, the Board of County Commissioners desires to vacate a portion of West Parker Road right-of-way, located in the northeast 1/4 of Section 19, Township 6 South, Range 66 West of the 6th P.M., Douglas County, Colorado, and more specifically described on Exhibit A, attached hereto and incorporate 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 vacation of a portion of West Parker Road on March 26, 2019; and

WHEREAS, written notice of said hearing for the vacation of a portion of West Parker Road was mailed by first-class mail to each abutting landowner on March 11, 2019; and

WHEREAS, notice of said public hearing was published in the Douglas County News-Press on March 7, 2019; and

WHEREAS, notice of said public hearing was posted on March 11, 2019; and

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

WHEREAS, the portion of West Parker Road is located entirely within the unincorporated area of Douglas County; and

WHEREAS, the portion of West Parker Road does not constitute the boundary line between two counties; and

WHEREAS, the portion of West Parker Road does not constitute the boundary of a city or town; and

WHEREAS, Section 43-2-303(1)(f), C.R.S., authorizes the Board of County Commissioners to convey the portion of West Parker Road to the owners of Tracts K1-A and L1-A as shown on Meridian International Business Center Filing No. 7, 6th Amendment; and

WHEREAS, the vacation of the portion of West Parker Road is in keeping with the spirit and intent of the Douglas County Subdivision Resolution and the Douglas County Master Plan and Transportation Plan; and

WHEREAS, the vacation of the portion West Parker Road 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:

The portion of West Parker Road, located in the northeast 1/4 of Section 19, 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, is hereby vacated; and

Pursuant to Section 43-2-302(1)(f), C.R.S., that vacated portion of West Parker Road, as depicted in Exhibit A, shall vest in the owners of Tracts K1-A and L1-A of Meridian International Business Center Filing No. 7, 6th Amendment; and

A utility easement(s) is hereby reserved thereon for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances, and for electric, telephone, and similar lines and appurtenances, existing as of date of vacation.

PASSED AND ADOPTED this 26 day of March, 2019, in Castle Rock, Douglas County, Colorado.

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

By: Lora L. Thomas

LORA L. THOMAS, Chair

ATTEST:

By: Emily Wrenn
EMILY WRENN, Deputy Clerk



EXHIBIT A
LEGAL DESCRIPTION
WEST PARKER ROAD VACATION

A TRACT OF LAND BEING A PORTION OF COUNTY ROAD 8 (WEST PARKER ROAD) LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, AND CONSIDERING THE EAST LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 00°33'21" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 84°26'17" WEST, A DISTANCE OF 2687.59 FEET TO THE SOUTHWEST CORNER OF TRACT B-1, SIERRA RIDGE FILING NO. 3, 1ST AMENDMENT RECORDED AT RECEPTION NO. 2016077259 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY AND STATE, AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT B-1 THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 68°49'30" EAST, A DISTANCE OF 425.98 FEET;
- 2) SOUTH 70°38'33" EAST, A DISTANCE OF 413.67 FEET;
- 3) SOUTH 82°04'42" EAST, A DISTANCE OF 108.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 530.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 04°15'39" WEST;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°24'01", AN ARC LENGTH OF 49.95 FEET;

THENCE SOUTH 88°51'38" WEST, A DISTANCE OF 168.52 FEET TO THE NORTHERLY BOUNDARY OF MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7, 1ST AMENDMENT RECORDED AT RECEPTION NO. 2006092469, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 69°38'28" WEST, A DISTANCE OF 719.03 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19;

THENCE ALONG SAID WEST LINE, NORTH 00°52'09" WEST, A DISTANCE OF 57.57 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.940 ACRES, (40,952 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE PART HEREOF.

DEREK. S BROWN, PLS NO. 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS. INC
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

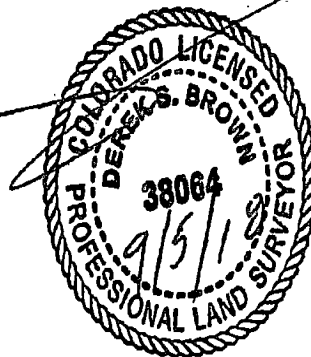


EXHIBIT A
RIGHT OF WAY VACATION EXHIBIT
SECTION 19, T6S, R66W, 6TH PM
DOUGLAS COUNTY, COLORADO

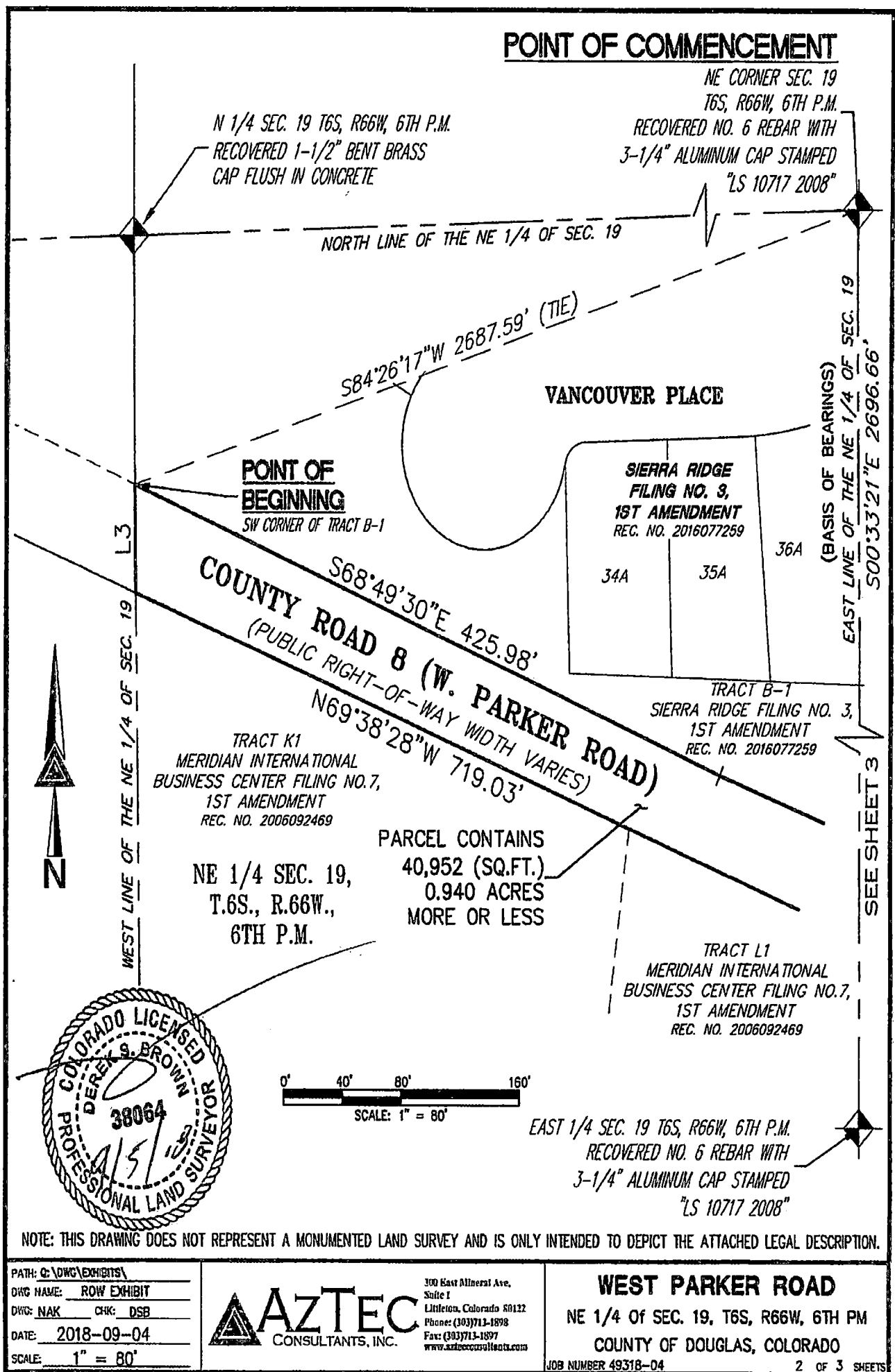


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