

**RESOLUTION NO. R-020- 00**

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

**A RESOLUTION VACATING A PORTION OF HUNT STREET  
AND ABUTTING ALLEY  
LOCATED IN THE SE ¼ OF SECTION 14,  
TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
DOUGLAS COUNTY, COLORADO**

**WHEREAS**, the Board of County Commissioners desires to vacate a portion of Hunt Street right-of-way and the connected public alley abutting to the west, located in the SE 1/4 of Section 14, Township 7 South, Range 68 West of the 6<sup>th</sup> 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 14, 2020; and

**WHEREAS**, written notice of said hearing was mailed by first-class postage to each abutting landowner on December 23, 2019; and

**WHEREAS**, notice of said public hearing was published in the Douglas County News-Press on December 26, 2019; and

**WHEREAS**, notice of said public hearing was posted on December 30, 2019; and

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

**WHEREAS**, the vacated portion of Hunt Street and abutting alley are located entirely within the unincorporated area of Douglas County; and

**WHEREAS**, the vacated portion of Hunt Street and abutting alley do not constitute the boundary line between two counties; and

**WHEREAS**, the vacated portion of Hunt Street and abutting alley do not constitute the boundary of a city or town; and

**WHEREAS**, the vacation of a portion of Hunt Street and abutting alley, as depicted on Exhibit A, will not leave any land adjoining this portion of Hunt Street without an established public road or private access easement connecting said land with another established public road; and

**WHEREAS**, the vacation of a portion of Hunt Street and abutting alley are 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 a portion of Hunt Street and abutting alley 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:


- A portion of Hunt Street right-of-way and connecting alley, located in the SE ¼ of Section 14, Township 7 South, Range 68 West of the 6<sup>th</sup> P.M., Douglas County, Colorado, more particularly shown and described on Exhibit A attached hereto and incorporated herein, are hereby vacated; and
- Pursuant to Section 43-2-302(1)(f), C.R.S., Paul S. Lindbloom and Kimberly K. Lindbloom shall take ownership of the rectangular portion of Hunt Street and the alley portion of the right-of-way shall be equally divided between the adjacent Lots 9, 10, 11 12, 13, 14, Block 3, Lot 4, and portion of Lots 3, 5 and 6, Block 3, Town of Sedalia; and
- A blanket utility easement for continued use of existing utilities is reserved within the vacated portion of Hunt Street.

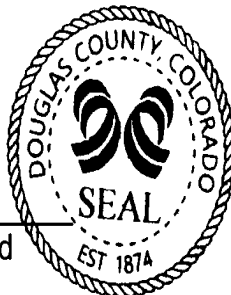
**PASSED AND ADOPTED** this 14th day of January, 2020, in Castle Rock, Douglas County, Colorado.

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

By:   
Roger A. Partridge, Chair

**ATTEST:**

By:   
Emily Wrenn, Deputy Clerk to the Board





**DAVID E. ARCHER & ASSOCIATES, INC.**  
**PROFESSIONAL LAND SURVEYORS & ENGINEERS**

105 Wilcox Street \* Castle Rock, CO 80104  
PHONE (303) 688-4642 \* FAX (303) 688-4675 \* [karcher@davidearcher.com](mailto:karcher@davidearcher.com)

January 23, 2019  
Job No.11-0010

**DESCRIPTION to be Vacated**

All of Hunt Street lying North of Platte Avenue and all of the Alley lying within Block 3,  
Town of Sedalia, Douglas County, Colorado.

This Description prepared under the direct supervision of Johnny Calvin Hicks, PLS  
36570, for and on behalf of David E. Archer and Associates, Inc.

## HUNT STREET VACATION EXHIBIT HUNT STREET SEDALIA, SEC. 14, T7S, R68W, 6TH P.M., DOUGLAS COUNTY, COLORADO

**CLAY STREET**  
N08°56'16"E 56.50'

**MAIN LINE OF ATCHISON, TOPEKA, & SANTA FE RAILROAD**  
S74°30'00"E 21.99'

**LOT 3** 301.98'

**LOT 4** LOT 4, AND PART OF LOTS 3, 5, & 6, BLOCK 3

**LOT 5** 70.46'

**LOT 6**

**ALLEY TO BE VACATED**

**LOTS 12, 13, & 14, BLOCK 3**

**LOTS 9, 10, & 11, BLOCK 3**

**LOT 14** 150.00'

**LOT 13**

**LOT 12**

**LOT 11** 150.00'

**LOT 10**

**LOT 9** 150.00'

**HUNT STREET HEREBY VACATED**  
171.99' 163.94' 140.00'

**LOT 9A, BLOCK 4**  
300.00' 140.00' 300.00'

**PLATTE AVENUE**  
N01°03'43"W 70.00'

**JOHNNY CALVIN HICKS**  
for and on behalf of  
David E. Archer & Assoc., Inc.

**GRAPHIC SCALE** 1"=120'  
0 120 240

**Signed** *Johnny Calvin Hicks*  
JOHNNY CALVIN HICKS  
for and on behalf of  
David E. Archer & Assoc., Inc.

**SCALE: 1"=120'**  
**DATE: 01-21-2019**  
**REVISIONS**

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Mon Jan 21 17:00:29 2019 Job No. 11-0010

Signed: Johnny Calvin Hicks  
1/24/19  
Johnny Calvin Hicks  
for and on behalf of  
David E. Archer & Assoc., Inc.

## REVISIONS



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Job No. 11-0010