

**RESOLUTION NO. R-020-006**

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

**A RESOLUTION VACATING THE EASTERN-MOST PORTION OF MOUNTAIN  
VIEW LANE, LOCATED IN THE NW AND NE 1/4 OF SECTION 19, TOWNSHIP 6  
SOUTH, RANGE 68 WEST OF THE 6TH P.M. DOUGLAS COUNTY, COLORADO**

**WHEREAS**, the Board of County Commissioners desires to vacate the eastern-most portion of Mountain View Lane, located in the NW and NE ¼ of Section 19, Township 6 South, Range 68 West of the 6<sup>th</sup> P.M., Douglas County, Colorado and more specifically described on Exhibit's A-E 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**, 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 18, 2019; and

**WHEREAS**, written notice of said hearing was sent by first class mail to all abutting landowners on December 19, 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 portion of Mountain View Lane is located entirely within the unincorporated area of Douglas County; and

**WHEREAS**, the portion of Mountain View Lane does not constitute the boundary line between two counties; and

**WHEREAS**, the portion of Mountain View Lane does not constitute the boundary of a city or town; and

**WHEREAS**, the vacation of this portion of Mountain View Lane 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 Mountain View Lane 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:

This portion of Mountain View Lane located in the NW and NE ¼ of Section 19, Township 6 South, Range 68 West of the 6<sup>th</sup> P.M., Douglas County, Colorado and more specifically described on Exhibit's A-E, attached hereto and incorporated herein, is hereby vacated; and Pursuant to Section 43-2-302(1)(f), C.R.S., title to the vacated land shall vest in the land abutting the roadway as follows:


- 1) ownership of property shown in Exhibits A and B attached hereto and incorporated herein, shall vest in Mirabelle Metro District No 1;
- 2) ownership of property shown in Exhibits C and D attached hereto and incorporated herein, shall vest in Constance L Tucker and Margaret K Anderson; and
- 3) ownership of property shown in Exhibit E attached hereto and incorporated herein, shall vest in ARS Sand & Gravel Co LLC

**PASSED AND ADOPTED** this 14<sup>TH</sup> 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



## MIRABELLE METRO DISTRICT

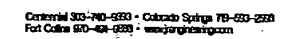




EXHIBIT A

MIRABELLE

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF MOUNTAIN VIEW LANE AS SHOWN ON THE PLAT OF BRALEY ACRES – FILING NO. 1 RECORDED UNDER RECEPTION NO. 130406 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 2" ALUMINUM CAP STAMPED "LS 28286" AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 28286" AT THE SOUTHEAST CORNER, BEARING S89°56'24"E AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 1.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN;

THENCE N30°42'05"W A DISTANCE OF 5,630.08 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW LANE AS SHOWN ON THE PLAT OF BRALEY ACRES – FILING NO. 1 RECORDED UNDER RECEPTION NO. 130406 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S24°17'34"W, HAVING A RADIUS OF 288.33 FEET, A CENTRAL ANGLE OF 16°22'10" AND AN ARC LENGTH OF 82.38 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N45°39'39"W, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 66°12'52" AND AN ARC LENGTH OF 63.56 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MOUNTAIN VIEW LANE, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S08°29'38"W, HAVING A RADIUS OF 348.33 FEET, A CENTRAL ANGLE OF 12°04'46" AND AN ARC LENGTH OF 73.44 FEET, TO A POINT OF NON-TANGENT;

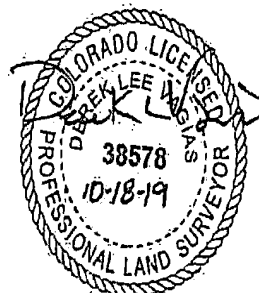
THENCE S03°25'17"W A DISTANCE OF 63.43 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 4,308 SQUARE FEET OR 0.0989 ACRES.

**PROPERTY DESCRIPTION STATEMENT**

I, DEREK LEE VAGIAS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK LEE VAGIAS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO: 38578  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



# EXHIBIT A

SPECIAL WARRANTY DEED  
REC. NO. 2018073106

NW 1/4, SEC. 19  
T.6S, R.68W, 6TH P.M.

MOUNTAIN VIEW LANE  
REC. NO. 2018072972

SOLSTICE RIM BOULEVARD  
REC. NO. 2018072972

$\Delta=66^{\circ}12'52''$   
 $R=55.00'$   
 $L=63.56'$

$\Delta=12^{\circ}04'46''$   
 $R=348.33'$   
 $L=73.44'$

MOUNTAIN VIEW LANE  
BRALEY ACRES - FILING NO. 1  
REC. NO. 130406

$\Delta=16^{\circ}22'10''$   
 $R=288.33'$   
 $L=82.38'$

63.43'  
S03°25'17"W

MOUNTAIN VIEW LANE  
BRALEY ACRES - FILING NO. 1  
REC. NO. 130406

MOUNTAIN VIEW LANE  
REC. NO. 2018072972

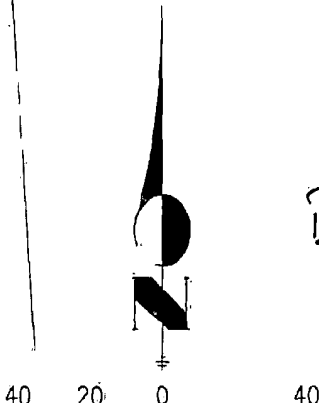
SPECIAL WARRANTY DEED  
REC. NO. 2018073106

POINT OF BEGINNING



SOLSTICE RIM BOULEVARD  
REC. NO. 2018072972

N30°42'05"W 5630.08'



ORIGINAL SCALE: 1" = 40'

BASIS OF BEARING  
SOUTH LINE SE 1/4 SEC. 19  
S89°56'24"E 2632.95'

TITAN ROAD  
(R.O.W. VARIES)  
REC. NO. 2015080636

POINT OF COMMENCEMENT  
SE COR. SEC. 19  
T6S, R68W, 6TH P.M.  
3-1/4" ALUMINUM CAP IN A RANGE BOX  
STAMPED "LS 28286"

S 1/4 COR. SEC. 19  
T6S, R68W, 6TH P.M.  
RECOVERED 2" ALUMINUM CAP IN R.B.  
STAMPED "LS 28286"

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

RIGHT-OF-WAY VACATION  
SOLSTICE RIM BLVD/EAGLE RIVER ST  
PROJECT NO.: 15504.03  
DATE: 10/18/19

SHEET: 2 OF 2

**J-R ENGINEERING**  
A Westrian Company  
Central 303-740-9388 • Colorado Springs 719-583-2533  
Fort Collins 970-491-9388 • [www.jrengineering.com](http://www.jrengineering.com)

**EXHIBIT B**

**MIRABELLE**

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF MOUNTAIN VIEW LANE AS SHOWN ON THE PLAT OF BRALEY ACRES – FILING NO. 1 RECORDED UNDER RECEPTION NO. 130406 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN;

THENCE N30°54'29"W A DISTANCE OF 5,205.30 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW LANE AS SHOWN ON THE PLAT OF BRALEY ACRES – FILING NO. 1 RECORDED UNDER RECEPTION NO. 130406 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°31'51"W, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 138°11'23" AND AN ARC LENGTH OF 108.53 FEET, TO A POINT OF NON-TANGENT;
2. N00°31'52"W A DISTANCE OF 36.48 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 288.33 FEET, A CENTRAL ANGLE OF 43°33'58" AND AN ARC LENGTH OF 219.24 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, N03°25'17"E A DISTANCE OF 45.97 FEET;

THENCE N36°09'16"E A DISTANCE OF 24.67 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MOUNTAIN VIEW LANE, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S40°05'58"W, HAVING A RADIUS OF 348.33 FEET, A CENTRAL ANGLE OF 14°25'33" AND AN ARC LENGTH OF 87.70 FEET, TO A POINT OF NON-TANGENT;

THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, N59°27'57"E A DISTANCE OF 37.87 FEET, TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE ON SAID EAST LINE, S00°31'52"E A DISTANCE OF 69.28 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MOUNTAIN VIEW LANE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S59°27'57"W A DISTANCE OF 3.23 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°24'25"W, HAVING A RADIUS OF 348.33 FEET, A CENTRAL ANGLE OF 1°06'30" AND AN ARC LENGTH OF 6.74 FEET, TO A POINT ON SAID EAST LINE, SAID POINT BEING A POINT OF NON-TANGENT;

THENCE ON SAID EAST LINE, S00°31'52"E A DISTANCE OF 256.44 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 18,264 SQUARE FEET OR 0.4193 ACRES.

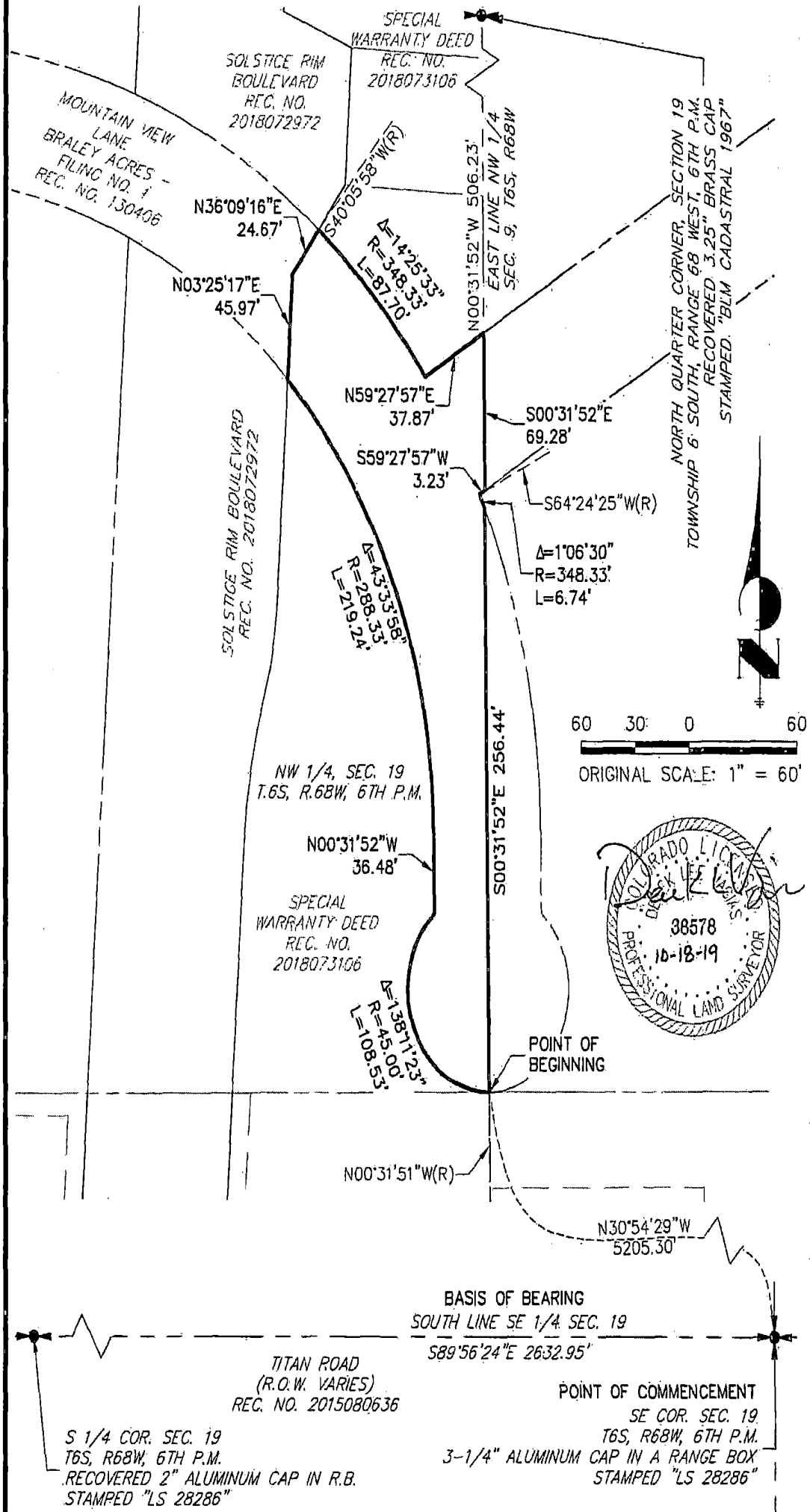
**PROPERTY DESCRIPTION STATEMENT**

I, DEREK LEE VAGIAS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK LEE VAGIAS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38578  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



# EXHIBIT B



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

RIGHT-OF-WAY VACATION-MIRABELLE  
SOLSTICE RIM BLVD/EAGLE RIVER ST  
PROJECT NO.: 15504.03  
DATE: 10/18/19

SHEET: 3 OF 3

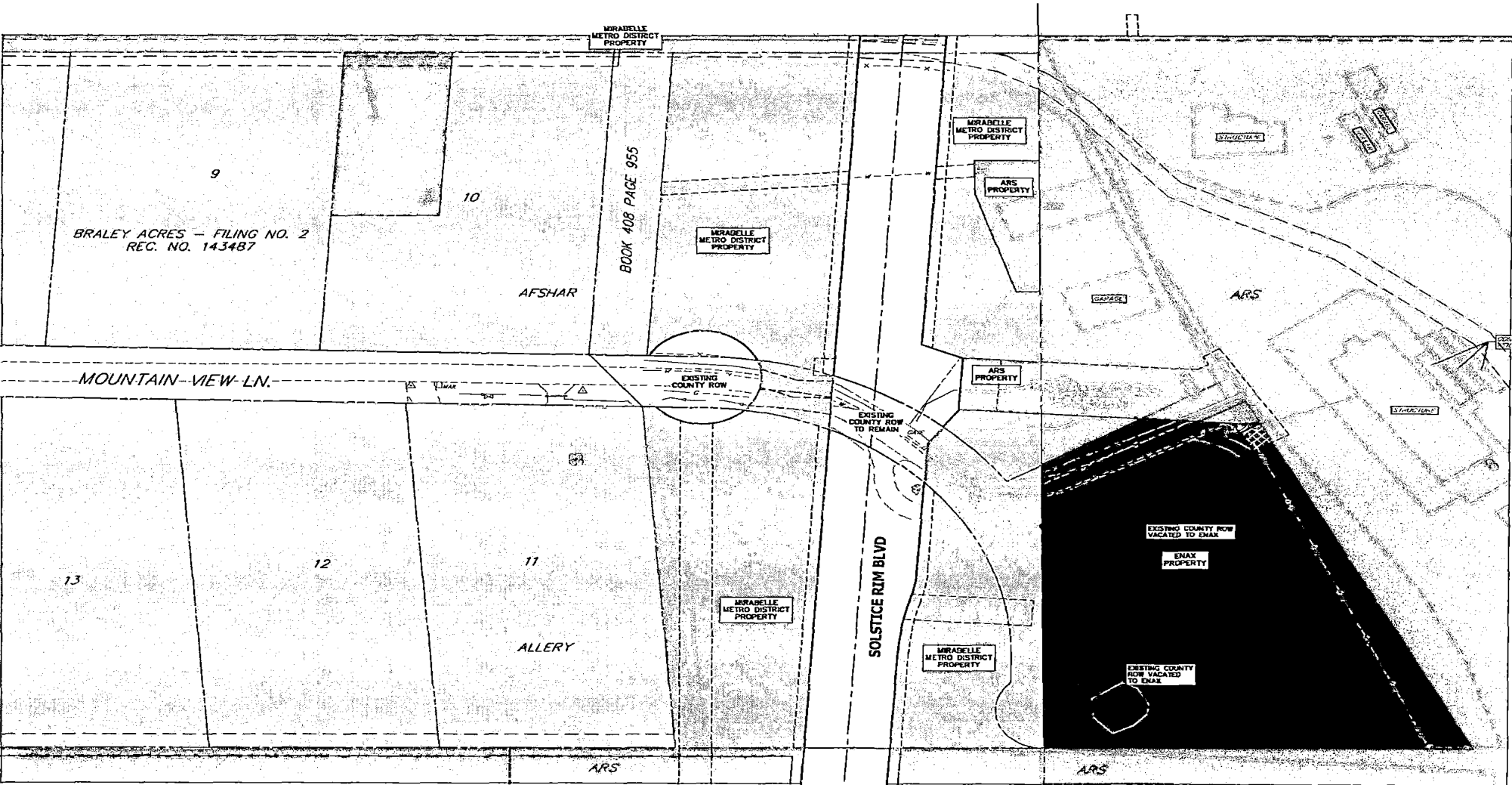


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Fort Collins 970-491-3688 • [www.jrengineering.com](http://www.jrengineering.com)



**MOUNTAIN VIEW LANE ROW VACATION EXHIBIT**  
ENAX PROPERTY



EXISTING COUNTY ROW  
TO BE VACATED TO  
ENAX PROPERTY

50 25 0 50  
ORIGINAL SCALE: 1" = 50'



ROW VACATION EXHIBIT  
MOUNTAIN VIEW LN  
JOB NO. 15504.03  
12/19/2019  
SHEET 1 OF 1

**J-R ENGINEERING**  
A Weisman Company

Central 303-780-5533 • Colorado Springs 719-533-2593  
Fort Collins 970-438-5299 • [www.jr-engineering.com](http://www.jr-engineering.com)



EXHIBIT C

ENAX

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COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN;

THENCE N30°54'29"W A DISTANCE OF 5,205.30 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW LANE AS SHOWN ON THE PLAT OF BRALEY ACRES – FILING NO. 1 RECORDED UNDER RECEPTION NO. 130406 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, N00°31'52"W A DISTANCE OF 256.44 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID WEST LINE, ON THE EASTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW LANE, THE FOLLOWING THREE COURSES:

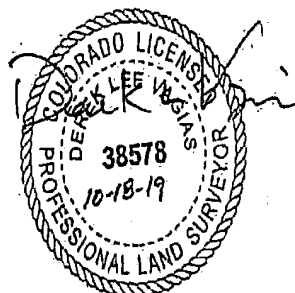
1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S65°30'55"W, HAVING A RADIUS OF 348.33 FEET, A CENTRAL ANGLE OF 23°57'13" AND AN ARC LENGTH OF 145.63 FEET, TO A POINT OF TANGENT;
2. S00°31'52"E A DISTANCE OF 36.48 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S41°16'45"W, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 138°11'23" AND AN ARC LENGTH OF 108.53 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 6,893 SQUARE FEET OR 0.1582 ACRES.

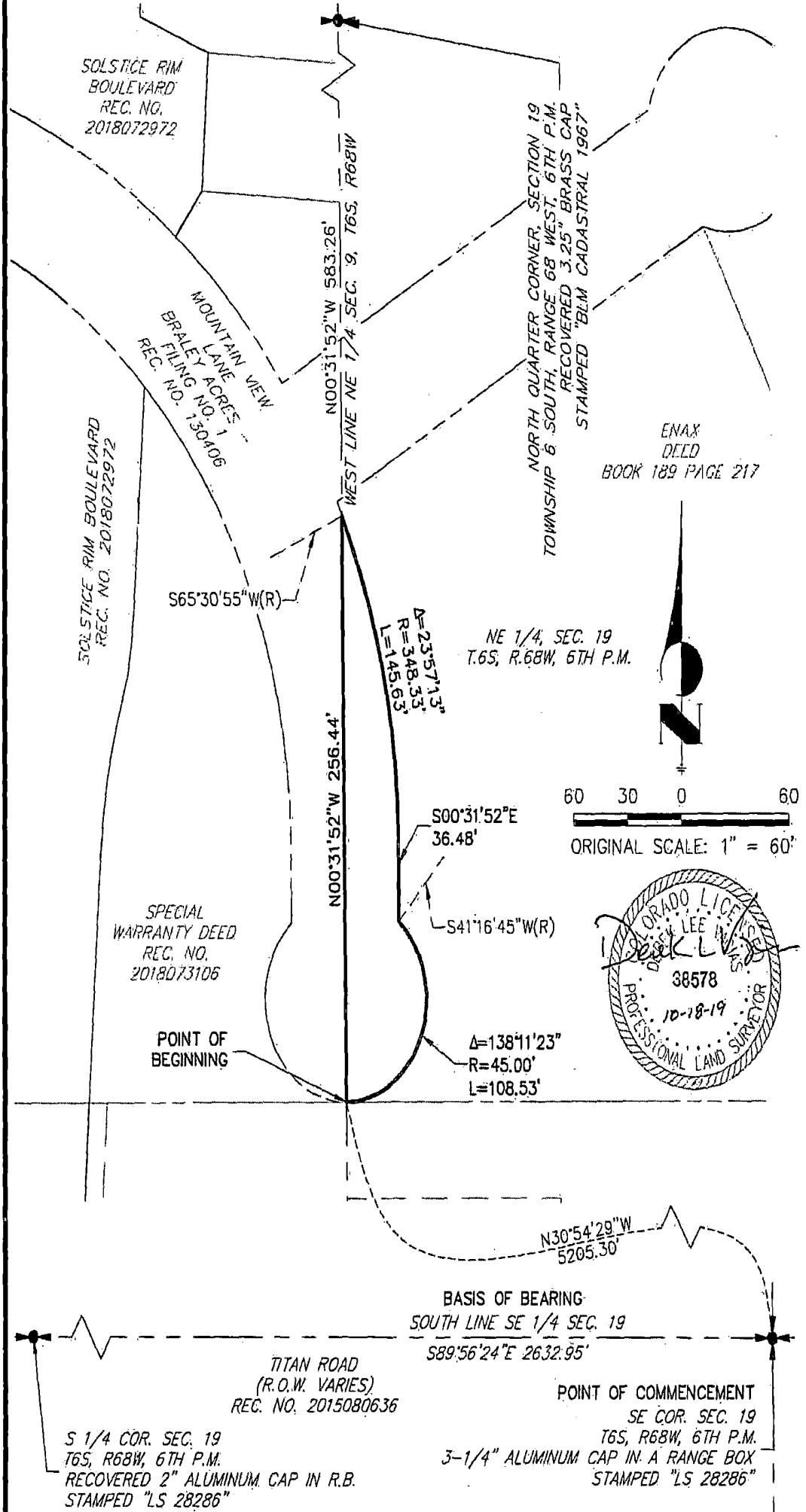
**PROPERTY DESCRIPTION STATEMENT**

I, DEREK LEE VAGIAS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK LEE VAGIAS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38578  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



# EXHIBIT C



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

RIGHT-OF-WAY VACATION-ENAX  
SOLSTICE RIM BLVD/EAGLE RIVER ST  
PROJECT NO.: 15504.03  
DATE: 10/18/19

SHEET: 2 OF 2

**J-R ENGINEERING**  
A Westrian Company

Centennial 303-740-9333 • Colorado Springs 719-593-2580  
Fort Collins 970-491-9333 • [www.jrengineering.com](http://www.jrengineering.com)



EXHIBIT D

ENAX

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COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN;

THENCE N29°29'58"W A DISTANCE OF 5,434.85 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW LANE AS SHOWN ON THE PLAT OF BRALEY ACRES – FILING NO. 1 RECORDED UNDER RECEPTION NO. 130406 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, N00°31'52"W A DISTANCE OF 69.28 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MOUNTAIN VIEW LANE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N59°27'57"E A DISTANCE OF 107.92 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, S86°34'43"E A DISTANCE OF 87.55 FEET;

THENCE N89°11'48"E A DISTANCE OF 22.38 FEET, TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE;

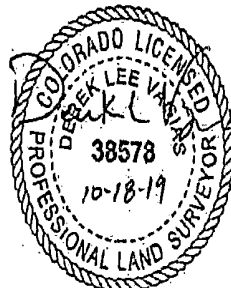
THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S59°27'57"W A DISTANCE OF 234.62 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 6,893 SQUARE FEET OR 0.1582 ACRES.

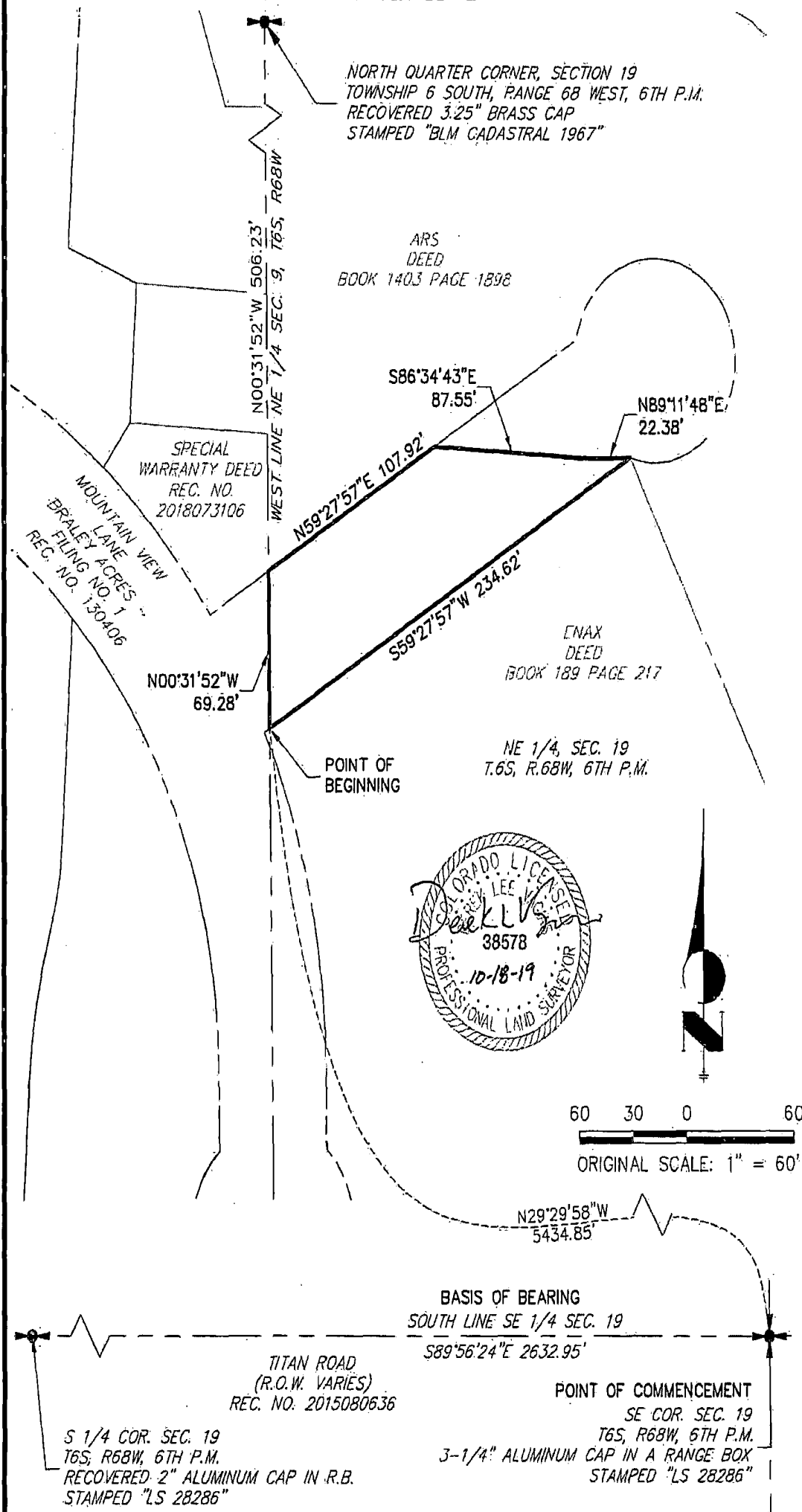
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DEREK LEE VAGIAS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38578  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



# EXHIBIT D



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RIGHT-OF-WAY VACATION-ENAX  
SOLSTICE RIM BLVD/EAGLE RIVER ST  
PROJECT NO.: 15504.03  
DATE: 10/18/19

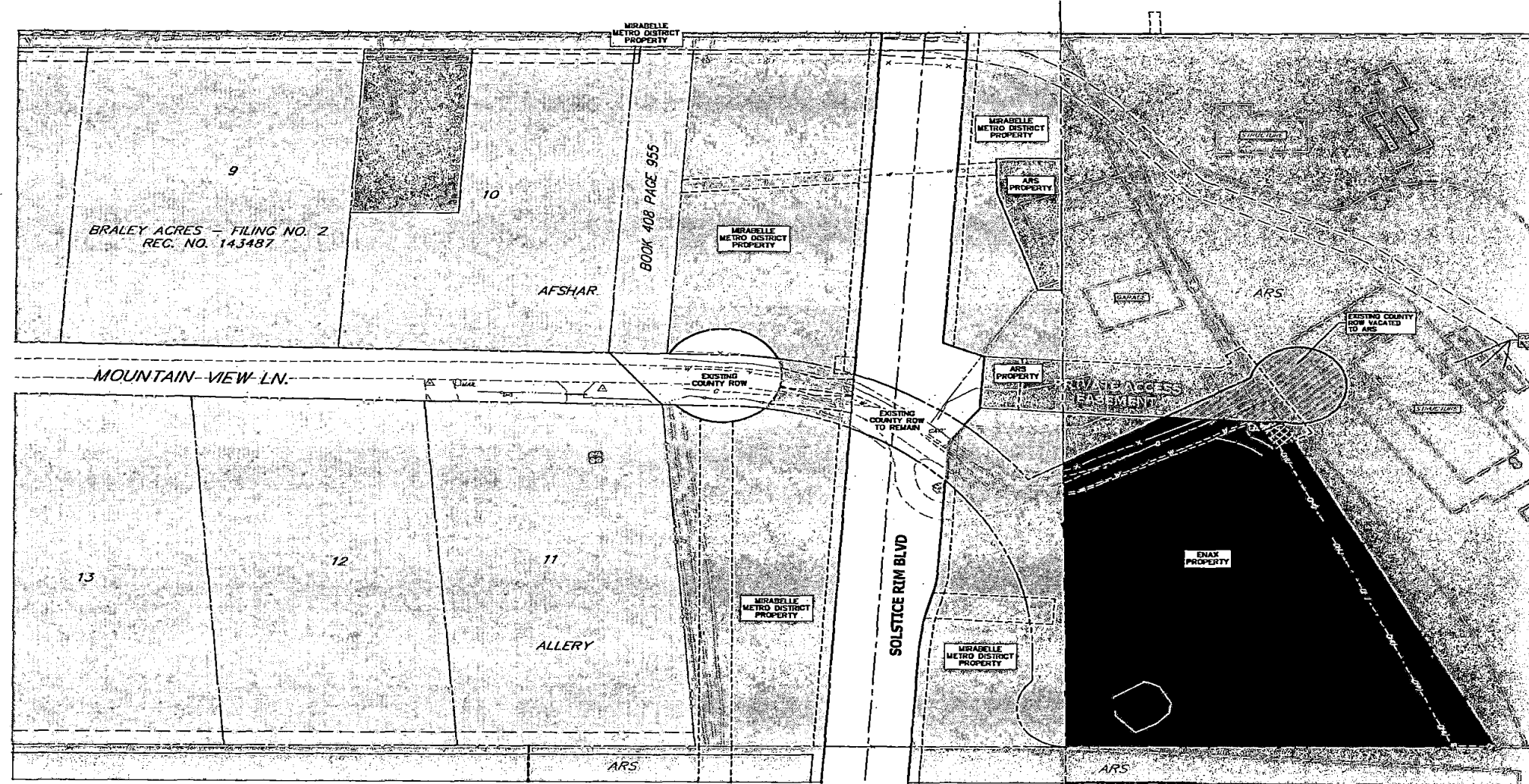
SHEET: 2 OF 2

**J-R ENGINEERING**  
A Westrian Company

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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

# MOUNTIAN VIEW LANE ROW VACATION EXHIBIT

ARS PROPERTY



EXISTING COUNTY ROW  
TO BE VACATED TO  
ARS PROPERTY

50 25 0 50  
ORIGINAL SCALE: 1" = 50'



ROW VACATION EXHIBIT  
MOUNTAIN VIEW LN  
JOB NO. 15504.03  
12/19/2019  
SHEET 1 OF 1

**J-R ENGINEERING**  
A Westlan Company

Central 303-580-6553 • Colorado Springs 719-593-2581  
Fax 303-580-6553 • [www.j-r-engineering.com](http://www.j-r-engineering.com)



EXHIBIT E

ARS

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**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 2" ALUMINUM CAP STAMPED "LS 28286" AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 28286" AT THE SOUTHEAST CORNER, BEARING S89°56'24"E AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 1.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN;

THENCE N27°01'48"W A DISTANCE OF 5,444.15 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW LANE AS SHOWN ON THE PLAT OF BRALEY ACRES – FILING NO. 1 RECORDED UNDER RECEPTION NO. 130406 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°11'48"W A DISTANCE OF 22.38 FEET;

THENCE N86°34'43"W A DISTANCE OF 87.55 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MOUNTAIN VIEW LANE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N59°27'57"E A DISTANCE OF 92.05 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S78°43'26"E, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 276°22'46" AND AN ARC LENGTH OF 217.07 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 8,724 SQUARE FEET OR 0.2003 ACRES.

**PROPERTY DESCRIPTION STATEMENT**

I, DEREK LEE VAGIAS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK LEE VAGIAS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38578  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



## A circular professional seal for Roy Lee Kline, a Professional Land Surveyor in the State of Colorado. The seal features the text "COLORADO" at the top, "ROY LEE KLINE" in the center, "PROFESSIONAL LAND SURVEYOR" at the bottom, and "38578" below the name. The date "10-18-49" is stamped across the bottom. The seal is surrounded by a decorative border.

N59°27'57"E  
92.05'

L-S78°43'26"E(R)

N86°34'43"W  
87.55'

S89°11'48"W  
22.38'

POINT OF  
BEGINNING

1  
MOUNTAIN VIEW  
LANE  
BRALEY ACRES -  
FILING NO. 1  
REG. NO. 130406

NE 1/4, SEC. 19  
T.6S, R.68W, 6TH P.M.

$N 27^{\circ} 01' 48'' W$   
 $\underline{5444.15}$

ENAX  
DEED  
BOOK 189 PAGE 217

60 30 0 60  
ORIGINAL SCALE: 1" = 60'

BASIS OF BEARING  
SOUTH LINE SE 1/4 SEC. 19  
S89°56'24"E 2632.95'

TITAN ROAD  
(R.O.W. VARIES)  
REC. NO. 2015080636

S 1/4 COR. SEC. 19  
T6S, R68W, 6TH P.M.  
RECOVERED 2" ALUMINUM CAP IN R.B.  
STAMPED "LS 28286"

POINT OF COMMENCEMENT  
SE COR. SEC. 19  
T6S, R68W, 6TH P.M.  
NUM CAP IN A RANGE BOX  
STAMPED "LS 28286"

RIGHT-OF-WAY VACATION-ARS  
SOLSTICE RIM BLVD./EAGLE RIVER ST  
PROJECT NO.: 15504.03  
DATE: 10/18/19



**J-R ENGINEERING**  
A Westrian Company

Centennial 303-740-9333 • Colorado Springs 719-593-2553  
Fort Collins 970-491-9388 • [www.jengineering.com](http://www.jengineering.com)