

RESOLUTION NO. R-021- 011

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

RESOLUTION VACATING A PORTION OF WEST PARKER ROAD, LOCATED IN  
THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF  
THE 6TH P.M. DOUGLAS COUNTY, COLORADO. PROJECT FILE: SB2020-067.

*WHEREAS*, the Board of County Commissioners desires to vacate a portion of West Parker Road right-of-way, located in the northwest 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 January 12, 2021; 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 December 18, 2020; and

*WHEREAS*, notice of said public hearing was published in the Douglas County News-Press on December 24, 2020; and

*WHEREAS*, notice of said public hearing was posted on December 21, 2020; 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*, the vacation of a portion of West Parker Road will not leave any land adjoining said right-of-way without an established public road or private access easement connecting said land with another established public road; 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 Comprehensive Master Plan and Transportation Plan; and

*WHEREAS*, the vacation of the portion of West Parker Road will not diminish the ability to provide adequate emergency services and will not increase the cost of services; 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 northwest 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

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 12<sup>th</sup> day of January, 2021, in Castle Rock, Douglas County, Colorado.

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


BY: 

DocuSigned by:  
*Lora L. Thomas*  
A4003FF63DE6444

  
LORA L. THOMAS, Chair

ATTEST: 

DocuSigned by:  
*Kristin Randlett*  
4DDF70F519BB420

DocuSigned by:  


  
KRISTIN RANDETT, Clerk to the Board

**EXHIBIT A  
WEST PARKER ROAD  
PRESCRIPTIVE RIGHT OF WAY VACATION  
LEGAL DESCRIPTION**

A PARCEL OF LAND BEING ALL OF THAT QUITCLAIM DEED RECORDED AT RECEPTION NO. 2020106434 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO, SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEASTERLY CORNER OF LOT 19, MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 7 RECORDED AT RECEPTION NO. 2005057700 IN SAID RECORDS, SAID CORNER BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF TRACT J, MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7B RECORDED AT RECEPTION NO. 2006099830 IN SAID RECORDS AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 AND CONSIDERING SAID NORTH LINE TO BEAR NORTH 88°08'18" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT J THE FOLLOWING TWO (2) COURSES:

- 1.) NORTH 88°08'18" EAST, A DISTANCE OF 91.15 FEET;
- 2.) SOUTH 68°41'39" EAST, A DISTANCE OF 99.93 FEET TO THE WESTERLY RIGHT-OF-WAY OF MERIDIAN VILLAGE PARKWAY, RECORDED AT RECEPTION NO. 2020018590 IN SAID RECORDS;

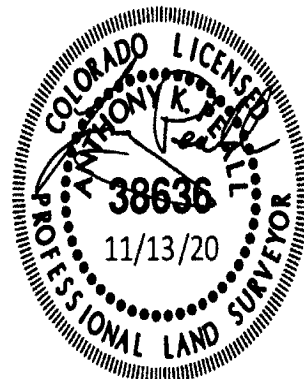
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 17°44'39" EAST, A DISTANCE OF 75.79 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID LOT 19;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 19 THE FOLLOWING TWO (2) COURSES:

- 1.) NORTH 69°38'43" WEST, A DISTANCE OF 198.95 FEET;
- 2.) NORTH 29°45'28" WEST, A DISTANCE OF 41.85 FEET TO THE POINT OF BEGINNING.

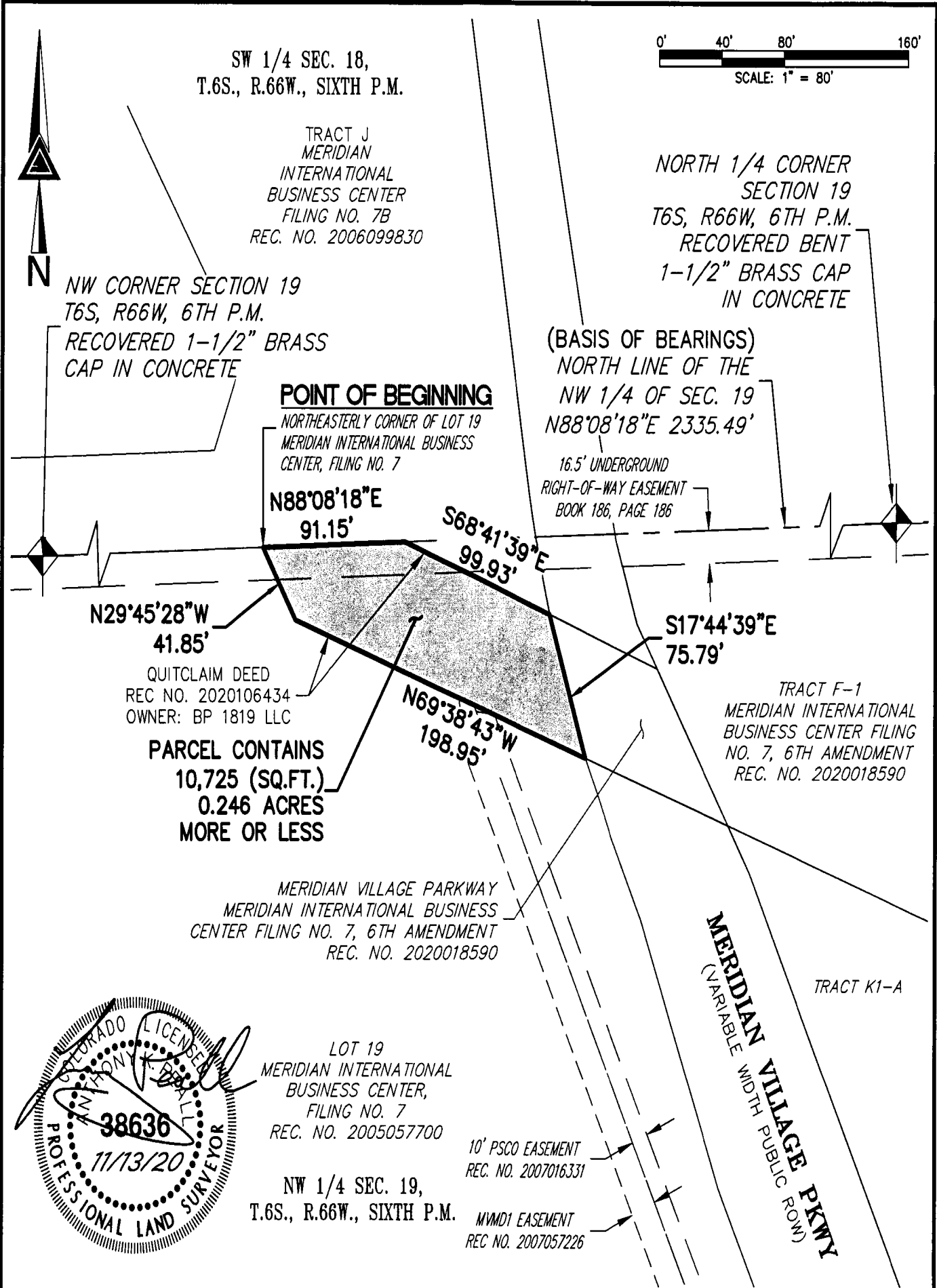
CONTAINING AN AREA OF 0.246 ACRES, (10,725 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



ANTHONY K. PEALL, PLS 38636  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE SUITE 1, LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A  
PRESCRIPTIVE RIGHT OF WAY VACATION EXHIBIT  
NW 1/4 SECTION 19 T6S, R66W, 6TH PM  
DOUGLAS COUNTY, COLORADO



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

PATH:  
DWG NAME: MB LAND LLC PARCEL.DWG  
DWG: AMB CHK: AKP  
DATE: 11/13/2020  
SCALE: 1" = 80'

Q:\161920-01 - Meridian Parcel 6 Plat\Drawg\EXHIBITS  
**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave,  
Suite 1  
Littleton, Colorado 80122  
Phone: (303)713-1898  
Fax: (303)713-1897  
www.aztecconsultants.com

**WEST PARKER ROAD**  
NW 1/4 SEC. 19, T.6S., R.66W., SIXTH P.M.  
DOUGLAS COUNTY, COLORADO  
JOB NUMBER 161920-01 2 OF 2 SHEETS