

**RESOLUTION NO. R-022- 031**

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

**A RESOLUTION VACATING A PORTION OF PLATTED RIGHT-OF-WAY  
LOCATED IN THE SW ¼ OF SECTION 24,  
TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
DOUGLAS COUNTY, COLORADO**

**WHEREAS**, the 30' right-of-way was dedicated by plat as shown on Sunshine Acres, recorded at Reception No. 101578; and

**WHEREAS**, the 30' right-of-way has never been developed or used for right-of-way purposes; and

**WHEREAS**, the Board of County Commissioners desires to vacate a 30' platted right-of-way adjacent to Wildlife Way right-of-way, along the western boundary of Lot 20, in Sunshine Acres, located in the NW ¼ of Section 24, Township 6 South, Range 69 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 Planning Commission held a public hearing concerning the road vacation on February 28, 2022; and

**WHEREAS**, the Board of County Commissioners held a public hearing concerning the road vacation on March 8, 2022; and

**WHEREAS**, written notice of said hearing was mailed by first-class postage to each abutting landowner on February 12, 2022; and

**WHEREAS**, notice of said public hearing was published in the Douglas County News-Press on February 10, 2022; and

**WHEREAS**, notice of said public hearing was posted on February 14, 2022; 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 30' of right-of-way is located entirely within the unincorporated area of Douglas County; and

**WHEREAS**, the vacated 30' of right-of-way does not constitute the boundary line between two counties; and

**WHEREAS**, the vacated 30' of right-of-way does not constitute the boundary of a city or town; and

**WHEREAS**, the vacation of a portion of right-of-way, as depicted on Exhibit A, will not leave any land adjoining this portion of 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 30' of right-of-way 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 30' of right-of-way 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 the platted 30' of right-of-way, adjacent to Wildlife Way right-of-way along the western boundary of Lot 20, located in the NW ¼ of Section 24, Township 6 South, Range 69 West of the 6th P.M., Douglas County, Colorado, more particularly shown and described on Exhibit A attached hereto and incorporated herein, is hereby vacated; and title to the vacated land shall vest in the land abutting the roadway as Lot 20, Sunshine Acres.

- 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 8th day of March, 2022, in Castle Rock, Douglas County, Colorado.

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

**BY:**

DocuSigned by:



2322EAGEBA05420...

**ABE LAYDON, Chair**

**ATTEST:**

DocuSigned by:



4D0E70F519BB420...

**KRISTIN RANDLETT, Clerk to the Board**

DocuSigned by:



EXHIBIT A - VACATION (Page 1 of 2)

TO WHOM IT MAY CONCERN:

FROM: L.G. "GUS" CHAMBERS, PLS  
CHAMBERS CONSULTING, INC.  
MORRISON, CO 80465

DATE: ~~October 28, 2021~~

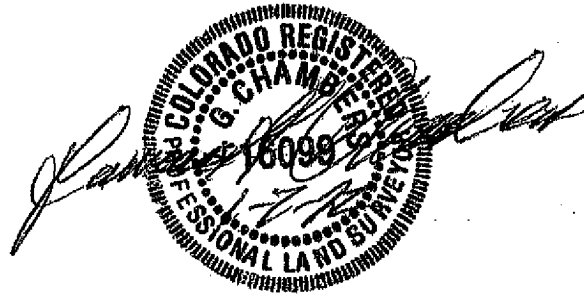
REVISED DATE: January 7, 2022

SUBJECT: ROW DESCRIPTION FOR VACATION - DOUGLAS COUNTY  
ADJOINING 10514 WILDLIFE WAY, LITTLETON, CO

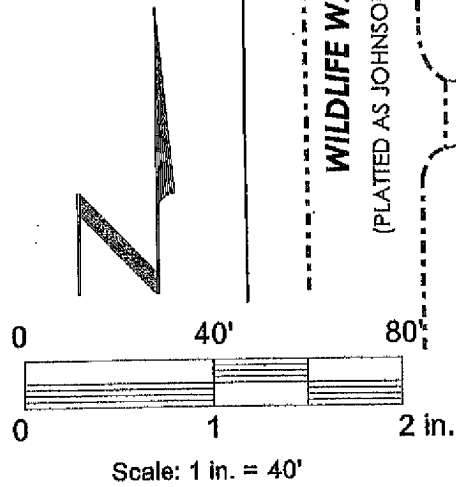
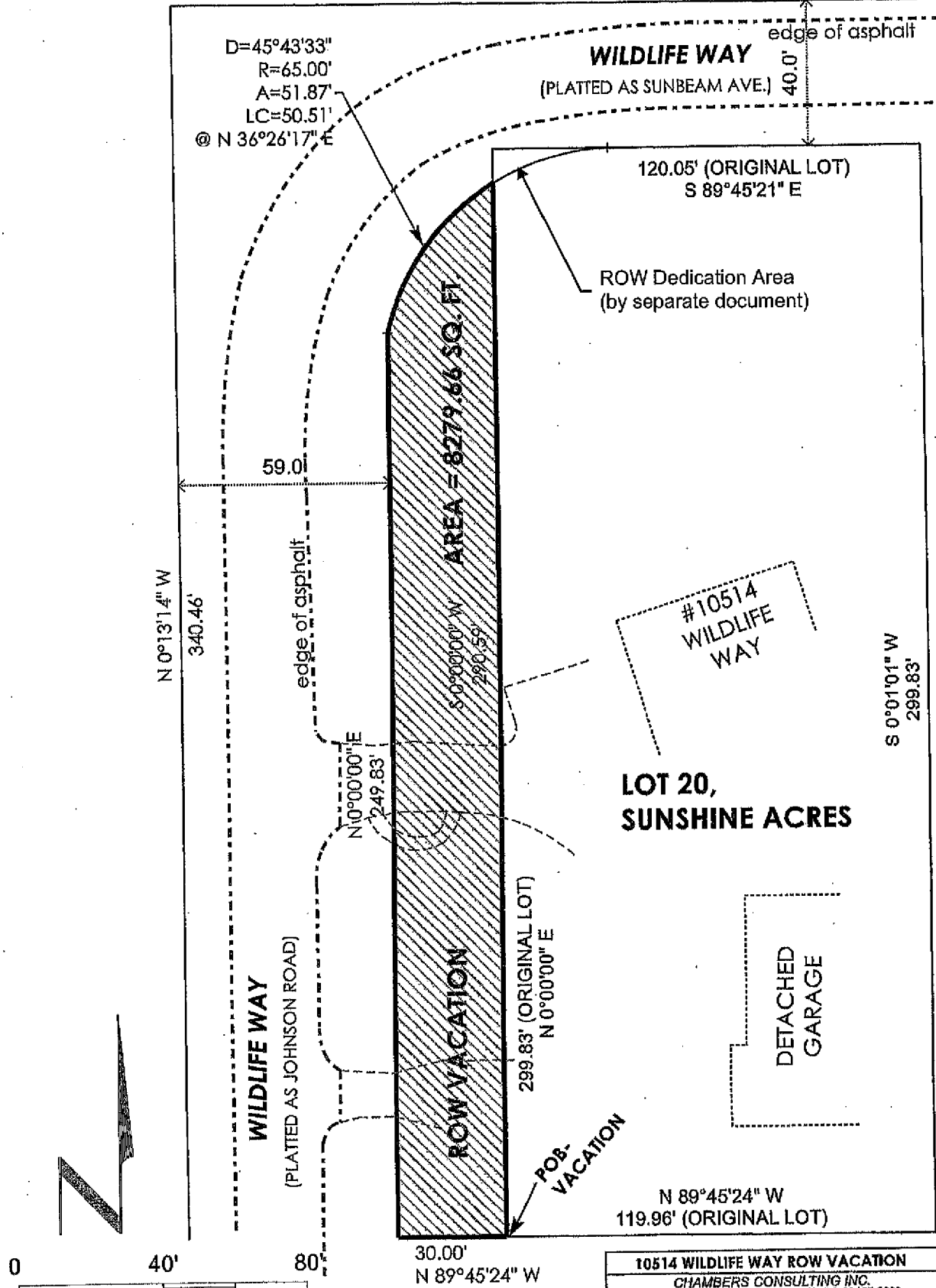
A portion of the platted 30 foot wide Right of Way (ROW) of Wildlife Way (Johnson Road) as dedicated to Douglas County at Reception No. 101518, dated Sept. 25, 1957, adjoining Lot 20, SUNSHINE ACRES in the NW¼ of Section 24, Township 6 South, Range 69 West of the 6<sup>th</sup> Principal Meridian, more particularly described as follows:

Beginning at the SW corner of said Lot 20, thence N 89°45'24" W 30.00'; thence N 0°00'00" E 249.83' to a point of curve; thence along a non-tangent curve to the right having a central angle of 45°43'33", a radius of 65.00', a length of 51.87' and a long chord which bears N 36°26'17" E 50.51' to a point on the west line of said Lot 20; thence S 0°00'00" W, along said west line, 290.59' to the Point of Beginning, containing 8279.66 Square Feet (0.190 Acres), County of Douglas, State of Colorado.

Description prepared by:  
Lawrence G. Chambers, PLS  
Colorado Registration No. 16099  
Chambers Consulting, Inc.  
805 Bear Creek Ave. - P.O. Box 339  
Morrison, CO 80465  
303-697-0650



**EXHIBIT A - VACATION (Page 2 of 2)**



<b>10514 WILDLIFE WAY ROW VACATION</b>		
CHAMBERS CONSULTING INC. MAIL: P.O. BOX 339, MORRISON, CO 80466-0339 303-597-0650 chambers@chamberscon.com		
SCALE: 1 INCH = 40 FEET	DATE: 10-27-2021 REV: 1-6-2022	DRAWN BY: LGC & JARC
FILE NAME: WILDLIFE.TRV	COUNTY: DOUGLAS	DRAWING NO.: 21-1681