

RESOLUTION NO. R-023- 058

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

**A RESOLUTION VACATING PORTIONS OF MERIDIAN BOULEVARD AND JAMAICA STREET,
LOCATED IN THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 6 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO**

WHEREAS, the Board of County Commissioners desires to vacate portions of Meridian Boulevard and Jamaica Street rights-of-way, both located in the northwest ¼ of Section 11, Township 6 South, Range 67 West of the 6th P.M., Douglas County, Colorado, and more specifically described on Exhibits A through F, 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 vacation of portions of Meridian Boulevard and Jamaica Street on May 9, 2023; and

WHEREAS, written notice of said public hearing for the vacation of portions of Meridian Boulevard and Jamaica Street were mailed by first-class mail to each abutting landowner on April 10, 2023; and

WHEREAS, notice of said public hearing was published in the Douglas County News-Press on April 20, 2023; and

WHEREAS, notice of said public hearing was posted on April 19, 2023; 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 Meridian Boulevard and Jamaica Street is located entirely within the unincorporated area of Douglas County; and

WHEREAS, the portion of Meridian Boulevard and Jamaica Street does not constitute the boundary line between two counties; and

WHEREAS, the portion of Meridian Boulevard and Jamaica Street does not constitute the boundary of a city or town; and

WHEREAS, Section 43-2-302(1)(f), C.R.S., authorizes the Board of County Commissioners to convey:

- A portion of Meridian Boulevard, described in Exhibit A, to the owners of Tract A as shown on the Meridian Office Park Filing No. 1, 2nd Amendment; and
- A portion of Meridian Boulevard and Jamaica Street, described in Exhibit B, to the owners of Lot 3A, Block 20 as shown on the Meridian Office Park Filing No. 1, 8th Amendment; and

- A portion of Meridian Boulevard, described in Exhibit C, to the owners of Tract B as shown on the Meridian Office Park Filing No. 1, 5th Amendment; and
- A portion of Meridian Boulevard, described in Exhibit D, to the owners of Tract B as shown on the Meridian Office Park Filing No. 1, 5th Amendment; and
- A portion of Meridian Boulevard, described in Exhibit E, to the owners of Lot 1 Block 28 as shown on the Meridian Office Park Filing No. 1, 5th Amendment; and
- A portion of Meridian Boulevard, described in Exhibit F, to the owners of Tract B as shown on the Meridian Office Park Filing No. 1, 5th Amendment; and

WHEREAS, the vacation of portions of Meridian Boulevard and Jamaica Street 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 portions of Meridian Boulevard and Jamaica Street are 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 portions of Meridian Boulevard and Jamaica Street 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 portions of Meridian Boulevard and Jamaica Street, located in the northwest $\frac{1}{4}$ of Section 11, Township 6 South, Range 67 West of the 6th P.M. Douglas County, Colorado, more particularly described on Exhibits A - F, attached hereto and incorporated herein; are hereby vacated; and


Pursuant to Section 43-2-302(1)(f), C.R.S., that the vacated portions of Meridian Boulevard and Jamaica Street, as depicted in Exhibits A through F, shall vest as follows:

- A portion of Meridian Boulevard, described in Exhibit A, to the owners of Tract A as shown on the Meridian Office Park Filing No. 1, 2nd Amendment; and
- A portion of Meridian Boulevard and Jamaica Street, described in Exhibit B, to the owners of Lot 3A, Block 20 as shown on the Meridian Office Park Filing No. 1, 8th Amendment; and
- A portion of Meridian Boulevard, described in Exhibit C, to the owners of Tract B as shown on the Meridian Office Park Filing No. 1, 5th Amendment; and
- A portion of Meridian Boulevard, described in Exhibit D, to the owners of Tract B as shown on the Meridian Office Park Filing No. 1, 5th Amendment; and
- A portion of Meridian Boulevard, described in Exhibit E, to the owners of Lot 1 Block 28 as shown on the Meridian Office Park Filing No. 1, 5th Amendment; and
- A portion of Meridian Boulevard, described in Exhibit F, to the owners of Tract B as shown on the Meridian Office Park Filing No. 1, 5th Amendment.

PASSED AND ADOPTED this 9th day of May, 2023, in Castle Rock, Douglas County, Colorado.

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

DocuSigned by:



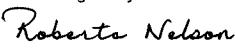
By: Abe Laydon

2322FEA9FBA06429...

DS

Chair

DocuSigned by:



By: ROBERTA NELSON

EDCE6DD0F2A54002

ATTEST:

Deputy Clerk




EXHIBIT A
MERIDIAN BOULEVARD
RIGHT OF WAY VACATION
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF MERIDIAN BOULEVARD AS SHOWN ON MERIDIAN OFFICE PARK FILING NO. 1, SECOND AMENDMENT AS RECORDED UNDER RECEPTION NO. 332446, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 3A, BLOCK 20, MERIDIAN OFFICE PARK FILING NO. 1, EIGHTH AMENDMENT AS RECORDED AT RECEPTION NO. 199744550 IN SAID RECORDS, WHENCE THE EASTERLY BOUNDARY OF SAID LOT 3A BEARS NORTH 16°33'45" WEST, A DISTANCE OF 290.00, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF SAID MERIDIAN BOULEVARD, NORTH 38°52'56" EAST, A DISTANCE OF 203.79 FEET;

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTH 51°07'04" EAST, A DISTANCE OF 3.73 FEET;

THENCE SOUTH 39°03'22" WEST, A DISTANCE OF 33.11 FEET;

THENCE SOUTH 38°47'43" WEST, A DISTANCE OF 7.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 533.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°56'23", AN ARC LENGTH OF 120.49 FEET;

THENCE SOUTH 25°51'20" WEST, A DISTANCE OF 44.54 FEET;

THENCE NORTH 51°07'04" WEST, A DISTANCE OF 27.41 FEET TO THE **POINT OF BEGINNING**.

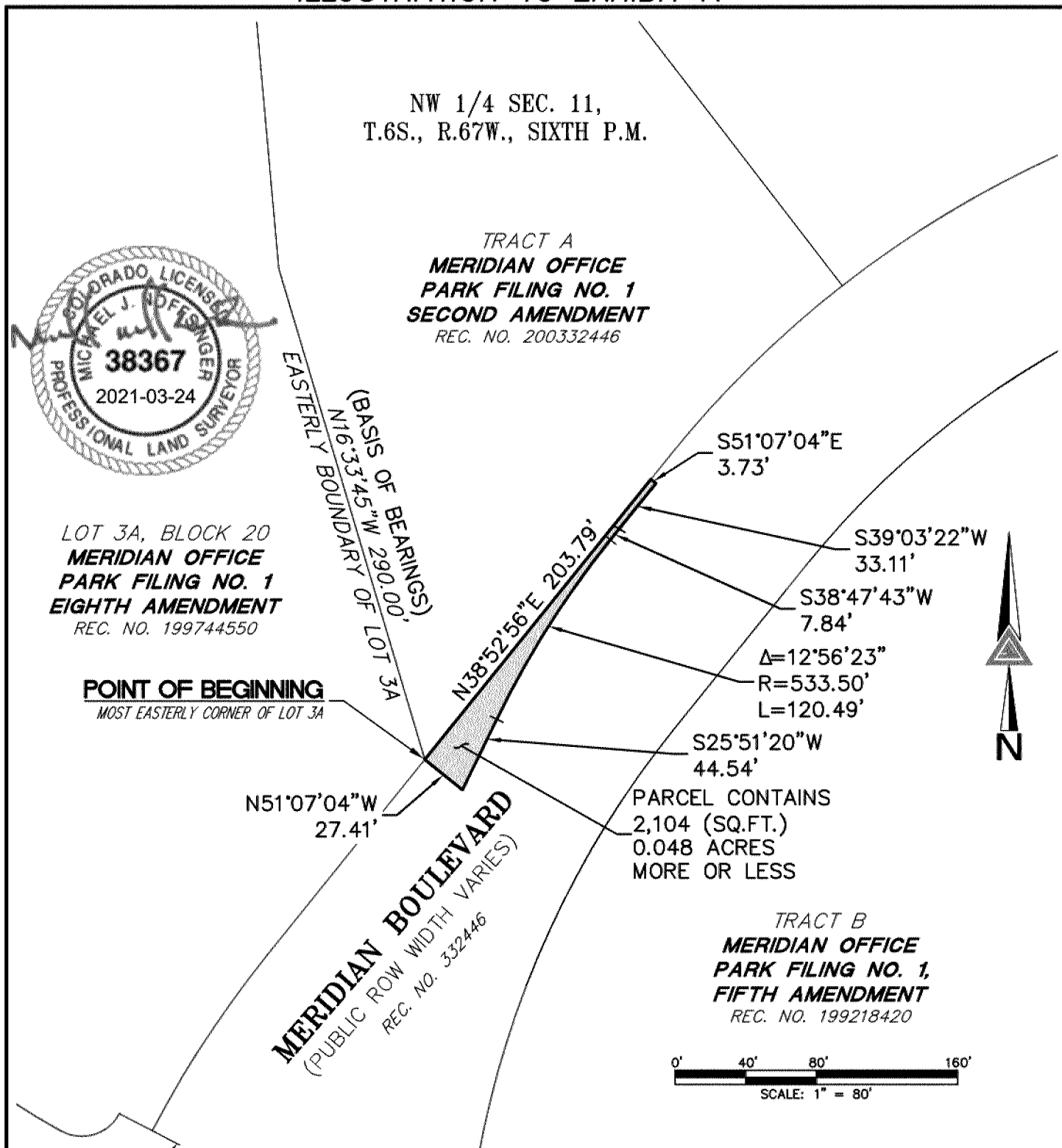
CONTAINING AN AREA OF 0.048 ACRES, (2,104 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



MICHAEL J. NOFFSINGER, PLS 38367
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT A



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

PATH: _____
 DWG NAME: _____
 DWG: RBA CHK: MJN
 DATE: 01-14-2021
 SCALE: 1" = 80'

Right-of-Way vacation 1.dwg



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

Q:\49318-17 - Jamaica & Meridian Project\Draw\EXHIBITS\Right of Way Vacations

ROW VACATION

NW 1/4 SEC 11, T6S, R67W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

JOB NUMBER 49318-17

2 OF 2 SHEETS

EXHIBIT B
MERIDIAN BOULEVARD AND JAMAICA STREET
RIGHT OF WAY VACATION
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF MERIDIAN BOULEVARD AND JAMAICA STREET AS SHOWN ON MERIDIAN OFFICE PARK FILING NO. 1, SECOND AMENDMENT AS RECORDED UNDER RECEPTION NO. 332446, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 3A, BLOCK 20, MERIDIAN OFFICE PARK FILING NO. 1 EIGHTH AMENDMENT AS RECORDED AT RECEPTION NO. 199744550 IN SAID RECORDS, WHENCE THE EASTERLY BOUNDARY OF SAID LOT 3A BEARS NORTH 16°33'45" WEST, A DISTANCE OF 290.00, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 51°07'04" EAST, A DISTANCE OF 27.41 FEET;

THENCE SOUTH 25°51'20" WEST, A DISTANCE OF 84.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 423.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°01'05", AN ARC LENGTH OF 325.36 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID JAMAICA STREET, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 95.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 51°19'51" WEST;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°52'24", AN ARC LENGTH OF 32.95 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 604.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°28'03", AN ARC LENGTH OF 68.18 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 450.00 FEET;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'47", AN ARC LENGTH OF 18.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 803.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 77°50'51" WEST;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'00", AN ARC LENGTH OF 58.67 FEET;

THENCE NORTH 16°20'09" WEST, A DISTANCE OF 198.35 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SAID JAMAICA STREET, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 505.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 64°27'41" EAST;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°20'48", AN ARC LENGTH OF 311.54 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 24.00 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°33'57", AN ARC LENGTH OF 38.35 FEET;

3. SOUTH 62°26'25" EAST, A DISTANCE OF 21.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF SAID MERIDIAN BOULEVARD, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 604.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 62°26'25" EAST;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°19'21", AN ARC LENGTH OF 119.36 FEET;
2. NORTH 38°52'56" EAST, A DISTANCE OF 141.80 FEET TO THE POINT OF BEGINNING.

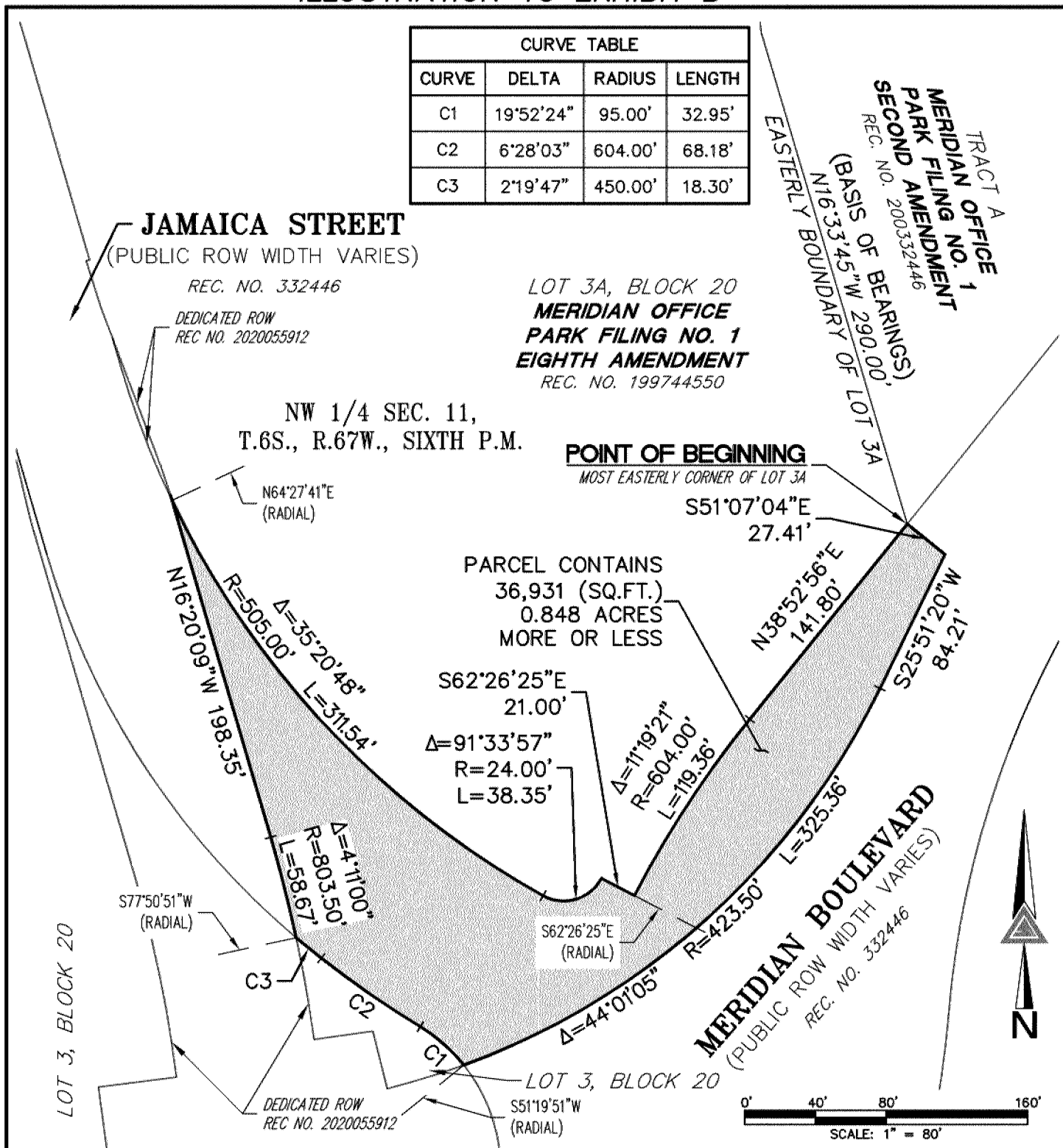
CONTAINING AN AREA OF 0.848 ACRES, (36,931 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



MICHAEL J. NOFFSINGER, PLS 38367
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT B



PATH: _____
 DWG NAME: _____
 DWG: RBA CHK: MJN
 DATE: 01-14-2021
 SCALE: 1" = 80'

Right-of-Way vacation 2.dwg



AZTEC
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Q:\49318-17 - Jamaica & Meridian Project\Drawings\Right of Way Vacations

ROW VACATION
 NW 1/4 SEC 11, T6S, R67W, 6TH P.M.
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 49318-17

3 OF 3 SHEETS

EXHIBIT C
MERIDIAN BOULEVARD
RIGHT OF WAY VACATION
LEGAL DESCRIPTION

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THENCE SOUTH 21°56'57" EAST, A DISTANCE OF 134.58 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 25°51'20" EAST, A DISTANCE OF 134.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 496.50 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'44", AN ARC LENGTH OF 112.76 FEET;

THENCE NORTH 38°52'05" EAST, A DISTANCE OF 26.29 FEET;

THENCE SOUTH 51°07'04" EAST, A DISTANCE OF 24.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID MERIDIAN BOULEVARD;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 38°52'56" WEST, A DISTANCE OF 101.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 540.00 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°50'09", AN ARC LENGTH OF 168.10 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTH 68°57'13" WEST, A DISTANCE OF 7.82 FEET TO THE **POINT OF BEGINNING**.

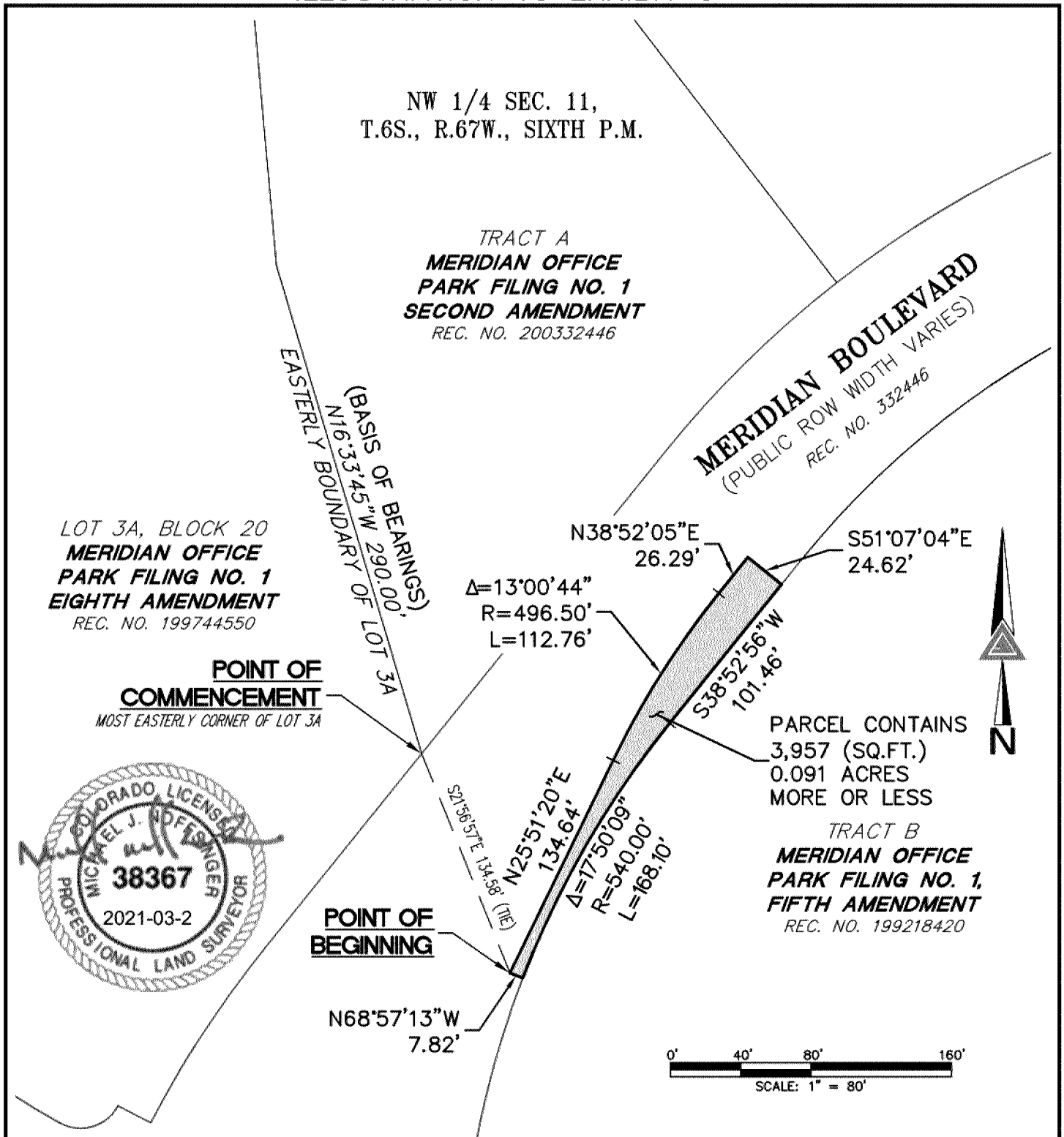
CONTAINING AN AREA OF 0.091 ACRES, (3,957 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



MICHAEL J. NOFFSINGER, PLS 38367
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT C



PATH: _____
 DWG NAME: _____
 DWG: **RBA** CHK: **MJN**
 DATE: **01-14-2021**
 SCALE: **1" = 80'**

Right-of-Way vacation 3.dwg



AZTEC
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Q:\49318-17 - Jamaica & Meridian Project\Draw\EXHIBITS\Right of Way Vacations

ROW VACATION

NW 1/4 SEC 11, T6S, R67W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

JOB NUMBER 49318-17

2 OF 2 SHEETS

EXHIBIT D
MERIDIAN BOULEVARD
RIGHT OF WAY VACATION
LEGAL DESCRIPTION

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THENCE SOUTH 21°56'57" EAST, A DISTANCE OF 134.58 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 68°57'13" EAST, A DISTANCE OF 7.82 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID MERIDIAN BOULEVARD, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 540.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 68°57'13" EAST;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°18'58", AN ARC LENGTH OF 153.78 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 570.00 FEET;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°11'22", AN ARC LENGTH OF 330.18 FEET;

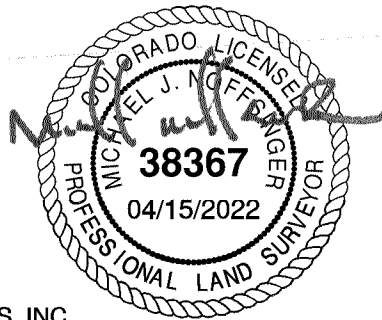
THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTH 52°04'49" WEST, A DISTANCE OF 203.36 FEET;

THENCE NORTH 34°54'21" EAST, A DISTANCE OF 117.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 496.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 24°48'33" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°20'06", AN ARC LENGTH OF 340.86 FEET TO THE **POINT OF BEGINNING**.

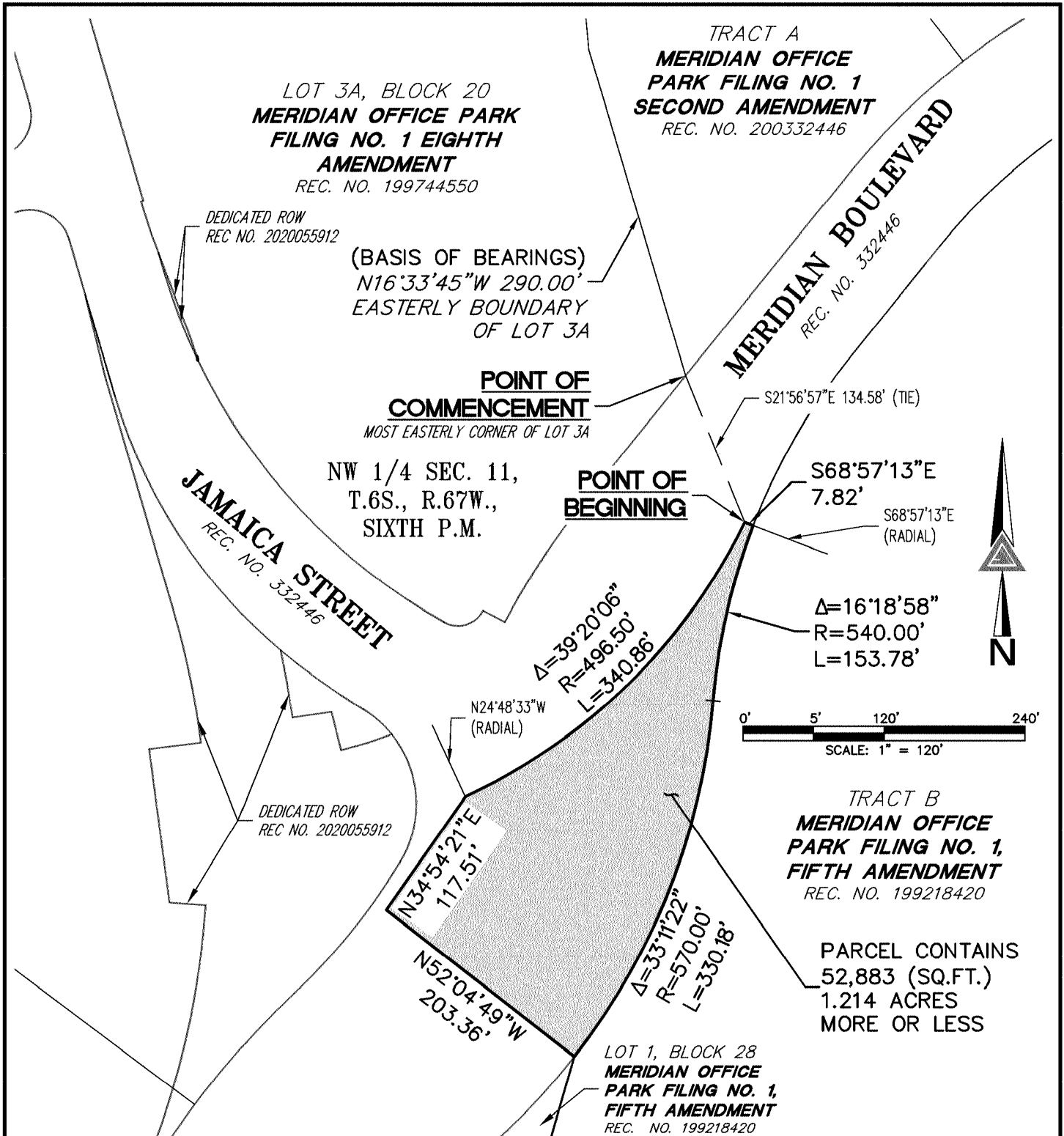
CONTAINING AN AREA OF 1.214 ACRES, (52,883 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



MICHAEL J. NOFFSINGER, PLS 38367
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT D



PATH: _____
 DWG NAME: _____
 DWG: **RBA** CHK: **MJN**
 DATE: **04-15-2022**
 SCALE: **1" = 120'**

Right-of-Way vacation D.dwg



AZTEC
 CONSULTANTS, INC.

Q:\49318-17 - Jamaica & Meridian Project\Drawings\EXHIBITS\Right of Way Vacations

300 East Mineral Ave,
 Suite 1
 Littleton, Colorado 80122
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 www.aztecconsultants.com

ROW VACATION

**NW 1/4 SEC 11, T6S, R67W, 6TH P.M.
 DOUGLAS COUNTY, COLORADO**

JOB NUMBER 49318-17

2 OF 2 SHEETS

EXHIBIT E
MERIDIAN BOULEVARD
RIGHT OF WAY VACATION
LEGAL DESCRIPTION

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THENCE SOUTH 09°17'44" WEST, A DISTANCE OF 588.04 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID MERIDIAN BOULEVARD, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 570.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 52°04'49" WEST, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°16'46", AN ARC LENGTH OF 231.59 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 540.00 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°02'33", AN ARC LENGTH OF 188.90 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTH 48°50'37" WEST, A DISTANCE OF 36.01 FEET;

THENCE NORTH 26°59'28" EAST, A DISTANCE OF 62.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 803.50 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'07", AN ARC LENGTH OF 44.90 FEET;

THENCE NORTH 23°08'25" EAST, A DISTANCE OF 129.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 153.50 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°29'31", AN ARC LENGTH OF 28.11 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 814.50 FEET;

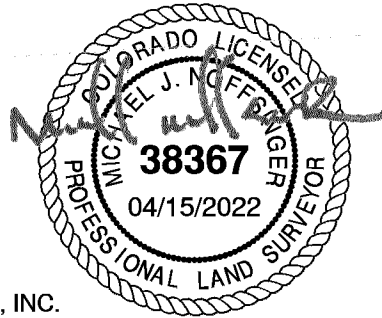
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°02'51", AN ARC LENGTH OF 14.89 FEET;

THENCE NORTH 34°54'21" EAST, A DISTANCE OF 136.00 FEET;

THENCE SOUTH 52°05'49" EAST, A DISTANCE OF 203.36 FEET TO THE **POINT OF BEGINNING**.

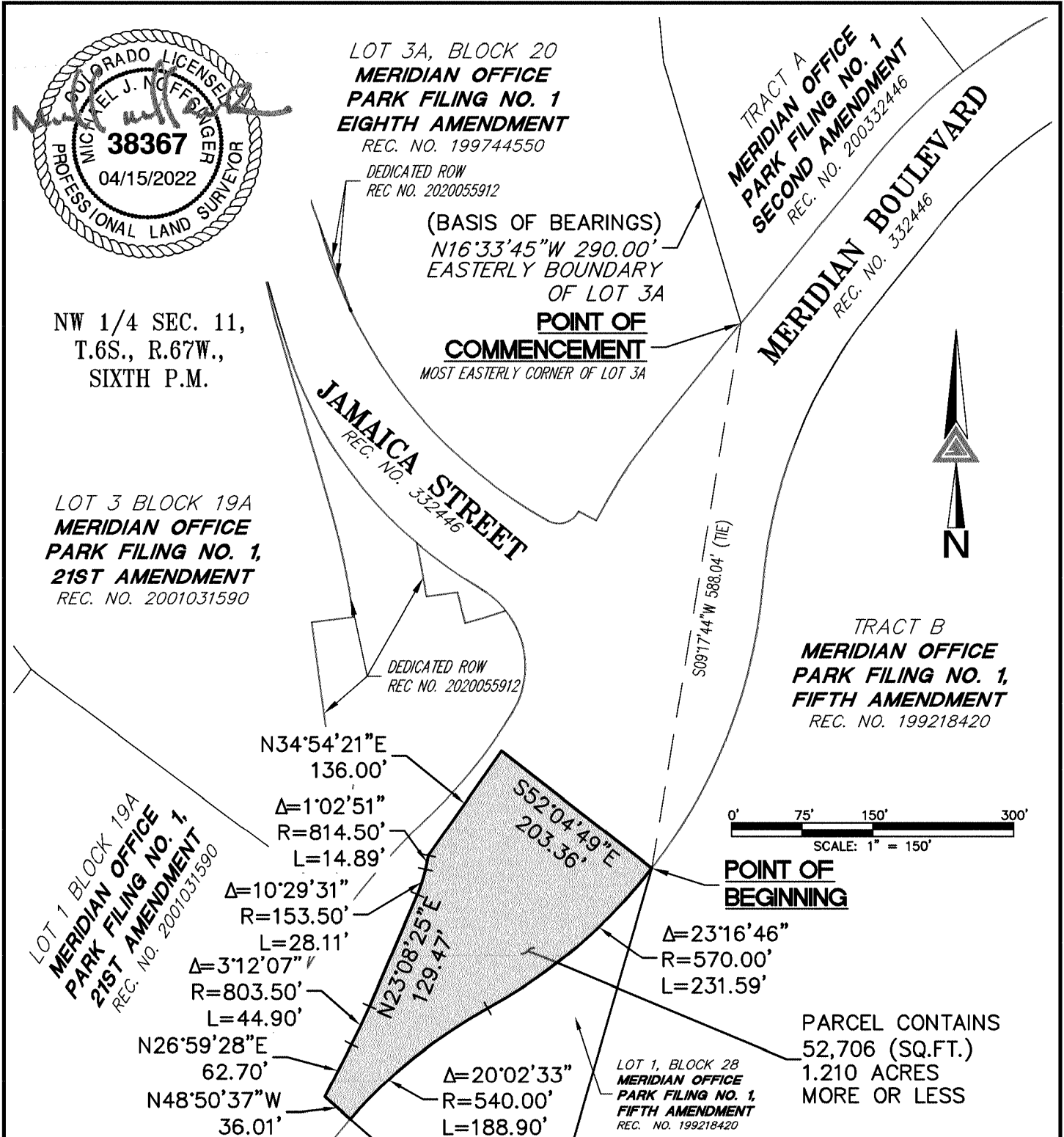
CONTAINING AN AREA OF 1.210 ACRES, (52,706 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



MICHAEL J. NOFFSINGER, PLS 38367
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT E



PATH:
 DWG NAME:
 DWG: **RBA** CHK: **MJN**
 DATE: **04-15-2022**
 SCALE: **1" = 150'**

Right-of-Way vacation E.dwg



AZTEC
 CONSULTANTS, INC.

Q:\49318-17 - Jamaica & Meridian Project\Drawings\EXHIBITS\Right of Way Vacations

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 Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
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 www.aztecconsultants.com

ROW VACATION

NW 1/4 SEC 11, T6S, R67W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

JOB NUMBER 49318-17

3 OF 3 SHEETS

EXHIBIT F
MERIDIAN BOULEVARD
RIGHT OF WAY VACATION
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF MERIDIAN BOULEVARD AS SHOWN ON MERIDIAN OFFICE PARK FILING NO. 1, SECOND AMENDMENT AS RECORDED UNDER RECEPTION NO. 332446, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 3A, BLOCK 20, MERIDIAN OFFICE PARK FILING NO. 1 EIGHTH AMENDMENT AS RECORDED AT RECEPTION NO. 199744550 IN SAID RECORDS, WHENCE THE EASTERLY BOUNDARY OF SAID LOT 3A BEARS NORTH 16°33'45" WEST, A DISTANCE OF 290.00, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE SOUTH 26°10'25" WEST, A DISTANCE OF 944.14 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID MERIDIAN BOULEVARD, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 540.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 48°50'37" EAST, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°09'50", AN ARC LENGTH OF 133.49 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTH 63°00'27" WEST, A DISTANCE OF 24.53 FEET;

THENCE NORTH 26°44'58" EAST, A DISTANCE OF 0.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 36.50 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°45'03", AN ARC LENGTH OF 4.30 FEET;

THENCE NORTH 33°30'01" EAST, A DISTANCE OF 39.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 203.50 FEET;

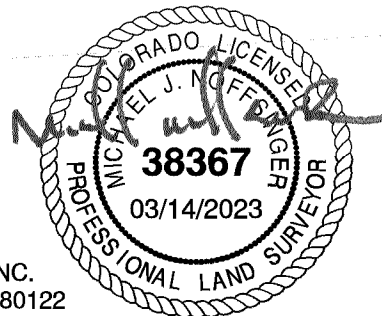
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°30'33", AN ARC LENGTH OF 23.12 FEET;

THENCE NORTH 26°59'28" EAST, A DISTANCE OF 73.76 FEET;

THENCE SOUTH 48°50'37" EAST, A DISTANCE OF 36.01 FEET TO THE **POINT OF BEGINNING**.

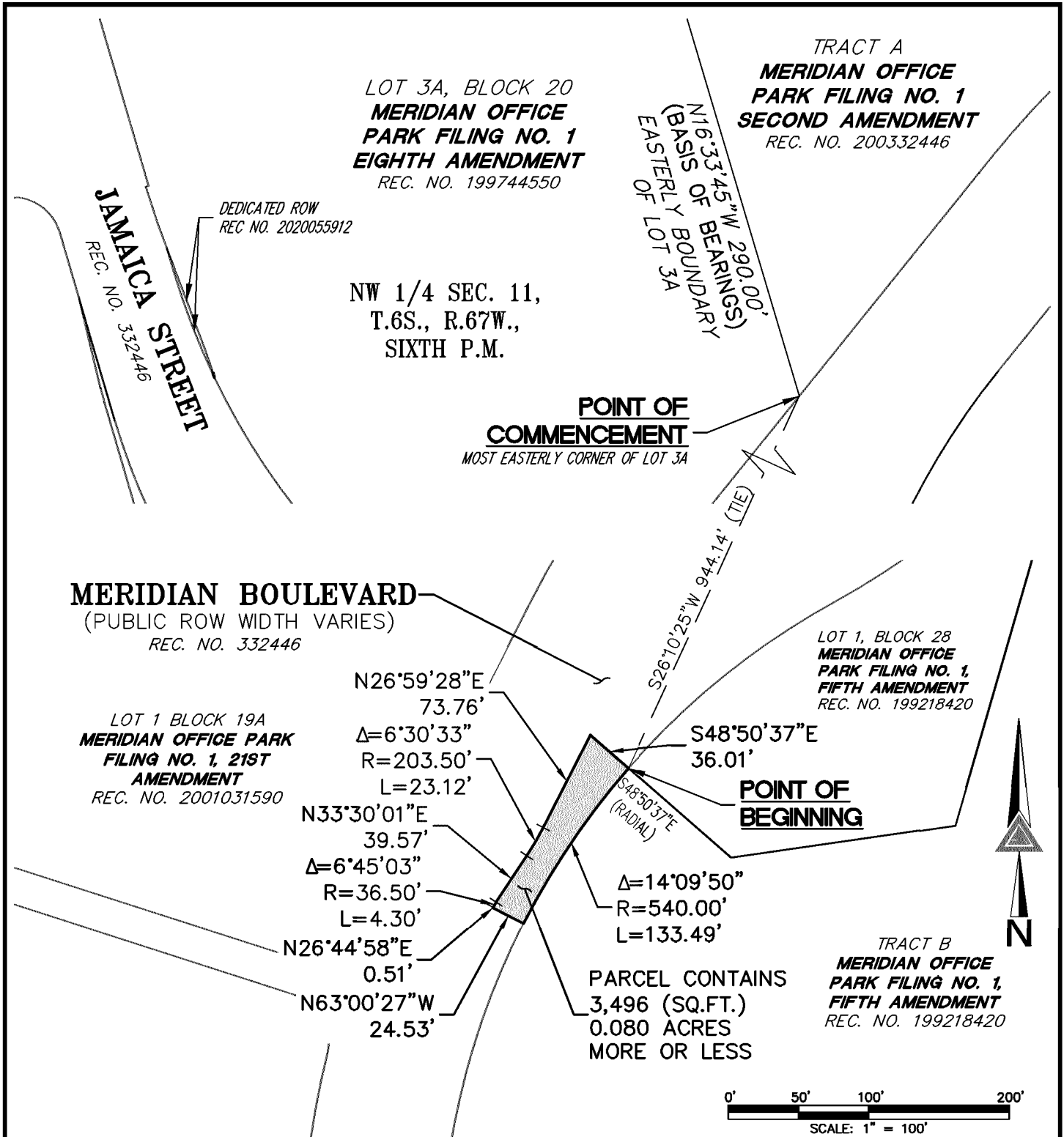
CONTAINING AN AREA OF 0.080 ACRES, (3,496 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



MICHAEL J. NOFFSINGER, PLS 38367
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT F



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

PATH: _____
 DWG NAME: _____
 DWG: RBA CHK: MJN
 DATE: 03-14-2023
 SCALE: 1" = 100'

Right-of-Way vacation 6.dwg



AZTEC
CONSULTANTS, INC.

Q:\49318-17 - Jamaica & Meridian Project\Draw\EXHIBITS\Right of Way Vacations

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2 OF 2 SHEETS