

**Resolution No. R-024 - 036**

**The Board of County Commissioners  
of the County of Douglas, Colorado**

**A Resolution vacating the Subdivision of Perry Park Filing 7, Lots 1 through 5 of Block 3, Apache Court, and a Portion of Apache Drive; and Vacating the Subdivision of Perry Park Filing 2, Tract G and a Portion of Apache Drive**

WHEREAS, Lots 1, 2, 3, 4, and 5, Block 3 and Apache Court and a portion of Apache Drive were platted as shown on Perry Park Filing 7 Plat at Reception No. 1970139875; and

WHEREAS, Tract G and a portion of Apache Drive were platted as shown on Perry Park Filing 2 Plat at Reception No. 1969132453; and

WHEREAS, 15-foot wide trail easements were platted along the common boundaries of Lots 2 and 3 and Lots 4 and 5; and

WHEREAS, 10-foot wide utility easements were platted contiguous to interior lot lines and tracts and along lot lines abutting Apache Court and Apache Drive; and

WHEREAS, 10-foot wide easements were platted along all lot lines that abut streets for cut and fill slopes and snow removal deposits with respect to Apache Court and the vacated portion of Apache Drive; and

Whereas, a 20-foot-wide utility easement was platted along the western property line of Tract G; and

WHEREAS, a temporary turning easement was platted on Tract G; and

WHEREAS, no improvements have been constructed within said lots, tract, easements, or roadways; and

WHEREAS, the owner, Windfield Enterprises, LLC, of the lots and tract and easements desire to vacate the lots, tract, easements, Apache Court, and a portion of Apache Drive from Perry Park Filings 2 and 7 as shown on the plat vacation exhibit, attached hereto and incorporated herein; and

WHEREAS, Article 7C of the Douglas County Subdivision Resolution sets forth a process for the vacation of all or portions of platted subdivisions, including lots, streets, and easements; and

WHEREAS, the Perry Park Architectural Control Committee, Perry Park Metro District, Perry Park Water & Sanitation District, public utilities, and abutting landowners were notified of the proposed plat vacation; and

WHEREAS, a public hearing is required for the vacation of a plat with existing infrastructure and/or public land dedications; and

WHEREAS, all required notices of the public hearing were given as required by Section 707C of the Douglas County Subdivision Resolution; and

WHEREAS, the Board of County Commissioners held a public hearing concerning the plat vacation on March 12, 2024; and

WHEREAS, the subdivision plat vacation is in accordance with the Douglas County Master Plan; and

WHEREAS, the subdivision plat vacation is in accordance with the purpose and intent of the Resolution and,

WHEREAS, the approval will not adversely affect the public health, safety, and welfare; and

WHEREAS, the acreage of the vacated lots, tract, easements, Apache Court, and a portion of Apache Drive shall be added to the contiguously owned property to its west and south (i.e. Parcel B in the quit claim deed recorded on August 15, 2006 at Reception No. 2006069878 in the Douglas County Clerk and Recorder's Office) through a separate recorded deed.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Douglas, State of Colorado, that:

Lots 1, 2, 3, 4, and 5, Block 3, Perry Park Filing 7 and Tract G, Perry Park Filing 2 and Apache Court and a portion of Apache Drive and all easements within those described parcels created by plat, including without limitation the 15-foot-wide trail easements and other platted easements referred to above, are hereby vacated from the Perry Park Subdivision. The described parcels as shown on the plat vacation exhibit will revert back to a metes and bounds legal description.

APPROVED this 12th day of March, 2024.

BOARD OF COUNTY COMMISSIONERS  
of the COUNTY OF DOUGLAS

By:  \_\_\_\_\_  
DocuSigned by:  
George P. Teal  
25C074582451405

George Teal, Chair

ATTEST:

By:   
**Kristin Randlett**, Clerk to the Board

DocuSigned by:



**PLAT VACATION**  
**RESOLUTION NO. R2023-\_\_\_\_\_**

The undersigned, being the owner of the land described herein, hereby consent to the plat vacation.

**OWNER:**

Windfield Enterprises, LLC

By: \_\_\_\_\_

Randi Lykou

Title: Manager of Windfield Enterprises, LLC

STATE OF COLORADO )

) ss.

COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 7 day of MARCH, 2024, by Randi Lykou as Manager of Windfield Enterprises, LLC.

Witness my hand and official seal.

My commission expires: 6 MAR 2028

  
Notary Public

ISAIAH J THOMASON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20204009458  
MY COMMISSION EXPIRES 6 MARCH 2028

## PLAT VACATION

A VACATION OF:

1. ALL OF BLOCK 3 (LOTS 1-5) AND ALL PLATTED EASEMENTS WITHIN BLOCK 3, PERRY PARK FILING NO. 7, SAID PLAT RECORDED AT RECEPTION NO. 139875 OF THE DOUGLAS COUNTY RECORDS.
2. ALL OF THE APACHE COURT RIGHT-OF-WAY AS DEDICATED BY SAID PLAT OF PERRY PARK FILING NO. 7.
3. THAT PORTION OF THE APACHE DRIVE RIGHT-OF-WAY AS DEDICATED BY SAID PLAT OF PERRY PARK FILING NO. 7.
4. TRACT G, PERRY PARK FILING NO. 2, SAID PLAT RECORDED AT RECEPTION NO. 1322453 OF SAID COUNTY RECORDS.
5. THAT PORTION OF THE APACHE DRIVE RIGHT-OF-WAY AS DEDICATED BY SAID PLAT OF PERRY PARK FILING NO. 2, LYING WEST OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, SAID PERRY PARK FILING NO. 7 AND THE NORTHEAST CORNER OF SAID TRACT G, PERRY PARK FILING NO. 2.

ALL SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

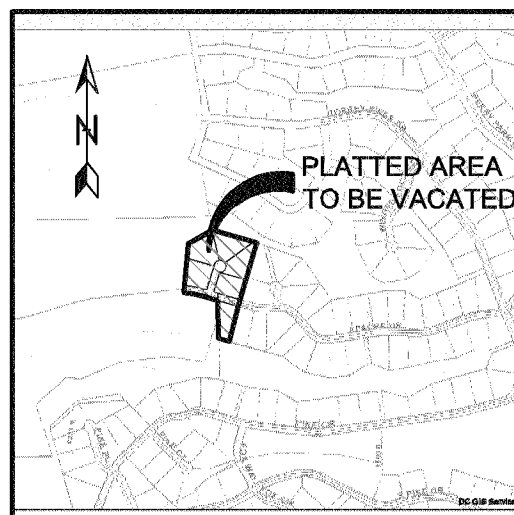
**PARCEL AREA TABLE**

	SQUARE FEET±	ACRES±
LOT 1, BLOCK 3 (PP-7)	39,332	0.90
LOT 2, BLOCK 3 (PP-7)	45,244	1.04
LOT 3, BLOCK 3 (PP-7)	47,084	1.08
LOT 4, BLOCK 3 (PP-7)	50,287	1.15
LOT 5, BLOCK 3 (PP-7)	44,885	1.03
TRACT G (PP-2)	36,013	0.83
APACHE Ct. ROW (PP-7)	18,594	0.43
APACHE Dr. ROW (PP2)	17,162	0.39
APACHE Dr. ROW (PP7)	10,930	0.25

ABBREVIATIONS USE IN PARCEL AREA TABLE:

PP-2: PERRY PARK FILING No. 2

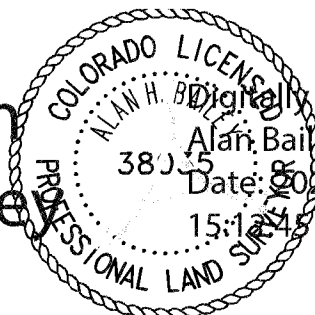
PP-7: PERRY PARK FILING No. 7



**VICINITY MAP**

SCALE" 1"=2000'

Alan Bailey  
Bailey  
Digital signed by  
Alan Bailey  
Date: 2024.04.07  
15:12:45 -06'00'



PROJECT: VTX-22-01 - PERRY PARK  
FILE: PLAT VACATION.DWG  
CHECKED: AHB DRAWN: RJE DATE: 7/12/2023



BAILEY PROFESSIONAL SOLUTIONS, LLC  
5737 SOUTH KENTON STREET  
ENGLEWOOD, CO 80111  
303.587.1672  
BAILEYPROFESSIONALSOLUTIONS.COM

## **DESCRIPTIONS OF PARCELS TO BE VACATED**

FIVE (5) PARCELS OF LAND ALL SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO,

DESCRIBED AS FOLLOWS:

**PARCEL 1:**

ALL OF BLOCK 3 (LOTS 1-5), AND ALL PLATTED EASEMENTS WITHIN BLOCK 3, PERRY PARK FILING NO. 7, SAID PLAT RECORDED AT RECEPTION NO. 139875 OF THE DOUGLAS COUNTY RECORDS;

**PARCEL 2:**

ALL OF THE APACHE COURT RIGHT-OF-WAY AS DEDICATED BY SAID PLAT OF PERRY PARK FILING NO. 7;

**PARCEL 3:**

THAT PORTION OF THE APACHE DRIVE RIGHT-OF-WAY AS DEDICATED BY SAID PLAT OF PERRY PARK FILING NO. 7;

**PARCEL 4:**

TRACT G, PERRY PARK FILING NO. 2, SAID PLAT RECORDED AT RECEPTION NO. 132453 OF SAID COUNTY RECORDS;


**PARCEL 5:**

THAT PORTION OF THE APACHE DRIVE RIGHT-OF-WAY AS DEDICATED BY SAID PLAT OF PERRY PARK FILING NO. 2, LYING WEST OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, SAID PERRY PARK FILING NO. 7 AND THE NORTHEAST CORNER OF SAID TRACT G, PERRY PARK FILING NO. 2.

PREPARED BY:  
ALAN H. BAILEY PLS NO. 38035

ON BEHALF OF  
BAILEY PROFESSIONAL SOLUTIONS, LLC  
5737 SOUTH KENTON STREET  
ENGLEWOOD, CO 80111  
303.587.1672

Digitally signed by  
Alan Bailey  
Date: 2024.04.07  
15:13:01 -06'00'



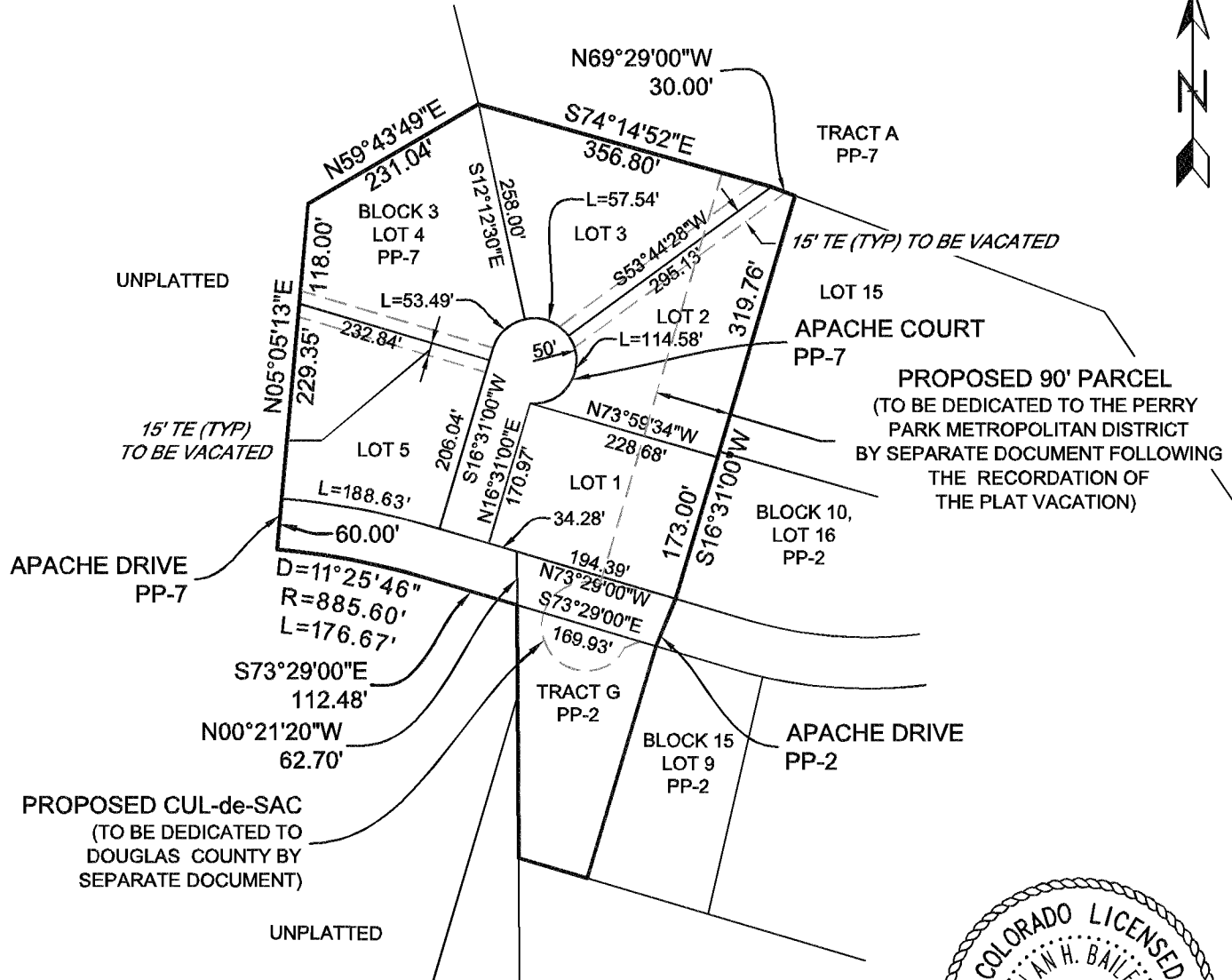
PROJECT:	VTX-22-01 - PERRY PARK		
FILE:	PLAT VACATION.DWG		
CHECKED:	AHB	DRAWN:	RJE
DATE:	7/12/2023		



BAILEY PROFESSIONAL SOLUTIONS, LLC  
5737 SOUTH KENTON STREET  
ENGLEWOOD, CO 80111  
303.587.1672  
BAILEYPROFESSIONALSOLUTIONS.COM

## PARCEL PRIOR TO PLAT VACATION

LOTS 1-5, BLOCK 3 AND ALL PLATTED EASEMENTS WITHIN BLOCK 3, PERRY PARK FILING NO. 7,  
TRACT G, PERRY PARK FILING No. 2,  
APACHE DRIVE, PERRY PARK FILING NO.7,  
APACHE COURT, PERRY PARK FILING NO.7,  
PORTION OF APACHE DRIVE, PERRY PARK FILING NO.2,  
ALL SITUATED IN THE SE 1/4 OF SEC. 16, T9S, R68W, 6th PM,  
COUNTY OF DOUGLAS, STATE OF COLORADO



### ABBREVIATIONS

PP-2: PERRY PARK FILING No. 2

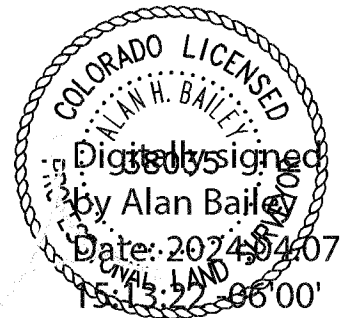
PP-7: PERRY PARK FILING No. 7

15' TE- 15' WIDE TRAIL EASEMENT DEDICATED BY PERRY PARK FILING No. 7 TO BE VACATED

THIS IS NOT A LAND SURVEY PLAT AND ONLY REPRESENTS THE ATTACHED PARCEL DESCRIPTION.

BEARINGS ARE SHOWN PER THE RECORDED PLATS REFERENCED HEREON.

Alan  
Bailey



ORIGINAL SCALE: 1"=200'

PROJECT: VTX-22-01 - PERRY PARK

FILE: PLAT VACATION.DWG

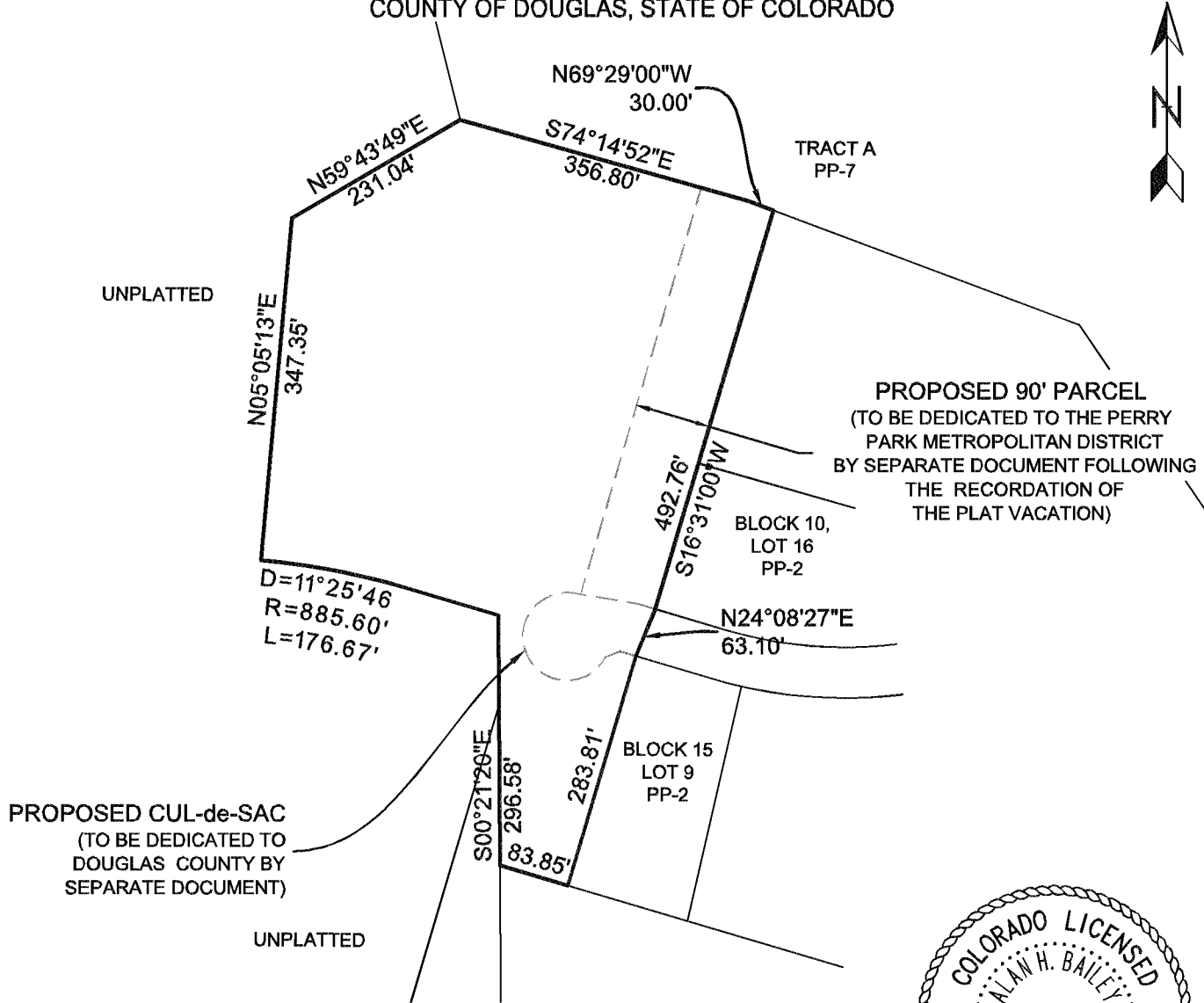
CHECKED: AHB DRAWN: RJE DATE: 7/12/2023



BAILEY PROFESSIONAL SOLUTIONS, LLC  
5737 SOUTH KENTON STREET  
ENGLEWOOD, CO 80111  
303.587.1672  
BAILEYPROFESSIONALSOLUTIONS.COM

## PARCEL AFTER PLAT VACATION

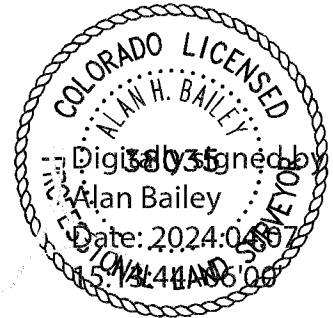
LOTS 1-5, BLOCK 3 AND ALL PLATTED EASEMENTS WITHIN BLOCK 3, PERRY PARK FILING NO. 7,  
TRACT G, PERRY PARK FILING No. 2,  
APACHE DRIVE, PERRY PARK FILING NO.7,  
APACHE COURT, PERRY PARK FILING NO.7,  
PORTION OF APACHE DRIVE, PERRY PARK FILING NO.2,  
ALL SITUATED IN THE SE 1/4 OF SEC. 16, T9S, R68W, 6th PM,  
COUNTY OF DOUGLAS, STATE OF COLORADO



PROPOSED CUL-de-SAC  
(TO BE DEDICATED TO  
DOUGLAS COUNTY BY  
SEPARATE DOCUMENT)

UNPLATTED

Alan  
Bailey



THIS IS NOT A LAND SURVEY PLAT AND ONLY REPRESENTS THE ATTACHED  
PARCEL DESCRIPTION.

BEARINGS ARE SHOWN PER THE RECORDED PLATS REFERENCED HEREON.



ORIGINAL SCALE: 1"=200'

PROJECT: VTX-22-01 - PERRY PARK

FILE: PLAT VACATION.DWG

CHECKED: AHB DRAWN: RJE DATE: 7/12/2023



BAILEY PROFESSIONAL SOLUTIONS, LLC  
5737 SOUTH KENTON STREET  
ENGLEWOOD, CO 80111  
303.587.1672  
BAILEYPROFESSIONALSOLUTIONS.COM