

RESOLUTION NO. R-025-082

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

**A RESOLUTION VACATING A PORTION OF TWIN OAKS ROAD AND CLARKES CIRCLE,
LOCATED IN SECTIONS 21 AND 22, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH P.M. DOUGLAS COUNTY, COLORADO**

WHEREAS, the Board of County Commissioners desires to vacate a portion of Twin Oaks Road and Clarkes Circle rights-of-way, located in Sections 21 and 22, Township 8 South, Range 67 West of the 6th 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 portion of Twin Oaks Road and Clarkes Circle to be vacated is platted rights-of-way; and

WHEREAS, the Board of County Commissioners held a public hearing concerning the road vacations on September 9, 2025; and

WHEREAS, written notice of said hearing was mailed by first-class mail to each abutting landowner on July 25, 2025; and

WHEREAS, notice of said public hearing was published in the Douglas County News-Press on July 31, 2025; and

WHEREAS, notice of said public hearing was posted on August 2, 2025; 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 Twin Oaks Road and Clarkes Circle is located entirely within the unincorporated area of Douglas County; and

WHEREAS, the portion of Twin Oaks Road and Clarkes Circle does not constitute the boundary line between two counties; and

WHEREAS, the portion of Twin Oaks Road and Clarkes Circle does not constitute the boundary of a city or town; and

WHEREAS, the vacation of a portion of Twin Oaks Road and Clarkes Circle 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 Twin Oaks Road and Clarkes Circle 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 Twin Oaks Road and Clarkes Circle 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 Twin Oaks Road and Clarkes Circle, with a public access easement that allows emergency services and other public service providers to continue to use the road as permitted pursuant to §43-2-302(1)(f), C.R.S., will not adversely affect the public health, safety, and welfare, and

WHEREAS, the Twin Mesa Metropolitan District will own and maintain the portion of Twin Oaks Road and Clarkes Circle to be vacated for the installation and maintenance of private access gates, and

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

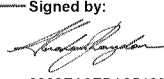
The portion of Twin Oaks Road and Clarkes Circle, located in Sections 21 and 22, Township 8 South, Range 67 West of the 6th P.M., Douglas County, Colorado, more particularly described on Exhibit A, attached hereto and incorporated herein, is hereby vacated; and

An access easement for ingress and egress is hereby reserved by the Board of County Commissioners in, on, over, through and across the portion of Twin Oaks Road and Clarkes Circle to be vacated for the continued use by emergency services providers as necessary and use by public sector employees associated with the continued inspection and maintenance of the non-vacated portion of Twin Oaks Road and Clarkes Circle and other duties as performed in their official capacity.

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 23rd day of September, 2025, in Castle Rock, Douglas County, Colorado.

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

Signed by:

By: 2322EAD5EBA05429
Abe Laydon, Chair

ATTEST:

DocuSigned by:

By: 166F3E33E00249B
Hayley Hall, Clerk to the Board

Signed by:


EXHIBIT A

TWIN OAKS ROAD RIGHT-OF-WAY, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

THAT PORTION OF TWIN OAKS ROAD (60' PLATTED RIGHT-OF-WAY) TWIN OAKS (RECEPTION NUMBER: 161972) LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST CORNER OF LOT 49, SAID TWIN OAKS AND CONSIDERING THE SOUTHEAST LINE OF SAID LOT 49 TO BEAR S 63° 11' 15" W, FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION WITH ALL BEARINGS NOTED HEREIN BEING RELATIVE THERETO: **THENCE** ALONG THE WESTERLY RIGHT-OF-WAY (SAID 60 FEET WIDE PLATTED PER SAID RECEPTION NUMBER: 161972) SAID TWIN OAKS ROAD N 21° 33' 11" W , 37.69 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY N 21° 33' 11" W , 40.00 FEET;

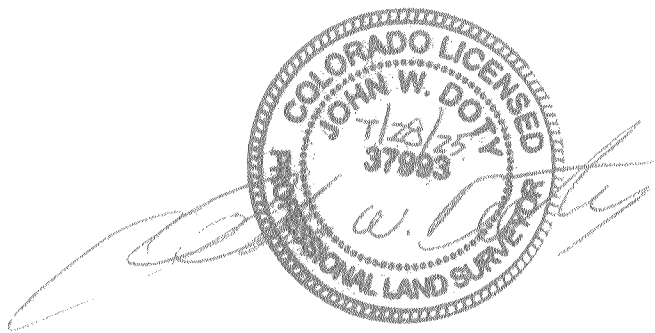
THENCE TO THE EASTERLY RIGHT-OF-WAY OF SAID TWIN OAKS ROAD N 68° 26' 49" E , 60.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY S 21° 33' 11" E , 40.00 FEET;

THENCE TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY S 68° 26' 49" W , 60.00 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIBED PARCEL CONTAINS 2,400.156 SQUARE FEET, MORE OR LESS.

PREPARED BY: JOHN W. DOTY,
COLORADO PROFESSIONAL LAND SURVEYOR 37993
(FOR AND ON BEHALF OF ARROW POINT SURVEYING, LTD.)

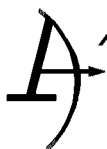


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PROJECT: 20161000114

DATE: JULY 2025

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PER STATE STATUTE 13-80-105(3)(a) C.R.S. THIS DOCUMENT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



Arrow Point
Surveying, Ltd.

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Denver, CO 80222
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arrowpointsurveying@gmail.com

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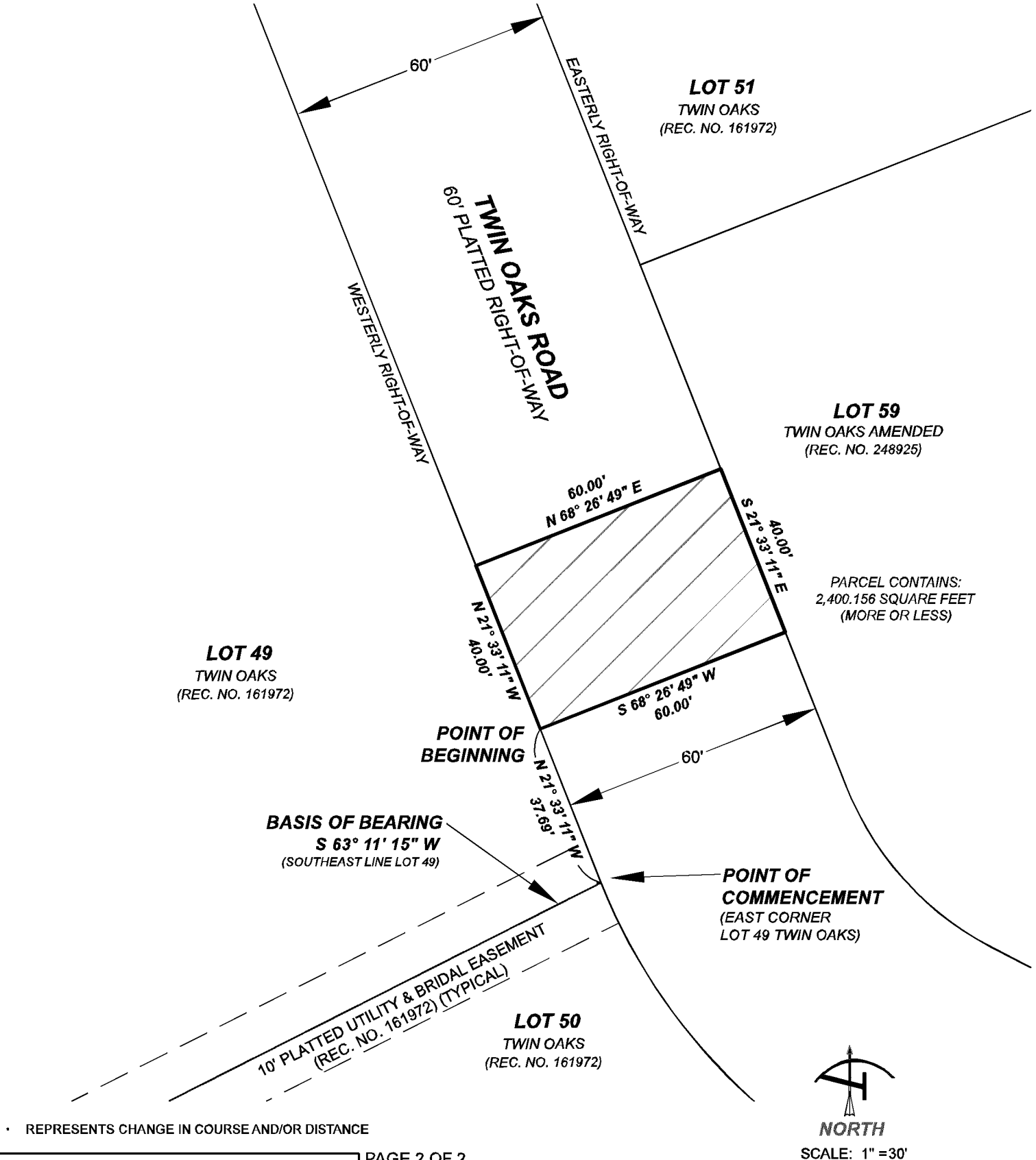


EXHIBIT A

LOT 57, TWIN OAKS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

THAT PORTION OF CLARKES CIRCLE (60' PLATTED RIGHT-OF-WAY) TWIN OAKS (RECEPTION NUMBER: 161972) LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 57 OF SAID TWIN OAKS AND CONSIDERING THE SOUTH LINE OF SAID LOT 57 TO BEAR S 69° 10' 13" W, FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION WITH ALL BEARINGS NOTED HEREIN BEING RELATIVE THERETO: **THENCE** TO THE WEST RIGHT-OF-WAY OF SAID CLARKES CIRCLE ON A CHORD BEARING OF N 12° 13' 52" W , 105.00 FEET TO A POINT ON A CURVE, SAID POINT ON CURVE BEING THE **POINT OF BEGINNING** (SAID CURVE IS CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 351.16 FEET, TO WHICH THE RADIUS OF SAID CURVE BEARS N 86° 22' 03" E);

THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 16' 35" , AN ARC LENGTH OF 20.08 FEET TO A POINT OF TANGENCY;

THENCE TO THE EAST RIGHT-OF-WAY OF SAID CLARKES CIRCLE, N 82° 58' 00" E , 60.41 FEET;

THENCE ALONG THE SAID EAST RIGHT-OF-WAY THE FOLLOWING TWO COURSES;

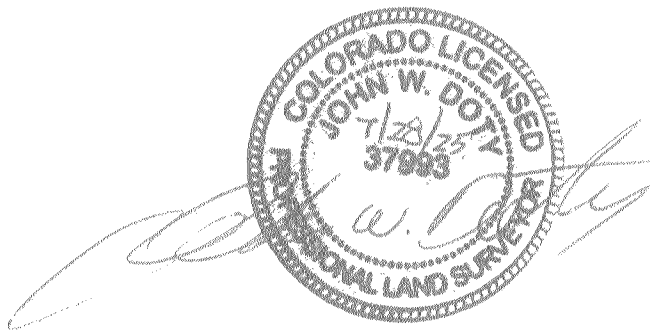
1) S 00° 21' 20" E , 7.02 FEET TO A POINT OF CURVATURE, SAID CURVE IS CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 291.16 FEET;

2) **THENCE** SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 34' 28" , AN ARC LENGTH OF 13.08 FEET;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY, S 82° 58' 00" W , 60.13 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIBED PARCEL CONTAINS 1,206.612 SQUARE FEET, MORE OR LESS.

PREPARED BY: JOHN W. DOTY,
COLORADO PROFESSIONAL LAND SURVEYOR 37993
(FOR AND ON BEHALF OF ARROW POINT SURVEYING, LTD.)



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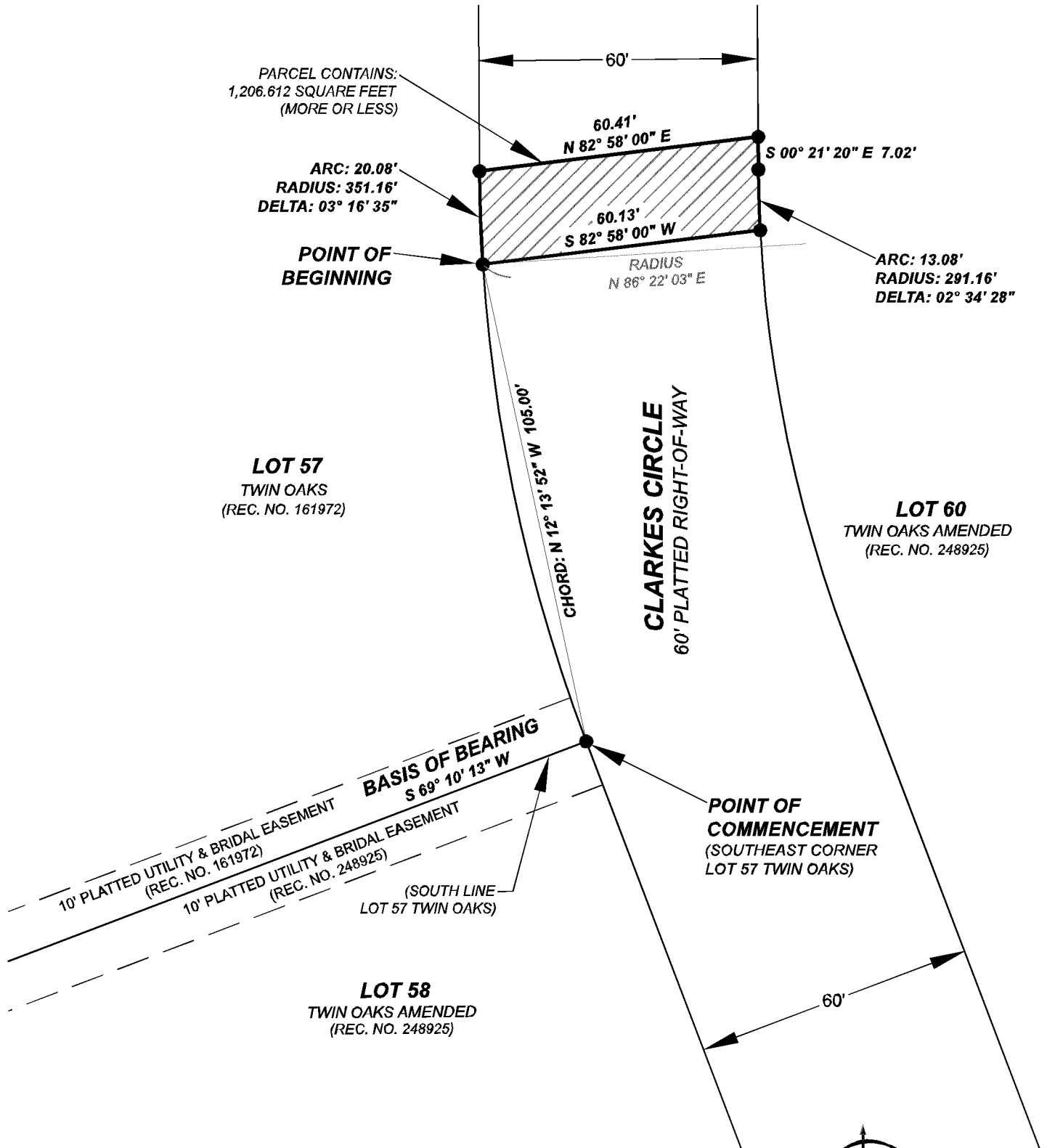


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● REPRESENTS CHANGE IN COURSE AND/OR DISTANCE



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SCALE: 1" = 30'