

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER POND
COUNCIL BILL NO. 25
ORDINANCE NO. 1653
Series 2018

TITLE: AN ORDINANCE OF THE CITY OF WHEAT RIDGE VACATING ANY INTEREST HELD BY THE CITY IN A PORTION OF RIDGE ROAD, A PUBLIC ROADWAY

WHEREAS, the City of Wheat Ridge holds public rights-of-way in trust for the public and the landowners abutting such rights-of-way; and

WHEREAS, Ridge Road between Tabor Street and Taft Court was recently constructed; and

WHEREAS, a portion of right-of-way along the northerly side of Ridge Road is unneeded for public roadway purposes; and

WHEREAS, pursuant to the authority granted by C.R.S. §§ 31-15-702(1)(a)(I) and 43-2-301 et seq., the Council of the City of Wheat Ridge, Colorado, has determined that the nature and extent of the public use and the public interest to be served is such as to warrant the vacation of this area; and

WHEREAS, the portion of the Ridge Road right-of-way to be vacated and which is the subject of this ordinance is more fully described on **Exhibit A** attached hereto and fully incorporated herein by this reference; and

WHEREAS, no property abutting said public roadway will be left without an established public road or private-access easement connecting said land with another established public road.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO:

Section 1. Vacation. To the extent of any City interest therein, the following portion of the Ridge Road right-of-way is hereby vacated, the same being no longer required for public use and the public interest will be served by such vacation, as more particularly described on the attached **Exhibit A**.

Section 2. Severability, Conflicting Ordinances Repealed. If any section, subsection or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 3. Recording. This Ordinance shall be filed for record with the office of the Jefferson County Clerk and Recorder.

Section 4. Effective Date. This Ordinance shall take effect fifteen (15) days after final publication, as provided by Section 5.11 of the Charter.

INTRODUCED, READ, AND ADOPTED on first reading by a vote of 7 to 0 on this 13th day of August, 2018, ordered published in full in a newspaper of general circulation in the City of Wheat Ridge, and Public Hearing and consideration on final passage set for August 27, 2018 at 7:00 p.m., in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of 8 to 0, this 27th day of August, 2018.

SIGNED by the Mayor on this 27th day of August, 2018.

W. Starker



W. Starker, Mayor

ATTEST:

Janelle Shaver
Janelle Shaver, City Clerk

Approved as to Form

Gerald E. Dahl
Gerald E. Dahl, City Attorney

First Publication: August 16, 2018
Second Publication: August 30, 2018
Wheat Ridge Transcript
Effective Date: September 14, 2018

Published:
Wheat Ridge Transcript and www.ci.wheatridge.co.us

PARCEL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE RIGHT-OF-WAY OF WEST RIDGE ROAD, BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO.

BASIS OF BEARINGS: BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A 2" ID PIPE WITH A 3-1/4" INCH ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 13212" AT THE EAST QUARTER CORNER OF SAID SECTION 17 (COWR PT NO. 12209) AND A NO. 6 REBAR WITH A 2-1/2" INCH ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 27609" AT THE CENTER QUARTER CORNER OF SAID SECTION 17 (COWR PT. NO. 12109) TO BEAR SOUTH 89°11'07" WEST, A DISTANCE OF 2646.95 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID EAST QUARTER CORNER OF SECTION 17:

THENCE S 89°11'07" W ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17 A DISTANCE OF 1058.53 FEET;

THENCE S 00°18'02" E A DISTANCE OF 789.48 FEET TO THE SOUTHWEST CORNER OF SAID HANCE'S SUBDIVISION AND THE POINT OF BEGINNING;

THENCE ALONG THE LINE COMMON OF SAID SUBDIVISION AND NORTHERLY RIGHT-OF-WAY OF WEST RIDGE ROAD THE FOLLOWING FOUR (4) COURSES:

- 1) N 89°40'56" E A DISTANCE OF 86.44 FEET;
- 2) N 84°17'24" E A DISTANCE OF 70.28 FEET;
- 3) N 84°38'08" E A DISTANCE OF 40.16 FEET;
- 4) N 79°41'52" E A DISTANCE OF 158.91 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A DELTA ANGLE OF 4°00'44", AND AN ARC LENGTH OF 28.01 FEET, WHOSE CHORD BEARS S 09°51'42" W A DISTANCE OF 28.00 FEET;

THENCE S 83°20'19" W A DISTANCE OF 236.40 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 755.00 FEET, A DELTA ANGLE OF 5°50'12", AND AN ARC LENGTH OF 76.91 FEET, WHOSE CHORD BEARS S 86°16'13" W A DISTANCE OF 76.88 FEET TO A POINT OF TANGENCY;

THENCE S 89°16'38" W A DISTANCE OF 36.27 FEET;

THENCE N 00°18'02" W A DISTANCE OF 20.83 FEET TO THE POINT OF BEGINNING;

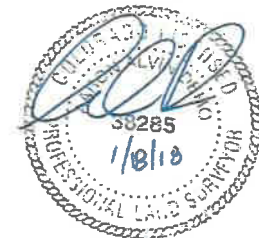
SAID DESCRIBED PARCEL CONTAINS 7,067 SQ. FT. MORE OR LESS;

ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET.

SURVEYOR'S STATEMENT

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS EASEMENT DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 38285
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.



BASELINE ENGINEERING CORP.
4007 SOUTH LINCOLN AVE, SUITE 405
LOVELAND, COLORADO 80537

EXHIBIT A

CENTER 1/4 CORNER SEC. 17, T3S, R69W
 FOUND NO. 6 REBAR WITH 2-1/2"
 ALUMINUM CAP MARKED "PLS 27609"
 WHEAT RIDGE NO. PT. 12109

POINT OF COMMENCEMENT
 EAST 1/4 CORNER SEC. 17, T3S, R69W,
 FOUND 2" PIPE WITH 3-1/4" ALUMINUM CAP
 MARKED "PLS 13212"
 WHEAT RIDGE PT. NO. 12209

1058.53'

BASIS OF BEARINGS

WEST 52ND AVENUE

S 89°11'07" W 2646.95'
 NORTH LINE OF THE SE 1/4 OF SEC. 17

(60' ROW)

NORTHWEST CORNER LOT 1,
 HANCE'S SUBDIVISION REPLAT NO. 1
 MODIFIED STATE PLANE
 N 713,601.47
 E 104,113.77

LOT 1

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°40'56" E	86.44'
L2	N 84°17'24" E	70.28'
L3	N 84°38'08" E	40.16'
L4	N 79°41'52" E	158.91'
L5	S 83°20'19" W	236.40'
L6	S 89°16'38" W	36.27'
L7	N 00°18'02" W	20.83'

TAFT COURT
 (75' ROW)

S 00°18'02" E 789.48'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	28.01'	400.00'	4°00'44"	S 09°51'42" W	28.00'
C2	76.91'	755.00'	5°50'12"	S 86°16'13" W	76.88'

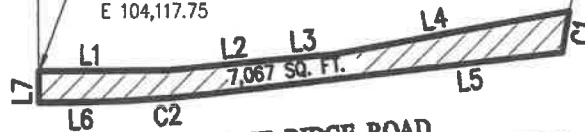
WEST 51ST AVENUE

(63' ROW)

HANCE'S SUBDIVISION
 REPLAT NO. 1
 REC. NO. 2017076231

LOT 2

POINT OF BEGINNING
 SOUTHWEST CORNER LOT 2,
 HANCE'S SUBDIVISION REPLAT NO. 1
 MODIFIED STATE PLANE
 N 712,842.00
 E 104,117.75

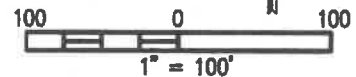


WEST RIDGE ROAD
 (VARIES ROW)

TABOR STREET
 (ROW VARIES)



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



BASELINE
 Engineering · Planning · Surveying

4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
 P. 970.353.7800 • F. 970.578.4884 • www.baselinencorp.com

HRE DEVELOPEMENT LLC

CITY OF WHEAT RIDGE

RIGHT-OF-WAY VACATION

JEFFERSON COUNTY

DESIGNED BY	DEW	DATE	01/13/18
DRAWN BY	DEW	SURVEY DATE	
CHECKED BY	DEW	PROJECT NO.	CO-38285
		DRAWING NAME	3300N-VACATION EXHIBIT.A
		SHEET	2 OF 2