



AGENDA ITEM: 6 .

MEETING DATE: January 24, 2012

STAFF PERSON RESPONSIBLE: Gary Walter, PW Operations Project Manager

DESCRIPTION: Land conveyance from Douglas County to the Town of Parker for additional Hess Road Right-of-Way.

SUMMARY: The Town of Parker has requested a long narrow strip of land, 0.25 acres in size, adjacent to Hess Road either side of Tammy Lane, for additional right-of-way on Hess Road. It will be used to accommodate the construction of turn pockets either side of Tammy Lane. An exhibit and Quit Claim deed are included for this parcel.

BOARD ACTION RECOMMENDED: Approval

REVIEWED FOR FISCAL CONTENT: Andrew Copland, Finance Director

REVIEWED BY THE COUNTY ATTORNEY: Lance Ingalls, County Attorney

REVIEWED BY THE COUNTY MANAGER: Douglas J. DeBord, County Manager

QUIT CLAIM DEED

The Board of County Commissioners of the County of Douglas, Colorado, whose address is 100 Third Street, Castle Rock, County of Douglas, State of Colorado ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby sells and quitclaims to the Town Council of the Town of Parker, whose address is 20120 East Mainstreet, Parker, County of Douglas, State of Colorado ("Grantee"), the following real property, in the County of Douglas, State of Colorado, to wit:

**SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE**

with all its appurtenances, and **SPECIFICALLY EXCLUDING** any and all water rights and water assets, whether adjudicated or unadjudicated, tributary or nontributary, and all related interests, of whatever nature and however evidenced.

Signed this ____ day of _____, 20__.

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

_____, Chair

ATTEST:

_____, Deputy Clerk

STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, as Chair, and _____, as Deputy Clerk, of the Board of County Commissioners of the County of Douglas, State of Colorado.

My commission expires: _____.

SEAL

Notary Public

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND FOR RIGHT-OF-WAY ACQUISITION OF HESS ROAD, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING ENTIRELY IN THAT PORTION OF LAND DESCRIBED IN BOOK 376 AT PAGE 308 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 28 BEARS SOUTH 89°15'25" WEST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, NORTH 00°19'37" WEST, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HESS ROAD AS DESCRIBED IN QUITCLAIM DEED RECORDED UNDER RECEPTION NO. 2005077034;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°15'25" WEST, A DISTANCE OF 231.17 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°15'25" WEST, A DISTANCE OF 1071.73 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 84°30'44" EAST, A DISTANCE OF 145.07 FEET TO A LINE PARALLEL WITH AND 57.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°15'25" EAST, A DISTANCE OF 771.33 FEET;

THENCE DEPARTING SAID LINE, SOUTH 86°20'21" EAST, A DISTANCE OF 156.28 FEET TO THE **POINT OF BEGINNING**.

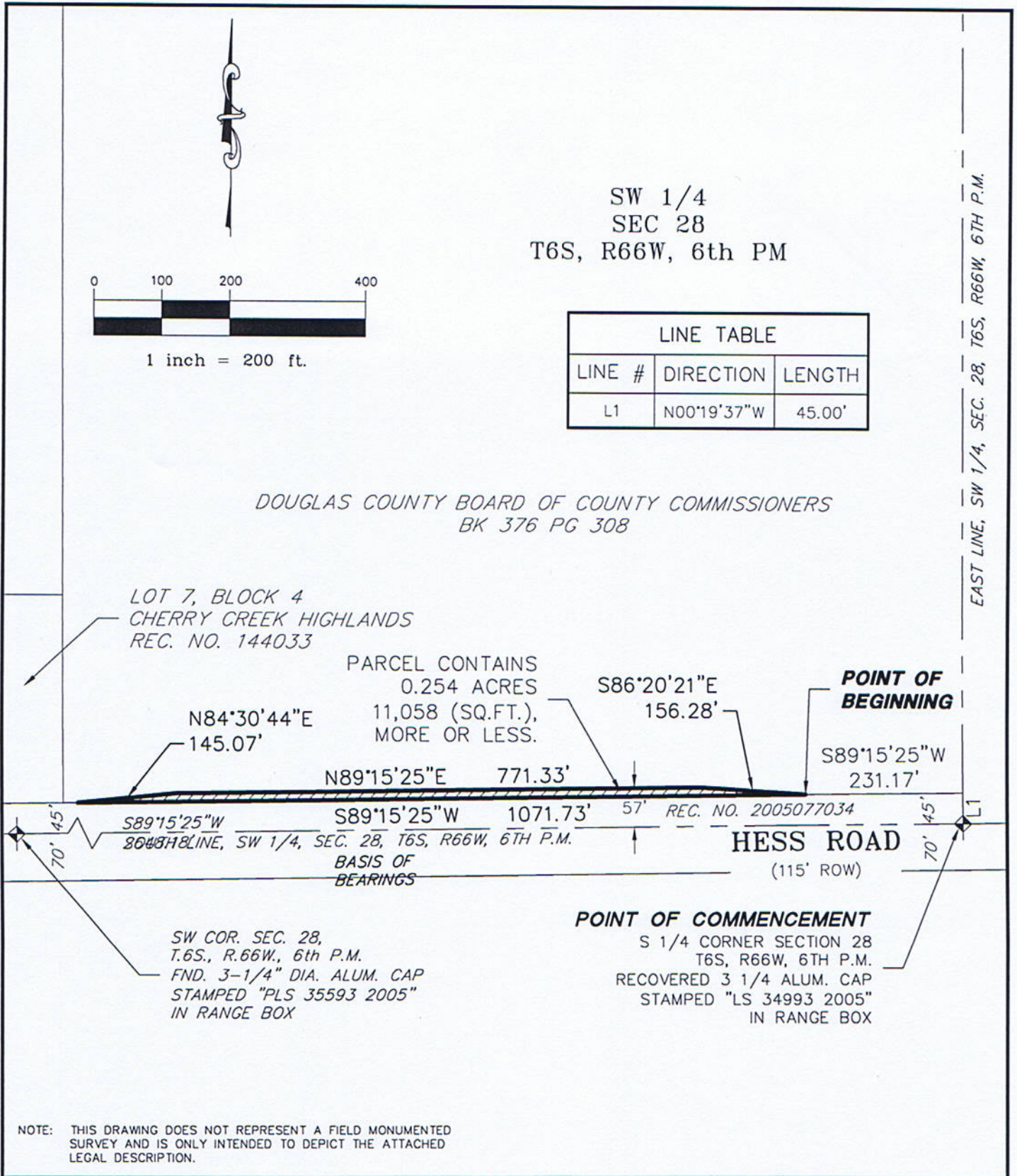
CONTAINING AN AREA OF 0.254 ACRES, (11,058 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEREK S. BROWN, PLS
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
8000 S. LINCOLN ST., SUITE 201, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT A



SW 1/4
 SEC 28
 T6S, R66W, 6th PM



1 inch = 200 ft.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°19'37\"W	45.00'

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
 BK 376 PG 308

LOT 7, BLOCK 4
 CHERRY CREEK HIGHLANDS
 REC. NO. 144033

PARCEL CONTAINS
 0.254 ACRES
 11,058 (SQ.FT.),
 MORE OR LESS.

POINT OF BEGINNING

N84°30'44\"E
 145.07'

S86°20'21\"E
 156.28'

S89°15'25\"W
 231.17'

N89°15'25\"E 771.33'

S89°15'25\"W 1071.73'
 BASIS OF BEARINGS

REC. NO. 2005077034

HESS ROAD
 (115' ROW)

SW COR. SEC. 28,
 T.6S., R.66W., 6th P.M.
 FND. 3-1/4\" DIA. ALUM. CAP
 STAMPED \"PLS 35593 2005\"
 IN RANGE BOX

POINT OF COMMENCEMENT

S 1/4 CORNER SECTION 28
 T6S, R66W, 6TH P.M.
 RECOVERED 3 1/4 ALUM. CAP
 STAMPED \"LS 34993 2005\"
 IN RANGE BOX

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

PATH: V:\2311-04\DWG
 DWG NAME: ROW LEGAL 02
 DWG: DSB CHK: DCR
 DATE: 10-17-2011
 SCALE: 1\" = 200'



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 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
 www.aztecconsultants.com

EXHIBIT
 HESS ROAD R.O.W. ACQUISITION
 DOUGLAS COUNTY, COLORADO