

Community & Economic
Development Department
Development Services Division
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Request for Comments

Case Name: Eberhard Roadway Vacation
Case Number: VAC2020-00001

May 5, 2020

The Adams County Board of County Commissioners is requesting comments on the following application: **Vacate the portion of East 136th Avenue right-of-way that is located along the applicant's north property line.** This request is located at 33505 E 133RD COURT. The Assessor's Parcel Number is 0156530200001.

Applicant Information:

DAVID EBERHARD
12585 TROY ST
HENDERSON, CO 80640

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **05/20/2020** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to HPederson@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Holden Pederson
Planner I

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

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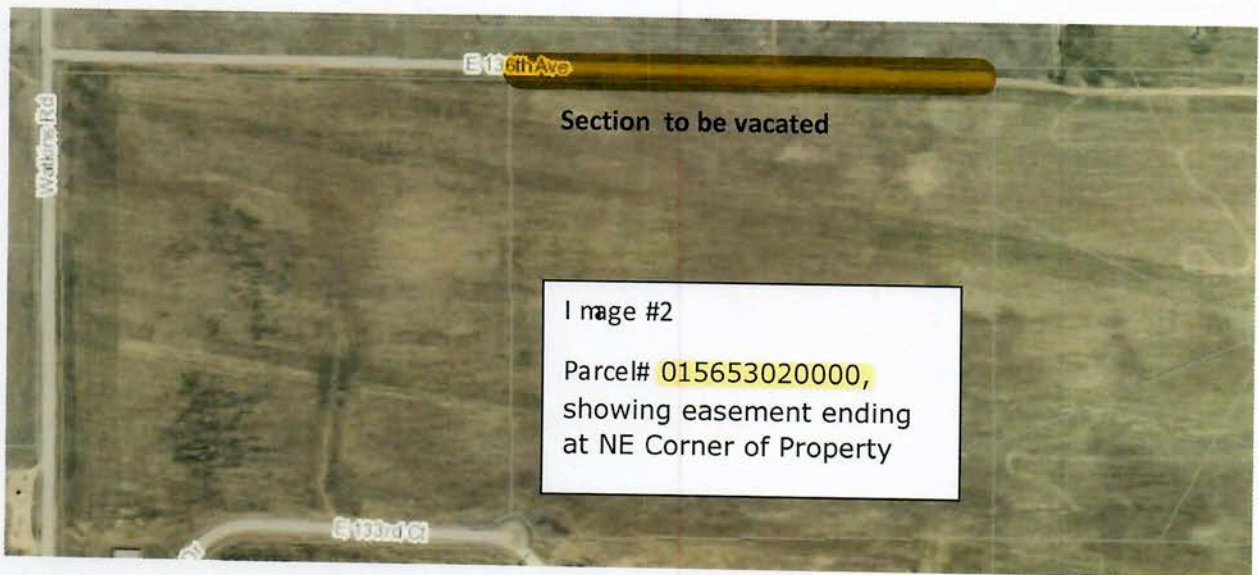
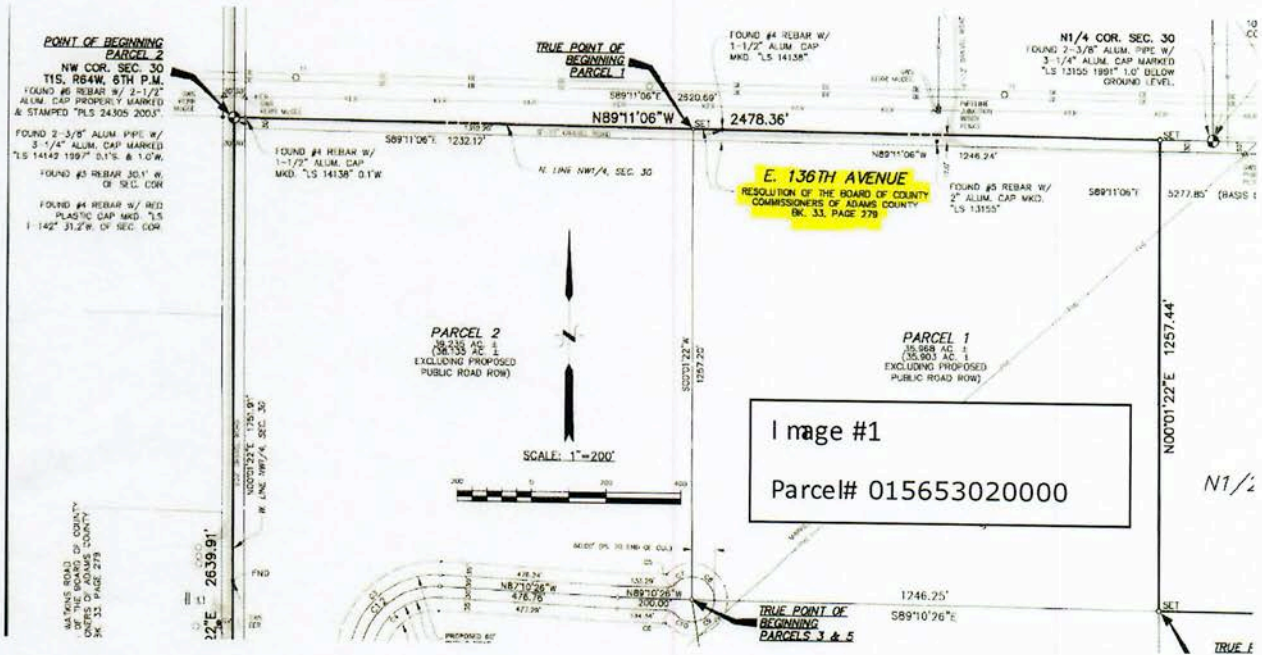
3. Written Explanation of Project

To: Who mit may Concern

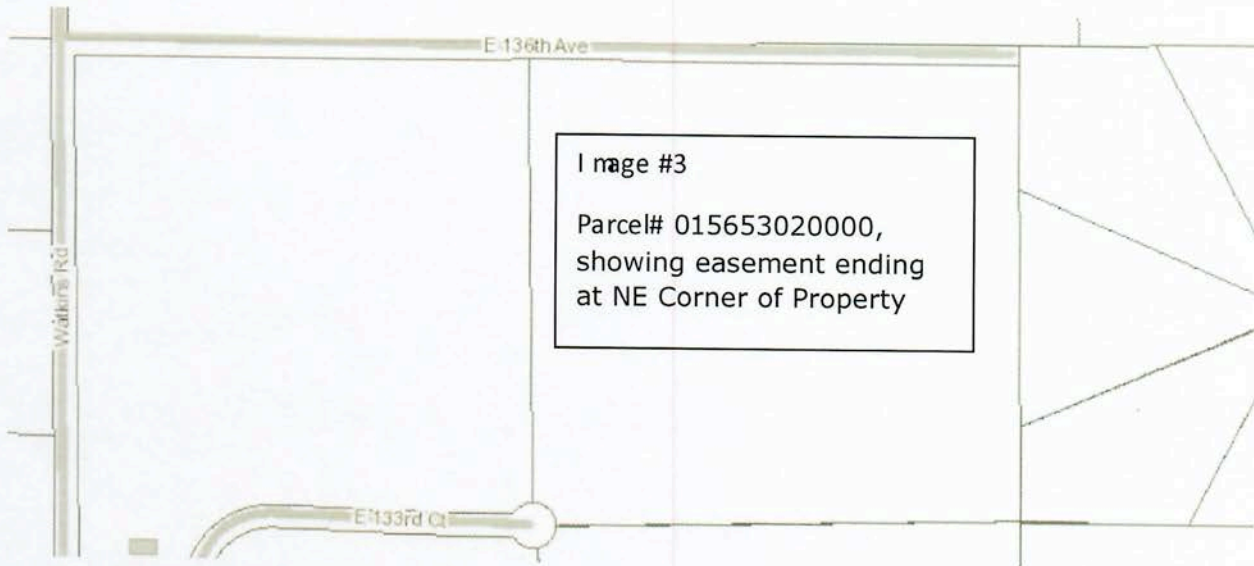
Fr: David and Jennifer Eberhard

Date: April 15, 2019

Re: Requesting to vacate the Easement of 136th Ave (Noted in Book 33, Page 279) on the entire north side of parcel #015653020001 (Section 30, Township 1, Range 64). Easement has already been vacated from NE corner of the property to I rnboden road by Crestwood Estates PUD (Reception #2005000858820, I mage #4)



3. Written Explanation of Project



Adams County
Official Records Search

SELECTED DOCUMENTS
MAP000 * FLD000 * DEC000 *

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Document: RE 0 / 0 Full Screen View Print

Page: 7 of 9
Go to Page: 1 2 3 4 5 6 7 8 9 Go

Height Width Zoom In Out 50 100

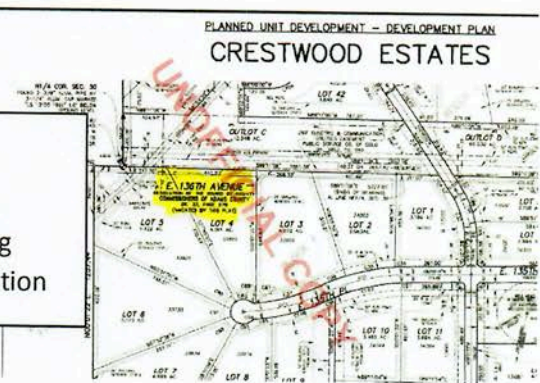
Reception

Document Information

+ Add To List - Remove From List

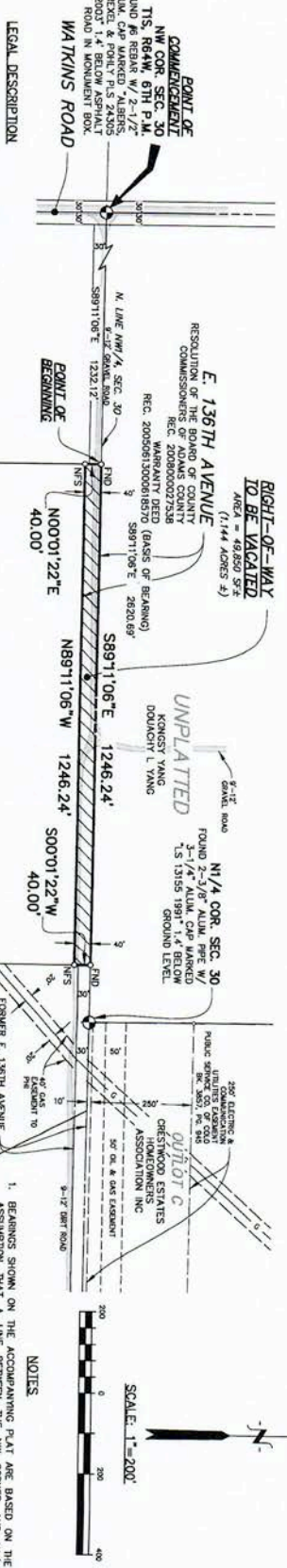
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|-----------------|--|
| Instrument # | 2005000568020 |
| Book/Page | RE 0 / 0 |
| Record Date | 08/11/2005 01:43:59 PM |
| Book Type | RE |
| Doc Type | PLANNED UNIT DEVELOPMENT |
| Number of Pages | 9 |
| Grantor | CRESTWOOD ESTATES KALCEVIC FARMS |
| Grantee | KALCEVIC FARMS |
| Doc Links | PLANNED UNIT DEVELOPMENT-2007000620055 |
| Legal | Sec:30 Tp:1 Rng:64* |
| Doc Legals | Sec:30 Tp:1 Rng:64* |

Image #4
Screen Shot of Crestwood
Estates PUD, pg 4. Showing
vacation of 136th Ave vacation



E. 136TH AVENUE VACATION PLAT

A RIGHT-OF-WAY VACATION WITHIN PARCEL 1, WATKINS FARMS,
 A SUBDIVISION LOCATED IN THE NW1/4
 SECTION 30, T1S, R64W OF THE 6TH P.M.,
 COUNTY OF ADAMS, STATE OF COLORADO.
 AREA = 1.144 ACRES, MORE OR LESS.



LEGAL DESCRIPTION

ALL OF THAT RIGHT-OF-WAY OF EAST 136TH AVENUE DEDICATED TO THE COUNTY OF ADAMS AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 13, 2005, US RECEPTION NO. 2005081300081870 OF THE RECORDS OF THE COUNTY OF ADAMS, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, FROM WHICH THE N1/4 CORNER OF SAID SECTION 30, 2820.69 FEET (BASIS OF BEARING), THENCE S89°11'06"E, 1232.12 FEET ALONG THE NORTH LINE OF THE NW/4 OF SAID SECTION 30 TO THE NORTHWEST CORNER OF PARCEL 1 OF WATKINS FARMS, A SUBDIVISION OF ADAMS COUNTY, COLORADO, ACCORDING TO THE LAND SURVEY PLAT RECORDED IN BOOK 1, PAGE 2589, RECEPTION NO. 2005014 OF THE RECORDS OF THE COUNTY OF ADAMS, COLORADO, ALSO AS SAID RECEPTION NO. 2005014; THENCE S00°01'22"W, 40.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 30; THENCE S89°11'06"E, 1232.12 FEET ALONG THE WEST LINE OF THE NW/4 OF SAID SECTION 30 TO THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE S00°01'22"W, 40.00 FEET TO THE EASTERLY LINE OF SAID PARCEL 1; THENCE N89°11'06"W, 1246.24 FEET; THENCE N00°01'22"E, 40.00 FEET TO THE POINT OF BEGINNING.

PURPOSE STATEMENT

THE PURPOSE OF THIS ROADWAY VACATION PLAT IS TO VACATE THAT PORTION OF EAST 136TH AVENUE WITHIN PARCEL 1, WATKINS FARMS.

EASEMENT PRESERVATION NOTE

RESERVING, HOWEVER, AN EASEMENT FOR THE CONTINUED USE OF EXISTING UTILITY LINES, AND FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ELECTRIC TELEPHONE, AND SIMILAR LINES AND APPURTENANCES WITHIN SAID STREET RIGHT-OF-WAY.

LEGEND

| | |
|-------|--------------|
| MISC. | AGRES |
| AC | ALUMINUM |
| ALUM | BOOK |
| BK | FILED |
| PL | MARKED |
| MKD | PAGE |
| + | MORE OR LESS |

LEGEND

| | |
|------|---------------------|
| REC | RECEPTION NO. |
| ROW | RIGHT-OF-WAY |
| SF | SQUARE FEET |
| FEAT | FEATURES |
| DIRT | DIRT OR GRAVEL ROAD |
| PG | CAS PIPELINE |
| C | CAS PIPELINE |

LEGEND

| | |
|-----------|---|
| MONUMENTS | SET 2" LONG #8 REBAR W/ 2" ALUM CAP MKD. CIVILARTS PLS. |
| SET | 2X30S FLUSH WITH GROUND LEVEL. |
| FND | FOUND #8 REBAR W/ 2" ALUM. CAP MKD. CIVILARTS-DREXEL PLS 2430S. |
| NFS | MONUMENT NOT FOUND OR SET. |

NOTES

- BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE POSITION OF THE NEUTRAL LINE BETWEEN THE NW CORNER AND N1/4 CORNER OF SAID SECTION 30, T1S, R64W OF THE 6TH P.M., BEARS S89°11'06"E AS MONUMENTED AND SHOWN HEREON.
- SET #8 REBAR, 2" LONG, WITH 2 INCH ALUMINUM CAP MARKED FOUND #8 REBAR WITH 2 INCH ALUMINUM CAP MARKED DREXEL PLS 2430S WHERE NOTED "NFS". DID NOT FIND OR SET A MONUMENT WHERE NOTED "NFS".
- RECORDED EASEMENTS AND RIGHTS-OF-WAY IF ANY ARE SHOWN ON THIS PLAT AS SHOWN ON THE LAND SURVEY PLAT OF WATKINS FARMS RECORDED IN BOOK 1, PAGE 2589, RECEPTION NO. 2005014 OF THE RECORDS OF THE COUNTY OF ADAMS, COLORADO, REFERRED TO AS SAID RECEPTION NO. 2005014; ALSO AS SAID RECEPTION NO. 2005081300081870 OF THE RECORDS OF THE COUNTY OF ADAMS, COLORADO. NO ADDITIONAL RESEARCH WAS COMPLETED.
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 1150, ADAMS COUNTY, COLORADO, AND THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 1150, ADAMS COUNTY, COLORADO, AND OF OTHER AREAS - AREAS OF SUBJECT PROPERTY LIES WITHIN ZONE X OF OTHER AREAS - AREAS OF MANUAL FLOOD HAZARD.
- THE POSITION OF ANY AREA DESIGNATED ON THE FIRM MAP RELATIVE TO THE SUBJECT PROPERTY AS MAY BE NOTED OR SHOWN ON THIS PLAT IS BASED ON THE POSITION OF THE NEUTRAL LINE OF SAID SECTION 30, T1S, R64W OF THE 6TH P.M., BEARS S89°11'06"E AS MONUMENTED AND SHOWN HEREON. THE POSITION OF THE SUBJECT PROPERTY RELATIVE TO THE NEUTRAL LINE OF SAID SECTION 30, T1S, R64W OF THE 6TH P.M., BEARS S89°11'06"E AS MONUMENTED AND SHOWN HEREON. THE POSITION OF THE SUBJECT PROPERTY RELATIVE TO THE NEUTRAL LINE OF SAID SECTION 30, T1S, R64W OF THE 6TH P.M., BEARS S89°11'06"E AS MONUMENTED AND SHOWN HEREON. THE POSITION OF THE SUBJECT PROPERTY RELATIVE TO THE NEUTRAL LINE OF SAID SECTION 30, T1S, R64W OF THE 6TH P.M., BEARS S89°11'06"E AS MONUMENTED AND SHOWN HEREON. THE POSITION OF THE SUBJECT PROPERTY RELATIVE TO THE NEUTRAL LINE OF SAID SECTION 30, T1S, R64W OF THE 6TH P.M., BEARS S89°11'06"E AS MONUMENTED AND SHOWN HEREON.
- FIELD WORK WAS COMPLETED ON APRIL 5, 2018.
- LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL, 1500 KANSAS STREET, SUITE 2-E, LONKAMONT, COLORADO, 80501 (CRS 28-35-106.5).

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 90 DAYS OF THE DATE YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BROUGHT AGAINST ME OR MY FIRM FOR ANY DEFECT IN THIS SURVEY MORE THAN 180 DAYS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FRANK N. DREXEL, 2430E
 COLORADO REGISTERED PROFESSIONAL
 LAND SURVEYOR, NO. 24305
 DATE: _____



ENGINEERING
 PLANNING
 SURVEYING