# Community & Economic Development Department adcogov.org



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

PHONE 720.523.6800

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# **Request for Comments**

Case Name: Barr City 2nd Filing, East 136th Avenue Vacation

Case Number: VAC2023-00006

November 3, 2023

The Adams Community and Economic Development Department is requesting comments on the following application: Roadway Vacation for a portion of East 136th Avenue located between Franklin Street and Barr Lake (indicated as Box Elder Avenue on the Barr City, 2nd Filing subdivision plat). This request is located at 18121 E 136TH AVE. The Assessor's Parcel Number is 0156921402001.

Applicant Information: Adams County Public Works

IAN CORTEZ

4430 S ADAMS COUNTY PKWY

BRIGHTON, Co

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 11/28/2023 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 LCampbell@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/current-land-use-cases.

Thank you for your review of this case.

Lia Campbell Planner II

Cia Jamphell

### Written Explanation

Adams County Public Works Department is requesting to vacate a portion of East 136<sup>th</sup> Avenue near Barr Lake State Park for disuse and to discontinue County maintenance responsibilities.

East  $136^{th}$  Avenue (originally called Box Elder Avenue), in this location, was dedicated to the County by the BARR CITY –  $2^{nd}$  Filing plat (Recorded in 1926). The subdivider only dedicated the north thirty (30) of with the plat.

The portion of East 136<sup>th</sup> Avenue to be vacated is not built to County standards and terminates in Barr Lake. The current road is not being maintained by the County and has caused issues in the past, with the traveling public having no exit opportunities or the placing of waste materials within the right of way. The owner to the north and south of the road ended up putting a fence in the road to prevent the public from traveling on it.

The vacation of this right of way will not leave any land adjoining the right of way without an established public road connecting said land with another established public road.

#### PURPOSE STATEMENT

The purpose of this roadway vacation is to vacate the right-of-way of E. 136th Avenue for disuse.

#### LEGAL DESCRIPTION

-S1/4 COR SEC 21 T1S, R66W 6TH P.M.

FND. 2" ALUMINUM CAP ILLEGIBLE 0.8' BELOW GRADE

IN MONUMENT BOX

BASIS OF BEARINGS

N89\*33'42"E 2000.53'

A parcel of land being a portion of Box Elder Avenue, now known as East 136th Avenue, as shown on the plat of Barr City 2nd Filing per the plat thereof recorded August 15, 1926 in Book 3, Page 6 in the Arapahoe (now Adams) County Clerk and Recorder's Office, being in the Southeast Quarter of Section 21, Township 1 South, Range 66 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Basis of Bearings being the south line of said Southeast Quarter of Section 21 which bears N89'33'42"E a distance of 2000.53 feet between a found illegible 2" aluminum cap in a monument box being the South Quarter corner of said Section 21 and a found 1-1/4" red plastic cap stamped "TRISTATE PLS 28660" at the northeast corner of Lot 8, Barr Lake Meadows per the plat thereof recorded September 28, 1983 at Reception No. 1983020463446 in the Adams County Clerk

COMMENCING at the southwest corner of a parcel of land described in Special Warranty Deed recorded March 7, 2019 at Reception No. 2019000016551 being a found #4 rebar; THENCE N89'33'42"E along a line being 30.00 feet northerly of and parallel with said south line of the Southeast Quarter of Section 21, along the south line of said Special Warranty Deed a distance of 12.00 feet to the POINT OF BEGINNING;

N64'08'26"W

WARRANTY DEED RECORDED 3/6/14 REC. NO. 2014000013843

S LINE OF SE 1/4 SEC 21

E. 136TH AVENUE

FND 1-1/4"

RED PLASTIC CAP

TRISTATE PLS 28660

BARR LAKE MEADOWS

-FND. #5 REBAR 1-1/4" RED PLASTIC CAP

FND. #4 REBAR - BENT FILISH

POINT OF COMMENCEMENT

FND. #4 REBAR 0.8' BELOW GRADE

N89'33'42"E -CONFLICTING MONUMENT SE COR SEC 21 WC 1300' T1S, R66W 6TH P.M.

-N00°26'18"W 30.00

N89'33'42"E 400.00'

S89'33'28"W 400.00' (C)

"HOOS PLS 37971"

STREET

FRANKLIN

N00'00'27"W

FLUSH

FND. 1-1/4" RED PLASTIC CAP

TRISTATE PLS 28660"

N00'00'25"W

79.00' (C)

30.05

S89"33"28"W

QUIT CLAIM DEED RECORDED 10/11/06 REC. NO. 2006000988893

0.5' ABOVE GRADE

## EAST 136TH AVENUE VACATION PLAT

A VACATION OF FAST 136TH AVENUE LOCATED IN THE SOUTHEAST 1/4 OF SECTION 21. TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ADAMS, STATE OF COLORADO

#### CONT.

N89'36'44"E 294.96'

FND. 3-1/4" ALUMINUM CAP
"LAINE A LANDAU PLS 31159 2018 LAMP RYNEARSON"

0.4' BELOW GRADE IN MONUMENT BOX

QUIT CLAIM DEED

RECORDED 5/13/96

BOOK 4747, PAGE 652

N89"33"42"F 324.84

THENCE continuing N89°33'42"E along said south line of Special Warranty Deed being 30.00 feet northerly of and parallel with said south line of the Southeast Quarter of Section 21 a distance of 1285.82 feet to a point on the east line of said Southeast Quarter of Section 21; THENCE S00°22'54"E along said east line a distance of 30.00 feet to the Southeast Corner of said Section 21:

THENCE S89'33'42"W along said south line of the Southeast Quarter of Section 21 a distance of 1285.79 feet to a point on the north line of a parcel of land described in Quit Claim Deed recorded May 13, 1996 in Book 4747 at Page 652; THENCE NO0'26'18"W a distance of 30.00 feet to the POINT OF BEGINNING

Containing 38,574 square feet (0.886 Acres), more or less.

FND. #4 REBAR

SPECIAL WARRANTY DEED

RECORDED 3/7/19

REC. NO. 2019000016551

S00'00'25"E\_

MONUMENT FOUND

ALIQUOT CORNER

SECTION LINE ADJOINER LINE PROPERTY LINE

LEGEND

109.02

FND. #4 REBAR - BENT

0.2' BELOW GRADE

FND. 1-1/4" RED PLASTIC CAP

"TRISTATE PLS 28660"

RED PLASTIC CAP TRISTATE PLS 28660"

CHAIR MFRRICK SIGNATURE

0.3' BELOW GRADE

FLUSH

N89'33'42"E 1285.82'

DATE

N89'33'42"E 337.97

NE COR SEC 21-T1S, R66W 6TH P.M.

I, Jacob S. Frisch, a registered surveyor in the State of Colorado, do hereby

certify that this plat was made by me or under my direct supervision on October 10, 2023, and that the monuments shown hereon actually exist and

that this plat and the notes shown hereon accurately represents said survey

to the best of my knowledge, information and belief

SURVEYOR'S CERTIFICATION:

RADO LICA

FND. 3-1/4" ALUMINUM CAP "COLO DEPT OF TRANSPORTATION PLS NO. 10734 1994 IN 7" DIAMETER IRRIGATION BOX

E1/4 COR SEC 21 WC 1088'-T1S, R66W 6TH P.M. FND. 3-1/4" ALUMINUM CAP "LAINE A LANDAU PLS 31159 2018 LAMP RYNEARSON"
FLUSH

SE1/4 SEC 21

T1S, R66W 6TH P.M.

S00°22'54"E

SECTION 21

CALCULATED SE COR-

(FALLS IN BARR LAKE)

1. BASIS OF BEARINGS Bearings are based upon the south line of the Southeast Quarter of Section 21, Township 1 South, Range 66 West of the 6th Principal Meridian as bearing N89 33 42 E between the South Quarter corner of said Section 21 being monumented by a found illegible 2" aluminum cap in a monument box and a found 1-1/4" red plastic cap stamped "TRISTATE PLS 28660" on said section

2. UTILITY LOCATIONS Reserving, however, an easement for access and the use of sewer, gas, water and similar pipelines and appurtenance, and for electric, telephone and similar

lines and appurtenances with said street right-of-way. QUIT CLAIM DEED RECORDED 12/11/1914 BOOK 73, PAGÉ 81

AREA=38,574 SQ FT BARR LAKE (0.886 ACRES) ±

S89'33'42"W/1285.79'

FND. #4 REBAR

\_\_N74'08'05"E 21.82' BARR LAKE MEADOWS FND. 1-1/4" RED PLASTIC CAP LOT 8 "TRISTATE PLS 28660" 0.3' BELOW GRADE RECORDER'S CERTIFICATE:

BOARD OF COUNTY COMMISSIONERS APPROVAL: APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_ DAY OF \_\_\_\_\_, 20\_\_

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ \_\_\_\_. 20\_\_, AT \_\_\_\_\_ O'CLOCK \_.M.

CLERK AND RECORDER

STATE OF COLORADO

COUNTY OF ADAMS

NE1/4 SEC 28 T1S, R66W 6TH P.M.

DEPUTY

# CHANGED CHECKED APPROV REVISION DESCRIPTION

	N	1E	RR	<u>l</u> C	}	<u>(</u>
5970 Greenwood	Plaza	Blvd.,	Greenwood	Village,	co	80111

THIS AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY FOR A DEPTADE PROJECT ITS NOT WITHOUT ON PREPARED TO BE SUTFIELD FOR RELIGIS IN WITH TIS NOT WITHOUT DOES OF REPRESSANT ON SECURITY OF A PROSECULAR RELIGIS OF MODIFICATION, OF ANY VITILIZATION IF NOT A PRINCIPLE MICROSIN WINDOWN THE PROPERSY WITHOUT CONSENT OF MERCING AND COMPANI-SHALL BE AT THE SULE PRISK FOR THE UNAUTHORIZED USER WITHOUT MURBELLY OF MEDICAL PROSPERS THE WITHOUT AND COMPANI-UNEBLY OF MEDICAL PROPERSE WITHOUT AND COMPANI-

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	DRAWN	ALF	10/10/23			
	DESIGNED					
	QC REVIEW	JSF				
	APPROVED					
IT ECT.	CLIENT	SIGNATURE	DATE			
HOLE CT.	REVIEW					
MENT, Any	APPROVED					
	CAD FILE NAME 100206.00-136th Ave Vacation-CO83-NF-MOD.dwg					

# E 136TH AVE VACATION

CLIENT PROJECT NO. MERRICK PROJECT NO. 100206.00 SCALE: 1"=80

SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ADAMS, STATE OF COLORADO

1 OF 1

