

**ORDINANCE NO. 1** Reception #: D2051188, 05/11/2012 at  
10:18:16 AM, 1 OF 6, VAC, Rec Fee \$36.00  
**Series 2012** Arapahoe County CO Nancy A. Doty,  
Clerk & Recorder

January 3, 2012: Introduced as Council Bill 3, Series 2012 by Councilor Brown, seconded by Councilor VanderWerf, and considered in full text on first reading. Passed by a vote of 6 yes and 0 no.

February 7, 2012: Considered in full text on second reading. Passed by a vote of 6 yes and 0 no.

**A BILL FOR AN ORDINANCE  
OF THE CITY OF CHERRY HILLS VILLAGE  
VACATING THE CITY'S INTEREST, IF ANY, IN A PORTION OF  
THE RIGHT OF WAY FOR MEADE LANE**

WHEREAS, the City of Cherry Hills Village is a home rule municipal corporation organized in accordance with Article XX of the Colorado Constitution; and

WHEREAS, pursuant to its Home Rule Charter, the City Council of the City of Cherry Hills Village (the "City") is expressly authorized to own, possess, and hold real property and to sell and dispose of such real property; and

WHEREAS, the City Council is authorized to vacate all or any portion of a right-of-way in accordance with Article V of the City's Municipal Code, (the "Code") upon petition of any interested person or upon the City's own initiative; and

WHEREAS, the City wishes to vacate a portion of Meade Lane to facilitate the construction of a new Public Safety Facility and has requested the vacation of those portions of Meade Lane described in Exhibit A; and

WHEREAS, the City has considered the petition and, in accordance with Section 11-5-50 of the Code, has determined that the vacation of that portion of Meade Lane legally described and depicted in Exhibit B attached hereto and incorporated herein serves the public interest; and

WHEREAS, on May 6, 2005, by Ordinance No. 06, Series 2005, the City Council vacated a portion of Meade Lane which included a relocation of Meade Lane in accordance with an expected replat of 2450 and 2480 East Quincy Avenue and 115 and 125 Meade Lane; and

WHEREAS, the 2005 vacation was conditioned upon construction and acceptance of Meade Lane as described in Ordinance 06, Series 2005; and

WHEREAS, the construction and acceptance of Meade Lane, as anticipated in 2005 has not occurred, and the City Council finds it is in the best interests of the City to finalize and confirm the City's ownership interests in the vacated property as anticipated by the 2005 vacation, notwithstanding the fact that the stated condition in Section 2 (B) and Section 3 of Ordinance 06, Series 2005 has not occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHERRY HILLS VILLAGE, COLORADO, ORDAINS:

Section 1. That Ordinance 06, Series 2005 is hereby amended to delete the condition of vacation set forth in Sections 2 (B) and 3 of that Ordinance, and the transfer of property interests anticipated thereby shall be deemed to have occurred without the construction and acceptance of Meade Lane as described in Ordinance 06, Series 2005.

Section 2. That the portion of Meade Lane legally described and depicted in Exhibit A is hereby vacated and declared vacated; PROVIDED HOWEVER, that said vacation shall be conditioned upon the following:

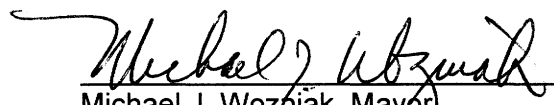
ABF554

- a. A portion of the vacated land shall be subject to a perpetual, non-exclusive easement (outlined in Exhibit A) which is hereby reserved to the City, its successors and assigns, over, under, across, along, and through the vacated area for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities within the easement, including, without limitation, storm drainage, sanitary sewer, gas, electric, and water facilities and all appurtenances to said utilities. The City reserves the right to authorize the use of the reserved easement by all utility providers in accordance with applicable law. The property owner shall be liable for all damages to such utilities installed and maintained in accordance with applicable law resulting from the activities of property owner, its successors, assigns, agents, contractors, subcontractors, or invitees, including the repair or replacement of such utilities, at the property owner's sole expense. The City, its successors, assigns, licensees, permittees and other authorized users shall not be liable for any damage to property owner's property due to the use of this reserved easement.

Section 3. Severability. If any provision of this ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this ordinance that can be given effect without the invalid portion, provided that such remaining portions or applications of this ordinance are not determined by the court to be inoperable. The City Council declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, despite the fact that any one or more section, subsection, sentence, clause, phrase, or portion would be declared invalid.


Section 4. Effective Date. This Ordinance shall become effective ten (10) days after publication on second reading in accordance with Section 4.5 of the Charter for the City of Cherry Hills Village.

Adopted as Ordinance No. 1, Series 2012, by the City Council of the City of Cherry Hills Village, Colorado this 7th day of February, 2012.

  
Michael J. Wozniak, Mayor

ATTEST:

  
\_\_\_\_\_  
Laura Smith, City Clerk

APPROVED AS TO FORM  
  
\_\_\_\_\_  
Kenneth S. Fellman, City Attorney

Published in the Villager  
Published 4-12-12  
Legal # 2300

**CITY OF CHERRY HILLS VILLAGE  
ADOPTION OF ORDINANCE  
ORDINANCE 1, SERIES 2012**

A BILL FOR AN ORDINANCE OF THE CITY OF CHERRY HILLS VILLAGE VACATING THE CITY'S INTEREST, IF ANY, IN A PORTION OF THE RIGHT OF WAY FOR MEADE LANE

Copies of the Ordinances are on file at the office of the City Clerk and may be inspected during regular business hours.

Published in The Villager  
Published: April 12, 2012  
Legal #: 2300

VACATION OF A PORTION OF  
**MEADE LANE**  
 NW1/4 NW1/4 SECTION 12, T5S, R68W OF THE 6TH P.M.  
 CITY OF CHERRY HILLS VILLAGE, COLORADO

**LEGAL DESCRIPTION**

ALL OF MEADE LANE AS PLATTED IN CHERRY HILLS VILLAGE CENTER, RECORDED AT RECEPTION NUMBER B5136027, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, CHERRY HILLS VILLAGE CENTER; THENCE S 89°16'32" E, ALONG THE NORTH LINE OF SAID MEADE LANE, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2, CHERRY HILLS VILLAGE CENTER; THENCE S 00°00'48" E, ALONG THE WESTERLY LINE OF LOTS 1 AND 2, BLOCK 2, CHERRY HILLS VILLAGE CENTER, A DISTANCE OF 504.03 FEET; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 2, BLOCK 2, AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°17'08", A RADIUS OF 220.00 FEET, FOR AN ARC DISTANCE OF 143.17 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MEADE LANE AS PLATTED IN MEADE SUBDIVISION, RECORDED IN PLAT BOOK 18 AT PAGE 88; THENCE N 37°17'56" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 173.27 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, BLOCK 1, CHERRY HILLS VILLAGE CENTER; THENCE N 00°00'48" W, ALONG SAID EASTERLY LINE, A DISTANCE OF 500.22 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SAID PARCEL CONTAINS 32,938 SQUARE FEET, MORE OR LESS.

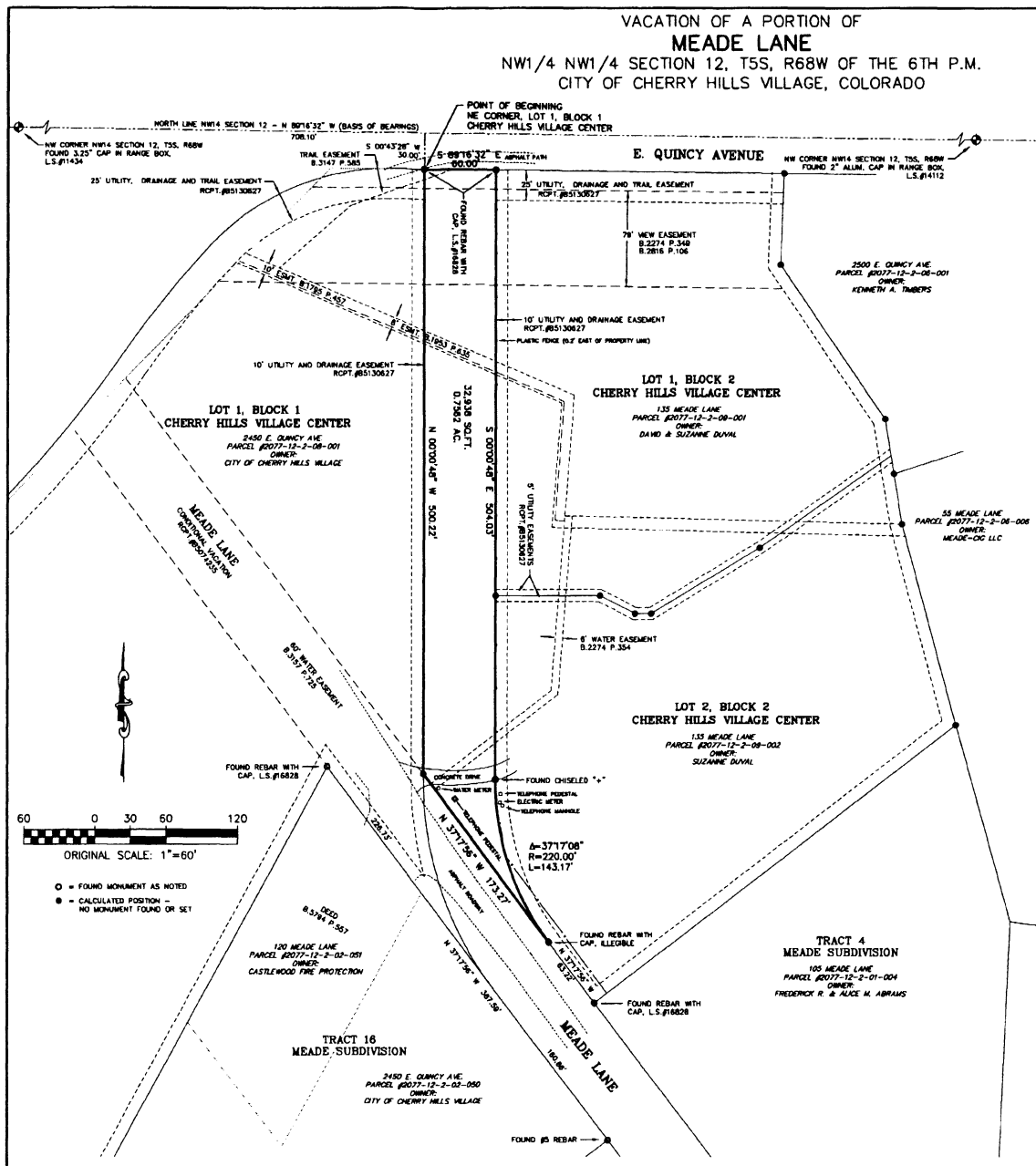
**NOTES**

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. NO TITLE SEARCH WAS PERFORMED BY ASPEN SURVEYING, INC. ASPEN SURVEYING, INC. RELIED UPON THE TITLE COMMITMENT NO. 598-F0382729-150-MOI, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND DATED JULY 15, 2011, FOR LEGAL DESCRIPTIONS AND EASEMENTS OF RECORD.
3. LINEAR DIMENSIONS ARE IN U.S. FEET.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NW1/4 OF SECTION 12, T5S, R68W. SAID LINE IS ASSUMED TO BEAR N 89°16'32" W, AND IS MONUMENTED AS SHOWN HEREON.

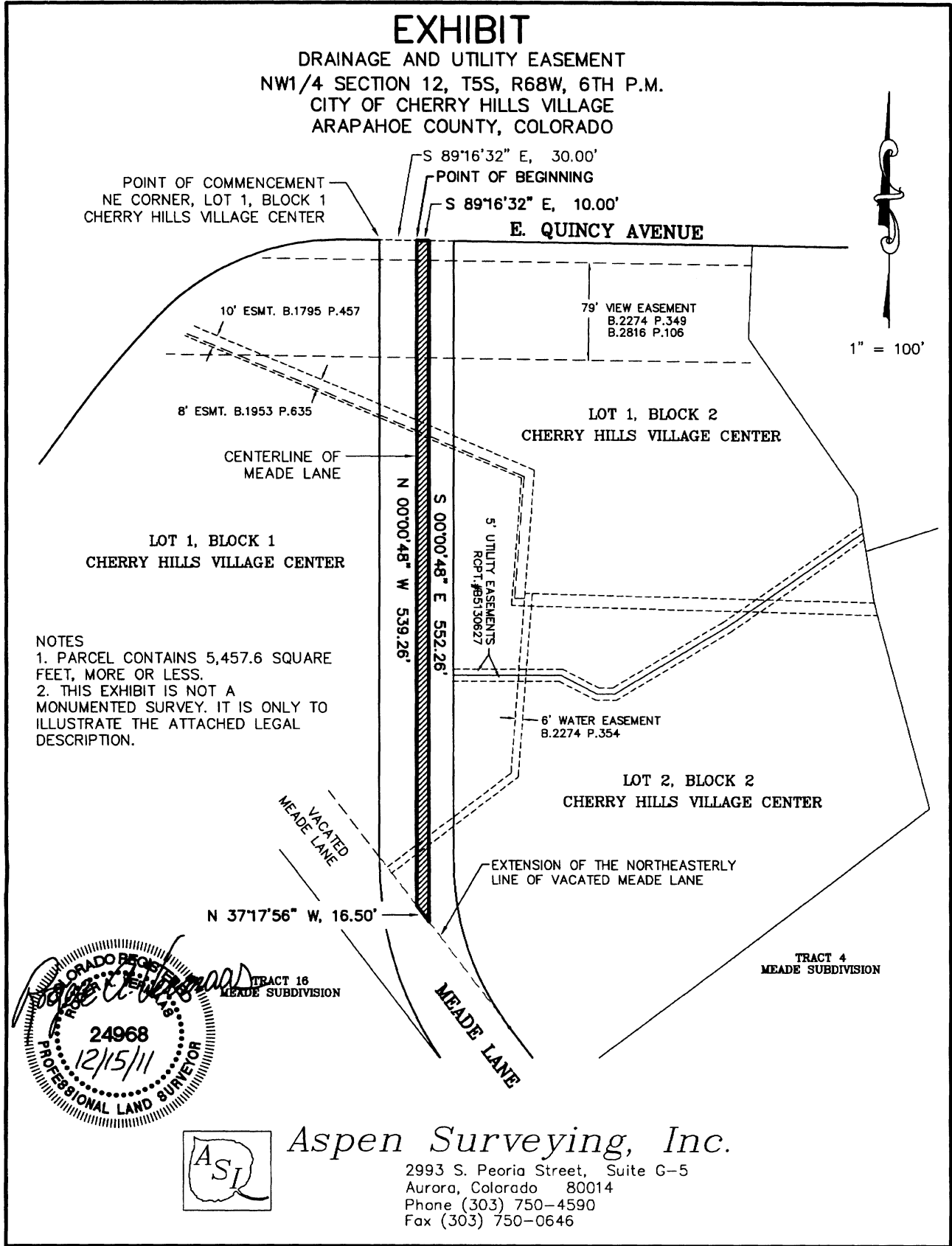
**SURVEYOR'S CERTIFICATE**

I, ROGER A. VERMAAS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT ON SEPTEMBER 8, 2011, A SURVEY WAS PERFORMED OF THE PROPERTY DESCRIBED HEREON, AND THAT THIS MAP AND THE SURVEY IT REPRESENTS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND CHECKING, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS AN ACCURATE REPRESENTATION OF THE RESULTS OF SAID SURVEY.

ROGER A. VERMAAS  
 COLO. L.S. #24968



<p>Aspen Surveying, Inc.          2993 S. Peoria Street, Suite G-5          Aurora, Colorado 80014          Phone (303) 750-4590          Fax (303) 750-0646</p>	DATE: 9/07/11 DRAWN: TPF CHECKED: RAV DRAWING NAME: MEADE.DWG
	REVISIONS      DATE _____ _____ _____
VACATION OF A PORTION OF <b>MEADE LANE</b> CITY OF CHERRY HILLS VILLAGE, COLORADO	
Prepared For:      ICON ENGINEERING, INC.	PROJ. NO: 2011-0062 SHEET 1 OF 1



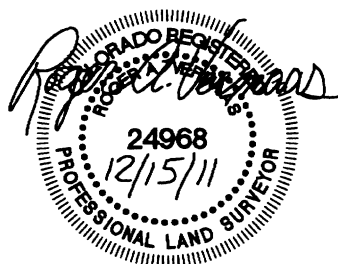
DRAINAGE AND UTILITY EASEMENT

NW1/4 SECTION 12, T5S, R68W, 6TH P.M.  
CITY OF CHERRY HILLS VILLAGE  
ARAPAHOE COUNTY, COLORADO

A PARCEL OF LAND, 10 FEET WIDE, LYING WITHIN MEADE LANE, AS SHOWN ON THE PLAT OF CHERRY HILLS VILLAGE CENTER, RECORDED AT RECEPTION NUMBER B5163027, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, CHERRY HILLS VILLAGE CENTER; THENCE S 89° 16' 32" E, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID MEADE LANE AND THE POINT OF BEGINNING; THENCE CONTINUING S 89° 16' 32" E, A DISTANCE OF 10.00 FEET; THENCE S 00° 00' 48" E, ALONG A LINE 10 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF SAID MEADE LANE, A DISTANCE OF 552.26 FEET TO A POINT ON THE NORTHEASTERLY LINE OF VACATED MEADE LANE EXTENDED; THENCE N 37° 17' 56" W, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 16.50 FEET; THENCE N 00° 00' 48" W, ALONG SAID CENTERLINE OF MEADE LANE, A DISTANCE OF 539.26 FEET TO THE POINT OF BEGINNING.

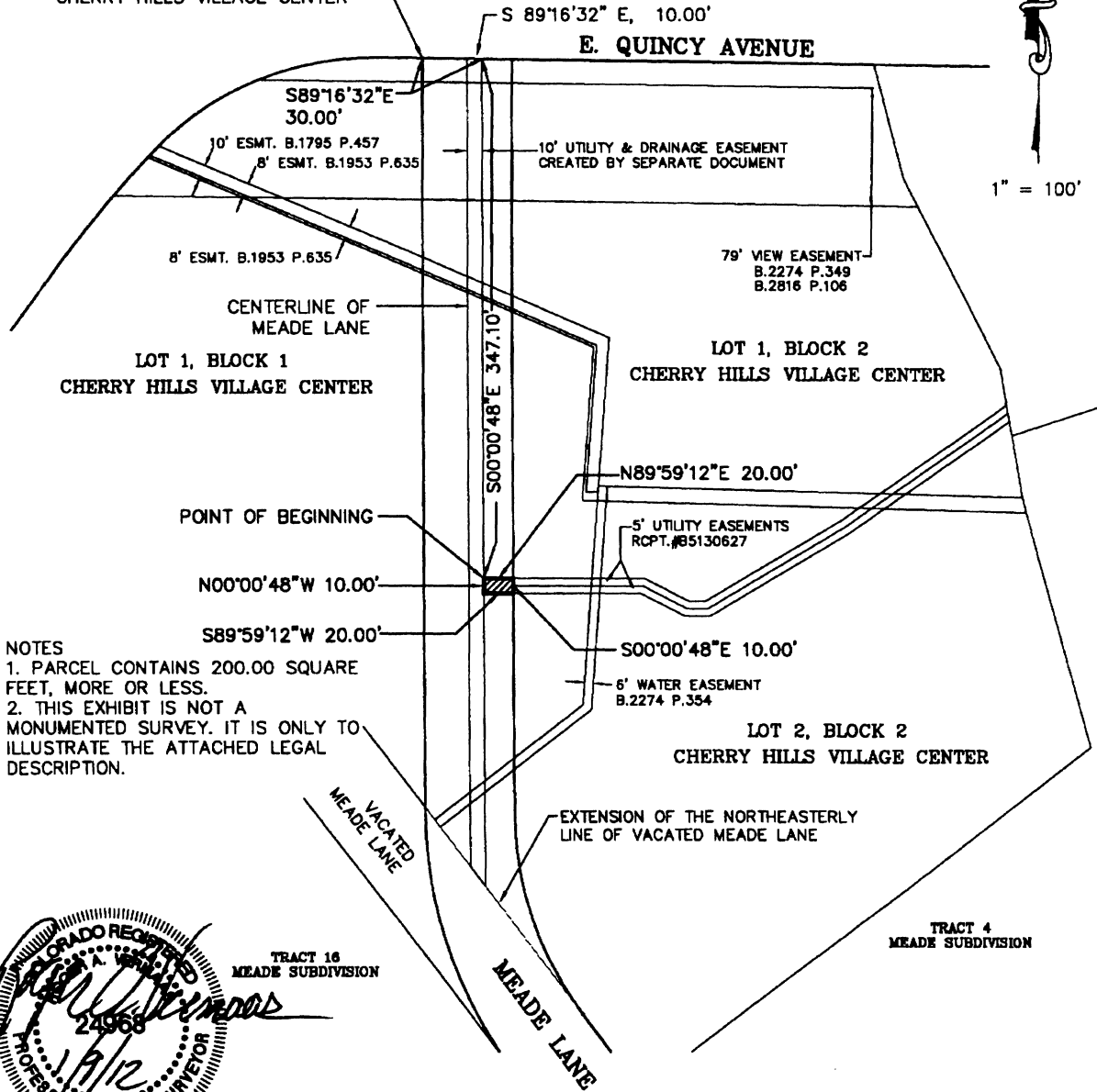
SAID PARCEL CONTAINS 5,457.6 SQUARE FEET, MORE OR LESS.



# EXHIBIT

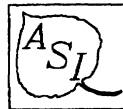
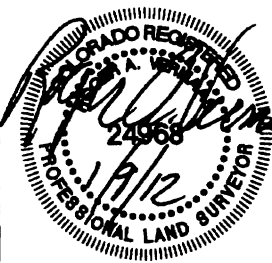
10' UTILITY EASEMENT  
NW1/4 SECTION 12, T5S, R68W, 6TH P.M.  
CITY OF CHERRY HILLS VILLAGE  
ARAPAHOE COUNTY, COLORADO

POINT OF COMMENCEMENT  
NE CORNER, LOT 1, BLOCK 1  
CHERRY HILLS VILLAGE CENTER



### NOTES

1. PARCEL CONTAINS 200.00 SQUARE FEET, MORE OR LESS.
2. THIS EXHIBIT IS NOT A MONUMENTED SURVEY. IT IS ONLY TO ILLUSTRATE THE ATTACHED LEGAL DESCRIPTION.



**Aspen Surveying, Inc.**

2993 S. Peoria Street, Suite G-5  
Aurora, Colorado 80014  
Phone (303) 750-4590  
Fax (303) 750-0646