

No fee

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Debra A Green
Park County Clerk

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2015-50**

A RESOLUTION VACATING COUNTY-OWNED RIGHT-OF-WAY COMMONLY KNOWN AS A PORTION OF THE WEST END OF 7TH STREET, GUFFEY, COLORADO.

WHEREAS, the applicants, Marshall L. Dunn Sr. and Mary Beth Dunn, on behalf of themselves and other owners of property in the vicinity of the above described right-of-way (the "Applicant") have filed an application to vacate a portion of County Right-of-Way described and depicted in Exhibit A hereto; and

WHEREAS, the Board of County Commissioners is authorized to vacate county roads by resolution pursuant to C.R.S. § 43-2-301 *et seq.*; and

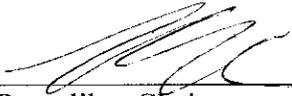
WHEREAS, at a regularly scheduled meeting of the Park County Board of County Commissioners, the Board of County Commissioners reviewed the application and all supporting documentation, the recommendations of the Planning Department and the Park County Planning Commission, and the testimony of the Applicant and patrons, and was presented with no information to justify denial or rejection of the application, and found that said application complies with Article VI, Section 1003 of the Park County Land Use Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS THAT:

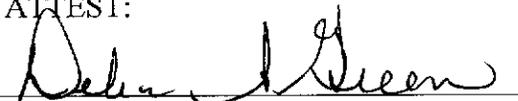
The above-described portion of County Right-of-Way is hereby vacated. Title to the vacated right-of-Way shall vest in accordance with the provisions of C.R.S. § 43-2-301 *et seq.*

Moved, seconded, and approved this 1st day of October, 2015.

**PARK COUNTY BOARD OF COUNTY
COMMISSIONERS**

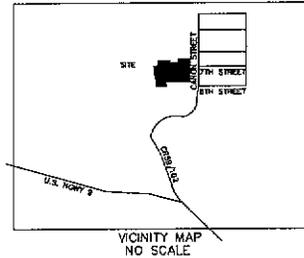

Mark Dowaliby, Chairperson

ATTEST:


County Clerk



RIGHT
LOT
COMBINING LOTS 5 THRU 14, VACATED ALLEY, RIDGE AND SEVENTH STREET, BLOCK 43 INTO ONE LOT TO BE KNOWN AS NEW LOT 7
ALLEY AND SEVENTH STREET, BLOCK 44 AND 4 PORTION OF VACATED ALLEY, RIDGE AND SEVENTH STREET, BLOCK 48 INTO ONE LOT TO BE KNOWN AS NEW LOT 8
TOWNSITE OF FRESHWATER (NOT BEING IN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 73 WEST OF THE 6TH P.M.)



LEGAL DESCRIPTION:

DAVID EDWARD NORTHRUP AND ALTA MAE NORTHRUP, ("Owner/s") being the owner(s) of the real property of 0.80 acres located in Park County, Colorado, described as follows:
GUFFEY (FRESHWATER)
Block 48 Lots 8-10 and Vacated portions of Alley, Ridge and Seventh Street being in Section 14, Township 15 South, Range 73 West of the 6th P.M.

GUFFEY (FRESHWATER)
A tract of land combining the above described Block 48 into New Lot 8 being in Section 14, Township 15 South, Range 73 West of the 6th P.M.

DESCRIBED AS FOLLOWS:

Commencing at the Northwest corner of New Lot 7, Block 44 and 48 as recorded at Reception No. 700475 at the Park County Clerk and Recorder's Office S84°00'22"E for a distance of 21.35 feet to a point; N6°04'13"E for a distance of 15.00 feet to the true point of beginning, thence the following 4 courses and distances:
N8°04'13"E for a distance of 140.80 feet to a point;
S8°35'43"E for a distance of 184.81 feet to a point;
S5°28'34"W for a distance of 140.81 feet to a point;
N84°00'22"W for a distance of 184.88 feet to the true point of beginning. Containing 0.80 acres more or less.

In Witness Whereof, we do hereunto set our hands and seals this ___ day of _____, 2015.

David Edward Northrup
Alta Mae Northrup
(If by corporation, president signs, secretary attests and corporate seal is utilized)

STATE OF _____)
COUNTY OF _____) ss.
Acknowledged before me this ___ day of _____, by _____
Witness my hand and official seal.
My commission expires: _____
Notary Public

STATE OF _____)
COUNTY OF _____) ss.
Acknowledged before me this ___ day of _____, by _____
Witness my hand and official seal.
My commission expires: _____
Notary Public

MORTGAGEE CONSENT TO CONSOLIDATE:

The undersigned holder of a mortgage interest against Lots 5-14 Block 43 and Lots 8-10 Block 48 consents to and approves of the Lot Consolidation shown in this plat.

Suzanne G. Roth
STATE OF _____)
COUNTY OF _____) ss.
Acknowledged before me this ___ day of _____, by _____
Witness my hand and official seal.
My commission expires: _____
Notary Public

APPROVAL BY BOARD OF COUNTY COMMISSIONERS:
APPROVED as a Right-of-Way Vacation Plat by the Park County Board of Commissioners, this ___ day of _____, 20___ subject to all applicable provisions of the 2011 Park County Land Use Regulations as Amended.

ATTEST:
Park County Clerk and Recorder

LEGAL DESCRIPTION:

MARSHALL L. DUNN SR. AND MARY S. DUNN, ("Owner/s") being the owner(s) of the real property of 0.99 acres located in Park County, Colorado, described as follows:
GUFFEY (FRESHWATER)
Block 44 and 47 New Lot 7 Block 44 Lot 1-5 Lot 8-10 being in Section 14, Township 15 South, Range 73 West of the 6th P.M.

GUFFEY (FRESHWATER)
A tract of land combining the above described portions of Block 44, 47 and 48 of Seventh Street and vacated alley into New Lot 7R being in Section 14, Township 15 South, Range 73 West of the 6th P.M., described as follows:
Commencing at the Southeast corner of Lot 10, Block 43 also being the North corner of vacated Seventh Street the following 16 courses and distances:

S8°03'59"W for a distance of 60.08 feet to a point;
S5°59'35"W for a distance of 249.99 feet to a point;
N84°00'22"W for a distance of 130.00 feet to a point;
S5°35'38"E for a distance of 50.00 feet to a point;
S84°00'22"E for a distance of 130.00 feet to a point;
S5°28'35"W for a distance of 74.59 feet to a point;
N84°00'22"W for a distance of 295.00 feet to a point;
S5°29'35"W for a distance of 60.00 feet to a point;
N84°00'22"W for a distance of 151.30 feet to a point;
N13°32'27"W for a distance of 242.95 feet to a point;
S84°00'22"E for a distance of 21.35 feet to a point;
N6°04'13"E for a distance of 15.00 feet to a point;
S84°00'22"W for a distance of 184.88 feet to a point;
S5°38'54"W for a distance of 15.00 feet to a point;
S82°28'44"E for a distance of 128.81 feet to a point;
S87°37'06"E for a distance of 168.38 feet to the point of beginning. Containing 3.32 acres more or less.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT the owner(s) of the land described above have caused the land to be laid out and platted under the name of LOT CONSOLIDATION PLAT, and do hereby dedicate, grant, and convey to the public forever and in fee simple all streets, alleys, roadways, easements, the foras, utility easements, park land, and open space as indicated or illustrated in this plat in compliance with the Park Land Use Regulations and the Ordinance shall bear all expenses involved in planning, design, and construction of all public improvements except to the extent expressly stated in any county-approved and recorded Subdivision Improvement Agreement. Dedication shall be final upon adoption of a resolution by the Board of County Commissioners accepting the property dedicated by this plat. Except as otherwise stated on this plat, there shall be no limitation or restriction upon the purpose or public use of property dedicated by this plat.

In Witness Whereof, we do hereunto set our hands and seals this ___ day of _____

MARSHALL L. DUNN SR.
MARY S. DUNN
(If by corporation, president signs, secretary attests and corporate seal is utilized)

STATE OF _____)
COUNTY OF _____) ss.
Acknowledged before me this ___ day of _____, by _____
Witness my hand and official seal.
My commission expires: _____
Notary Public

STATE OF _____)
COUNTY OF _____) ss.
Acknowledged before me this ___ day of _____, by _____
Witness my hand and official seal.
My commission expires: _____
Notary Public

PARK COUNTY ADMINISTRATIVE APPROVAL:
APPROVED as an administrative LOT CONSOLIDATION by the planning director of Park County and approved for recordation with the Park County Clerk and Recorder's Office pursuant to Park County Land Use Regulations this ___ day of _____, 20___

ATTEST:
Planning Director or Title Clerk and Recorder or Deputy Clerk