

ORDINANCE NO. 7

Series 2022

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY TO
THE COLORADO DEPARTMENT OF TRANSPORTATION
(Watson Avenue Roundabout Project)

WHEREAS, in connection with the Watson Avenue Roundabout street project it is necessary for the Town to convey certain Town-owned real property to the Department of Transportation, State of Colorado; and

WHEREAS, Section 15.3 of the Breckenridge Town Charter requires that the conveyance of real property be authorized by ordinance approved by Town Council.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

Section 1. The Town Manager is authorized, empowered, and directed to execute, acknowledge, and deliver to the Department of Transportation, State of Colorado a quit claim deed substantially in the form that is attached hereto as **Exhibit "A"**. The execution, acknowledgment, and delivery of the quit claim deed on behalf of the Town of Breckenridge are hereby expressly ratified, confirmed, and approved in advance.

Section 2. The Town Manager is further authorized to execute, acknowledge, and deliver to the Department of Transportation, State of Colorado any other documents required in connection with the construction of the Watson Avenue Roundabout, including, but not limited to, any required temporary construction easements to the located on Town-owned real property.

Section 3. The Town Council finds, determines, and declares that it has the power to adopt this ordinance pursuant to the authority granted to home rule municipalities by Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.

Section 4. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
PUBLISHED IN FULL this 8th day of February, 2022.

This ordinance was published in full on the Town of Breckenridge website on February 11, February 12, February 13, February 14 and February 15, 2022.

A public hearing on this ordinance was held on February 22, 2022.

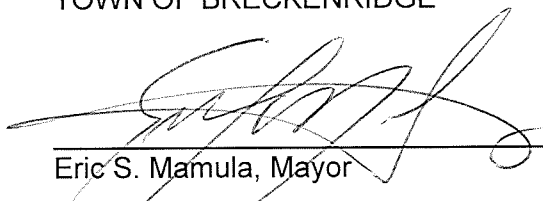
READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN FULL ON THE
TOWN'S WEBSITE this 22th day of February, 2022. A copy of this Ordinance is available for
inspection in the office of the Town Clerk.

ATTEST:

TOWN OF BRECKENRIDGE



Helen Cospolich, CMC, Town Clerk



Eric S. Mamula, Mayor

APPROVED IN FORM


Town Attorney

3-4-22
Date

This Ordinance was published on the Town of Breckenridge website on February 25, February 26, February 27, February 28 and March 1, 2022. This ordinance shall become effective on March 31, 2022.

The foregoing instrument was acknowledged before me this ____ day of _____, 2022 by Rick G. Holman, as Town Manager, and Helen Cospolich, as Town Clerk, of the Town of Breckenridge, a Colorado municipal corporation.

WITNESS my hand and official seal.

My commission expires: _____.

Notary Public

EXHIBIT "B"

**PROJECT NUMBER:
PARCEL NUMBER: RW-2
PROJECT CODE:
DATE: MAY 10, 2021
DESCRIPTION**

A Tract or Parcel of Land No. RW-2 of the Town of Breckenridge, State of Colorado, containing 15,756 sq. ft. (0.362 acres), more or less, being a portion of Parcel C Public Open Space, Mountain Thunder Subdivision, recorded at Reception No. 694610 in the Summit County Clerk and Recorder's Office, said Tract or Parcel of Land being more particularly described as follows:

BEGINNING at the northeast corner of said Parcel C Public Open Space, also being on the westerly right-of-way line of N. Park Avenue (State Highway No. 9), whence the West 1/4 corner of Section 31, Township 6 South, Range 77 West, of the 6th P.M., bears North 50°03'56" West, 562.87 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said westerly right-of-way line South 17°46'56" West, 192.25 feet to the south line of said Parcel C Public Open Space;
2. Thence along said south line North 72°13'04" West, 49.59 feet;
3. Thence North 02°03'05" East, 26.26 feet;
4. Thence North 13°14'53" West, 143.74 feet to the north line of said Parcel C Public Open Space;
5. Thence along said north line North 89°16'00" East, 137.95 feet to said TRUE POINT OF BEGINNING,

The above described Tract or Parcel of Land contains 15,756 sq. ft. (0.362 acres), more or less.

Basis of Bearings: Per Basis of Bearings information provided by J.F. Sato and Associates: Bearings are based on a grid bearing of South 30°31'52" East, a distance of 1,055.10 feet, from Control Point No. 2, an illegible aluminum cap in a range box at the intersection of Park Avenue and French Street, to Control Point No. 1, an illegible cap in a range box west of the intersection of Main Street and Watson Avenue.

Prepared for and on behalf of
Town of Breckenridge
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111

**PROJECT NUMBER:
PARCEL NUMBER: RW-3XX
PROJECT CODE:
DATE: MAY 10, 2021
DESCRIPTION**

A Tract or Parcel of Land No. RW-3XX of the Town of Breckenridge, State of Colorado, containing 3,756 sq. ft. (0.086 acres), more or less, being a portion of Watson Avenue, situated in the Southwest 1/4 of Section 31, Township 6 South, Range 77 West, of the 6th P.M., said Tract or Parcel of Land being more particularly described as follows:

BEGINNING at a point, being the intersection of the northerly right-of-way line of Watson Avenue and the easterly right-of-way line of N. Park Avenue (State Highway No. 9), whence the West 1/4 corner of said Section 31 bears North 54°19'01" West, 632.01 feet, said point being the
TRUE POINT OF BEGINNING;

1. Thence along said northerly right-of-way line South 89°17'13" East, 60.85 feet;
2. Thence South 13°22'39" West, 51.25 feet to the southerly right-of-way line of Watson Avenue;
3. Thence along said southerly right-of-way line North 89°17'13" West, 26.87 feet to a point of curvature;
4. Thence continuing along said southerly right-of-way line, along the arc of a curve to the left, having a radius of 80.00 feet, a curve length of 74.98 feet to said easterly right-of-way line of N. Park Avenue (said curve having a chord which bears South 63°51'45" West, 72.27 feet);
5. Thence along said easterly right-of-way line of N. Park Avenue (State Highway No. 9) North 27°30'13" East, 92.58 feet to said TRUE POINT OF BEGINNING,

The above described Tract or Parcel of Land contains 3,756 sq. ft. (0.086 acres), more or less.

Basis of Bearings: Per Basis of Bearings information provided by J.F. Sato and Associates: Bearings are based on a grid bearing of South 30°31'52" East, a distance of 1,055.10 feet, from Control Point No. 2, an illegible aluminum cap in a range box at the intersection of Park Avenue and French Street, to Control Point No. 1, an illegible cap in a range box west of the intersection of Main Street and Watson Avenue.

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**PROJECT NUMBER:
PARCEL NUMBER: RW-1XX
PROJECT CODE:
DATE: JULY 15, 2021**

DESCRIPTION

A Tract or Parcel of Land No. RW-1XX of the Town of Breckenridge, State of Colorado, containing 5,130 sq. ft. (0.118 acres), more or less, lying in the Southwest 1/4 of Section 31, Township 6 South, Range 77 West of the 6th Principal Meridian, being a portion of Lot 1-A, Sawmill Station Square – Filing No. 3 Amended, recorded at Reception No. 211435 in the Summit County Clerk and Recorder's Office, said Tract or Parcel of Land being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1-A, whence the West 1/4 corner of said Section 31 bears North 31°13'56" West, 770.36 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the north line of said Lot 1-A South 76°54'45" East, 24.32 feet;
2. Thence South 13°33'03" West, 16.08 feet;
3. Thence South 00°00'00" East, 61.88 feet;
4. Thence South 90°00'00" West, 14.46 feet;
5. Thence South 00°00'00" East, 121.62 feet to the south line of said Lot 1-A;
6. Thence along said south line South 88°33'10" West, 17.83 feet to the easterly right-of-way line of N. Park Avenue (State Highway No. 9);
7. Thence along said easterly right-of-way line, along the arc of a curve to the right, having a radius of 470.00 feet, a curve length of 207.14 feet to said TRUE POINT OF BEGINNING (said curve having a chord which bears North 03°27'01" East, 205.47 feet),

The above described Tract or Parcel of Land contains 5,130 sq. ft. (0.118 acres), more or less.

Basis of Bearings: Per Basis of Bearings information provided by J.F. Sato and Associates: Bearings are based on a grid bearing of South 30°31'52" East, a distance of 1,055.10 feet, from Control Point No. 2, an illegible aluminum cap in a range box at the intersection of Park Avenue and French Street, to Control Point No. 1, an illegible cap in a range box west of the intersection of Main Street and Watson Avenue.

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**PROJECT NUMBER:
PARCEL NUMBER: RW-1AXX
PROJECT CODE:
DATE: DECEMBER 13, 2021**

DESCRIPTION

A Tract or Parcel of Land No. RW-1AXX of the Town of Breckenridge, State of Colorado, containing 7,249 sq. ft. (0.166 acres), more or less, lying in the Southwest 1/4 of Section 31, Township 6 South, Range 77 West of the 6th Principal Meridian, being a portion of Lot 3-A, Sawmill Station Square – Filing No. 3 Amended, recorded at Reception No. 211435 in the Summit County Clerk and Recorder's Office, said Tract or Parcel of Land being more particularly described as follows:

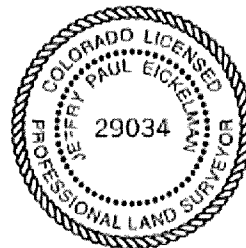
BEGINNING at the southwest corner of said Lot 3-A, also being on the easterly right-of-way line of N. Park Avenue (State Highway No. 9), whence the West 1/4 corner of said Section 31 bears North $31^{\circ}13'56''$ West, 770.36 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said easterly right-of-way line, along the arc of a curve to the right, having a radius of 470.00 feet, a curve length of 14.00 feet to a point of tangency (said curve having a chord which bears North $16^{\circ}55'46''$ East, 14.00 feet);
2. Thence continuing along said easterly right-of-way line North $17^{\circ}46'58''$ East, 179.40 feet to a point of curvature;
3. Thence continuing along said easterly right-of-way line and along the southerly right-of-way line of Watson Avenue, along the arc of a curve to the right, having a radius of 80.00 feet, a curve length of 101.83 feet to a point of tangency (said curve having a chord which bears North $54^{\circ}14'52''$ East, 95.09 feet);
4. Thence along said southerly right-of-way line South $89^{\circ}17'13''$ East, 26.87 feet;
5. Thence South $13^{\circ}22'39''$ West, 32.26 feet;
6. Thence South $89^{\circ}12'34''$ West, 36.83 feet;
7. Thence South $48^{\circ}05'32''$ West, 61.56 feet;
8. Thence South $17^{\circ}10'49''$ West, 117.72 feet;
9. Thence South $13^{\circ}33'03''$ West, 61.18 feet to the south line of said Lot 3-A;
10. Thence along said south line North $76^{\circ}54'45''$ West, 24.32 feet to said TRUE POINT OF BEGINNING,

The above described Tract or Parcel of Land contains 7,249 sq. ft. (0.166 acres), more or less.

Basis of Bearings: Per Basis of Bearings information provided by J.F. Sato and Associates: Bearings are based on a grid bearing of South $30^{\circ}31'52''$ East, a distance of 1,055.10 feet, from Control Point No. 2, an illegible aluminum cap in a range box at the intersection of Park Avenue and French Street, to Control Point No. 1, an illegible cap in a range box west of the intersection of Main Street and Watson Avenue.

Prepared for and on behalf of
Town of Breckenridge
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PROJECT NUMBER:
PARCEL NUMBER: RW-1BXX
PROJECT CODE:
DATE: JANUARY 3, 2022

DESCRIPTION

A Tract or Parcel of Land No. RW-1BXX of the Town of Breckenridge, State of Colorado, containing 4,590 sq. ft. (0.105 acres), more or less, lying in the Southwest 1/4 of Section 31, Township 6 South, Range 77 West of the 6th Principal Meridian, being a portion of Lot 1, Block 3, Amended Plat of Parkway Center Subdivision Filing No. 1, recorded at Reception No. 300636 in the Summit County Clerk and Recorder's Office, said Tract or Parcel of Land being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 1, also being on the easterly right-of-way line of N. Park Avenue (State Highway No. 9), whence the West 1/4 corner of said Section 31 bears North 54°19'01" West, 632.01 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said easterly right-of-way line, along the arc of a curve to the left, having a radius of 753.58 feet, a curve length of 217.80 feet (said curve having a chord which bears North 08°59'11" East, 217.04 feet);
2. Thence South 03°29'47" East, 144.07 feet;
3. Thence South 18°45'54" East, 64.23 feet;
4. Thence South 13°22'39" West, 10.81 feet to the south line of said Lot 1, also being the northerly right-of-way line of Watson Avenue;
5. Thence along said south line North 89°17'13" West, 60.85 feet to said TRUE POINT OF BEGINNING,

The above described Tract or Parcel of Land contains 4,590 sq. ft. (0.105 acres), more or less.

Basis of Bearings: Per Basis of Bearings information provided by J.F. Sato and Associates: Bearings are based on a grid bearing of South 30°31'52" East, a distance of 1,055.10 feet, from Control Point No. 2, an illegible aluminum cap in a range box at the intersection of Park Avenue and French Street, to Control Point No. 1, an illegible cap in a range box west of the intersection of Main Street and Watson Avenue.

Prepared for and on behalf of
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**PROJECT NUMBER:
PARCEL NUMBER: RW-1CXX
PROJECT CODE:
DATE: DECEMBER 13, 2021**

DESCRIPTION

A Tract or Parcel of Land No. RW-1CXX of the Town of Breckenridge, State of Colorado, containing 5,235 sq. ft. (0.120 acres), more or less, lying in the Southwest 1/4 of Section 31, Township 6 South, Range 77 West of the 6th Principal Meridian, being a portion of Parcel B Skyway Trail, Mountain Thunder Subdivision, recorded at Reception No. 694610 in the Summit County Clerk and Recorder's Office, said Tract or Parcel of Land being more particularly described as follows:

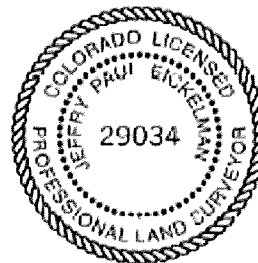
BEGINNING at the northeast corner of said Parcel B Skyway Trail, also being on the westerly right-of-way line of N. Park Avenue (State Highway No. 9), whence the West 1/4 corner of said Section 31 bears North 34°24'36" West, 659.84 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said westerly right-of-way line South 17°46'56" West, 86.77 feet to a point of curvature;
2. Thence continuing along said westerly right-of-way line, along the arc of a curve to the left, having a radius of 530.00 feet, a curve length of 91.37 feet to the south line of said Parcel B Skyway Trail (said curve having a chord which bears South 12°50'38" West, 91.26 feet);
3. Thence along said south line North 86°28'33" West, 19.18 feet;
4. Thence North 08°41'37" East, 104.23 feet;
5. Thence North 02°03'05" East, 82.58 feet to the north line of said Parcel B Skyway Trail;
6. Thence along said north line South 72°13'04" East, 49.59 feet to said TRUE POINT OF BEGINNING,

The above described Tract or Parcel of Land contains 5,235 sq. ft. (0.120 acres), more or less.

Basis of Bearings: Per Basis of Bearings information provided by J.F. Sato and Associates: Bearings are based on a grid bearing of South 30°31'52" East, a distance of 1,055.10 feet, from Control Point No. 2, an illegible aluminum cap in a range box at the intersection of Park Avenue and French Street, to Control Point No. 1, an illegible cap in a range box west of the intersection of Main Street and Watson Avenue.

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**PROJECT NUMBER:
PARCEL NUMBER: RW-1DXX
PROJECT CODE:
DATE: JULY 15, 2021**

DESCRIPTION

A Tract or Parcel of Land No. RW-1DXX of the Town of Breckenridge, State of Colorado, containing 32,251 sq. ft. (0.740 acres), more or less, lying in the West 1/2 of Section 31, Township 6 South, Range 77 West of the 6th Principal Meridian, being a portion of Lot 1 A, Block 4, A Resubdivision of Lot 1, Block 4, Parkway Center Subdivision Filing No. 1 Amended & Tract O, Shock Hill Subdivision, recorded at Reception No. 807735 in the Summit County Clerk and Recorder's Office, said Tract or Parcel of Land being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 1 A, also being on the westerly right-of-way line of N. Park Avenue (State Highway No. 9), whence the West 1/4 corner of said Section 31 bears North 50°03'56" West, 562.87 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the south line of said Lot 1 A South 89°16'00" West, 137.95 feet;
2. Thence North 13°56'45" East, 78.13 feet;
3. Thence North 41°47'26" East, 136.24 feet;
4. Thence North 05°06'26" East, 169.01 feet;
5. Thence North 23°09'27" East, 104.55 feet to said westerly right-of-way line of N. Park Avenue (State Highway No. 9);
6. Thence along said westerly right-of-way line South 02°08'04" East, 198.83 feet to a point of curvature;
7. Thence continuing along said westerly right-of-way line, along the arc of a curve to the right, having a radius of 673.58 feet, a curve length of 220.99 feet to a point of tangency (said curve having a chord which bears South 07°15'52" West, 220.00 feet);
8. Thence continuing along said westerly right-of-way line South 17°46'56" West, 24.34 feet to said TRUE POINT OF BEGINNING,

The above described Tract or Parcel of Land contains 32,251 sq. ft. (0.740 acres), more or less.

Basis of Bearings: Per Basis of Bearings information provided by J.F. Sato and Associates: Bearings are based on a grid bearing of South 30°31'52" East, a distance of 1,055.10 feet, from Control Point No. 2, an illegible aluminum cap in a range box at the intersection of Park Avenue and French Street, to Control Point No. 1, an illegible cap in a range box west of the intersection of Main Street and Watson Avenue.

Prepared for and on behalf of
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PROJECT NUMBER:
PARCEL NUMBER: RW-1EXX
PROJECT CODE:
DATE: JULY 15, 2021

DESCRIPTION

A Tract or Parcel of Land No. RW-1EXX of the Town of Breckenridge, State of Colorado, containing 193 sq. ft. (0.004 acres), more or less, lying in the Southwest 1/4 of Section 31, Township 6 South, Range 77 West of the 6th Principal Meridian, being a portion of Lot 1-B, Sawmill Station Square – Filing No. 3 Amended, recorded at Reception No. 211435 in the Summit County Clerk and Recorder's Office, said Tract or Parcel of Land being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1-B, whence the West 1/4 corner of said Section 31 bears North 24°08'14" West, 946.57 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the north line of said Lot 1-B North 88°33'10" East, 17.83 feet;
2. Thence South 33°03'44" West, 26.29 feet to the easterly right-of-way line of N. Park Avenue (State Highway No. 9);
3. Thence along said easterly right-of-way line North 09°10'32" West, 21.86 feet to said TRUE POINT OF BEGINNING,

The above described Tract or Parcel of Land contains 193 sq. ft. (0.004 acres), more or less.

Basis of Bearings: Per Basis of Bearings information provided by J.F. Sato and Associates: Bearings are based on a grid bearing of South 30°31'52" East, a distance of 1,055.10 feet, from Control Point No. 2, an illegible aluminum cap in a range box at the intersection of Park Avenue and French Street, to Control Point No. 1, an illegible cap in a range box west of the intersection of Main Street and Watson Avenue.

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