



**STATE OF COLORADO
COUNTY OF GILPIN
CITY OF BLACK HAWK**

COUNCIL BILL NUMBER: CB-14

ORDINANCE NUMBER: 2021-14

**TITLE: AN ORDINANCE APPROVING AND ACCOMPLISHING THE
DISCONNECTION OF PROPERTY KNOWN AS THE DORY HILL ROAD
PROPERTIES**

WHEREAS, on April 2, 2021, the City initiated an application for disconnection of certain real property known as the Dory Hill Road Properties from the City, and the City Clerk referred the application to the City Council for its consideration at its next regular meeting;

WHEREAS, at the April 28, 2021, City Council meeting, City Council reviewed and gave preliminary approval to the application for disconnection by Resolution No. 28-2021, which resolution ordered a public hearing to take place on June 9, 2021;

WHEREAS, on or before May 21, 2021, the City Clerk provided notice of the proposed disconnection to the property owners, special districts, and Gilpin County as required by Section 1-210(b)(2) of the Black Hawk Municipal Code;

WHEREAS, on June 9, 2021, City Council held a duly noticed public hearing at which it considered staff reports and comments, if any, from any property owner, special district representative, Gilpin County representative, and members of the public in favor of or against the application for disconnection; and

WHEREAS, having followed the necessary process, the City Council now wishes to make the findings necessary to disconnect from the City the property known as the Dory Hill Road Properties.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK,
GILPIN COUNTY:**

Section 1. As required by Section 1-212 of the Black Hawk Municipal Code, City Council finds and determines as follows as to the property described in **Exhibit A**, attached hereto and incorporated herein, situated, lying, and being in the County of Gilpin, State of Colorado, consisting of approximately 31.74 acres (the "Dory Hill Road Properties"):

(a) The best interests of the City will not be prejudiced by the disconnection of the Dory Hill Road Properties;



(b) The Dory Hill Road Properties are not urban and cannot, in the foreseeable future, be urbanized;

(c) The Dory Hill Road Properties cannot be reasonably integrated with the City;

(d) Urban services cannot be reasonably extended to serve the Dory Hill Road Properties; and

(e) Disconnection of the Dory Hill Road Properties will not create a hardship or impairment to Gilpin County or any special district.

Section 2. The disconnection by and from the City of Black Hawk, State of Colorado, of the Dory Hill Road Properties meets all requirements the provisions of Section 1-210(b) of the Black Hawk Municipal Code, and therefore, said disconnection is hereby approved and made effective.

Section 3. From and after the date of this Ordinance, the Dory Hill Road Properties shall not be within the corporate limits of the City of Black Hawk for any purpose. The zoning placed on the Dory Hill Road Properties by the City remains in force and effect after disconnection unless and until changed by Gilpin County.

Section 4. The City Clerk shall file the two certified copies of this Ordinance with the Clerk and Recorder of the County of Gilpin, State of Colorado, one for recording and one for transmission to the division of local government in the Department of Local Affairs, as required by C.R.S. § 24-32-109.

Section 5. This disconnection shall become effective upon the date of this Ordinance except for the purpose of general taxation, and for such purposes it shall become effective on January 1st of the next succeeding year following passage of this Ordinance. Payment of any taxes lawfully assessed against the Dory Hill Properties for the purpose of paying any indebtedness lawfully contracted by the City while such territory was within the City limits shall be paid over to the City by the County Treasurer to be applied only to the payment of such indebtedness.

READ, PASSED AND ORDERED POSTED this 9th day of June, 2021.

ATTEST:


Melissa A. Greiner, CMC, City Clerk


David D. Spellman, Mayor



EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK, COUNTY OF GILPIN, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M. FROM WHENCE THE EAST SIXTEENTH CORNER OF SAID SECTION 7 AND SECTION 6 BEARS NORTH 89°12'50" EAST A DISTANCE OF 1293.41 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID POINT OF BEGINNING ALSO BEING ON THE SOUTHWESTERLY LINE OF THAT PROPERTY DESCRIBED IN CITY OF BLACK HAWK ORDINANCE: 2017-10 AS RECORDED UNDER RECEPTION NUMBER 159277;

THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING EIGHTEEN (18) COURSES;

1. S 00° 55' 19" E A DISTANCE OF 451.46 FEET.
2. N 50° 57' 14" E A DISTANCE OF 375.99 FEET.
3. S 38° 37' 51" E A DISTANCE OF 150.00 FEET.
4. S 51° 14' 05" W A DISTANCE OF 432.91 FEET.
5. N 43° 31' 33" W A DISTANCE OF 68.67 FEET.
6. S 01° 07' 43" E A DISTANCE OF 86.30 FEET.
7. S 30° 27' 25" E A DISTANCE OF 74.46 FEET.
8. N 59° 22' 05" E A DISTANCE OF 808.87 FEET.
9. N 47° 49' 05" E A DISTANCE OF 83.49 FEET.
10. S 41° 04' 45" E A DISTANCE OF 159.41 FEET.
11. S 48° 40' 19" W A DISTANCE OF 189.86 FEET.
12. S 46° 38' 45" E A DISTANCE OF 109.50 FEET.
13. S 42° 43' 00" W A DISTANCE OF 199.07 FEET.
14. N 61° 29' 36" E A DISTANCE OF 763.36 FEET.
15. S 25° 14' 41" E A DISTANCE OF 150.48 FEET.
16. S 60° 54' 00" W A DISTANCE OF 773.03 FEET.
17. S 73° 32' 03" E A DISTANCE OF 754.98 FEET.
18. S 17° 47' 26" W A DISTANCE OF 147.27 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7.

THENCE S 88° 00' 41" W ON SAID SOUTH LINE A DISTANCE OF 117.75 FEET.

THENCE S 88° 00' 41" W ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 A DISTANCE OF 1313.63 FEET.

THENCE S 88° 00' 41" W FOR A DISTANCE OF 305.24 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF DORY HILL ROAD (ASSUMED RIGHT OF WAY PER THE LETTER DATED JANUARY 11, 1995, RE: DORY HILL/FOURMILE GULCH (COUNTY ROAD NO. 2)),

THENCE ON SAID EASTERLY RIGHT OF WAY ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24° 17' 10", A RADIUS OF 492.57 FEET AND AN ARC LENGTH OF 208.79 FEET, AND WHOSE LONG CHORD BEARS N 12° 41' 05" E A DISTANCE OF 207.23 FEET TO A POINT OF NON-TANGENCY.

THENCE, N 84° 02' 21" W A DISTANCE OF 32.18 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY OF DORY HILL ROAD (ASSUMED RIGHT OF WAY PER THE LETTER DATED JANUARY 11, 1995, RE: DORY HILL/FOURMILE GULCH (COUNTY ROAD NO. 2)),

THENCE ON SAID WESTERLY RIGHT OF WAY THE FOLLOWING EIGHT (8) COURSES;



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1. ON AN ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22° 03' 00", A RADIUS OF 439.93 FEET AND AN ARC LENGTH OF 169.31 FEET, AND WHOSE LONG CHORD BEARS N 01° 18' 14" W A DISTANCE OF 168.26 FEET TO A POINT OF TANGENCY.
2. N 12° 19' 44" W A DISTANCE OF 279.57 FEET TO POINT OF CURVATURE,
3. ON AN ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22° 11' 48", A RADIUS OF 324.38 FEET AND AN ARC LENGTH OF 125.66 FEET, AND WHOSE LONG CHORD BEARS N 02° 40' 01" W A DISTANCE OF 124.88 FEET TO A POINT OF CURVATURE.
4. ON AN ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07° 23' 08", HAVING A RADIUS OF 1123.58 FEET AND AN ARC LENGTH OF 144.83 FEET, AND WHOSE LONG CHORD BEARS N 01° 24' 51" E A DISTANCE OF 144.73 FEET TO A POINT OF TANGENCY.
5. N 02° 16' 44" W A DISTANCE OF 69.12 FEET TO A POINT OF CURVATURE,
6. ON AN ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18° 47' 29", HAVING A RADIUS OF 792.45 FEET AND AN ARC LENGTH OF 259.90 FEET, AND WHOSE LONG CHORD BEARS N 07° 07' 01" E A DISTANCE OF 258.74 FEET TO A POINT OF NON-TANGENCY.
7. N 17° 18' 14" E A DISTANCE OF 85.81 FEET.
8. N 14° 33' 00" E A DISTANCE OF 436.44 FEET TO A POINT ON THE CITY OF BLACK HAWK BOUNDARY AS RECORDED IN BOOK 557 AT PAGES 117-120.

THENCE S 72° 52' 35" E ON SAID BLACK HAWK BOUNDARY LINE A DISTANCE OF 45.68 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF ORDINANCE: 2017-10 AS RECORDED UNDER RECEPTION NUMBER 159277.

THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING SEVEN (7) COURSES;

1. S 13° 55' 05" W A DISTANCE OF 87.70 FEET.
2. S 79° 25' 35" E A DISTANCE OF 36.45 FEET.
3. N 30° 59' 08" E A DISTANCE OF 42.15 FEET.
4. S 59° 43' 42" E A DISTANCE OF 49.47 FEET.
5. S 29° 13' 16" W A DISTANCE OF 364.55 FEET.
6. S 18° 08' 38" W A DISTANCE OF 82.29 FEET.
7. N 88° 05' 43" E A DISTANCE OF 253.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,382,623 SQ. FT. OR 31.74 ACRES MORE OR LESS.

SURVEYOR'S STATEMENT

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

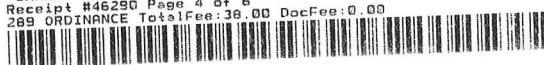
AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR
 COLORADO PLS NO. 38285
 FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.
 4007 SOUTH LINCOLN AVE, SUITE 405
 LOVELAND, COLORADO 80537
 (970) 353-7600



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 Receipt #46290 Page 4 of 6
 289 ORDINANCE TotalFee:38.00 DocFee:0.00

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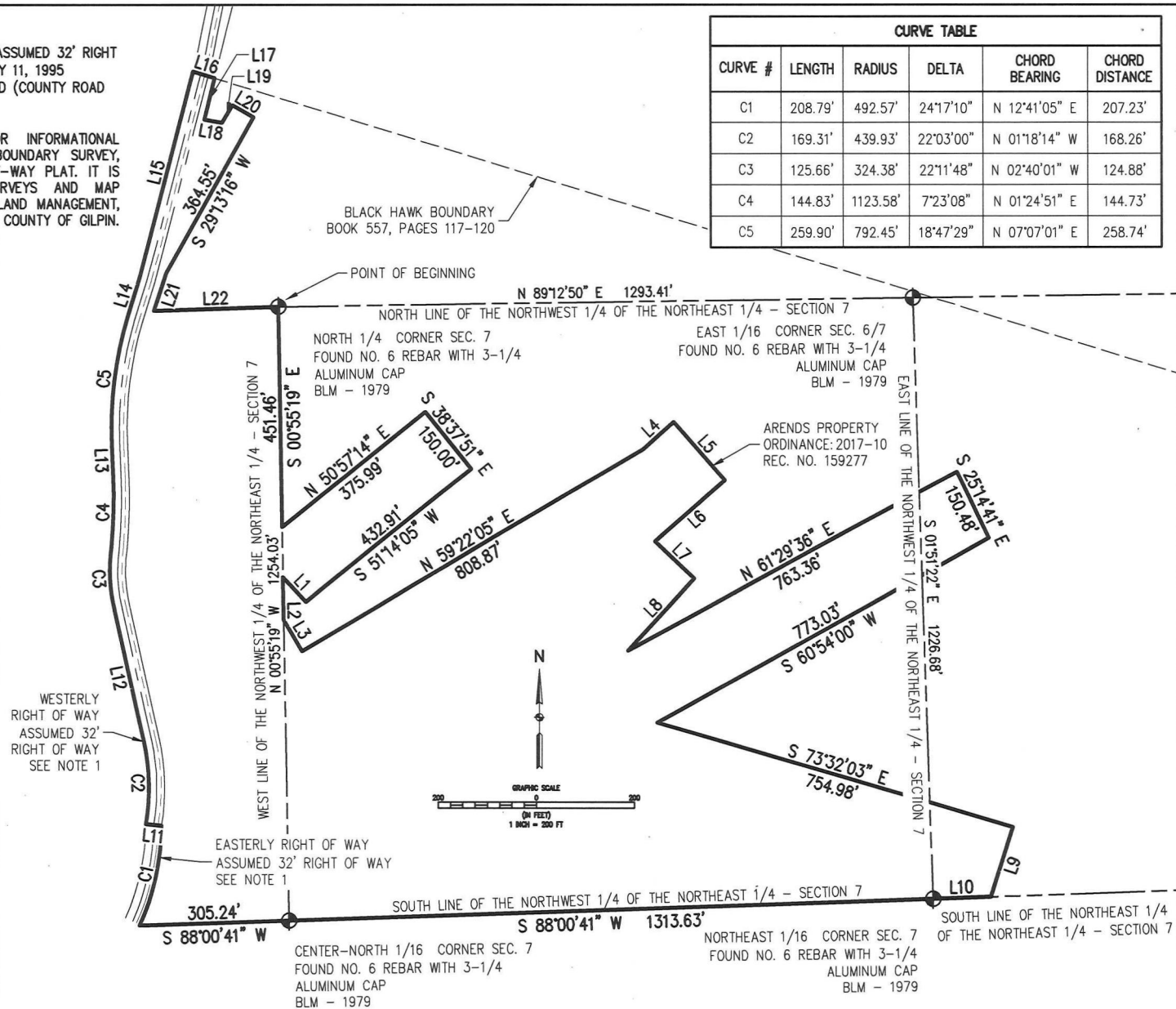


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2. THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A BOUNDARY SURVEY, LAND SURVEY PLAT, OR RIGHT-OF-WAY PLAT. IT IS BASED UPON FIELD NOTES, SURVEYS AND MAP ACQUIRED FROM THE BUREAU OF LAND MANAGEMENT, THE CITY OF BLACK HAWK AND THE COUNTY OF GILPIN.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 43°31'33" W	68.67'
L2	S 01°07'43" E	86.30'
L3	S 30°27'25" E	74.46'
L4	N 47°49'05" E	83.49'
L5	S 41°04'45" E	159.41'
L6	S 48°40'19" W	189.86'
L7	S 46°38'45" E	109.50'
L8	S 42°43'00" W	199.07'
L9	S 17°47'26" W	147.27'
L10	S 88°00'41" W	117.75'
L11	N 84°02'21" W	32.18'
L12	N 12°19'44" W	279.57'
L13	N 02°16'44" W	69.12'
L14	N 17°18'13" E	85.81'
L15	N 14°33'00" E	436.44'
L16	S 72°52'35" E	45.68'
L17	S 13°55'05" W	87.70'
L18	S 79°25'35" E	36.45'
L19	N 30°59'08" E	42.15'
L20	S 59°43'42" E	49.47'
L21	S 18°08'38" W	82.29'
L22	N 88°05'43" E	253.58'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	208.79'	492.57'	24°17'10"	N 12°41'05" E	207.23'
C2	169.31'	439.93'	22°03'00"	N 01°18'14" W	168.26'
C3	125.66'	324.38'	22°11'48"	N 02°40'01" W	124.88'
C4	144.83'	1123.58'	7°23'08"	N 01°24'51" E	144.73'
C5	259.90'	792.45'	18°47'29"	N 07°07'01" E	258.74'



BASLINE
Engineering • Planning • Surveying

212 N RUSSEY DRIVE, SUITE 270 • GOLDEN, COLORADO 80403
P. 303.940.9968 • F. 303.942.9559 • www.baselincorp.com

REVISION DESCRIPTION	PREPARED BY	DATE	DESIGNED BY
			COBH
			DRAWN BY
			AAD
			CHECKED BY
			ESW

CITY OF BLACK HAWK

CITY OF BLACK HAWK

COUNTY OF OLDEN

DISCONNECTION

SECTION 7, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH PM

EXHIBIT

INITIAL SUBMITTAL	4/1/21
DRAWING SIZE	11" X 17"
SURVEY FROM BASELINE	SURVEY DATE 3/24/21
JOB NO.	141-P-21-02
DRAWING NAME 141-P-21-02 SURVEY BASE.dwg	
SHEET	1 OF 1



BLACK HAWK

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CERTIFICATE OF AUTHENTICITY



INCORPORATED 1864

Administrative Services

201 Selak Street
P.O. Box 68
Black Hawk, CO 80422
www.cityofblackhawk.org
303-582-2293 Office
303-582-0429 Fax

Mayor

David D. Spellman

Aldermen

Linda Armbright
Paul G. Bennett
Hal Midcap
Jim Johnson
Greg Moates
Benito Torres

City Attorney

Corey Y. Hoffmann

City Manager

Stephen N. Cole

City Clerk /

Administrative Services Director

Melissa A. Greiner

Finance Director

Lance R. Hillis

Fire Chief / Emergency Manager

Christopher K. Woolley

Police Chief

Kenneth E. Lloyd

Public Works Director

Thomas Isbester

Community Planning & Development

Director

Cynthia L. Linker

COLORADO'S SECOND OLDEST
MUNICIPAL CORPORATION

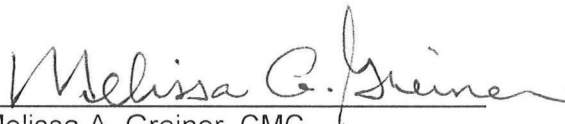
STATE OF COLORADO)

COUNTY OF GILPIN) SS:


CITY OF BLACK HAWK)

I, Melissa A. Greiner, City Clerk, for said City of Black Hawk, in the County of Gilpin, in the State aforesaid, do hereby certify that the attached is a true and correct copy of Ordinance 2021-14, an Ordinance approving and accomplishing the Disconnection of property known as the Dory Hill Road Properties.

In witness whereof, I have hereunto set my hand and the seal of the City of Black Hawk, this 10th day of June, 2021.


Melissa A. Greiner, CMC
City Clerk
City of Black Hawk

Signed by Melissa A. Greiner before me this 10 day of June, 2021.

Notary Public: 

My Commission Expires: 3/25/2023

