

**TOWN OF SEVERANCE, COLORADO**

**NOTICE OF PUBLIC HEARINGS FOR A PROJECT**

Severance South Annexation & Zoning

PUBLIC NOTICE IS HEREBY GIVEN of a public hearing before the Severance Planning Commission on April 19, 2017 and the Board of Trustees on May 15, 2017 at the following time and place:

6:00 P.M.

Severance Administration Building

3 S. Timber Ridge Parkway

Severance, Colorado

This hearing is for the purpose of taking applicant testimony and public comment on a proposed annexation and zoning to sub-urban Perimeter regarding the property described in Exhibit A, and for determining the eligibility of such property for annexation to the Town and the advisability of such an annexation, all as governed by the Severance Land Use Code.

GIVEN AND POSTED this 31<sup>st</sup> day of March, 2017

## EXHIBIT A

### Annexation Area

A TRACT OF LAND LOCATED IN SECTION 14, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AND BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE FOR WELD COUNTY ROAD 70 LYING 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 AND THE EASTERLY RIGHT OF WAY LINE FOR WELD COUNTY ROAD 21 LYING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 14;

THENCE FROM THE POINT OF BEGINNING N89°56'49"W, A DISTANCE OF 60.00 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR SAID WELD COUNTY ROAD 21 LYING 30.00 FEET WEST OF AND PARALLEL WITH SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14;

THENCE N00°03'11"E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 29.58 FEET;

THENCE N00°18'58"W, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 604.34 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF HIDDEN VALLEY FARM ANNEXATION AS DEPICTED ON MAP RECORDED FEBRUARY 14, 2006 AT RECEPTION NUMBER 3363096 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER OFFICE, BEING ALSO A POINT ON THE TOWN OF SEVERANCE CORPORATE BOUNDARY LINE;

THENCE S46°16'17"E, ALONG SAID TOWN OF SEVERANCE CORPORATE BOUNDARY LINE, BEING ALSO ALONG SAID SOUTHWESTERLY LINE OF HIDDEN VALLEY FARM ANNEXATION, A DISTANCE OF 83.47 FEET TO SAID EASTERLY RIGHT OF WAY LINE;

THENCE S00°18'58"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 516.27 FEET TO THE NORTHERLY RIGHT OF WAY LINE FOR SAID WELD COUNTY ROAD 70 LYING 30.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14;

THENCE N89°14'58"E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 331.41 FEET TO SAID SOUTHWESTERLY LINE OF HIDDEN VALLEY FARM ANNEXATION, BEING ALSO A POINT ON THE TOWN OF SEVERANCE CORPORATE BOUNDARY LINE;

THENCE ALONG SAID TOWN OF SEVERANCE CORPORATE BOUNDARY LINE, BEING ALSO THE SOUTHWESTERLY AND SOUTHERLY LINE OF HIDDEN VALLEY FARM ANNEXATION THE FOLLOWING THREE (3) COURSES:

1) S21°38'02"E, A DISTANCE OF 64.22 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE;

2) N89°14'58"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1039.82 FEET TO THE SOUTHWEST CORNER OF HIGH SCHOOL NO. 2 ANNEXATION AS DEPICTED ON MAP APPROVED FEBRUARY 14, 2017 BUT NOT YET RECORDED IN SAID RECORDS;

3) N89°14'58"E, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 847.13 FEET TO THE WESTERLY LINE OF WESTERLY KNOLLS PUD MINOR SUBDIVISION AS DEPICTED IN PLAT RECORDED MARCH 17, 2000 AT RECEPTION NUMBER 2756126 IN SAID RECORDS;

THENCE ALONG THE WESTERLY LINE OF SAID WESTERLY KNOLLS PUD MINOR SUBDIVISION THE FOLLOWING SIXTEEN (16) COURSES:

1) S04°09'23"W, A DISTANCE OF 87.37 FEET;

2) S42°08'55"W, A DISTANCE OF 82.48 FEET;

3) S80°08'27"W, A DISTANCE OF 99.38 FEET;

4) S52°34'39"W, A DISTANCE OF 69.41 FEET;

5) S25°00'50"W, A DISTANCE OF 96.78 FEET;

6) S11°57'41"W, A DISTANCE OF 44.46 FEET;

7) S10°34'46"W, A DISTANCE OF 70.89 FEET;

8) S02°06'42"E, A DISTANCE OF 63.71 FEET;

9) S14°48'09"E, A DISTANCE OF 192.32 FEET;

10) S53°42'57"E, A DISTANCE OF 81.66 FEET;

11) N87°22'15"E, A DISTANCE OF 74.69 FEET;  
12) S87°13'34"E, A DISTANCE OF 152.61 FEET;  
13) S65°44'55"E, A DISTANCE OF 124.49 FEET;  
14) S44°16'17"E, A DISTANCE OF 81.78 FEET;  
15) S38°51'17"E, A DISTANCE OF 51.92 FEET;  
16) S33°26'17"E, A DISTANCE OF 156.04 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 14 BEING ALSO THE SOUTH CORNER OF SAID WESTERLY KNOLLS PUD MINOR SUBDIVISION;  
THENCE N00°10'23"E , ALONG THE EAST LINE OF SAID WESTERLY KNOLLS PUD MINOR SUBDIVISION, A DISTANCE OF 995.29 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE, BEING ALSO A POINT ON SAID TOWN OF SEVERANCE CORPORATE BOUNDARY LINE;  
THENCE N89°14'36"E, ALONG SAID TOWN OF SEVERANCE CORPORATE BOUNDARY LINE, BEING ALSO SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1833.94 FEET TO THE WESTERLY LINE OF LOT A, RECORDED EXEMPTION NO. 0807-14-1 RE 3536 AS DEPICTED IN PLAT RECORDED JUNE 3, 2003 AT RECEPTION NUMBER 3068526 IN SAID RECORDS;  
THENCE S49°38'00"E, ALONG SAID WESTERLY LINE OF LOT A, A DISTANCE OF 608.10 FEET TO THE SOUTHWEST CORNER OF LOT B, SAID RECORDED EXEMPTION NO. 0807-14-1 RE 3536;  
THENCE S89°44'56"E, ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 294.79 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR WELD COUNTY ROAD 23 LYING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 14, BEING ALSO A POINT ON THE WESTERLY LINE OF DALTON'S RUN ANNEXATION MAPS 1-4 AS DEPICTED IN MAP RECORDED AUGUST 6, 2008 AT RECEPTION NUMBER 3570763 IN SAID RECORDS, AND BEING ALSO A POINT ON SAID TOWN OF SEVERANCE CORPORATE BOUNDARY LINE;  
THENCE ALONG SAID TOWN OF SEVERANCE CORPORATE BOUNDARY LINE, BEING ALSO THE WESTERLY LINE OF SAID DALTON'S RUN ANNEXATION MAPS 1-4 THE FOLLOWING TWO (2) COURSES:  
1) S00°15'00"W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1066.83 FEET;  
2) N89°25'00"E, A DISTANCE OF 80.01 FEET TO THE EASTERLY RIGHT OF WAY LINE FOR SAID WELD COUNTY ROAD 23 LYING 50.00 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF SECTION 14;  
THENCE S00°15'00"W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1172.80 FEET;  
THENCE N89°44'15"W, A DISTANCE OF 20.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE;  
THENCE S00°15'17"W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2568.93 FEET TO THE NORTHERLY RIGHT OF WAY LINE EXTENDED FOR COLORADO STATE HIGHWAY 392 AS DESCRIBED IN WARRANTY DEED RECORDED JULY 12, 2013 AT RECEPTION NUMBER 3947209 IN SAID RECORDS;  
THENCE N89°47'13"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE EXTENDED, A DISTANCE OF 60.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE;  
THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES:  
1) N89°47'13"W, A DISTANCE OF 1199.23 FEET;  
2) N38°19'36"W, A DISTANCE OF 85.66 FEET;  
3) S89°13'06"W, A DISTANCE OF 100.00 FEET;  
4) S36°30'31"W, A DISTANCE OF 99.59 FEET;  
5) N89°47'13"W, A DISTANCE OF 1174.97 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, BEING ALSO A POINT ON THE EASTERLY LINE OF LOT A, RECORDED EXEMPTION NO. 0807-14-3 RE 578 AS DEPICTED IN PLAT RECORDED DECEMBER 16, 1982 AT RECEPTION NUMBER 1911623 IN SAID RECORDS;  
THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID LOT A THE FOLLOWING THREE (3) COURSES:  
1) N00°10'39"E, A DISTANCE OF 483.56 FEET;  
2) N89°59'11"W, A DISTANCE OF 92.05 FEET;  
3) S00°09'39"W, A DISTANCE OF 473.94 FEET TO THE NORTHERLY RIGHT OF WAY LINE FOR COLORADO STATE HIGHWAY 392;  
THENCE S89°46'34"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1046.56

FEET;

THENCE N86°34'56"W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 128.75 FEET TO THE EASTERLY LINE OF LOT A, RECORDED EXEMPTION NO. 0807-14-3 RE 2276 AS DEPICTED IN PLAT RECORDED JANUARY 8, 1999 AT RECEPTION NUMBER 2665702 IN SAID RECORDS;

THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID LOT A THE FOLLOWING SEVEN (7) COURSES:

- 1) N10°19'41"E, A DISTANCE OF 1188.06 FEET;
  - 2) S89°17'41"W, A DISTANCE OF 474.47 FEET;
  - 3) S05°37'45"W, A DISTANCE OF 170.81 FEET;
  - 4) S38°47'53"W, A DISTANCE OF 392.99 FEET;
  - 5) S89°51'06"E, A DISTANCE OF 224.81 FEET;
  - 6) N66°24'08"E, A DISTANCE OF 25.97 FEET;
  - 7) S10°19'41"W, A DISTANCE OF 683.80 FEET TO SAID NORTHERLY RIGHT OF WAY LINE;
- THENCE N86°34'56"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 125.07 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING ALSO A POINT ON THE NORTHERLY BANK OF THE CACHE LA POUUDRE #2 DITCH;

THENCE ALONG THE NORTHERLY AND EASTERLY BANK OF SAID CACHE LA POUUDRE #2 DITCH, MORE OR LESS, THE FOLLOWING TEN (10) COURSES:

- 1) 123.96 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 178.00 FEET, A CENTRAL ANGLE OF 39°54'06", AND BEING SUBTENDED BY A CHORD WHICH BEARS N68°37'24"W, A DISTANCE OF 121.47 FEET TO A POINT OF TANGENCY;
- 2) N88°34'27"W, A DISTANCE OF 135.71 FEET;
- 3) S89°47'22"W, A DISTANCE OF 265.58 FEET TO A POINT OF CURVE TO THE RIGHT;
- 4) 89.46 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 68.00 FEET, A CENTRAL ANGLE OF 75°22'46", AND BEING SUBTENDED BY A CHORD WHICH BEARS N52°31'15"W, A DISTANCE OF 83.15 FEET TO A POINT OF TANGENCY;
- 5) N14°49'52"W, A DISTANCE OF 150.03 FEET;
- 6) N10°21'55"W, A DISTANCE OF 308.74 FEET;
- 7) N06°43'09"W, A DISTANCE OF 245.32 FEET;
- 8) N03°02'09"E, A DISTANCE OF 198.65 FEET;
- 9) N00°06'33"W, A DISTANCE OF 281.23 FEET TO A POINT OF CURVE TO THE LEFT;
- 10) 211.02 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 193.00 FEET, A CENTRAL ANGLE OF 62°38'39", AND BEING SUBTENDED BY A CHORD WHICH BEARS N31°25'55"W, A DISTANCE OF 200.66 FEET TO SAID EASTERLY RIGHT OF WAY LINE FOR WELD COUNTY ROAD 21, BEING ALSO A POINT ON THE TOWN OF WINDSOR CORPORATE BOUNDARY LINE, AND A POINT OF NON-TANGENCY;

THENCE N00°03'11"E, ALONG SAID TOWN OF WINDSOR CORPORATE BOUNDARY LINE, BEING ALSO SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1054.54 FEET;

THENCE N00°03'11"E, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1703.40 FEET TO THE SOUTHERLY LINE OF LOT A, RECORDED EXEMPTION NO. 0807-14-2 RE 1740 AS DEPICTED IN PLAT RECORDED JUNE 15, 1995 AT RECEPTION NUMBER 2442613 IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID LOT A THE FOLLOWING THREE (3) COURSES:

- 1) S89°50'11"E, A DISTANCE OF 176.92 FEET;
  - 2) N00°09'49"E, A DISTANCE OF 208.71 FEET;
  - 3) N89°50'11"W, A DISTANCE OF 177.32 FEET TO SAID EASTERLY RIGHT OF WAY LINE;
- THENCE N00°03'11"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 698.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,654,965 SQUARE FEET OR 588.957 ACRES, MORE OR LESS.