

**TOWN OF SEVERANCE, COLORADO**

**NOTICE OF PUBLIC HEARINGS FOR A PROJECT**

Bornhoft Annexation & Zoning

NOTICE IS HEREBY GIVEN that the Public Hearing required by C.R.S. §31-12-108 before the Severance Board of Trustees on August 21, 2017 at the following time and place:

6:00 P.M.

Severance Administration Building  
3 S. Timber Ridge Parkway  
Severance, Colorado

In Addition, a Public Hearing shall be held before the Severance Planning Commission, pursuant to local Ordinance at the following time and place:

August 16, 2017, at 6:00 P.M.

Severance Administration Building  
3 S. Timber Ridge Parkway  
Severance, Colorado

Each hearing shall be for the purpose of taking applicant testimony and public comment on both the proposed annexation and zoning to Town Core 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 Colorado statutes and the Severance Land Use Code.

GIVEN AND POSTED this 24<sup>th</sup> day of July, 2017

## **EXHIBIT A**

### **PROPERTY DESCRIPTION**

#### Bornhofs Annexation Area

A portion of Lot A, Recorded Exemption No. 0807-01-3-RE2475, recorded July 8, 1999 as Reception No. 2705038 of the Records of Weld County, situate within the Southwest Quarter (SW1/4) of Section One (1), Township Six North (T.6N.), Range Sixty-seven West (R.67W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, more particularly described as follows:

**COMMENCING** at the Southwest Corner of said Section 1 and assuming the West line of the Southwest Quarter (SW/4) of said Section 1 as bearing North 00°16'26" West, being an assumed bearing, a distance of 2583.02 feet with all bearings contained herein relative thereto;

THENCE North 89°49'30" East along the South line of the Southwest Quarter of said Section 1 a distance of 1583.65 feet to the Southwest corner of said Lot A of RE2475;

THENCE North 00°10'28" West along the Westerly line of Lot A a distance of 30.00 feet to the Northerly Right of Way line of Weld County Road 72, a Northerly line of Kegerreis Fourth Annexation, recorded March 28, 2000 as Reception No. 2758175 of the Records of Weld County, and to the **POINT OF BEGINNING**;

THENCE North 00°10'28" West continuing along said Westerly line a distance of 20.00 feet to the Northeast corner of that Right of Way dedicated in the Park Ridge Felte Subdivision First Filing recorded September 8, 2004 as Reception No. 3216856 of the Records of Weld County;

THENCE North 00°10'28" West along an Easterly line of Park Ridge Annexation, recorded December 28, 2000 as Reception No. 2815916 of the Records of Weld County a distance of 785.09 feet to the Northwest Corner of Lot A, RE2475;

THENCE South 89°31'11" East along the most Easterly Southerly line of said Park Ridge Annexation a distance of 356.40 feet to the Northeast Corner of said Lot A;

The following Three (3) courses are along Westerly lines of the Tailholt East Annexation recorded September 23, 2016 as Reception No. 4239234 of the Records of Weld County.

THENCE South 24°08'34" West a distance of 12.09 feet;

THENCE South 38°18'04" West a distance of 54.08 feet;

THENCE South 08°51'34" West a distance of 757.06 feet to the Northerly Right of Way line of Weld County Road 72 and to the Northerly line of the Kegerreis Fourth Annexation;

THENCE South 89°49'30" West along said Northerly line a distance of 198.89 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains a total of 211,925 sq. ft. or 4.865 acres, more or less