

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 August 15, 2018 and the Board of Trustees on September 17, 2018 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 31st day of July, 2018

EXHIBIT A

PROPERTY DESCRIPTION

A parcel of land being portions of Sections Ten (10), Eleven (11), Thirteen (13) and Fourteen (14), all of Township Six North (T.6N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 14 and assuming the West line of the Southwest Quarter (SW1/4) of said Section 14, as monumented by a #6 rebar with a 3.25" aluminum cap stamped L.S. 22098 at the South end and a #6 rebar with a 3.25" aluminum cap stamped L.S. 22098 at the North end, as bearing North 00°03'23" West, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983, a distance of 2644.71 feet with all other bearings contained herein being relative thereto;

The linear dimensions as contained herein are based upon the "U.S. Survey Foot."

THENCE North 00°03'23" West along the West line of the SW1/4 of said Section 14 a distance of 1586.72 feet;

THENCE North 89°56'37" East a distance of 30.00 feet to the Easterly right-of-way line of County Road 21 and the Easterly boundary line of the Eastbrook Annexation No. Two as recorded on August 23, 2004 at Reception No. 3211384 within the records of the Weld County Clerk and Recorder and to the **POINT OF BEGINNING**;

THENCE North 00°03'23" West along the Easterly right-of-way line of County Road 21 a distance of 1058.13 feet to the Northeast corner of the Eastbrook Annexation No. One as recorded on August 23, 2004 at Reception No. 3211383 within the records of the Weld County Clerk and Recorder, from which the West Quarter corner of said Section 14 bears South 89°40'32" West a distance of 30.00 feet;

THENCE North 00°09'46" East along the Easterly right-of-way line of County Road 21 a distance of 1698.32 feet to the Southerly boundary of Lot A of Recorded Exemption No. 0807-14-2-RE 1740 as recorded on June 5, 1995 at Reception No. 2442613 within the records of the Weld County Clerk and Recorder;

Thence along the Southerly, Easterly and Northerly boundaries of said Lot A the following Three (3) courses and distances:

THENCE South 89°50'14" East a distance of 178.71 feet;

THENCE North 00°09'46" East a distance of 208.71 feet;

THENCE North 89°50'14" West a distance of 178.71 feet to the Easterly right-of-way line of County Road 21;

THENCE North 00°09'46" East along said Easterly right-of-way line a distance of 698.04 feet to the intersection of the Easterly right-of-way line of County Road 21 and the Southerly right-of-way line of County Road 70;

THENCE North 89°50'14" West a distance of 60.00 feet to the Westerly right-of-way line of County Road 21;

THENCE North 00°09'46" East along said Westerly right-of-way line a distance of 29.05 feet to the South line of the Southeast Quarter of said Section 10, from which the Northwest corner of said Section 14 bears North 89°14'45" East a distance of 30.00 feet;

THENCE North 00°18'55" West along said Westerly right-of-way line of County Road 21 a distance of 604.70 feet to the Southwesterly boundary of Hidden Valley Farm Annexation as recorded on February 14, 2006 at Reception No. 3363096 within the records of the Weld County Clerk and Recorder;

THENCE South 46°16'14" East along the Southerly boundary of said Hidden Valley Farm Annexation a distance of 83.47 feet to the Easterly right-of-way line of County Road 21;

THENCE South 00°18'55" East along said Easterly right-of-way line a distance of 516.21 feet to the intersection of said Easterly right-of-way line and the Northerly right-of-way line of County Road 70;

THENCE North $89^{\circ}15'04''$ East along said Northerly right-of-way line a distance of 331.37 feet to the Southwesterly boundary of said Hidden Valley Farm Annexation;

THENCE South $21^{\circ}37'59''$ East along said Southwesterly boundary a distance of 64.22 feet to the Southerly right-of-way line of County Road 70;

THENCE North $89^{\circ}15'04''$ East along said Southerly right-of-way line a distance of 1886.88 feet to the Westerly boundary of Winter Knolls P.U.D. Minor Subdivision as recorded on March 17, 2000 at Reception No. 2756126 within the records of the Weld County Clerk and Recorder;

Thence along the Westerly, Southerly and Easterly boundaries of said Winter Knolls P.U.D. Minor Subdivision the following Seventeen (17) courses and distances:

THENCE South $04^{\circ}09'14''$ West a distance of 87.40 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the Northwest a distance of 88.85 feet, said curve has a Radius of 67.00 feet, a Delta of $75^{\circ}59'04''$ and is subtended by a Chord bearing South $42^{\circ}08'52''$ West a distance of 82.48 feet;

THENCE South $80^{\circ}08'18''$ West a distance of 99.38 feet to a PC;

THENCE along the arc of a curve concave to the Southeast a distance of 72.16 feet, said curve has a Radius of 75.00 feet, a Delta of $55^{\circ}07'37''$ and is subtended by a Chord bearing South $52^{\circ}34'28''$ West a distance of 69.41 feet;

THENCE South $25^{\circ}00'41''$ West a distance of 96.78 feet;

THENCE South $11^{\circ}57'32''$ West a distance of 44.46 feet;

THENCE South $10^{\circ}34'37''$ West a distance of 70.89 feet to a PC;

THENCE along the arc of a curve concave to the East a distance of 64.23 feet, said curve has a Radius of 145.00 feet, a Delta of $25^{\circ}22'55''$ and is subtended by a Chord bearing South $02^{\circ}06'54''$ East a distance of 63.71;

THENCE South $14^{\circ}48'18''$ East a distance of 192.32 feet to a PC;

THENCE along the arc of a curve concave to the Northeast a distance of 88.29 feet, said curve has a Radius of 65.00 feet, a Delta of $77^{\circ}49'36''$ and is subtended by a Chord bearing South $53^{\circ}43'09''$ East a distance of 81.66 feet;

THENCE North $87^{\circ}22'06''$ East a distance of 74.69 feet;

THENCE South $87^{\circ}13'43''$ East a distance of 152.61 feet to a PC;

THENCE along the arc of a curve concave to the Southwest a distance of 127.45 feet, said curve has a Radius of 170.00 feet, a Delta of $42^{\circ}57'17''$ and is subtended by a Chord bearing South $65^{\circ}45'05''$ East a distance of 124.49 feet;

THENCE South $44^{\circ}16'26''$ East a distance of 81.78 feet to a PC;

THENCE along the arc of a curve concave to the Southwest a distance of 52.00 feet, said curve has a Radius of 275.00 feet, a Delta of $10^{\circ}50'00''$ and is subtended by a Chord bearing South $38^{\circ}51'28''$ East a distance of 51.92 feet;

THENCE South $33^{\circ}26'26''$ East a distance of 156.04 feet to the East line of the NW1/4 of said Section 14;

THENCE North $00^{\circ}10'12''$ East along said East line a distance of 995.30 feet to the Southerly right-of-way line of County Road 70, from which the North Quarter corner of said Section 14 bears North $00^{\circ}10'12''$ East a distance of 30.00 feet;

THENCE North $89^{\circ}14'42''$ East along said Southerly right-of-way line a distance of 1833.87 feet to the Westerly boundary of Lot A of Recorded Exemption No. 0807-14-1 RE 3536 as recorded on June 3, 2003 at Reception No. 3068526 within the records of the Weld County Clerk and Recorder;

Thence along the Southerly boundaries of Lot A and Lot B of said RE 3536 the following Two (2) courses and distances:

THENCE South $49^{\circ}37'57''$ East a distance of 608.11 feet;

THENCE South $89^{\circ}44'51''$ East a distance of 294.97 feet to the Westerly right-of-way line of County Road 23;

THENCE South 00°14'58" West along said Westerly right-of-way line a distance of 1066.82 feet to the Southwesterly corner of the Dalton's Run Annexation Maps 1-4 as recorded on August 6, 2008 at Reception No. 3570763 within the records of the Weld County Clerk and Recorder;

THENCE North 89°25'00" East along the Southerly boundary of said Dalton's Run Annexation Maps 1-4 a distance of 60.01 feet to the Easterly right-of-way line of County Road 23;

THENCE South 00°14'58" West along said Easterly right-of-way line a distance of 447.87 feet to the Northerly boundary of the Kennedy Subdivision as recorded on September 18, 1972 at Reception No. 1597784 in the records of the Weld County Clerk and Recorder;

THENCE South 67°53'02" East along the Northerly boundary of said Kennedy Subdivision a distance of 21.55 feet to the platted Easterly right-of-way line of County Road 23;

THENCE South 00°14'58" West along said Easterly right-of-way line a distance of 715.49 feet to the Southerly boundary of said Kennedy Subdivision and the South line of the Northwest Quarter of said Section 13;

THENCE South 89°02'56" West along the South line of said Northwest Quarter a distance of 20.00 feet to the Easterly right-of-way line of County Road 23, from which the East Quarter corner of said Section 14 bears South 89°02'56" West a distance of 30.00 feet;

THENCE South 00°15'15" West along said Easterly right-of-way line a distance of 789.87 feet;

THENCE North 89°44'45" West a distance of 30.00 feet to the East line of the Southeast Quarter (SE1/4) of said Section 14;

THENCE South 00°15'15" West along the East line of said SE1/4 a distance of 1779.69 feet to the Easterly projection of the Northerly right-of-way line of CDOT Parcel No. RW-6A, from which the Southeast corner of said Section 14 bears South 00°15'15" West a distance of 105.00 feet;

Thence along said Easterly projection and Northerly right-of-way line of said CDOT Parcel No. RW-6A the following Five (5) courses and distances:

THENCE North 89°47'23" West a distance of 1229.07 feet;

THENCE North 38°18'56" West a distance of 85.70 feet;

THENCE South 89°13'06" West a distance of 100.00 feet;

THENCE South 36°29'12" West a distance of 99.62 feet;

THENCE North 89°47'23" West a distance of 1174.97 feet to the West line of the SE1/4 of said Section 14, from which the South Quarter corner of said Section 14 bears South 00°10'25" West a distance of 90.00 feet;

THENCE North 00°10'25" East along the West line of the SE1/4 of said Section 14 a distance of 483.65 feet to the Southerly boundary line of Recorded Exemption No. 0807-14-3-RE 2276 as recorded on January 8, 1999 at Reception No. 2665702 within the records of the Weld County Clerk and Recorder;

Thence along the Southerly boundary line of said Recorded Exemption No. 0807-14-3-RE 2276 the following Fourteen (14) courses and distances:

THENCE North 89°59'56" West a distance of 92.04 feet;

THENCE South 00°10'25" West a distance of 473.94 feet to the Northerly right-of-way line of Highway 392 per Special Warranty Deeds recorded on February 3, 1971 at Reception No. 1561573 and Reception No. 1561576 as delineated on the plat of said Recorded Exemption No. 0807-14-3-RE 2276;

THENCE South 89°46'33" West a distance of 1046.50 feet;

THENCE North 86°34'56" West a distance of 652.94 feet to a Point on a Curve (POC);

THENCE non-tangent from said line along the arc of a curve concave to the Southwest a distance of 123.96 feet; said curve has a Radius of 178.00 feet, a Delta of 39°54'04" and is subtended by a Chord bearing North 68°37'25" West a distance of 121.47 feet;

THENCE North 88°34'26" West a distance of 135.71 feet;

THENCE South 89°47'23" West a distance of 265.58 feet to a PC;

THENCE along the arc of a curve concave to the Northeast a distance of 89.46 feet, said curve has a Radius of 68.00 feet, a Delta of 75°22'52" and is subtended by a Chord bearing North 52°31'11" West a distance of 83.15 feet;

THENCE North 14°49'51" West a distance of 150.03 feet;

THENCE North 10°21'54" West a distance of 308.74 feet;
THENCE North 06°43'08" West a distance of 245.32 feet;
THENCE North 03°02'10" East a distance of 198.65 feet;
THENCE North 00°06'32" West a distance of 281.23 feet to a PC;
THENCE along the arc of a curve concave to the Southwest a distance of 214.56 feet, said curve has a Radius of 193.00 feet, a Delta of 63°41'42" and is subtended by a Chord bearing North 31°57'23" West a distance of 203.68 feet to the Easterly right-of-way line of County Road 21 and the Easterly boundary of the Eastbrook Annexation No. Two and to the **POINT OF BEGINNING**.
Said parcel contains 599.76 Acres, more or less (+/-), and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

SURVEYORS CERTIFICATE

I, Jason S. Allee, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared by me or under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

Sheet 3 of 3

Jason S. Allee – on behalf of Lat40°, Inc.
Colorado Licensed Professional
Land Surveyor #38479
Lat40°, Inc.
Professional Land Surveyors