

RESOLUTION NO. R-014-067

THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION REZONING TWO PARCELS OF LAND, 39.7 ACRES AND 40.3 ACRES  
IN SIZE, LOCATED IN DOUGLAS COUNTY, COLORADO FROM AGRICULTURAL-ONE  
TO RURAL RESIDENTIAL

*WHEREAS*, Piney Lake, LP and Jensen-Jensen #1, LP have requested rezoning of  
certain parcels of land, Project File No. ZR2013-020, as more particularly described in  
**Exhibit A**, which is attached hereto and incorporated herein, from Agricultural-One to  
Rural Residential ("Rezoning"); and

*WHEREAS*, the Planning Commission has reviewed and recommended approval  
of the Rezoning at a public hearing on February 10, 2014; and

*WHEREAS*, the Board of County Commissioners has reviewed the Rezoning at a  
properly noticed public hearing held on June 11, 2014, and determined that the Rezoning  
is in substantial compliance with the approval criteria contained in Section 25 of the  
*Douglas County Zoning Resolution*; now therefore,

*BE IT RESOLVED*, by the Board of County Commissioners of the County of  
Douglas, State of Colorado that the parcels of land described in **Exhibit A** are rezoned  
from Agricultural-One to Rural Residential.

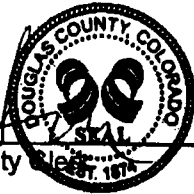
*PASSED AND ADOPTED* this 11<sup>th</sup> day of June 2014, in Castle Rock, Douglas  
County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO

BY: Roger A. Partridge  
Roger A. Partridge, Chair

ATTEST:

BY: Melissa Pelletier  
Melissa Pelletier, Deputy Clerk



**EXHIBIT A**

**WEST PARCEL LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF THE N1/2 OF THE SE1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO; BEING FURTHER DESCRIBED AS FOLLOWS:

FOR PURPOSES OF THIS DESCRIPTION, BEARINGS ARE BASED ON THE EAST LINE OF SAID SE1/4, MONUMENTED ON THE NORTH END BY A 2" ALUMINUM CAPPED MONUMENT STAMPED LS8141 IN A RANGE BOX, AND ON THE SOUTH END BY A 3-1/4" ALUMINUM CAPPED MONUMENT STAMPED LS17666 IN A RANGE BOX; SAID LINE IS ASSUMED TO BEAR NORTH 00° 19' 07" EAST.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, THENCE NORTH 89° 22' 58" WEST, ALONG THE NORTH LINE OF SAID SE1/4 OF SECTION 5, FOR 1564.85 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 00° 00' 00" EAST, FOR 580.72 FEET;  
THENCE NORTH 90° 00' 00" EAST, FOR 388.30 FEET;  
THENCE SOUTH 00° 00' 00" EAST, FOR 752.12 FEET TO A POINT ON THE SOUTH LINE OF SAID N1/2 OF THE SE1/4 OF SECTION 5;  
THENCE NORTH 89° 33' 15" WEST, ALONG THE AFORMENTIONED SOUTH LINE, FOR 1492.47 FEET, TO THE SOUTHWEST CORNER OF SAID N1/2 OF THE SE1/4 (a.k.a. CS16th. Cor.)  
THENCE NORTH 00° 15' 53" EAST, FOR 1333.07 FEET TO THE C1/4 OF SAID SECTION 5;  
THENCE SOUTH 89° 22' 58" EAST, FOR 1098.03 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A 60 FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT BEING THE SOUTH 60.00 FEET OF THE EAST 1169.11 FEET OF THE N1/2 OF THE SE1/4 OF SAID SECTION 5, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

CONTAINS 40.346 ACRES MORE OR LESS.

**EAST PARCEL LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF THE N1/2 OF THE SE1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO; BEING FURTHER DESCRIBED AS FOLLOWS:

FOR PURPOSES OF THIS DESCRIPTION, BEARINGS ARE BASED ON THE EAST LINE OF SAID SE1/4, MONUMENTED ON THE NORTH END BY A 2" ALUMINUM CAPPED MONUMENT STAMPED LS8141 IN A RANGE BOX, AND ON THE SOUTH END BY A 3-1/4" ALUMINUM CAPPED MONUMENT STAMPED LS17666 IN A RANGE BOX; SAID LINE IS ASSUMED TO BEAR NORTH 00° 19' 07" EAST.

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 5, THENCE NORTH 89° 22' 58" WEST, ALONG THE NORTH LINE OF SAID SE1/4 OF SECTION 5, FOR 40.00' TO THE POINT OF BEGINNING.

THENCE NORTH 89° 22' 58" WEST, ALONG THE NORTH LINE OF SAID SE1/4 OF SECTION 5 FOR 1524.85 FEET;  
THENCE SOUTH 00° 00' 00" EAST, FOR 580.72 FEET; THENCE NORTH 90° 00' 00" EAST, FOR 388.30 FEET;  
THENCE SOUTH 00° 00' 00" EAST, FOR 752.12 FEET TO A POINT ON THE SOUTH LINE OF SAID N1/2 OF THE SE1/4 OF SECTION 5;  
THENCE SOUTH 89° 33' 15" EAST, ALONG THE AFORMENTIONED SOUTH LINE, FOR 1129.11 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PINEY LAKE ROAD (BK 1691, PG 1197);  
THENCE NORTH 00° 19' 07" EAST, ALONG THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE, FOR 1325.10 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH & SUBJECT TO A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT ACROSS THE SOUTHERLY 60.00 FEET OF THE ABOVE DESCRIBED PARCEL.

CONTAINS 39.665 ACRES MORE OR LESS.