

RESOLUTION NO. R-014-106

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

A RESOLUTION REZONING FOUR PARCELS OF LAND, BEING 1.87 ACRES, 1.45 ACRES, PARCEL E IN THE FRANKTOWN CENTER PARTNERS EXEMPITON, AND LOT 1 IN THE WOLD EXEMPTION, LOCATED IN DOUGLAS COUNTY, COLORADO FROM RURAL RESIDENTIAL TO AGRICULTURAL-ONE

WHEREAS, Robert and Catherine Wold have requested rezoning of certain parcels of land, Project File No. DR2014-007, as more particularly described in **Exhibit A**, which is attached hereto and incorporated herein, from Rural Residential to Agricultural-One ("Rezoning"); and

WHEREAS, the Planning Commission has reviewed and recommended approval of the Rezoning at a public hearing on October 6, 2014; and

WHEREAS, the Board of County Commissioners has reviewed the Rezoning at a properly noticed public hearing held on October 28, 2014, and determined that the Rezoning is in substantial compliance with the approval criteria contained in Section 1 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 **Exhibits A, B, C, and D** are rezoned from Rural Residential to Agricultural-One.

PASSED AND ADOPTED this 28th day of October 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

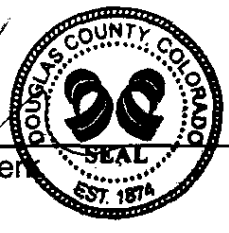


EXHIBIT A

Franktown Partners Center Exemption Parcel E

A tract of land situated in the East ½ of the Northeast ¼ of Section 3 and in the West ½ of the Northwest ¼ of Section 2, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Northeast ¼ of Section 3 and considering the East line of the Northeast ¼ of Section 3 to bear S 00°09'00"W with all bearings contained herein relative thereto;

Thence S 00°09'00"W along said East line for a distance of 140.55 feet to the South Right of Way line of State Highway 86 and to the true Point of Beginning;

Thence N 88°36'42"W along said South Right of Way line a distance of 805.53 feet to the East line of a 50.00 foot wide "Trail Parcel";

Thence Southerly along said East line for the next 28 courses;

1. Thence S 25°29'46"E a distance of 43.92 feet;
2. Thence S 34°35'15"E a distance of 53.99 feet;
3. Thence S 36°26'11"E a distance of 54.27 feet;
4. Thence S 47°53'55"E a distance of 50.31 feet;
5. Thence S 70°59'39"E a distance of 55.49 feet;
6. Thence S 70°08'50"E a distance of 59.50 feet;
7. Thence S 70°28'56"E a distance of 48.76 feet;
8. Thence S 74°15'55"E a distance of 48.48 feet;
9. Thence S 76°50'47"E a distance of 60.74 feet;
10. Thence S 75°40'57"E a distance of 62.96 feet;
11. Thence S 70°58'33"E a distance of 62.98 feet;
12. Thence S 63°54'06"E a distance of 67.12 feet;
13. Thence S 41°16'54"E a distance of 63.09 feet;
14. Thence S 31°09'57"E a distance of 62.37 feet;
15. Thence S 24°22'58"E a distance of 64.46 feet;
16. Thence S 17°07'06"E a distance of 60.20 feet;
17. Thence S 15°26'14"E a distance of 62.03 feet;
18. Thence S 14°33'34"E a distance of 59.98 feet;
19. Thence S 29°31'23"E a distance of 67.78 feet;
20. Thence S 08°58'17"W a distance of 50.25 feet;
21. Thence S 23°41'21"W a distance of 52.77 feet;
22. Thence S 11°51'14"W a distance of 49.49 feet;
23. Thence S 07°38'05"E a distance of 58.05 feet;
24. Thence S 03°01'46"E a distance of 59.18 feet;
25. Thence S 00°44'25"E a distance of 68.95 feet;
26. Thence S 29°00'37"E a distance of 115.79 feet;
27. Thence S 39°24'04"W a distance of 56.62 feet;
28. Thence S 29°28'27"W a distance of 13.82 feet;

Thence N 90°00'00"E a distance of 571.50 feet;

Thence N 00°23'50"E a distance of 359.36 feet;

Thence N 00°11'37"E a distance of 161.62 feet to the Southeast corner of Franktown Center Subdivision Filing One;

Thence N 89°51'00"W a distance of 389.34 feet to the Southwest corner of Franktown Center Subdivision Filing One;

Thence N 00°09'00"E a distance of 650.00 feet to the Northwest corner of Franktown Center Subdivision Filing One and to the Point of Beginning;

Containing 11.19 acres more or less

EXHIBIT B

A parcel of land being 25 feet each side of the following described centerline, being in a part of the Northeast Quarter of Section 3, Township 8 South, Range 66 West, of the Sixth Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

For the purpose of this description the bearings are based on the Northerly line of said Section 3 being assumed to bear South 88°54'16" West, 2643.43 feet. Monumented by an aluminum monument with 2 ½" cap LS # 6935 at the Northeast corner and an axle at the Northwest corner.

Commencing at the Northeast corner of said Section 3;

Thence along the Easterly line of said Section 3, South 00°43'21" East, 140.55 feet, to the Southerly Right-of-way (ROW) line of State Highway 86;

Thence along said Southerly ROW line, North 89°29'03" West, 833.56 feet, to the TRUE POINT OF BEGINNING;

Thence South 26°22'07" East, 58.58 feet;

Thence South 35°27'36" East, 56.38 feet;

Thence South 37°18'32" East, 57.18 feet;

Thence South 48°46'16" East, 57.93 feet;

Thence South 71°52'00" East, 60.41 feet;

Thence South 71°01'11" East, 59.39 feet;

Thence South 71°21'17" East, 49.66 feet;

Thence South 75°08'16" East, 49.87 feet;

Thence South 77°43'08" East, 61.05 feet;

Thence South 76°33'18" East, 61.68 feet;

Thence South 71°50'54" East, 60.41 feet;

Thence South 64°46'27" East, 60.57 feet;

Thence South 42°09'15" East, 55.88 feet;

Thence South 32°02'18" East, 58.68 feet;

Thence South 25°15'19" East, 61.39 feet;

Thence South 17°59'27" East, 58.25 feet;

Thence South 16°18'35" East, 61.47 feet;

Thence South 15°25'55" East, 63.07 feet;

Thence South 30°23'44" East, 62.33 feet;

Thence South 08°05'56" West, 38.29 feet;

Thence South 22°49'00" West, 52.13 feet;

Thence South 10°58'53" West, 56.37 feet;

Thence South 08°30'26" East, 61.34 feet;

Thence South 03°54'07" East, 57.68 feet;

Thence South 01°36'46" East, 61.81 feet;

Thence South 28°08'16" West, 106.88 feet;

Thence South 38°31'43" West, 56.52 feet;

Thence south 28°36'06" West, 30.11 feet, to the POINT OF TERMINUS.

Containing 81,766 square feet (1.8771 acres), more or less.