

RESOLUTION NO. R-018-107

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

A RESOLUTION REZONING THREE PARCELS OF LAND, TOTALING 132.2 ACRES,
LOCATED IN DOUGLAS COUNTY, COLORADO FROM GENERAL INDUSTRIAL,
RURAL RESIDENTIAL, AND AGRICULTURAL ONE TO AGRICULTURAL ONE

WHEREAS, Michele Chang as manager of Fox Hill Equestrian Center, LLC, has requested rezoning of certain parcels of land, Project File No. DR2018-006, more particularly described in **Exhibits A, B, and C**, which are attached hereto and incorporated herein, from General Industrial, Rural Residential and Agricultural One to Agricultural One ("Rezoning"); and

WHEREAS, the Planning Commission reviewed and recommended approval of the Rezoning at a public hearing on October 15, 2018; and

WHEREAS, the Board of County Commissioners reviewed the Rezoning at a properly noticed public hearing held on October 23, 2018, 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 Rezoning is hereby approved.

PASSED AND ADOPTED this 23rd day of October 2018, in Castle Rock, Douglas County, Colorado.

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

BY: Lora L. Thomas
Lora L. Thomas, Chair

ATTEST:

BY: Emily Wrenn
Emily Wrenn, Deputy Clerk

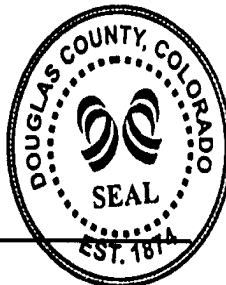


Exhibit A

A PARCEL OF LAND BEING PARCELS A-I, C, D AND G OF THAT DOCUMENT RECORDED AT RECEPTION NO. 2016088283, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 01°21'27" W, FROM THE NORTHEAST CORNER OF SAID SECTION 4, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE S 01°21'27" W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 201.51 FEET TO THE NORTHEAST CORNER OF PARCEL F AS DESCRIBED IN SAID RECEPTION NO. 2016088283, BEING A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2016096436, SAID DOUGLAS COUNTY RECORDS, ALSO BEING A POINT ON THE SOUTH LINE OF AN ABANDONED RAILROAD SPUR AND THE POINT OF BEGINNING;

THENCE S 59°06'16" W, ALONG THE NORTH LINE OF SAID PARCEL F AND ALONG THE SOUTH LINES OF SAID RECEPTION NO. 2016096436 AND SAID ABANDONED RAILROAD SPUR, A DISTANCE OF 918.41 FEET TO THE SOUTHEAST CORNER OF PARCEL A AS DESCRIBED IN SAID RECEPTION NO. 2016088283;

THENCE N 26°59'57" E, ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 188.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A, ALSO BEING A POINT ON THE SOUTH LINE OF SAID PARCEL D AND A POINT ON THE NORTH LINE OF SAID ABANDONED RAILROAD SPUR;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING THREE (3) COURSES:

1. S 59°06'16" W, ALONG THE NORTH LINES OF SAID PARCEL A AND SAID ABANDONED RAILROAD SPUR, A DISTANCE OF 249.41 FEET TO A POINT OF CURVATURE;
2. ALONG SAID NORTH LINES AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 666.78 FEET, A CENTRAL ANGLE OF 36°37'04", AND AN ARC LENGTH OF 426.14 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4;
3. N 01°21'23" E, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 717.31 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL C;

THENCE ALONG THE WEST AND NORTH LINES OF SAID PARCEL C, THE FOLLOWING TWO (2) COURSES:

1. N 00°04'22" W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 1,318.65 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;
2. N 89°23'18" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 1316.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE WEST LINE OF SAID PARCEL A-I;

LEGAL DESCRIPTION CONTINUED:

THENCE ALONG THE NORTH AND EAST LINES OF SAID PARCEL A-1, THE FOLLOWING SEVEN (7) COURSES:

1. N 00°03'09" E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 24.19 FEET TO A POINT ON THE SOUTH LINE OF A ROAD RIGHT-OF-WAY (MAIN STREET), ALSO BEING A POINT OF NON-TANGENT CURVATURE;
2. ALONG SAID SOUTH LINE AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 170.73 FEET, A CENTRAL ANGLE OF 27°15'58" AND AN ARC LENGTH OF 81.25 FEET, THE CHORD OF WHICH BEARS S 76°27'49" E, A DISTANCE OF 80.48 FEET;
3. N 89°54'12" E, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 199.87 FEET TO A POINT OF CURVATURE;
4. CONTINUING ALONG SAID SOUTH LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 09°41'03" AND AN ARC LENGTH OF 96.34 FEET TO A POINT BEING 50.00 FEET WEST OF THE WEST LINE OF THE DENVER RIO GRANDE WESTERN RAILROAD RIGHT-OF-WAY;
5. S 17°31'42" E, ALONG A LINE BEING 50.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 831.61 FEET TO A POINT ON THE NORTH LINE OF SAID ABANDONED RAILROAD SPUR, ALSO BEING A POINT OF NON-TANGENT CURVATURE;
6. ALONG SAID NORTH LINE AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 526.80 FEET, A CENTRAL ANGLE OF 51°27'14" AND AN ARC LENGTH OF 473.09 FEET, THE CHORD OF WHICH BEARS S 32°48'47" W, A DISTANCE OF 457.35 FEET;
7. S 58°32'24" W, ALONG SAID NORTH LINE, A DISTANCE OF 111.30 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2016096436;

THENCE S 31°27'36" E, ALONG THE EAST LINE OF SAID RECEPTION NO. 2016096436, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, ALSO BEING A POINT ON THE SOUTH LINE OF SAID ABANDONED RAILROAD SPUR;

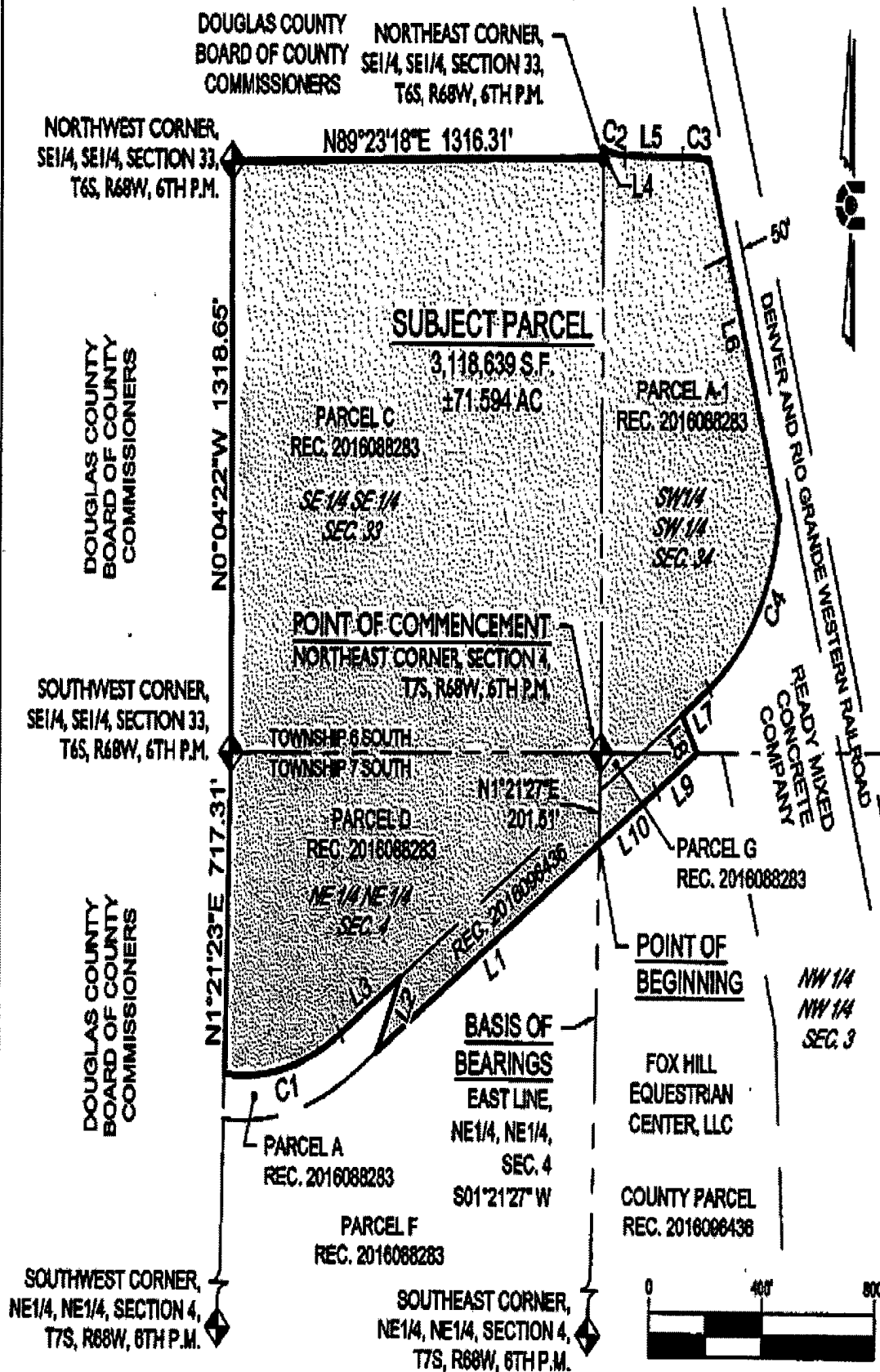
THENCE ALONG THE SOUTH LINE OF SAID ABANDONED RAILROAD SPUR THE FOLLOWING TWO (2) COURSES:

1. S 58°32'24" W, A DISTANCE OF 165.79 FEET;
2. S 59°29'14" W, A DISTANCE OF 230.39 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3,118,639 SQUARE FEET OR 71.594 ACRES, MORE OR LESS.

EXHIBIT A

SE 1/4, SECTION 33 AND SW 1/4, SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., &
NW 1/4, SECTION 3 AND NE 1/4, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



PARCEL CONTAINS 3,118,639 S.F. OR 71.594 Ac, MORE OR LESS.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 17-007

DATE: 4/11/18

SHEET 3 OF 4

DR: K. SIBLEY

DS: T. GIRARD

P.M. B. CALVERT



CORE
CONSULTANTS

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305.703.4444
7850 W. Laramie Blvd., Ste. 100
Littleton, CO 80120

Exhibit B

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PARCEL F OF THAT DOCUMENT RECORDED AT RECEPTION NO. 2016088283, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND A PORTION OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2016096436, SAID DOUGLAS COUNTY RECORDS, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 01°21'27" W, FROM THE NORTHEAST CORNER OF SAID SECTION 4, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SAID SECTION 4, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE S 01°21'27" W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 201.51 FEET TO A POINT ON THE SOUTH LINES OF SAID RECEPTION NO. 2016096436 AND AN ABANDONED RAILROAD SPUR, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL F AND THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID DEED, RECEPTION NO. 2016096436, THE FOLLOWING ELEVEN (11) COURSES:

1. N 59°29'14" E, ALONG THE SOUTH LINE OF SAID ABANDONED RAIL ROAD SPUR, A DISTANCE OF 230.39 FEET;
2. N 58°32'24" E, ALONG SAID SOUTH LINE, A DISTANCE OF 165.79 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3;
3. N 89°39'56" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 90.14 FEET;
4. S 17°32'23" E, A DISTANCE OF 643.05 FEET;
5. S 03°21'29" E, A DISTANCE OF 1426.46 FEET;
6. S 49°59'37" W, A DISTANCE OF 251.69 FEET;
7. S 00°12'08" E, A DISTANCE OF 363.12 FEET TO A POINT ON THE NORTH LINE OF THE AIRPORT ROAD RIGHT-OF-WAY, AS RECORDED AT RECEPTION NO. 2014055075, SAID DOUGLAS COUNTY RECORDS;
8. N 78°32'00" W, ALONG SAID NORTH LINE, A DISTANCE OF 165.76 FEET;
9. S 80°01'58" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 286.57 FEET;
10. S 68°49'11" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 138.14 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 3;
11. N 01°22'02" E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1316.35 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL F;

THENCE S 88°40'00" W, ALONG THE SOUTH LINE OF SAID PARCEL F, A DISTANCE OF 1314.22 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL F;

LEGAL DESCRIPTION CONTINUED:

THENCE N 01°21'23" E, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, AND ALONG THE WEST LINE OF SAID PARCEL F, A DISTANCE OF 515.54 FEET TO THE SOUTHWEST CORNER OF PARCEL A, SAID RECEPTION NO. 2016088283, ALSO BEING A POINT ON THE SOUTH LINE OF SAID ABANDONED RAILROAD SPUR AND A POINT OF NON-TANGENT CURVATURE;

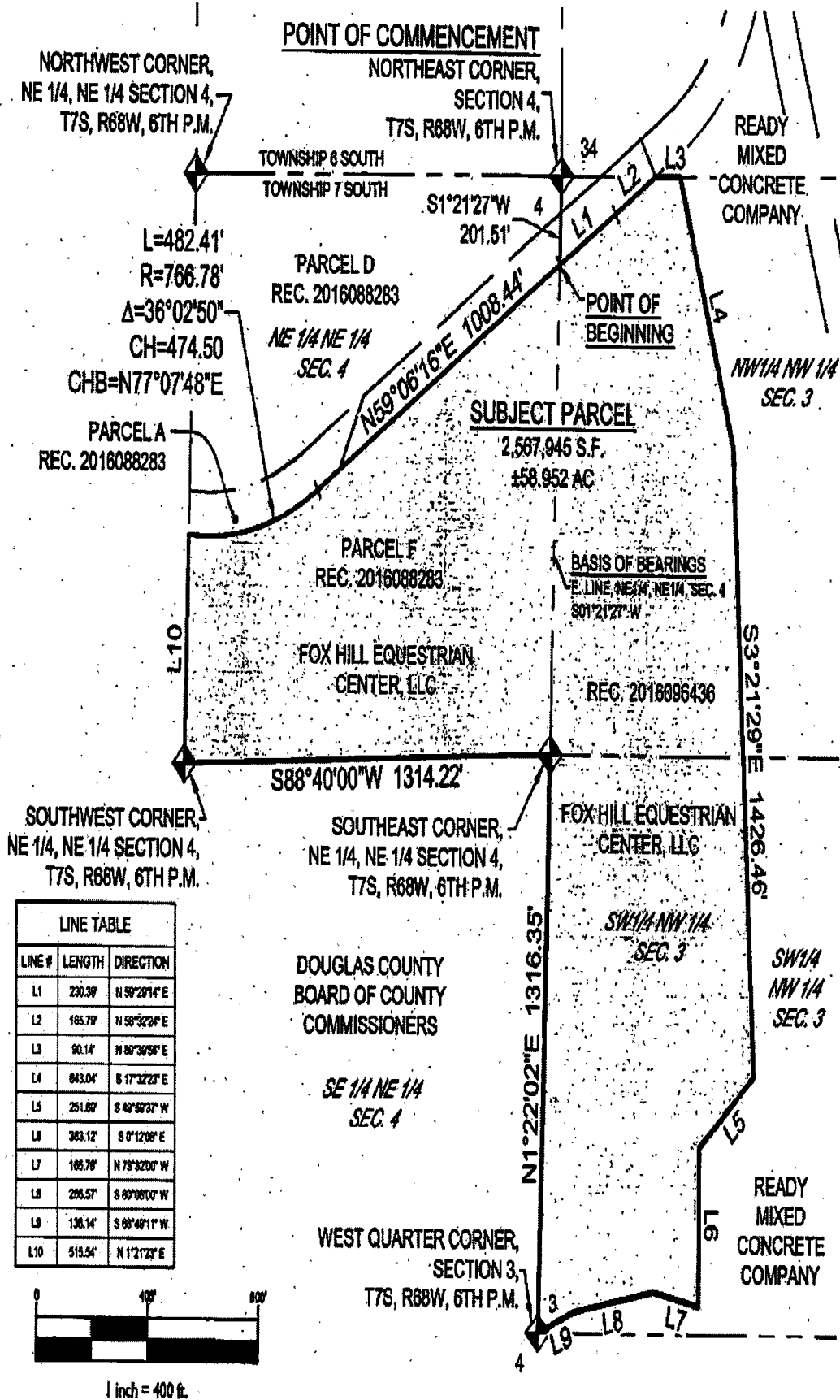
THENCE ALONG THE NORTH LINE OF SAID PARCEL F, ALONG THE SOUTH LINE OF SAID PARCEL A AND THE SOUTH LINE OF SAID ABANDONED RAILROAD SPUR, THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 766.78 FEET, A CENTRAL ANGLE OF 36°02'50" AND AN ARC LENGTH OF 482.41 FEET, THE CHORD OF WHICH BEARS N 77°07'48" E, A DISTANCE OF 474.50 FEET;
2. N 59°06'16" E, A DISTANCE OF 1008.44 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,568,142 SQUARE FEET OR 58.956 ACRES, MORE OR LESS.

EXHIBIT B

—NW 1/4, SECTION 3 AND NE 1/4, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,—
COUNTY OF DOUGLAS, STATE OF COLORADO



PARCEL CONTAINS 2,268,142 S.F. OR 58.958 AC, MORE OR LESS

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
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PROJECT: 17-007

DATE: 4/11/18

SHEET 3 OF 4

DR: K. SIBLEY

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Exhibit C

Parcel A:

A parcel of land in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4, Township 7 South, Range 68 West of the 6th P.M., County of Douglas, State of Colorado; said parcel being more particularly described as follows:

Commencing at the Northeast corner of said Section 4, thence South $01^{\circ}21'27''$ West, along the Easterly boundary of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 4, a distance of 83.26 feet to a point on the Northerly right-of-way line of an abandoned 100 foot wide railroad spur;

Thence leaving said Easterly boundary S $59^{\circ}06'16''$ West along said Northerly right-of-way a distance of 822.13 feet to a point on the centerline of Plum Creek, the Point of Beginning;

Thence leaving said Northerly right-of-way S $26^{\circ}59'57''$ West along the said centerline of Plum Creek, a distance of 188.16 to a point on the Southerly right-of-way line of an abandoned 100 foot wide railroad spur;

Thence leaving said centerline Plum Creek S $59^{\circ}06'16''$ West along said Southerly right-of-way a distance of 90.02 feet;

Thence continuing along said Southerly right-of-way along the arc of a non-tangent curve to the right a distance of 482.42 feet, having a central angle of $36^{\circ}02'50''$, a radius of 766.78 feet whence the chord bears S $77^{\circ}07'48''$ West a distance of 474.50 feet, to a point on the Westerly boundary of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 4;

Thence leaving said Southerly right-of-way N $01^{\circ}21'23''$ East along said Westerly boundary a distance of 100.25 feet to a point on said Northerly right-of-way line;

Thence continuing along said Northerly right-of-way line along the arc of a non-tangent curve to the left a distance of 426.14 feet, having a central angle of $36^{\circ}37'03''$, a radius of 666.78 whence the chord bears N $77^{\circ}24'53''$ East a distance of 418.92 feet;

Thence continuing along said Northerly right-of-way N $59^{\circ}06'16''$ East a distance of 249.41 feet to the Point of Beginning.

The Basis of Bearings for the description is a bearing of S $01^{\circ}21'27''$ West between the Northeast corner of said Section 4, and the East quarter corner of said Section 4,

County of Douglas,
State of Colorado.