

RESOLUTION NO. R-019-D19

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

A RESOLUTION REZONING A PARCEL OF LAND, 290.09 ACRES IN SIZE,  
LOCATED IN DOUGLAS COUNTY, COLORADO FROM AGRICULTURAL ONE  
TO PLANNED DEVELOPMENT

*WHEREAS*, Smoky Hills Trails Estates, Inc., has requested rezoning of a certain parcel of land, Project File No. ZR2018-016, as more particularly described in **Exhibit A**, which is attached hereto and incorporated herein, from Agricultural One to Planned Development ("Rezoning"); and

*WHEREAS*, the Planning Commission reviewed and recommended approval of the Rezoning at a public hearing on June 17, 2019; and

*WHEREAS*, the Board of County Commissioners reviewed the Rezoning at a properly noticed public hearing held on July 9, 2019, and determined that the Rezoning is in substantial compliance with the approval criteria contained in Section 15 of the *Douglas County Zoning Resolution*; now therefore,

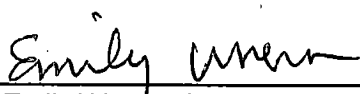
*BE IT RESOLVED*, by the Board of County Commissioners of the County of Douglas, State of Colorado that the parcel of land described in **Exhibit A** is rezoned from Agricultural One to Planned Development.

*PASSED AND ADOPTED* this 9th day of July 2019, in Castle Rock, Douglas County, Colorado.

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

BY:   
Roger Partridge, Chair

ATTEST:

BY:   
Emily Wrenn, Clerk to the Board



## EXHIBIT A

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING 40 FEET NORTH FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP SIX SOUTH, RANGE SIXTY-FIVE WEST OF THE SIXTH PRINCIPAL MERIDIAN;  
THENCE NORTH ALONG THE SECTION LINE 2647.6 FEET TO THE HALF SECTION LINE;  
THENCE EAST 573 FEET TO A SECONDARY POINT;  
THEN NORTH 2738.6 FEET TO A POINT 40 FEET SOUTH OF THE NORTH SECTION LINE;  
THENCE 4817 FEET TO THE EAST SECTION LINE;  
THENCE SOUTH ALONG THE EAST SECTION LINE 2836 FEET;  
THENCE WEST 4766 FEET TO THE SECONDARY POINT OF BEGINNING;  
BEING THE NORTH HALF OF SECTION FIVE, TOWNSHIP SIX SOUTH, RANGE SIXTY-FIVE WEST OF THE SIXTH PRINCIPAL MERIDIAN;  
EXCEPT THE WEST 573 FEET AND THE NORTH 40 FEET.

TOGETHER WITH A 40 FOOT WIDE PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF DOUGLAS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 IS ASSUMED TO BEAR SOUTH 89°58'28" EAST;

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, SOUTH 00°13'35" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 89°58'28" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF TRACT 1, AS SHOWN ON THE LAND SURVEY PLAT OF SMOKY HILL TRAIL ESTATES AS FILED AS LSP-830 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTHERLY LINE OF SAID SMOKY HILL TRAIL ESTATES THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°58'28" WEST, A DISTANCE OF 2690.52 FEET;
2. SOUTH 89°55'18" WEST, A DISTANCE OF 2067.99 FEET TO THE NORTHWEST CORNER OF SAID SMOKY HILL TRAIL ESTATES;

THENCE NORTH 00°26'48" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 5;

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 5 THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°55'18" EAST, A DISTANCE OF 2068.28 FEET TO THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;
  2. SOUTH 89°58'28" EAST, A DISTANCE OF 2639.92 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 32;
- THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 5, SOUTH 89°58'28" EAST, A DISTANCE OF 80.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 290.086 ACRES, MORE OR LESS.