

NOTICE OF PUBLIC HEARINGS

Pine Bluffs Filing No. 2 Minor Development Plat Case File SUB16-032

Notice is hereby given that the Planning Commission and Town Council shall hold public hearings concerning a Minor Development Plat Request for a 23 acre parcel known as Pine Bluffs Filing No. 2, on land described in Exhibit A (Legal Description) and generally located between Pine Drive and Parker Road, south of Sun Way and north of the Parker United Methodist Church, near the northeast corner of Parker Road and Pine Drive, pursuant to the Town of Parker Land Development Ordinance.

The public hearings are to be held before the Planning Commission on February 9, 2017, at 7:00pm, or as soon as possible hereafter, and before the Town Council on February 21, 2017, at 7:00pm, or as soon as possible hereafter. The public hearings shall be held in the Council Chambers located in the Parker Town Hall, 20120 E. Mainstreet, Parker, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the Town Planning Department at (303) 841-2332.

ALL INTERESTED PARTIES MAY ATTEND.

VICINITY MAP



**LEGAL DESCRIPTION:
EXHIBIT A**

A PARCEL OF LAND IN THE NORTHEAST QUARTER SECTION 27, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT C-1 AS RECORDED PARKER SQUARE-TRACT C-1 UNDER RECEPTION NO. 269750 IN THE DOUGLAS COUNTY RECORDS;

THENCE NORTH 89 DEGREES 45 MINUTES 18 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT C-1, A DISTANCE OF 180.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C-1;

THENCE NORTH 00 DEGREES 14 MINUTES 42 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT C-1, A DISTANCE OF 150.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOLAR CIRCLE AS RECORDED ON SAID TRACT C-1;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SOLAR CIRCLE AS RECORDED PARKER SQUARE-TRACT 10 UNDER RECEPTION NO. 316726 THE FOLLOWING TWO (2) COURSES:

1. NORTH 89 DEGREES 45 MINUTES 18 SECONDS EAST A DISTANCE OF 7.59 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1002.51 FEET, A DELTA ANGLE OF 05 DEGREES 43 MINUTES 29 SECONDS, AN ARC LENGTH OF 100.17 FEET (CHORD BEARS SOUTH 87 DEGREES 22 MINUTES 58 SECONDS EAST, 100.12 FEET) TO THE SOUTHERLY RIGHT OF WAY LINE OF PINE DRIVE AS RECORDED RAMPART STATION FILING NO. 1 RECORDED UNDER RECEPTION NO. 371059 AND A POINT OF REVERSE CURVE;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1002.51 FEET, A DELTA ANGLE OF 05 DEGREES 43 MINUTES 29 SECONDS, AN ARC LENGTH OF 100.17 FEET (CHORD BEARS SOUTH 87 DEGREES 22 MINUTES 58 SECONDS EAST, 100.12 FEET) TO A POINT;
2. NORTH 89 DEGREES 45 MINUTES 18 SECONDS EAST A DISTANCE OF 30.00 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 276.45 FEET, A DELTA ANGLE 07 DEGREES 06 MINUTES 11 SECONDS, AN ARC LENGTH OF 34.27 FEET (CHORD BEARS NORTH 86 DEGREES 12 MINUTES 12 SECONDS EAST, 34.25 FEET) TO A NON-TANGENT POINT OF CURVE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET, A DELTA ANGLE OF 37 DEGREES 40 MINUTES 03 SECONDS, AN ARC LENGTH OF 154.49 FEET (CHORD BEARS SOUTH 24 DEGREES 14 MINUTES 14 SECONDS WEST, 151.73 FEET) TO A POINT;

THENCE SOUTH 05 DEGREES 24 MINUTES 13 SECONDS WEST A DISTANCE OF 111.57 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 255.00 FEET, A DELTA ANGLE OF 62 DEGREES 57 MINUTES 20 SECONDS, AN ARC LENGTH OF 280.19 FEET (CHORD BEARS SOUTH 26 DEGREES 04 MINUTES 27 SECONDS EAST, 266.31 FEET) TO A POINT 35.00 FEET EASTERLY OF THE WEST LINE OF PINE DRIVE AS RECORDED SAID RAMPART STATION FILING NO. 1;

THENCE PARALLEL WITH AND 35.00 FEET EASTERLY OF SAID WEST LINE OF PINE DRIVE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 57 DEGREES 33 MINUTES 07 SECONDS EAST A DISTANCE OF 61.13 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 33 DEGREES 36 MINUTES 17 SECONDS, AN ARC LENGTH OF 117.30 FEET (CHORD BEARS SOUTH 40 DEGREES 44 MINUTES 58 SECONDS EAST, 115.63 FEET) TO A POINT;
3. SOUTH 23 DEGREES 56 MINUTES 50 SECONDS EAST A DISTANCE OF 148.76 FEET TO A POINT;

THENCE SOUTH 66 DEGREES 02 MINUTES 19 SECONDS WEST A DISTANCE OF 5. 00 FEET TO A POINT 30.00 FEET EASTERLY OF SAID WEST LINE OF PINE DRIVE AND A NON-TANGENT POINT OF CURVE;

THENCE PARALLEL WITH AND 30.00 FEET EASTERLY OF SAID WEST LINE OF PINE DRIVE THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE 23 DEGREES 42 MINUTES 08 SECONDS, AN ARC LENGTH OF 82.74 FEET (CHORD BEARS SOUTH 12 DEGREES 05 MINUTES 46 SECONDS EAST, 82.15 FEET) TO A POINT;
2. SOUTH 00 DEGREES 14 MINUTES 42 SECONDS EAST A DISTANCE OF 358.24 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE 20 DEGREES 05 MINUTES 40 SECONDS, AN ARC LENGTH OF 70.14 FEET (CHORD BEARS SOUTH 09 DEGREES 48 MINUTES 08 SECONDS WEST, 69.78 FEET) TO A POINT.
4. SOUTH 19 DEGREES 50 MINUTES 58 SECONDS WEST A DISTANCE OF 267.38 FEET TO A POINT ON THE NORTH LINE EXTENDED AS RECORDED LOT 1, BLOCK 1, RAMPART STATION FILING NO. 1, AMENDMENT NO. 1 UNDER RECEPTION NO. 9617849;

THENCE SOUTH 87 DEGREES 10 MINUTES 28 SECONDS WEST, ALONG SAID NORTH LINE EXTENDED AND THE NORTH LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 209.20 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 73 DEGREES 02 MINUTES 58 SECONDS WEST, A DISTANCE OF 377.35 FEET TO THE EAST RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83 (PARKER ROAD) AS DESCRIBED IN RULE AND ORDER RECORDED MARCH 3, 1993 IN BOOK 1113 AT PAGE 497;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID COLORADO STATE HIGHWAY NO. 83 THE FOLLOWING NINE (9) COURSES:

1. NORTH 10 DEGREES 21 MINUTES 50 SECONDS WEST A DISTANCE OF 3.53 FEET TO A POINT;
2. SOUTH 79 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 25.30 FEET TO A POINT;
3. NORTH 05 DEGREES 21 MINUTES 50 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT;
4. NORTH 10 DEGREES 40 MINUTES 40 SECONDS EAST A DISTANCE OF 67.60 FEET TO A POINT;
5. NORTH 07 DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF 712.50 FEET TO A POINT;
6. NORTH 11 DEGREES 45 MINUTES 20 SECONDS WEST A DISTANCE OF 450.10 FEET TO A POINT;
7. NORTH 12 DEGREES 55 MINUTES 35 SECONDS WEST A DISTANCE OF 446.10 FEET TO A POINT;
8. NORTH 27 DEGREES 19 MINUTES 35 SECONDS WEST A DISTANCE OF 104.87 FEET TO A POINT;
9. NORTH 05 DEGREES 43 MINUTES 37 SECONDS WEST A DISTANCE OF 44.55 FEET TO THE SOUTHWEST CORNER OF SAID PARKER SQUARE-TRACT 11;

THENCE NORTH 82 DEGREES 41 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT 11 A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 11 AND THE SOUTHWEST CORNER OF RECORDED PARKER SQUARE-TRACT 5 RECORDED UNDER RECEPTION NO. 245882;

THENCE CONTINUING NORTH 82 DEGREES 41 MINUTES 39 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT 5, A DISTANCE OF 250.00 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT 5 AND A POINT ON THE WEST RIGHT OF WAY OF SUN WAY AS RECORDED ON SAID PARKER SQUARE-TRACT C-1;

THENCE ALONG THE SAID WEST RIGHT OF WAY LINE OF SUN WAY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 07 DEGREES 18 MINUTES 21 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 40 DEGREES 14 MINUTES 19 SECONDS, AN ARC LENGTH OF 189.62 FEET (CHORD BEARS SOUTH 12 DEGREES 48 MINUTES 48 SECONDS WEST, 185.75 FEET) TO A POINT OF REVERSE CURVE;
3. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS 344.57 FEET, A DELTA ANGLE OF 19 DEGREES 24 MINUTES 33 SECONDS, AN ARC LENGTH OF 116.72 FEET (CHORD BEARS SOUTH 23 DEGREES 13 MINUTES 41 SECONDS WEST, 116.17 FEET) TO A POINT OF COMPOUND CURVE;
4. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, A DELTA ANGLE OF 05 DEGREES 47 MINUTES 42 SECONDS, AN ARC LENGTH OF 101.65 FEET (CHORD BEARS SOUTH 10 DEGREES 37 MINUTES 34 SECONDS WEST, 101.60 FEET) TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID SUN WAY;

THENCE SOUTH 82 DEGREES 16 MINUTES 22 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SAID SUN WAY, A DISTANCE OF 40.00 FEET TO SAID SOUTHWEST CORNER OF PARKER SQUARE-TRACT C-1 AND THE POINT OF BEGINNING. EXCEPTING

THEREFROM THAT PARCEL AS DEEDED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN BOOK 261 AT PAGE 734 AND EXCEPTING THEREFROM THAT PARCEL DEEDED TO QWEST CORPORATION IN BOOK 1882 AT PAGE 230, COUNTY OF DOUGLAS, STATE OF COLORADO.