

TOWN OF SUPERIOR
NOTICE OF PUBLIC HEARING

Please take notice that on December 14, 2015 at 7:00 p.m., or as soon thereafter as possible, at the Superior Town Hall, 124 E. Coal Creek Drive, Superior, Colorado, the Superior Board of Trustees shall hold a public hearing regarding a Planned Development Amendment #3 (Zoning) to the Superior Town Center. The property is generally located west of McCaslin Blvd between Superior Plaza Subdivision to the north and Rock Creek Ranch Subdivision to the south at which time the public may attend and be heard. Copies of the documents are available for review at the Town Hall during regular business hours or on the Town's website at www.superiorcolorado.gov.

Please take notice that on December 14, 2015 at 7:00 p.m., or as soon thereafter as possible, at the Superior Town Hall, 124 E. Coal Creek Drive, Superior, Colorado, the Superior Board of Trustees shall hold a public hearing to consider Vested Rights on the Superior Town Center Planned Development Amendment #3 (Zoning) at which time the public may attend and be heard.

Following is a legal description of the properties:

PROPERTY DESCRIPTION

A parcel of land situate in Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.), Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado, more particularly described as follows:

COMMENCING at the North Sixteenth Corner on the West side of said Section 19, monumented by a 2.5" Brass Rock Cap embedded in a concrete median and stamped "PLS 29761" and assuming the West line of the Southwest Quarter of the Northwest Quarter of said Section 19, monumented at the West Quarter Corner by a 2" Aluminum Pipe with a 2.5" Aluminum Cap stamped "Frank R. Drexel and 2149", to bear South 01°14'50" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 1316.98 feet, with all bearings herein relative thereto;

THENCE North 88°44'36" East a distance of 164.48 feet to the Westerly line of Superior Town Center Filing No. 1 which is coincidental with the Easterly Right of Way lines of McCaslin Boulevard and to the **POINT OF BEGINNING**;

The next Three (3) courses are along the Westerly lines of the Superior Town Center Filing No. 1 recorded February 4, 2013 as Reception No. 3287103 of the Records of Boulder County:

THENCE North 09°49'34" West a distance of 297.96 feet;

THENCE North 08°19'35" West a distance of 139.98 feet;

THENCE North 00°10'10" East a distance of 226.84 feet to the North line of said Superior Town Center Filing No. 1;

THENCE North 88°42'50" East along the North line of said Superior Town Center Filing No. 1 a distance of 914.12 feet to the Southwesterly line of Parcel 6, a parcel conveyed to the Colorado Department of Transportation per Reception No. 3311195 of the Records of Boulder County and to the beginning point of a curve non-tangent to this course;

THENCE along the Southwesterly line of Parcel 6 and southeasterly along the arc of a curve concave to the Southwest a distance of 358.66 feet, said curve has a Radius of 5594.58 feet, a Delta of 03°40'23" and is subtended by a Chord bearing South 54°03'32" East a distance of 358.60 feet to the Westerly line of Parcel 5A, a parcel conveyed to the Colorado Department of Transportation per Reception No. 3278852 of the Records of Boulder County;

The next Four (4) courses are along the Southwesterly lines of Parcel 5 and Parcel 5A, parcels conveyed to the Colorado Department of Transportation per Reception No.

3278852 of the Records of Boulder County:

THENCE South 00°09'03" East a distance of 112.62 feet;

THENCE South 33°36'24" East a distance of 332.24 feet;

THENCE South 76°33'19" East a distance of 339.96 feet;

THENCE South 45°06'17" East a distance of 1143.76 feet to the Northwest corner of Parcel 34REV X, a parcel conveyed to the Town of Superior per Reception No. 3311198 of the Records of Boulder County;

The next Three (3) courses are along the Northeasterly lines of said Parcel 34REV X:

THENCE South 45°06'17" East a distance of 40.00 feet;

THENCE South 00°02'40" East a distance of 81.39 feet;

THENCE South 45°06'17" East a distance of 491.08 feet to the Northwest corner of Parcel 3, a parcel conveyed to the Colorado Department of Transportation per Reception No. 3292608 of the Records of Boulder County, the Northerly line of said Parcel 3 being coincidental with the North line of the Southeast Quarter of said Section 19;

The next Seven (7) courses are along the Southwesterly Right of Way line of Highway 36, acquired as Parcel 3 in Reception No. 3292608 of the Records of Boulder County:

THENCE South 44°55'45" East a distance of 271.52 feet;

THENCE South 51°12'24" East a distance of 282.51 feet;

THENCE North 44°53'46" East a distance of 49.97 feet;

THENCE South 45°06'14" East a distance of 20.98 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 694.29 feet, said curve has a Radius of 11531.56 feet, a Delta of 03°26'59" and is subtended by a Chord bearing South 46°49'43" East a distance of 694.18 feet to the end point of said curve;

THENCE South 44°48'05" East a distance of 316.20 feet;

THENCE South 50°07'05" East a distance of 369.75 feet to the South line of the North Half of the Southeast Quarter of said Section 19;

THENCE South 88°57'26" West along said South line a distance of 1850.30 feet to the Center-South Sixteenth Corner of said Section 19;

THENCE South 88°43'30" West along the South line of the Northeast Quarter of the Southwest Quarter of said Section 19 a distance of 1327.02 feet to the West line thereof;

THENCE North 00°13'16" East along the West line of the Northeast Quarter of the Southwest Quarter of said Section 19 a distance of 385.18 feet;

THENCE North 58°04'19" West a distance of 15.51 feet

THENCE North 12°42'39" West a distance of 30.44 feet;

THENCE North 02°40'43" West a distance of 223.26 feet;

THENCE North 13°53'20" East a distance of 132.46 feet to the Southeast corner of the Discovery Office Park, a Minor Subdivision Plat recorded January 24, 2002 as Reception No. 2246377 of the Records of Boulder County;

THENCE North 00°13'16" East along the East line of said Discovery Office Park a distance of 335.51 feet;

THENCE North 60°39'58" West a distance of 103.04 feet;

THENCE North 15°03'36" West a distance of 224.80 feet;

THENCE South 74°56'24" West a distance of 421.03 feet;

THENCE South 15°03'36" East a distance of 22.39 feet the Southerly boundary line of the Superior Town Center Filing No. 1;

THENCE South 73°50'24" West along said Southerly line a distance of 355.67 feet to the most Southwesterly corner of the Superior Town Center Filing No. 1;

The next Two (2) courses are along a Westerly lines of the Superior Town Center Filing No. 1 recorded February 4, 2013 as Reception No. 3287103 of the Records of Boulder County, the Westerly lines of said subdivision being coincidental with the Easterly Right of Way lines of McCaslin Boulevard:

THENCE North 09°51'48" West a distance of 152.34 feet;

THENCE North 09°57'12" West a distance of 1229.42 feet to the South corner point of a parcel of land dedicated for McCaslin Boulevard Right of Way by action of said Superior Town Center Filing No. 1;

THENCE North 04°41'56" West along the Easterly line of said Right of Way parcel a distance of 102.76 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM all that portion of the Superior Cemetery that lies within the East Half of the Northwest Quarter of Section 19, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, more particularly described as follows:

COMMENCING at the Center Quarter Corner of said Section 19, monumented by a 3 1/4" Aluminum Cap on a #6 Rebar and stamped LS 24667 and 1996, and assuming the East line of the Northwest Quarter of said Section 19, monumented at the North Quarter corner of said Section 19, monumented by a 3 1/4" Aluminum Cap on a #6 Rebar stamped PLS 24961 and 2012, to bear North 00°02'40" West, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2647.43 feet, with all bearings herein relative thereto;

THENCE North 00°02'40" West along the East line of the Northwest Quarter of said Section 19 a distance of 190.53 feet to the **POINT OF BEGINNING**;

The following Three (3) courses are along the Southerly, Westerly and Northerly lines of the Superior Cemetery as described in an Agreement recorded May 16, 2003 as Reception No. 2442477 of the Records of Boulder County and illustrated in that Land Survey Plat deposited in the Records of Boulder County as LS-03-0011:

THENCE South 89°41'10" West a distance of 238.00 feet;

THENCE North 00°46'59" West a distance of 271.00 feet;

THENCE North 89°13'28" East a distance of 241.51 feet to the East line of the Northwest Quarter of said Section 19;

THENCE South 00°02'40" East along the East line of the Northwest Quarter of said Section 19 a distance of 272.94 feet to the **POINT OF BEGINNING**.

Said parcel of land, less the Superior Cemetery parcel, contains 156.350 acres, more or less ().

ADDITIONALLY EXCEPTING THEREFROM BLOCK 12 AND TRACT C OR THAT CERTAIN LOT LINE ADJUSTMENT PLAT OF BLOCK 12, TRACT C, PARCEL H AND SUPERLOT 1 OF SUPERIOR TOWN CENTER FILING NO. 1B UNDER RECEPTION NUMBER 03415628 WITH THE COUNTY OF BOULDER, COLORADO RECORDED 12/02/2014.

Copies of the documents are available for review at the Town Hall during regular business hours or on the Town's webpage at www.superiorcolorado.gov.

Phyllis L. Hardin, Town Clerk