

O-2013-19

AN ORDINANCE

ZONING CERTAIN PROPERTY LOCATED IN THE EAST ONE-HALF OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO TO THE RESIDENTIAL ONE ACRE LOT (R-1-43) ZONE DISTRICT

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. Upon application by the Vernon F. Taylor Jr. Revocable Trust in Lakewood Zoning Case RZ-13-002, and upon a recommendation of approval from the Lakewood Planning Commission on August 7, 2013, Lakewood Zoning Maps are hereby amended to include in the Residential One Acre Lot (R-1-43) zone district the property described in Exhibit A attached hereto and made a part hereof.

SECTION 2. The Mayor and City Clerk are hereby authorized and directed to certify the within and foregoing approval and record with the Clerk and Recorder of Jefferson County a certified copy of this Ordinance attached thereto, pursuant to the effective date thereof, and upon satisfaction of the conditions for recording relating to the property described in Exhibit A.

SECTION 3. This Ordinance shall take effect forty-five (45) days after final publication.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a regular meeting of the Lakewood City Council on the 26th day of August, 2013; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 29th day of August, 2013; set for public hearing on the 9th day of September, 2013, read, finally passed and adopted by the City Council on the 9th day of September, 2013 and, signed and approved by the Mayor on the 10th day of September, 2013.

Bob Murphy, Mayor

ATTEST:

Margy Greer, City Clerk

APPROVED AS TO FORM:

Tim Cox, City Attorney

Exhibit A**Taylor Property Legal Description:**

A parcel of land lying in the East One-half of Section 26, Township 4 South, Range 69 West of the 6th Principal Meridian, County of Jefferson, State of Colorado, described as follows:

Beginning at the Northeast corner of said Section 26, thence S 0° 22' 20" E, 2625.11 feet, along the east line of said Section 26 to the East One-quarter corner of said Section 26, from which the Southeast corner of said Section 26 lies S 0° 22' 20" E, 2625.11 feet; thence S 0° 22' 20" E, 1312.56 feet, along said east line to the Southeast corner of the North One-half of the Southeast One-quarter of said Section 26, said Southeast corner being the TRUE POINT OF BEGINNING;

thence S 89° 29' 16" W, 45.68 feet, along the south line of the North One-half of the Southeast One-quarter of said Section 26 to the Southeast corner of that parcel of land as described in Reception Numbers F0911990 and F1530054;

thence northerly along the west lines of said Reception Numbers F0911990 and F1530054 the following six (6) courses;

- 1 - N 0° 31' 25" W, 317.36 feet;
- 2 - S 89° 46' 20" E, 1.00 feet;
- 3 - N 0° 13' 40" E, 31.95 feet;
- 4 - N 89° 46' 20" W, 1.00 feet;
- 5 - N 0° 44' 21" W, 170.42 feet;
- 6 - N 2° 01' 35" W, 94.63 feet, to the east line of that parcel of land as described in Book 828, Page 392;

thence N 0° 22' 20" W, 307.08 feet, along said east line to the south line of that parcel of land as described in Book 212, Page 321;

thence northwesterly along the south and west boundary line of said Book 212, Page 321 the following three (3) courses:

- 1 - N 69° 25' 57" W, 303.80 feet;
- 2 - N 27° 25' 57" W, 570.00 feet;
- 3 - N 0° 34' 03" E, 270.00 feet, to the north line of that parcel of land as described in Book 706, Page 423;

thence S 89° 36' 53" W, 2026.51 feet, along said north line to the northwest corner of said Book 706, Page 423, and the northeast corner of that parcel of land as described in Book 1618, Page 7;

thence southerly along the east line of said Book 1618, Page 7 the following six (6) courses:

- 1 - S 3° 56' 12" E, 320.06 feet;
- 2 - S 0° 21' 27" E, 200.00 feet;
- 3 - S 17° 03' 27" E, 104.40 feet;
- 4 - S 0° 21' 27" E, 700.00 feet;
- 5 - S 3° 27' 33" W, 300.70 feet;
- 6 - S 0° 21' 27" E, 325.69 feet, to the south line of that parcel of land as described in Book 790, Page 467;

thence easterly along the south line of said Book 790, Page 467 the following twelve (12) courses:

- 1 - S 32° 59' 27" E, 80.93 feet;
- 2 - S 59° 48' 27" E, 250.00 feet;
- 3 - S 83° 08' 27" E, 340.00 feet;
- 4 - N 84° 45' 33" E, 200.00 feet;
- 5 - S 78° 39' 27" E, 700.00 feet;
- 6 - N 82° 17' 33" E, 175.00 feet;
- 7 - N 32° 28' 33" E, 185.00 feet;
- 8 - S 56° 01' 27" E, 152.10 feet;
- 9 - S 68° 27' 27" E, 450.00 feet;
- 10 - N 85° 56' 33" E, 77.90 feet;
- 11 - S 22° 04' 27" E, 150.00 feet;
- 12 - S 79° 43' 27" E, 157.31 feet, to the east line of said Section 26;

thence N 0° 22' 20" W, 740.88 feet, along said east line to the TRUE POINT OF BEGINNING.

All instruments recited in this description are from Jefferson County Clerk and Records Records.

Said parcel contains 122.300 acre, more or less.

Basis of Bearings: The East line of the Southeast One-quarter of Section 26, Township 4 South, Range 69 West, of the 6th Principal Meridian is assumed to bear S 0° 22' 20" E.