

ORDINANCE NO. 15

Series 2003

AN ORDINANCE PLACING RECENTLY ANNEXED PROPERTY IN
LAND USE DISTRICT 43
(McCain Parcel I – 79.6634 acres, more or less; and McCain Parcel II -
35.2412 acres, more or less)

WHEREAS, the Town has recently annexed the hereinafter described real property to the Town;
and

WHEREAS, the Town is required by Section 31-12-115(2), C.R.S., to zone all newly annexed
areas within ninety (90) days of annexation; and

WHEREAS, the Town's Planning Commission has recommended that the recently annexed
parcel be placed within Land Use District 43; and

WHEREAS, the Town's Annexation Plan adopted pursuant to Section 31-12-105(1)(e), C.R.S., as
updated and amended, indicates that the property should be placed in Land Use District 43; and

WHEREAS, the Town Council finds and determines that the property should properly be placed
in Land Use District 43.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
BRECKENRIDGE, COLORADO:

Section 1. The following described real property, to wit:

McCain Parcel I

TRACT "A"

A TRACT OF LAND BEING PORTIONS OF THE BRYAN PLACER M.S. 13465, BRYAN
PLACER M.S. 14025, FAIRVIEW PLACER M.S. 13660, THE FAIRVIEW L.S. CLAIM
AND LOTS 2 & 3 OF SECTION 19, LOCATED IN THE WEST 1/2 OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN,
COUNTY OF SUMMIT, STATE OF COLORADO. SAID TRACT BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER No. 10 OF SAID BRYAN PLACER THENCE;
S89°27'25"W, A DISTANCE OF 116.76 FEET TO THE TRUE POINT OF BEGINNING.

THENCE; N00°18'54"E, A DISTANCE OF 867.79 FEET. THENCE; N21°19'13"E, A
DISTANCE OF 122.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF
COUNTY ROAD No. 3. THENCE; N89°45'14"E, ALONG SAID RIGHT OF WAY, A
DISTANCE OF 515.95 FEET. THENCE; ALONG THE RIGHT OF WAY OF COLORADO
HIGHWAY No. 9 AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING AN
ARC LENGTH OF 260.76 FEET, A RADIUS OF 7514.40 FEET, AND A CHORD WHICH
BEARS S12°20'10"W, 260.75 FEET DISTANT. THENCE; S13°19'45"W, CONTINUING
ALONG SAID RIGHT OF WAY, A DISTANCE OF 331.70 FEET. THENCE;
S22°11'30"W, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 162.30
FEET. THENCE; S11°32'30"W, CONTINUING ALONG SAID RIGHT OF WAY, A
DISTANCE OF 259.00 FEET. THENCE; S89°27'25"W, A DISTANCE OF 320.15 FEET
TO THE
TRUE POINT OF BEGINNING. DESCRIBED TRACT CONTAINING 432,254 SQUARE
FEET OR 9.9232 ACRES MORE OR LESS.

TRACT "B"

A TRACT OF LAND BEING PORTIONS OF THE BRYAN PLACER M.S. 13465, BRYAN
PLACER M.S. 14025, LAFE Jr. PLACER M.S. 13465, ANNIE PLACER M.S. 14044,
FAIRVIEW PLACER M.S. 13660 AND THE FAIRVIEW L.S. CLAIM LOCATED IN THE
EAST 1/2 OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 78 WEST AND THE WEST
1/2 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL
MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO. SAID TRACT BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER No. 5 OF SAID ANNIE PLACER THENCE; N34°27'45"E,
ALONG THE 5-4 LINE OF SAID PLACER, A DISTANCE OF 363.04 FEET TO THE
TRUE POINT OF BEGINNING.

THENCE; N34°27'45"E, A DISTANCE OF 652.93 FEET TO CORNER No. 4 OF SAID
PLACER. THENCE; N11°44'25"E, A DISTANCE OF 737.10 FEET TO CORNER No. 3
OF SAID PLACER. THENCE; N13°15'56"W, A DISTANCE OF 507.02 FEET TO

CORNER No. 2 OF SAID PLACER. THENCE; N19°33'19"E, ALONG THE 2-1 LINE OF SAID PLACER, A DISTANCE OF 471.00 FEET. THENCE; N84°35'59"E, A DISTANCE OF 1420.57 FEET. THENCE; S12°58'28"W, A DISTANCE OF 125.69 FEET. THENCE; N75°31'59"W, A DISTANCE OF 19.58 FEET. THENCE; S14°28'01"W, A DISTANCE OF 190.00 FEET. THENCE; S75°31'59"E, A DISTANCE OF 94.60 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF COLORADO STATE HIGHWAY No. 9. THENCE; S23°48'01"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 210.90 FEET. THENCE; CONTINUING ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 385.00 FEET, A RADIUS OF 7764.40 FEET, AND A CHORD WHICH BEARS S11°04'01"W, 384.96 FEET DISTANT. THENCE; S09°38'46"W, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 1191.40 FEET. THENCE; CONTINUING ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 160.70 FEET, A RADIUS OF 7514.40 FEET, AND A CHORD WHICH BEARS S10°15'33"W, 160.70 FEET DISTANT, TO A POINT ON THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD No. 3. THENCE; S89°45'14"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 1406.39 FEET. THENCE; CONTINUING ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 201.70 FEET, A RADIUS OF 142.70 FEET, AND A CHORD WHICH BEARS S47°37'33"W, 185.32 FEET DISTANT. THENCE; N55°26'47"W, A DISTANCE OF 50.32 FEET TO THE TRUE POINT OF BEGINNING. DESCRIBED TRACT CONTAINING 2,945,089 SQUARE FEET OR 67.6099 ACRES MORE OR LESS.

TRACT "C"
(Summit County Road 3)

A TRACT OF LAND BEING PORTIONS OF COUNTY ROAD No. 3 AND THE BRYAN PLACER M.S. 13465, BRYAN PLACER M.S. 14025, LAFE Jr. PLACER M.S. 13465, ANNIE PLACER M.S. 14044, FAIRVIEW PLACER M.S. 13660 AND THE FAIRVIEW L.S. CLAIM LOCATED IN THE EAST 1/2 OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 78 WEST AND THE WEST 1/2 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER No. 5 OF SAID ANNIE PLACER THENCE; N34°27'45"E, ALONG THE 5-4 LINE OF SAID PLACER, A DISTANCE OF 363.04 FEET. THENCE S55°26'47"E, A DISTANCE OF 50.32 FEET TO THE TRUE POINT OF BEGINNING.

THENCE; ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 201.70 FEET, A RADIUS OF 142.70 FEET, AND A CHORD WHICH BEARS N47°37'33"E, 185.32 FEET DISTANT. THENCE; N89°45'14"E, A DISTANCE OF 1406.39 FEET. THENCE; ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 61.48 FEET, A RADIUS OF 7514.40 FEET, AND A CHORD WHICH BEARS S14°18'21"W, 61.48 FEET DISTANT. THENCE; S89°45'14"W, A DISTANCE OF 1389.21 FEET. THENCE; ALONG THE ARC OF A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 116.55 FEET, A RADIUS OF 82.70 FEET, AND A CHORD WHICH BEARS S46°57'38"W, 107.14 FEET DISTANT. THENCE; N82°43'32"W, A DISTANCE OF 61.07 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED TRACT CONTAINING 92,796 SQUARE FEET OR 2.1303 ACRES MORE OR LESS.

McCain Parcel II

A TRACT OF LAND BEING PORTIONS OF THE BRYAN PLACER M.S. 13465, BRYAN PLACER M.S. 14025, LAFE Jr. PLACER M.S. 13465, ANNIE PLACER M.S. 14044, KATE S. PLACER M.S. 13465, B&L PLACER M.S. 14044 AND BRADDOCK PLACER M.S. 13465 LOCATED IN THE NORTHEAST 1/4 OF SECTION 24 AND THE EAST 1/2 OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 78 WEST, THE NORTHWEST 1/4 OF SECTION 19 AND THE WEST 1/2 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER No. 2 OF SAID LAFE Jr. PLACER THENCE; N19°33'19"E, ALONG THE 2-1 LINE OF SAID PLACER, A DISTANCE OF 471.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE; N19°33'19"E, ALONG THE 2-1 LINE OF SAID PLACER, A DISTANCE OF 287.13 FEET TO CORNER No. 1 OF SAID KATE S. PLACER. THENCE; N08°58'39"E, A DISTANCE OF 1381.43 FEET TO CORNER No. 2 OF SAID KATE S. PLACER. THENCE; N31°52'26"E, A DISTANCE OF 523.82 FEET TO A POINT ON THE 2-3 LINE OF SAID KATE S. PLACER. THENCE; N87°10'56"E, A DISTANCE OF 157.80 FEET. THENCE; S11°55'52"W, A DISTANCE OF 1752.80 FEET.

THENCE; S08°32'09"E, A DISTANCE OF 213.52 FEET. THENCE; N83°57'14"E, A DISTANCE OF 551.97 FEET. THENCE; N07°29'56"E, A DISTANCE OF 922.98 FEET. THENCE; N30°12'43"W, A DISTANCE OF 214.54 FEET. THENCE; N36°36'35"E, A DISTANCE OF 515.90 FEET. THENCE; N37°53'13"E, A DISTANCE OF 213.60 FEET TO CORNER No. 5 OF SAID BRYAN PLACER. THENCE; N11°42'55"E, ALONG THE 10-9 LINE OF SAID KATE S. PLACER, A DISTANCE OF 224.65 FEET. THENCE; S82°09'51"E, A DISTANCE OF 457.65 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF COLORADO STATE HIGHWAY No. 9. THENCE; S05°17'53"W, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 117.24 FEET. THENCE; S05°57'46"W, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 197.24 FEET. THENCE; CONTINUING ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 214.97 FEET, A RADIUS OF 2784.80 FEET, AND A CHORD WHICH BEARS S09°31'11"W, 214.92 FEET DISTANT. THENCE; N77°50'00"W, A DISTANCE OF 310.43 FEET. THENCE; S71°28'12"W, A DISTANCE OF 216.97 FEET. THENCE; S11°43'44"W, A DISTANCE OF 671.87 FEET. THENCE; S77°57'30"E, A DISTANCE OF 468.81 FEET TO A POINT ON THE SAID RIGHT OF WAY. THENCE; S14°04'01"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 558.18 FEET. THENCE; N75°31'59"W, A DISTANCE OF 84.86 FEET. THENCE; S12°58'28"W, A DISTANCE OF 125.69 FEET. THENCE; S84°35'59"W, A DISTANCE OF 1420.57 FEET TO THE TRUE POINT OF BEGINNING. DESCRIBED TRACT CONTAINING 1,535,107 SQUARE FEET OR 35.2412 ACRES MORE OR LESS.

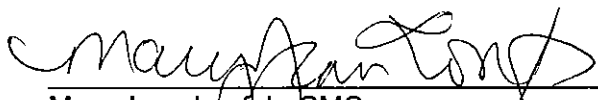
is hereby placed in Breckenridge Land Use District 43.

Section 2. The Town staff is hereby directed to change the Town's official Land Use District Map to indicate that the abovedescribed property has been annexed and placed within Land Use District 43.

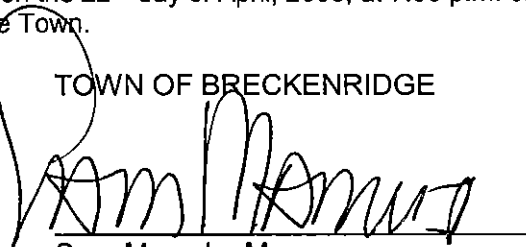
INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 8th day of April, 2003. A Public Hearing on the Ordinance shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado, on the 22nd day of April, 2003, at 7:30 p.m. or as soon thereafter as possible in the Municipal Building of the Town.

ATTEST:

TOWN OF BRECKENRIDGE



Mary Jean Loufek, CMC,
Town Clerk



Sam Mamula, Mayor

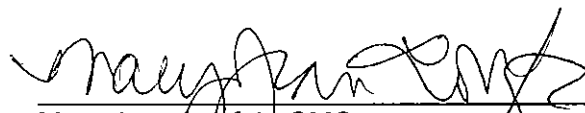
This Ordinance was published in full in the Summit County Journal, a newspaper of general circulation within the Town of Breckenridge, on April 18, 2003.

The public hearing on this ordinance was held on April 22, 2003.

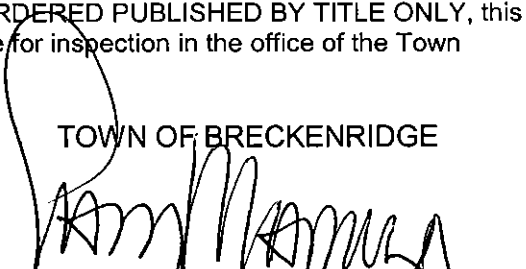
READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY, this 22nd day of April, 2003. A copy of this Ordinance is available for inspection in the office of the Town Clerk.

ATTEST:

TOWN OF BRECKENRIDGE




Mary Jean Loufek, CMC,
Town Clerk



Sam Mamula, Mayor

APPROVED IN FORM



Town Attorney

4/22/03

Date

This ordinance was published by title in the Summit County Journal, a newspaper of general circulation within the Town of Breckenridge, on May 2, 2003.