

TOWN OF NEDERLAND, COLORADO

ORDINANCE NO. 599, SERIES 2005

AN ORDINANCE DETERMINING IT NECESSARY TO ESTABLISH A DOWNTOWN DEVELOPMENT AUTHORITY AND SUBMITTING THE QUESTION OF CREATING THE DOWNTOWN DEVELOPMENT AUTHORITY TO AN ELECTION ON NOVEMBER 1, 2005.

WHEREAS, the Board of Trustees of the Town of Nederland, Colorado, has researched the statutory provisions regarding the establishment and powers of a Downtown Development Authority as provided in C.R.S., §§ 31-25-801 *et. seq.*; and,

WHEREAS, the Board of Trustees of the Town of Nederland, Colorado, has determined that the establishment of a Downtown Development Authority is in the best interests of the citizens and the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF NEDERLAND, COLORADO, THAT:

Section 1. The Board of Trustees of the Town of Nederland, Colorado, believes that it is prudent and necessary to establish a Downtown Development Authority for the public health, safety, prosperity, security, and welfare in order to halt or prevent deterioration of property values or structures within the downtown area, and to assist in the planning, development, and redevelopment of the downtown area, and that the establishment of the Downtown Development Authority will be of special benefit to the property within the boundaries of the authority.

Section 2. For the purposes of a Downtown Development Authority, the area in the Town of Nederland which is and traditionally has been the location of the principal business, commercial, financial, service, and governmental activities, zoned and used accordingly has a legal description as described in Section 3 below, and as shown in the map described as Exhibit A, attached hereto, and made a part of this Ordinance.

Section 3. Pursuant to C.R.S., §§ 31-25-801 *et. seq.*, there shall be submitted to the qualified electors (as that term is defined by law) of the area hereinafter described, at a special municipal election on November 1, 2005 in the Town of Nederland, the following question, to wit:

Shall a Downtown Development Authority be formed, and taxes be increased up to \$_____00 annually in the first full fiscal year and by whatever additional amounts are raised annually thereafter through the imposition of a five (5) mill tax on non-residential real property, including mixed use property within the boundaries of the authority as described hereafter, and shall the Downtown Development Authority be authorized to collect, keep and expend all revenues from such tax in 2007 and each year thereafter for a period of seven years as a voter-approved revenue change for each year and without regard to any

expenditure, revenue-raising or other limitation contained in Article X, Section 20 of the Colorado Constitution or any other Law?

_____ YES

_____ NO

Section 4. If the creation of the Downtown Development Authority is approved, any Ordinance or Resolution by which bonds are issued pursuant to the authority granted to Downtown Development Authorities shall specify the maximum net effective interest rate of such bonds.

Section 5. In the event the Downtown Development Authority is approved by a majority of those voting thereon, the Board of Trustees shall comply with the requirements of Colorado law for the organization of the Downtown Development Authority.

Section 6. The Board of Trustees hereby authorizes the preparation and dispensation of a factual summary of the ballot issue, which shall include arguments both for and against the proposal, provided that such summary shall not contain a conclusion or opinion in favor or against the ballot issue, as permitted by the Fair Campaign Practices Act, C.R.S. '1-45-116.

Section 7. If any one or more sections or parts of this Ordinance shall be judged unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions hereof, it being the intention of the Board of Trustees that the various provisions hereof are severable. If any individual tract of land included within the area described in Section 3 of this Ordinance is determined by a court of competent jurisdiction to be excluded from the Downtown Development Authority, should the formation of the same be authorized by the qualified electors, such determination shall not affect, impair, or invalidate the inclusion of the remaining area described in Section 3 of this Ordinance in the Downtown Development Authority, it being the intention of the Board of Trustees that the inclusion of the separate tracts of land described herein be severable.

INTRODUCED, READ, APPROVED AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Nederland, Colorado, held the 7th day of June 2005 and the 21st day of June 2005.



TOWN OF NEDERLAND

Chris B. Perret, Mayor

ATTEST:

Sheridan Garcia
Sheridan Garcia, Town Clerk

APPROVED AS TO FORM:

Scotty P. Krob
Scotty P. Krob, Town Attorney

State of Colorado)
)
County of Boulder) *SS. CERTIFICATION OF ELECTION RETURNS*
)
Town of Nederland)

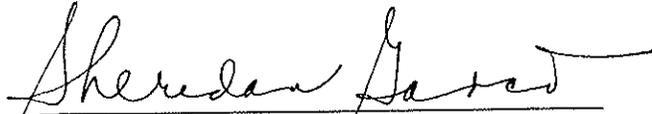
I, Sheridan Garcia, Town Clerk of the Town of Nederland Colorado, pursuant to C.R.S. 31-10-1201, DO HEREBY CERTIFY that the returns of the Special Mail Ballot Election have been delivered to me by the Judges of the Election, and the returns reflect the results of all votes cast in the election held on Tuesday, November 1, 2005 and are as follows:

BALLOT ISSUE 2A

Shall a Nederland Downtown Development Authority be formed, and taxes be increased up to \$18,691.60 annually in the first full fiscal year and by whatever additional amounts are raised annually thereafter through the imposition of a five (5) mill tax on non-residential real property, including mixed use property within the boundaries of the authority as described hereafter, and shall the Downtown Development Authority be authorized to collect, keep and expend all revenues from such tax in 2007 and each year thereafter for a period of seven years as a voter-approved revenue change for each year and without regard to any expenditure, revenue-raising or other limitation contained in Article X, Section 20 of the Colorado Constitution or any other Law?

FOR	<u>59</u>
AGAINST	<u>18</u>
TOTAL NUMBER OF OFFICIAL BALLOTS	<u>77</u>

IN WITNESS THEREOF, I have affixed my hand and the official Seal of the Town of Nederland, Colorado this 8th day of November 2005.



 Sheridan Garcia, Town Clerk

ATTEST:



 Stacey Hitzeman, Deputy Town Clerk



Properties in
Town of Nederland
in proposed DDA,
labelled by Tax ID

-  Undetermined Type
-  Commercial
-  Residential
-  Exempt Property
-  Utility
-  Street Right of Ways



Boulder County
Geographic Information Systems
Date Created: May 23rd, 2005



DISCLAIMER
This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The areas depicted here are approximate. More site-specific studies may be required to draw accurate conclusions.

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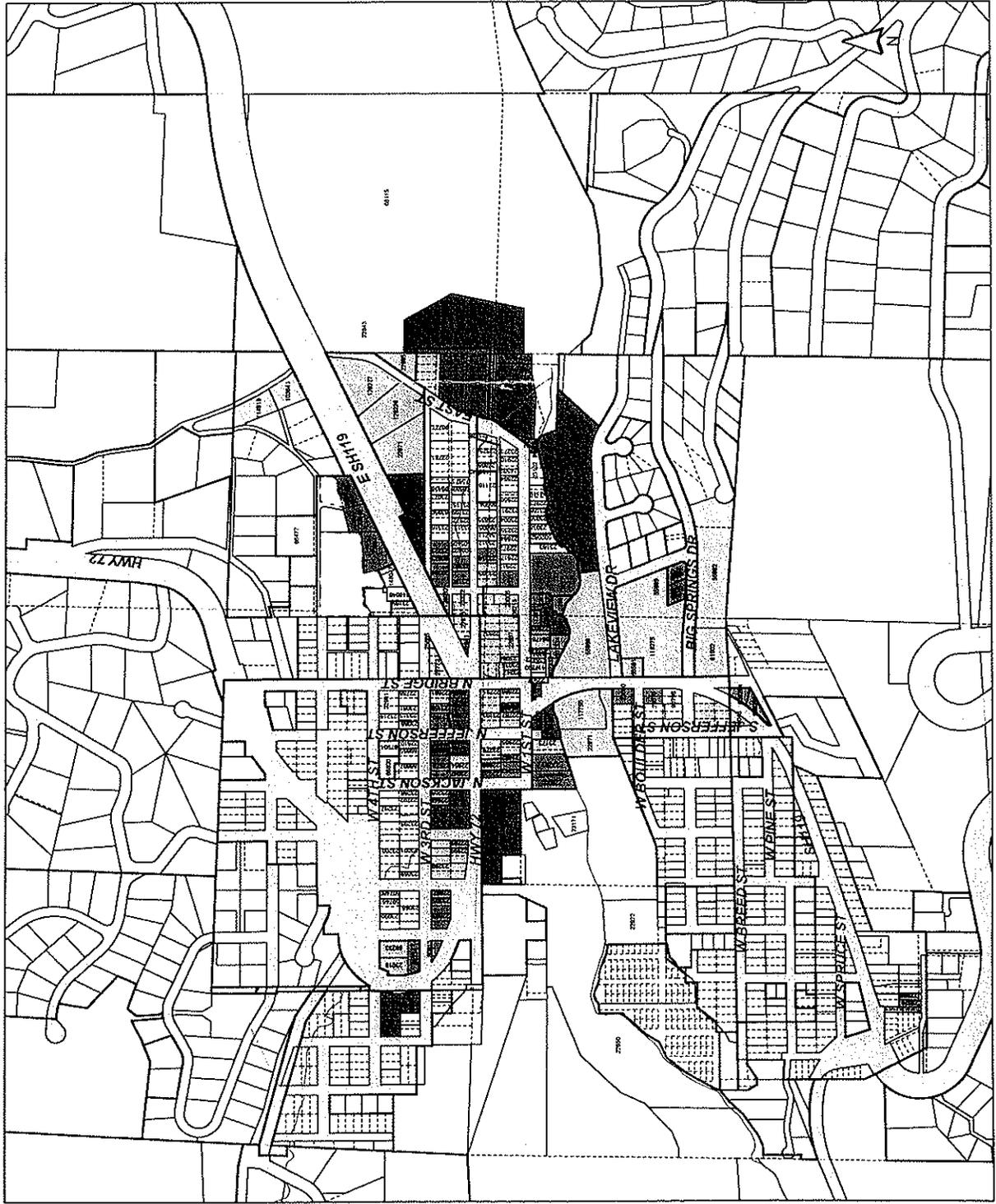
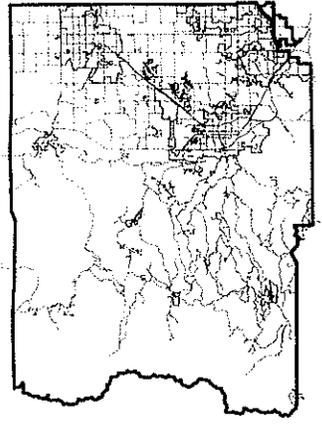
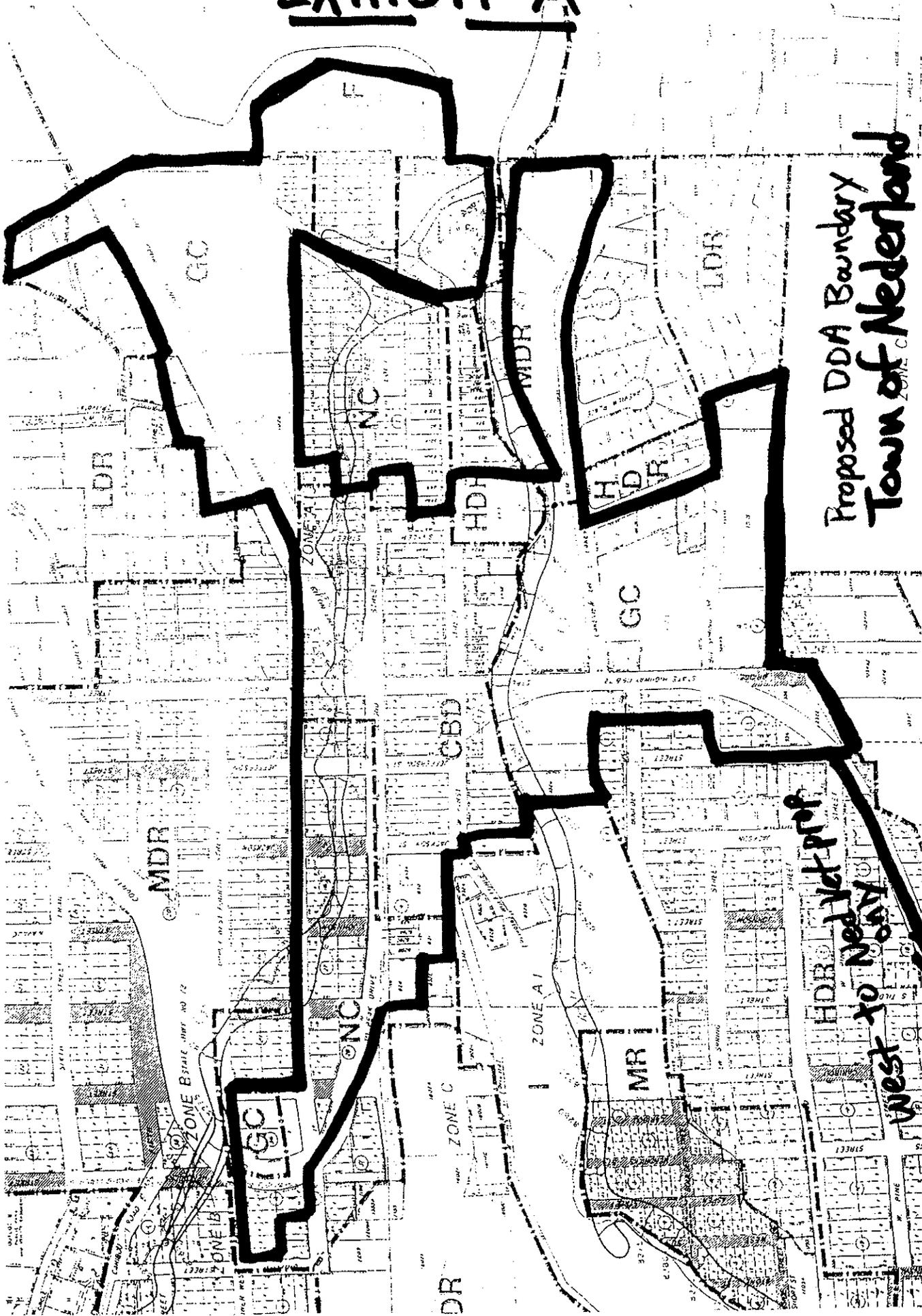


EXHIBIT A

Ordinance 599



Proposed DDA Boundary
Town of Nederland

Not yet prop
west to DAY

RECEIVED

EXHIBIT A

AUG 15 2005

Shall a Downtown Development Authority be formed in the following area which is ^{TOWN OF NEDERLAND} bounded as follows?
TOWN CLERK

A tract of land within the Town of Nederland, all located in Section 13, Township 1 South, Range 73 West of the sixth (6th) Principal Meridian, in the Town of Nederland, County of Boulder, State of Colorado, said tract being more particularly described as follows:

Beginning at the south sixteenth (S 1/16th) corner of Section 13, thence the following courses around said tract:

1. South 88°54' West, along the south line of Lots 15B and 15A, REPLAT OF LOT 15, BLOCK 4, BIG SPRINGS PARK MEADOWS SUBDIVISION, a distance of 301.47 feet to the southwest corner of Lot 15A, Block 4, said point being on the east line of Bridge Street;
2. South, along the east line of Bridge Street and the west line of Assessor's Tracts 976 and 986 as described by deed recorded on Film 2012 as Reception Number 1468965, Boulder County Records, a distance of 95 feet, more or less, to the southwest corner of said Tract 986;
3. Westerly, crossing platted Bridge Street, a distance of 60 1/2 feet, more or less, to the northeast corner of Lot 2, REPLAT OLD TOWN, BLOCK 38, LOTS 1 & 2, recorded as Plan File P-61 F-4 #28, Boulder County Records;
4. South 62°35'05" West, along the south line of Lot 2, REPLAT OLD TOWN, BLOCK 38, LOTS 1 & 2, a distance of 225.39 feet to the southwest corner thereof;
5. North 00°02'28" East, along the west line of Lot 2, REPLAT OLD TOWN, BLOCK 38, LOTS 1 & 2, a distance of 12.34 feet, more or less, to the southerly right-of-way line of the State Highway 119/72;
6. Southwesterly, along the southerly right-of-way line of State Highway 119/72, a distance of approximately 1570 feet, more or less, to the northwest corner of Lot 5, Block 22, PINE GROVE SECOND ADDITION to the Town of Nederland;
7. South, along the west line of said Lot 5, a distance of 100 feet, more or less, to the southwest corner thereof;
8. East, along the south line of said Lot 5, a distance of 34 feet, more or less, to the southeast corner thereof;
9. South, along the east line of Lot 6, Block 22, PINE GROVE SECOND ADDITION, a distance of 100 feet to the southeast corner thereof;
10. South, along the east line of said Lot 6 extended southerly, a distance of 10 feet to the Southeast corner of the "Evans" Parcel as described on Film 1062 as Reception No. 337520, Boulder County Records;
11. West, along the south line of the "Evans" Parcel, a distance of 64 feet, more or less, to the southwest corner thereof;
12. North, along the west line of the "Evans" Parcel, a distance of 183 feet, more or less, to the Northwest corner thereof;
13. North, and crossing State Highway 119/72, a distance of 90 feet, more or less, to a point on the northerly right-of-way line of State Highway 119/72;
14. Northeasterly, along the northerly right-of-way line of State Highway 119/72, a distance of approximately 1550 feet, more or less, to the centerline of Jefferson Street;

15. North, along the center of Jefferson Street, a distance of 340 feet, more or less, to the centerline of Spring Street;
16. East, along the centerline of Spring Street, a distance of 150 feet, more or less, to a point on the west line of Lot 2, Block 2, TOWN OF NEDERLAND, extended southerly;
17. North, along the west line of Lots 2 & 9, Block 2, TOWN OF NEDERLAND and said line extended southerly, a distance of 230 feet, more or less, to the northwest corner of Lot 9, Block 2, TOWN OF NEDERLAND;
18. continuing North along the west line of Lot 2, Block 3, TOWN OF NEDERLAND said west line extended southerly, a distance of 160 feet, more or less, to the northwest corner thereof;
19. South $89^{\circ}55'32''$ West, along the north line of Block 3 and the south line of Parcel B, ADLER TRACTS, recorded as Plan File P-31 F-1 #48, Boulder County records, a distance of 180 feet, more or less, to an angle point on the south line of Parcel B;
20. South $68^{\circ}58'30''$ West, along the southerly line of Parcel B, ADLER TRACTS, a distance of 101.71 feet to the southwest corner thereof;
21. North $00^{\circ}03'17''$ West, along the west line of Parcel B, ADLER TRACTS, a distance of 277.98 feet to the northwest corner thereof, said point being on the south line of Block 3, BEACH'S ADDITION to Nederland;
22. South $72^{\circ}54'$ West, along the south line of Block 3, BEACH'S ADDITION, a distance of 172.63 feet, more or less, to the Southwest corner of Block 3, BEACH'S ADDITION;
23. North, along the west line Block 3, BEACH'S ADDITION, a distance of 225 feet, more or less, to the northwest corner of Block 3, BEACH'S ADDITION;
24. continuing North, crossing First Street, a distance of 60 feet, more or less, to the Southeast corner of Lot 1, Block 1, REPLAT -- PORTION OF BLOCK 4, BEACHES ADDITION BOUNDARY LINE ADJUSTMENT - - TRACTS 828, 829, 829A, 829B, 829C, 830 AND 830A (the "RTD Site");
25. South $89^{\circ}57'50''$ West, along a south line of the "RTD Site", a distance of 337.0 feet;
26. North $00^{\circ}20'38''$ East, along a west line of Lot 1, a distance of 101.62 feet to the northeast corner of Assessor's Tract 832E and a corner of Lot 1, "RTD Site";
27. South $89^{\circ}57'50''$ West, along a south line of Lot 1, "RTD Site", a distance of 150.00 feet to a corner of Lot 1, "RTD Site";
28. North $00^{\circ}20'38''$ East, along the west line of Lot 1, "RTD Site", a distance of 100.00 feet to the northwest corner of Lot 1, "RTD Site" and the south right-of-way line of State Highway 72;
29. Northwesterly, along the southerly right-of-way of State Highway 72 on a curve to the right an approximate arc distance of 640 feet, more or less, to a point on the south line of Block 2, DYER'S ADDITION to Nederland, recorded in Plat Book 4 at Page 23, Boulder County Records;
30. West, along the south line of Block 2, DYER'S ADDITION, a distance of 120 feet, more or less, to the southwest corner of Lot 10, Block 2, DYER'S ADDITION;
31. North, along the west line of Lot 10, Block 2, DYER'S ADDITION, a distance of 100 feet, more or less, to the northwest corner thereof;
32. West, along the south line of Lots 4, 5 and 6, Block 2, DYER'S ADDITION, a distance of 120 feet, more or less, to the southwest corner of Lot 6, Block 2, DYER'S ADDITION;

33. North, along the west line of Lot 6, Block 2, DYER'S ADDITION, and the west line extended northerly, a distance of 130 feet, more or less, to the centerline of Fourth Street;
34. East, along the centerline of Fourth Street, a distance of 530 feet, more or less, to the intersection with the centerline of Tilden Street;
35. South, along the centerline of Tilden Street, a distance of 260, more or less, to the intersection with the centerline of Third Street;
36. East, along the centerline of Third Street, a distance of approximately 1600 feet, more or less, to a point on the northerly right-of-way line of the State Highway 119;
37. North $64^{\circ}33'$ East, along the northerly edge of the State Highway 119 right-of-way, a distance of 350 feet, more or less, to the intersection with the east right-of-way line of North Snyder Street, as shown on the plat of LAKE VIEW HEIGHTS REPLAT A, recorded as Plan File P-52 F-1 #27, Boulder County Records;
38. North $18^{\circ}57'$ West, along the easterly edge of the North Snyder Street right-of-way, a distance of 81.78 feet to the northeast corner thereof;
39. Northerly, along the west line of the "Emerling" Parcel as described in Deed recorded on Film 823 as Reception No. 071614, Boulder County Records, a distance of 75 feet, more or less, to the northwest corner thereof;
40. East, along the north line of the "Emerling" Parcel a distance of 68 feet, more or less, to the northwest corner of Lot 13, LAKE VIEW HEIGHTS, as recorded in Plat Book 5 at Page 74, Boulder County Records;
41. North $84^{\circ}31'$ East, along the north line of Lot 13, LAKE VIEW HEIGHTS, a distance of 146.67 feet to the northeast corner thereof;
42. North, along the west line of Lot 7, LAKE VIEW HEIGHTS, a distance of 59.98 feet to the northwest corner thereof;
43. North 76° East, along the north line of Lots 7 and 6, LAKE VIEW HEIGHTS, 300.94 feet, more or less, to the northeast corner of Lot 6, LAKE VIEW HEIGHTS;
44. South, along the west line of Lot 15, NEDERLAND HEIGHTS, recorded in Plat Book 5 at Page 82, Boulder County Records, a distance of 48 feet, more or less, to the northerly right-of-way line of the State Highway 119 and the southwest corner of Lot 15 thereof;
45. North $64^{\circ}33'$ East, along the southerly line of Lots 15, 14, 13 and 12, a distance of 439.54 feet, more or less, to the Southeast corner of Lot 12, NEDERLAND HEIGHTS;
46. North 22° West, along the westerly line of Outlot 1, NEDERLAND HEIGHTS, a distance of 323.28 feet to an angle point in Outlot 1;
47. South $89^{\circ}38'12''$ West, along the north line of Lot 11, NEDERLAND HEIGHTS, a distance of 10.99 feet;
48. Northerly, along the arc of a curve to the right and along the west line of Outlot 1, NEDERLAND HEIGHTS, to the Northwest corner of Outlot 1, said curve having a radius of 175.69 and being subtended by a chord that bears North $10^{\circ}56'38''$ West, 67.84 feet, more or less;
49. South $87^{\circ}57'$ East, along the north line of Outlot 1, a distance of 107.30 feet to the northeast corner of the "Sille" parcel as described in Deed recorded as Reception No. 1873445, Boulder County Records;
50. South $28^{\circ}26'$ East, along the northeasterly side of the "Sille" parcel, a distance of 127.94 feet to an angle point;
51. South $31^{\circ}02'$ East, along the northeasterly side of the "Sille" parcel, a distance of 72.51 feet to the southeast corner thereof;
52. continuing South $31^{\circ}02'$ East, along the northeasterly side of the "Horn" parcel as described in Deed recorded on Film 1384 as Reception No. 728998,

- Boulder County Records, a distance of 35.43 feet to an angle point;
53. South $33^{\circ}56'$ East, along the northeasterly side of the "Horn" parcel, a distance of 77.10 feet to an angle point;
54. South $45^{\circ}28'$ East, along the northeasterly side of the "Horn" parcel, a distance of 34.24 feet to the southeasterly corner thereof, said point being on the south line of Outlot 1 and the north right-of-way line of State Highway 119;
55. Southeasterly, crossing State Highway 119, a distance of 200 feet, more or less, to the northeast corner of East Street as shown on THE MEADOW, a subdivision plat recorded as Plan File P-41 F-4 #7, Boulder County Records;
56. South $00^{\circ}51'26''$ West, along the west line of the Southeast 1/4 of the Northeast 1/4 of Section 13, a distance of 384.66 feet to the northwest corner of that tract of land conveyed to the Town of Nederland on Film 704 as Reception No. 949149, as shown on THE BARKER MEADOW RESERVOIR PROPERTY survey filed with Boulder County Land Use as Survey Plat "LS-03-0157";
57. South $89^{\circ}26'10''$ East, along the north line of the said Nederland Parcel, a distance of 167.40 feet to the northeast corner thereof;
58. South $29^{\circ}29'58''$ East, along the northeast line of the Nederland Parcel, a distance of 279.77 feet to an angle point;
59. South $11^{\circ}55'06''$ West, along the southeast line of the Nederland Parcel, a distance of 380.01 feet to the southeast corner of the Nederland parcel described on Film 704 as Reception No. 949149;
60. North $89^{\circ}30'34''$ West, along the south line of the Nederland parcel, a distance of 235.03 feet to a point on the West line of the Southeast 1/4 of the Northeast 1/4 as shown on the BARKER MEADOW RESERVOIR PROPERTY Survey and the east line of Assessor's Tract 855;
61. South $00^{\circ}31'44''$ West, along the east line of Tract 855, a distance of 45.00 feet to the southeast corner thereof;
62. South $89^{\circ}53'21''$ West, along the south line of Tract 855, a distance of 96.54 feet to the southwest corner thereof;
63. South $81^{\circ}26'16''$ West, along the south line of Assessor's Tract 855AAA, a distance of 126.18 feet;
64. North $86^{\circ}50'29''$ West, continuing along the south line of Tract 855AAA, a distance of 227.21 feet to the southwest corner thereof;
65. North $11^{\circ}49'48''$ East, along the west line of Tract 855AAA and said line extended northerly, a distance of 120 feet, more or less, to a point in the approximate centerline of the public road known as First/East Street;
66. Northerly, along the approximate centerline of First/East Street, an approximate distance of 470 feet, more or less, to the intersection with the north line of Third Street;
67. South $89^{\circ}59'01''$ West, along the north line of Third Street and the south line of Lots 2 and 1, THE MEADOWS, a distance of 420 feet, more or less, to the southwest corner of Lot 1, THE MEADOWS;
68. continuing West, along the north line of Third Street, a distance of 345 feet, more or less, to the intersection with the east line of Lot 38, Block 2, ROOSES ADDITION to Nederland, extended Northerly;
69. South, along the east line of said Lot 38 and said line extended northerly and southerly, a distance of 140 feet, more or less, to the centerline of the 16 foot wide alley running through Block 2, ROOSES ADDITION;
70. West, along the centerline of the platted alley, a distance of 80 feet, more or less, to the intersection with the west line of Lot 5, Block 2, ROOSES ADDITION extended northerly;

71. South, along the west line of Lot 5, Block 2, ROOSES ADDITION and said line extended northerly and southerly, a 120 feet, more or less, to the centerline of Second Street;
72. East, along the centerline of Second Street, a distance of 40 feet, to a point on the east line of Lot 5, Block 1, ROOSES ADDITION extended northerly;
73. South, along the east line of Lot 5, Block 1, ROOSES ADDITION and said line extended northerly and southerly, a distance of 128 feet, more or less, to the centerline of the 16 foot wide platted alley in Block 1, ROOSES ADDITION;
74. West, along the centerline of the 16 foot wide platted alley, a distance of 124 feet, more or less, to the east line of Assessor's Tract 848 (Snyder's garage tract) as described in Deed recorded on Film 1419 as Reception No. 773881, Boulder County Records, extended northerly;
75. South, along the east line of Tract 848 (Snyder's garage tract) and the east line extended northerly and southerly, a distance of 168 feet, more or less, to a point on the north line of Assessor's Tract 845;
76. East, along the north line of Tract 845, a distance of 96 feet, more or less, to the northeast corner thereof, as described in Deed recorded on said Film 1419 as Reception Number 773881;
77. South, along the east line of Tract 845, a distance of 230 feet, more or less, to the southeast corner thereof, said point being in the approximate center of Middle Boulder Creek, and said point being on the north line of Lot 5, Block 1, BIG SPRINGS PARK MEADOWS SUBDIVISION, recorded in Plan File P-4 F-1 No. 43, Boulder County Records;
78. North $51^{\circ}50'$ East, along the north line of Lot 5, Block 1, BIG SPRINGS PARK MEADOWS SUBDIVISION, a distance of 150 feet, more or less, to an angle point on the north line of Lot 5;
79. North $69^{\circ}30'$ East, along the north line of said Lot 5, a distance of 78.00 feet to an angle point on the north line of said Lot 5;
80. North $87^{\circ}10'$ East, along the north line of said Lot 5, a distance of 152.26 feet to an angle point on the north line of said Lot 5;
81. North $79^{\circ}05'$ East, along the north line of said Lot 5, a distance of 201.00 feet to an angle point on the north line of said Lot 5;
82. North $86^{\circ}45'$ East, along the north line of said Lot 5, a distance of 70.00 feet to an angle point on the north line of said Lot 5;
83. South 20° East, along the north line of said Lot 5, a distance of 92.60 feet to an angle point on the north line of Lot 5;
84. South $87^{\circ}54'$ East, along the north line of said Lot 5, a distance of 211.17 feet the northeast corner of said Lot 5;
85. South $43^{\circ}10'15''$ West, along the southeasterly line of said Lot 5, a distance of 278.14 feet to a point on Lakeview Drive;
86. North $59^{\circ}26'40''$ West, along the northerly line of Lakeview Drive, a distance of 10.94 feet to a point of curvature to the left;
87. Westerly, along the northerly line of Lakeview Drive and along the arc of a curve to the left, said curve having a radius of 253.86 feet, and being subtended by a chord that bears North $75^{\circ}58'30''$ West, 144.46 feet to the beginning of a tangent line;
88. South $87^{\circ}29'40''$ West, along the northerly line of Lakeview Drive, a distance of 391.64 feet to the beginning of a tangent curve to the left;
89. Westerly, along the northerly line of Lakeview Drive and along the arc of a curve to the left, said curve having a radius of 1482 feet, and being subtended by a chord that bears North $85^{\circ}28'50''$ West, 104.16 feet to a tangent line;

90. South $83^{\circ}28'$ West, along the northerly line of Lakeview Drive, a distance of 148.64 feet to a point on the westerly line of Block 3, BIG SPRINGS PARK MEADOWS SUBDIVISION extended northerly;
91. South $20^{\circ}34'$ East, along the west line of said Block 3 and the west line extended northerly and southerly, a distance of 534.27 feet to a point on the south line of the Big Springs Drive road right-of-way;
92. Easterly, 192.37 feet along the arc of a curve to the left and along the south line of the Big Springs Drive road right-of-way, said curve having a radius of 703.49 feet, and being subtended by a chord that bears North $78^{\circ}40'38''$ East, 191.77 feet to a tangent line;
93. North $70^{\circ}50'36''$ East, along the south line of the Big Springs Drive road right-of-way, a distance of 6.65 feet to the northeast corner of Lot 1, Block 4, BIG SPRINGS PARK MEADOWS SUBDIVISION;
94. South $19^{\circ}09'24''$ East, along the east line of Lot 1, Block 4, BIG SPRINGS PARK MEADOWS SUBDIVISION and said line extended southerly, a distance of 254.66 feet to the southeast corner thereof;
95. North $85^{\circ}55'54''$ West, along the south line of Lot 1, Block 4, BIG SPRINGS PARK MEADOWS SUBDIVISION and the south line of Lot 15B, Block 4, REPLAT OF LOT 15, BLOCK 4, BIG SPRINGS PARK MEADOWS SUBDIVISION, a distance of 686.54 feet to the south sixteenth (S 1/16th) corner, said point being the **Point of Beginning**.

word file - downtown.doc

prepared by Lee W. Stadele
Registered Professional Land Surveyor
Colorado License Number 26300