**TOWN OF SEVERANCE, COLORADO**

# NOTICE OF PUBLIC HEARING FOR ALLEY VACATION

LOCATED AT THE FOLLOWING:

A parcel of land being part of Block 2, Map of the Town of Severance, as recorded December 31, 1906 as reception number 115520 of the records of the Weld County Clerk and Recorder, situate in the Southeast Quarter (SEl/4) of Section Thirty-five (35), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Severance, County of Weld, State of Colorado and being more particularly described as follows:

The Alleyway between lots 6 through 26, Block 2, Map of the Town of Severance, further described to wit;

BEGINNING at the Northwest Comer of Lot 16, Block 2, Map of the Town of Severance, and assuming the south line of said Block 2 as bearing South 89°04' 40" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 418.50 feet, monumented by a #4 rebar on the west end and monumented by a #4 rebar with a yellow plastic cap on the east end and with all other bearings contained herein relative thereto;

THENCE along the west line of Block 2, being on the arc of a curve concave to the east a distance of20.39 feet, having a Radius of 1780.08 feet, a Delta of 00°39'23" and is subtended by a chord that bears North 10°22'20" East a distance of20.39 feet;

THENCE North 89°05'19" East, along a line non-tangent to the aforesaid curve, a distance of

270.99 feet to the Southeast Comer of Lot 26 of Block 2;

THENCE South 00°13'11" West a distance of20.00 feet to the Northeast Comer of Lot 6, Block 2; THENCE South 89°05'19" West a distance of274.59 feet to the POINT OF BEGINNING.

RESERVING a non-exclusive utility easement over the east 15.00 feet thereof;

Said described parcel of land contains 5,456 Square Feet or 0.125 Acres, more or less (±).

PUBLIC NOTICE IS HEREBY GIVEN of a public hearing before the Severance Town Board, pursuant to local Ordinance at the following time and place:

April 9, 2024 at 6:00 P.M.

Severance Administration Building 3 S. Timber Ridge Parkway Severance, Colorado

This hearing is for the purpose of taking applicant testimony and public comment for

the proposed Alley Vacation.

GIVEN AND POSTED this 25th day of March, 2024.