

## PUBLIC HEARING NOTICE

Notice is hereby given that the Parker Town Council passed the following resolution setting a hearing to consider the annexation of property known as Carousel Farms.

### RESOLUTION NO. 13-047

A RESOLUTION TO DETERMINE THAT THE CAROUSEL FARMS ANNEXATION PETITION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC HEARING DATE FOR OCTOBER 21, 2013.

The Town Council of the Town of Parker, Colorado Resolves:

The Town Council finds that the ordinance to annex the Property will be considered on second reading by the Town Council on October 21, 2013, at the Town of Parker Town Hall, which is located at 20120 East Mainstreet, Parker, Colorado, 80138, to determine if the proposed annexation complies with Colo. Rev. Stat. § 31-12-106 or such part thereof as may be required to establish eligibility under the terms of Title 31, Article 12, Part 1, as amended, known as the Municipal Annexation Act of 1965, and the Constitution of the State of Colorado, Article II, Section 30, as amended.

#### Legal Description (Exhibit A)

The Town Council hereby sets a second reading for the annexation on October 21, 2013, at 7:00 p.m. or as soon as possible thereafter, at 20120 East Mainstreet, Parker, Colorado and directs the Town Clerk to publish and give notice as required by state law and Town Ordinance.

Done at a meeting of the Parker Town Council held on September 9, 2013, and approved by a vote of 6 for and 0 against.

-S-

\_\_\_\_\_  
Mike Waid, Mayor

ATTEST:

-S-

\_\_\_\_\_  
Carol Baumgartner, Town Clerk

Any person may appear at such hearing and present evidence upon any matter to be determined by the governing body.

RESOLUTION NO. 13-047, Series of 2013

**TITLE: A RESOLUTION TO DETERMINE THAT THE CAROUSEL FARMS ANNEXATION PETITION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC HEARING DATE FOR OCTOBER 21, 2013**

WHEREAS, the Petitioner owns certain real property in Douglas County commonly known as the Carousel Farms property, which is described on attached **Exhibit A**.

WHEREAS, pursuant to C.R.S. § 31-12-107, this Town Council, sitting as the governing body of the Town of Parker, Colorado, hereby determines that the proposed annexation of the real property described in Exhibit A is in substantial compliance with C.R.S. § 31-12-107(1); and

WHEREAS, the Town Council of the Town of Parker, Colorado, has satisfied itself concerning the substantial compliance for the proposed annexation to and by the Town of Parker, Colorado.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

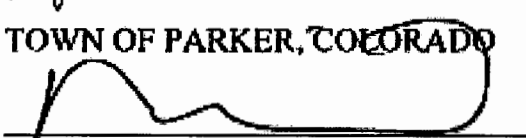
Section 1. The proposed annexation of the real property described in Exhibit A substantially complies with C.R.S. § 31-12-107(1).

Section 2. A public hearing on said annexation will be conducted on October 21, 2013, at the Town of Parker Town Hall, which is located at 20120 East Mainstreet, Parker, Colorado, 80138, to determine if the proposed annexation complies with C.R.S. §§ 31-12-104 and 31-12-105 or such part thereof as may be required to establish eligibility under the terms of Title 31, Article 12, Part 1, as amended, known as the Municipal Annexation Act of 1965, and the Constitution of the State of Colorado, Article II, Section 30, as amended.

Section 3. Any person living within the area proposed to be annexed, any landowner of lands thereof, any resident of the municipality to which the area is proposed to be annexed, any municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Douglas County, may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

RESOLVED AND PASSED this 9<sup>th</sup> day of September 2013.

TOWN OF PARKER, COLORADO

  
Mike Waid, Mayor

ATTEST:

  
Carol Baumgartner, Town Clerk

Copy of Original

EXHIBIT A

LEGAL DESCRIPTION - CAROUSEL FARMS

A TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 20, WHENCE THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SEC. 20 BEARS  $N00^{\circ}17'15''W$ , A DISTANCE 59.74 FEET TO THE POINT OF BEGINNING;

THENCE S.  $88^{\circ}58'42''W$ ., A DISTANCE OF 6617.86 FEET;

THENCE N.  $00^{\circ}20'36''W$ ., A DISTANCE OF 1274.28 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20;

THENCE ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, N.  $89^{\circ}18'37''E$ ., A DISTANCE OF 5.08 FEET;

THENCE N.  $00^{\circ}17'15''W$ ., A DISTANCE OF 1336.67 FEET TO THE NORTHLINE OF THE NORTHWEST 1/4 OF SECTION 20;

THENCE ALONG SAID NORTH LINE, N.  $89^{\circ}38'27''E$ ., A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 20;

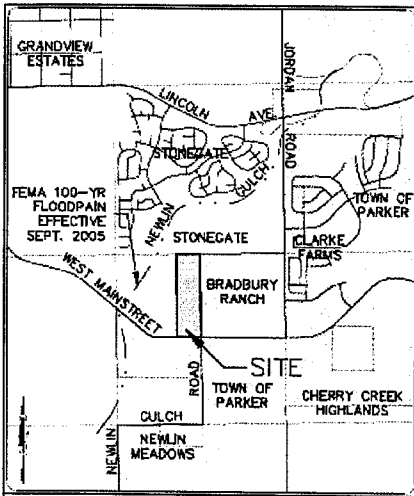
THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4, S.  $00^{\circ}17'15''E$ ., A DISTANCE OF 2605.98 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,724,860 SQUARE FEET OR 39.597 ACRES, MORE OR LESS.

# CAROUSEL FARMS ANNEXATION MAP TO THE TOWN OF PARKER

BEING A PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST  
1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO.

PAGE 1 OF 1



VICINITY MAP

LAND USE SUMMARY			
PARCEL	OWNER	ACRES	PERCENTAGE OF ANNEXATION AREA
A	RICHARD D. BUGHES & LAURIN AND HALLIE'S TRUST	13.578	43.4%
B	JAMES G. CUSTIS/HIGH POINT DEVELOPMENT, LLC	19.448	49.0%
C	WOODCREST HOMES	0.648	1.6%

**PARCELS A, B & C**

TOTAL PERIMETER: 6,345.95 LF  
 CONTIGUOUS BOUNDARY: 2,249.92 LF  
 RATIO: 48.85%  
 AREA TO BE ANNEXED: 29,597 AC.  
 REQUIRED 1/6 CONTIGUITY BY STATE: 1,095.95 LF.

**LAND PLANNER**

THE HENRY DESIGN GROUP  
 1501 WAZEE STREET, SUITE 100  
 DENVER, CO 80202  
 PHONE: (303) 448-2358

**ENGINEER**

PEAK CIVIL CONSULTANTS, INC.  
 202 W. HANFORD AVE. SUITE 200  
 ENGLEWOOD, CO 80110  
 PHONE: (720) 332-3859

**CONTRACTOR**

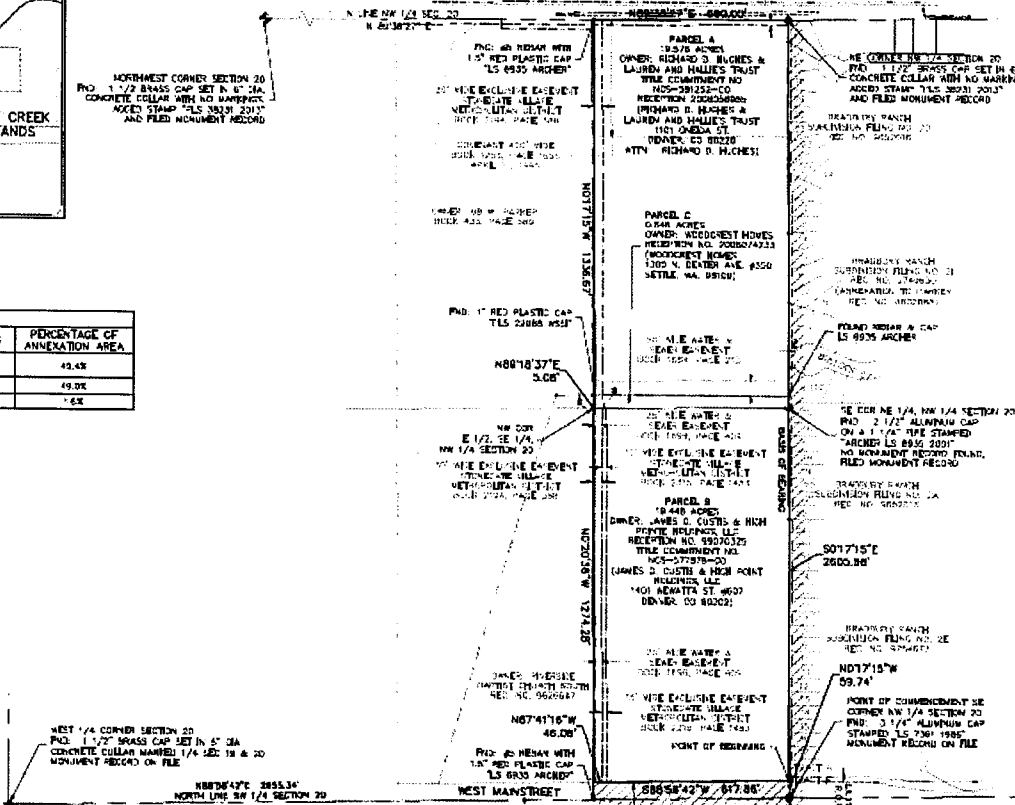
CONTACT: JEFF FRIDMAN

**SURVEYOR**

PEAK CIVIL CONSULTANTS, INC.  
 202 W. HANFORD AVE. SUITE 200  
 ENGLEWOOD, CO 80110  
 PHONE: (720) 332-3859

**CONTACT: L. KELLY STEVENSON**

NORTHWEST CORNER SECTION 20  
 P.D. 1 1/2" BRASS CAP SET IN 4" DIA.  
 CONCRETE COLLAR WITH NO MARKING  
 ACROSS STAMP "LS 1830 2017"  
 AND FILED MONUMENT RECORD



**LEGEND**

- SECTION CORNER AS NOTED
- 1/4 SECTION AS NOTED
- SECTION OR 1/4 SECTION LINE
- TOWN OF PARKER
- MONUMENT FOUND AS NOTED

**NOTES**

1. BEARINGS ARE BASED UPON THE EAST LINE OF THE NW 1/4 OF SECTION 20, T6S, R66W, AND IS MONUMENT AS DEPICTED HEREON. SAID LINE BEARS S. 00°17'15" E. AND SETS TO SAID BEARING AS DETERMINED BY GPS.
2. THE ABOVE DESCRIBED PARCEL IS GREATER THAN 1/6 CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE TOWN OF PARKER.
3. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NOS. NCS-581516-01 AND NCS-577879-CO DATED 12/03/2012 & 12/10/2012 WERE EXTENSIVELY REVIEWED UPON FIRM RECORD INFORMATION REGARDING RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, EASEMENT OR OTHER MATTERS OF PUBLIC RECORD BY PEAK CIVIL CONSULTANTS, INC.

**LEGAL DESCRIPTION - PROPOSED CAROUSEL FARM ANNEXATION TO PARKER:**

A TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 20, WHENCE THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 20,

THENCE N. 00°17'15" W., A DISTANCE 397.6 FEET TO THE POINT OF BEGINNING;

THENCE S. 88°34'27" W., A DISTANCE OF 67.68 FEET;

THENCE N. 57°41'16" W., A DISTANCE OF 45.08 FEET;

THENCE N. 00°20'30" W., A DISTANCE OF 1274.28 FEET TO THE NORTHEAST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20;

THENCE ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, N. 87°18'37" E., A DISTANCE OF 5.36 FEET;

THENCE N. 00°17'15" W., A DISTANCE OF 1336.81 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 20;

THENCE ALONG SAID NORTH LINE, N. 88°32'27" E., A DISTANCE OF 810.03 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 20;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 20, S. 00°17'15" E., A DISTANCE OF 1726.87 SQUARE FEET OR 39.873 ACRES MORE OR LESS

**ACCEPTANCE:**  
 APPROVED BY THE PARKER TOWN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013.

**WATERS:** TOWN OF PARKER

**ATTEST:**

**TOWN CLERK:**

**NOTICE:**  
 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE BRINGED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**SURVEYOR'S STATEMENT:**  
 I, L. KELLY STEVENSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY CLOSE SUPERVISION, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF PARKER, COLORADO; AND THAT AT LEAST ONE SET (1/8") OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.



L. KELLY STEVENSON PLS 38221 JALIE

**CLERK AND RECORDER'S:**  
 STATE OF COLORADO: 359  
 COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013 A.D., AT \_\_\_\_\_ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_

**COUNTY CLERK AND RECORDER:**

CAROUSEL FARMS ANNEXATION MAP  
 SHEET 1 OF 1  
 PREPARATION DATE: 04/11/13  
 REVIEW DATE: 06/12/13





Post please

September 17, 2013  
**VIA REGISTERED US MAIL**

Ms. Melissa Pelletier, Clerk to Douglas County Commissioners  
Douglas County  
Office of the County Clerk & Recorder  
100 Third Street  
Castle Rock, CO 80104

**SUBJECT:** *Notification of Annexation Hearing by the Parker Town Council, In Accordance With Section 31-12-108(2), C.R.S.*

**Name of Proposed Annexation:** *Carousel Farms*

**Dear Ms. Pelletier:**

The purpose of this letter is to inform Douglas County about the public hearing for the annexation ordinance scheduled by the Town of Parker Town Council concerning the above referenced application. Under Colorado Law, municipalities conducting hearings on proposed annexations are required to notify County Governments, special taxing districts, schools and Title 32 districts of the proposed hearing. This notice satisfies the Town's requirement under Colorado Revised Statutes.

Please be advised that the public hearing for the annexation ordinance is scheduled for October 21, 2013. For reference, a copy of the following has been enclosed:

- *Public Hearing Notice (Carousel Farms),*
- *Resolution No. 13-047, setting the Public Hearing Date for the Annexation Hearing, and*
- *Annexation Maps.*

If you have any questions, please do not hesitate to contact me.

**Sincerely,**

**Stacey Neger, Associate Planner**  
*Town of Parker Community Development Department*

*Enclosures*