

**RESOLUTION NO. 14-004, Series of 2014**

**TITLE: A RESOLUTION TO DETERMINE THAT THE LIGHTHOUSE PROPERTY ANNEXATION PETITION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC HEARING DATE FOR MARCH 17, 2014**

WHEREAS, the Petitioner owns certain real property in Douglas County commonly known as the Lighthouse 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 March 17, 2014, 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 3<sup>rd</sup> day of February, 2014.

TOWN OF PARKER, COLORADO



Mike Waid, Mayor

**EXHIBIT A  
LEGAL DESCRIPTIONS**

**PARCEL 1 - 2.554 ACRES**

LOT 1, BLOCK 7, CROWN POINT,  
COUNTY OF DOUGLAS, STATE OF COLORADO.

**PARCEL 2 – 16.791 ACRES**

A PARCEL OF LAND LOCATED IN THE NW1 /4 OF SECTION 3, T 6 S, R 66 W OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NW1/4 OF SECTION 3; THENCE N 00°06' 53" W, ALONG THE WEST LINE OF SAID NW1 /4, A DISTANCE OF 830.04 FEET; THENCE EASTERLY, ALONG THE ARC OF A NON- TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°03'55", A RADIUS OF 1438.00 FEET, FOR AN ARC LENGTH OF 854.96 FEET (THE CHORD OF WHICH BEARS S 84°54'55" E, A DISTANCE OF 842.42 FEET); THENCE S 67°52'58" E, A DISTANCE OF 86.64 FEET TO THE WESTERLY RIGHT -OF - WA Y LINE OF STATE HIGHWAY NO. E-470; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING THREE COURSES:

1. S 13°22'45" W, A DISTANCE OF 91.73 FEET;
2. S 10°45'44" E, A DISTANCE OF 133.84 FEET;
3. S 11°07'45" W, A DISTANCE OF 504.26 FEET TO THE

SOUTHERLY LINE OF SAID NW1/4 OF SECTION 3;  
THENCE S 89°29'45" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 824.18 FEET TO THE POINT OF BEGINNING;  
COUNTY OF DOUGLAS, STATE OF COLORADO.

**PARCEL 3 – 3.627 ACRES**

A PARCEL OF LAND LOCATED IN THE NW1 /4 OF SECTION 3, T 6 S, R 66 W OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW1/4 OF SECTION 3; THENCE N 89°29'45" E, ALONG THE SOUTHERLY LINE OF SAID NW1/4, A DISTANCE OF 1283.62 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. E-470 AND THE POINT OF BEGINNING;  
THENCE NORTHEASTERLY, ALONG SAID RIGHT -OF - WAY LINE, N 11°07'45" E, A DISTANCE OF 523.47 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 52°09'02", A RADIUS OF 730.00 FEET, FOR AN ARC DISTANCE OF 664.44 FEET TO THE SOUTHERLY LINE OF SAID NW1 /4 OF SECTION 3; THENCE S 89°29'45" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 486.45 FEET TO THE POINT OF BEGINNING; COUNTY OF DOUGLAS, STATE OF COLORADO.