



March 05, 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: *Motsenbocker Road Property Annexation*
Generally located between Todd Drive and Salisbury Equestrian Park

Dear Ms. Pelletier:

The purpose of this letter is to inform Douglas County about the Public Hearing Date 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 hearing is scheduled for May 6, 2013. For reference, a copy of the following has been enclosed:

- *Public Hearing Notice & Vicinity Map*
- *Resolution No. 13-015, setting the Public Hearing Date for the Annexation Hearing.*

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

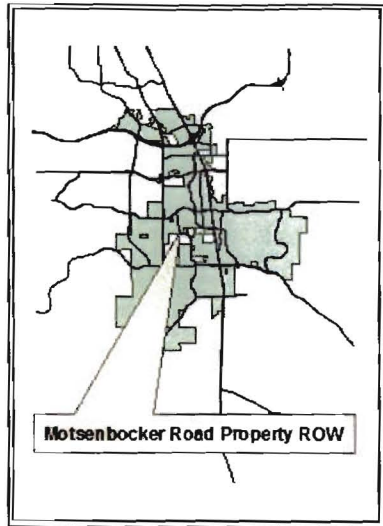
Sincerely,

Patrick Mulready, Senior Planner

Town of Parker Community Development Department

PM

Enclosures



- Legend**
- Town Boundary
 - Site
 - Roads

Narrative:
4.6 acre annexation of road ROW
for Mosenbocker Road,
between Salisbury Equestrian
Park and Todd Drive.

Planner: Patrick Mulready
Project Schedules:

Town Council:
March 4, 2013 (Resolution setting
hearing date)
April 15, 2013 (Ordinances at
First Reading)
May 6, 2013 (Public Hearing
Ordinances at Second Reading)

RESOLUTION NO. 13-015, Series of 2013

TITLE: A RESOLUTION TO DETERMINE THAT THE MOTSENBOCKER ROAD PROPERTY SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC HEARING DATE FOR MAY 6, 2013

WHEREAS, the Petitioner owns certain real property in Douglas County, which is described on attached **Exhibit A**;

WHEREAS, pursuant to Colo. Rev. Stat. § 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 § 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 (the "Property"), substantially complies with Colo. Rev. Stat. § 31-12-107(1).

Section 1. A public hearing on said annexation will be conducted on May 6, 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 2. 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 4th day of March, 2013.

TOWN OF PARKER, COLORADO


Mike Waid, Mayor

ATTEST:



Carol Baumgartner, Town Clerk

**EXHIBIT A:
LEGAL EXHIBIT**

A PART OF MOTSENBOCKER ROAD LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER NORTH 89°35'06" EAST, A DISTANCE OF 1,110.85 FEET TO THE WESTERLY LINE OF THE TOWN OF PARKER ANNEXATION ORDINANCE 2.222 RECORDED AT RECEPTION NO. 2012057048 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, WITH ANNEXATION MAP RECORDED AT RECEPTION NO. 2012057049 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY LINE SOUTH 00°40'37" EAST, A DISTANCE OF 60.00 FEET TO A LINE PARALLEL WITH AND 60.00 FEET SOUTHERLY FROM SAID NORTHERLY LINE OF THE NORTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE SOUTH 89°35'06" WEST, A DISTANCE OF 1,111.22 FEET TO THE WESTERLY LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID WESTERLY LINE NORTH 00°19'10" WEST, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1.530 ACRES, (66,662 SQUARE FEET), MORE OR LESS.

A PART OF MOTSENBOCKER ROAD LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER NORTH 89°35'06" EAST, A DISTANCE OF 1,404.15 FEET TO THE EASTERLY LINE OF THE TOWN OF PARKER ANNEXATION ORDINANCE 2.222 RECORDED AT RECEPTION NO. 2012057048 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, WITH ANNEXATION MAP RECORDED AT RECEPTION NO. 2012057049 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°35'06" EAST, A DISTANCE OF 96.34 FEET;

THENCE DEPARTING SAID NORTHERLY LINE SOUTH 16°27'01" WEST, A DISTANCE OF 9.99 FEET;

THENCE SOUTH 39°03'03" EAST, A DISTANCE OF 20.35 FEET;

THENCE SOUTH 52°48'24" EAST, A DISTANCE OF 351.10 FEET;

THENCE SOUTH 10°36'04" EAST, A DISTANCE OF 217.86 FEET TO THE NORTHWEST CORNER OF LOT 2, SALISBURY NORTH MINOR DEVELOPMENT PLAT RECORDED AT RECEPTION NO. 2009096862 IN SAID RECORDS;

THENCE ALONG THE WESTERLY LINE OF LOTS 2 AND 1 SAID SALISBURY NORTH MINOR DEVELOPMENT PLAT THE FOLLOWING (4) COURSES:

1. SOUTH 10°36'04" EAST, A DISTANCE OF 430.40 FEET;
2. SOUTH 01°08'31" EAST, A DISTANCE OF 293.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
3. SOUTH 01°08'31" EAST, A DISTANCE OF 109.29 FEET;
4. SOUTH 01°05'32" EAST, A DISTANCE OF 470.46 FEET;

THENCE DEPARTING SAID WESTERLY LINE SOUTH 89°16'33" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2002096126 IN SAID RECORDS;

THENCE ALONG THE BOUNDARY LINES OF SAID PARCEL THE FOLLOWING (3) COURSES:

1. SOUTH 89°16'33" WEST, A DISTANCE OF 30.00 FEET;
2. NORTH 01°05'32" WEST, A DISTANCE OF 470.10 FEET;
3. NORTH 89°16'33" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND RECORDED IN BOOK 1300 AT PAGE 947 IN SAID RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL THE FOLLOWING (2) COURSES:

1. NORTH 01°05'15" WEST, A DISTANCE OF 397.84 FEET;

2. NORTH 10°59'30" WEST, A DISTANCE OF 196.13 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND RECORDED IN BOOK 1310 AT PAGE 1552 IN SAID RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL NORTH 10°59'30" WEST, A DISTANCE OF 365.87 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL 2B RECORDED IN BOOK 1022 AT PAGE 243 IN SAID RECORDS;

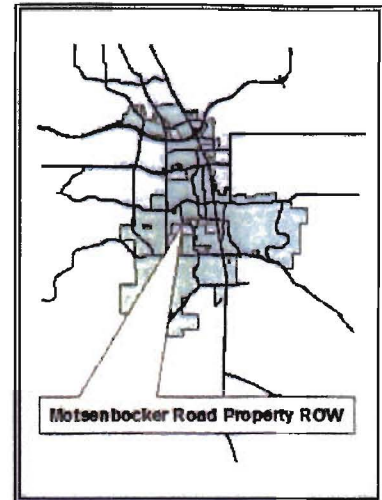
THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 2B NORTH 32°12'19" WEST, A DISTANCE OF 130.53 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL RECORDED IN BOOK 1310 AT PAGE 1552 NORTH 53°25'44" WEST, A DISTANCE OF 166.50 FEET TO THE SOUTHEAST CORNER OF PARCEL 2A RECORDED IN SAID BOOK 1022 AT PAGE 243 IN SAID RECORDS;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2A NORTH 68°32'39" WEST, A DISTANCE OF 144.31 FEET TO SAID EASTERLY LINE OF THE TOWN OF PARKER ANNEXATION ORDINANCE 2.222;

THENCE ALONG SAID EASTERLY LINE NORTH 00°40'37" WEST, A DISTANCE OF 66.40 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3.090 ACRES, (134,608 SQUARE FEET), MORE OR LESS.



Legend

- Town Boundary
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- Roads

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