



September 19, 2017

VIA REGISTERED US MAIL

Ms. Meghan McCann, 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 Clerk, In Accordance With
C.R.S. Section 31-12-108(2)*

Name of Proposed Annexation: Highlands at Kings Point Property
REVISED WITH CORRECT YEAR IN DATES

Dear Ms. McCann:

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 annexation and to provide the information required by C.R.S. Section 31-12-108(2). Under Colorado Law, municipalities conducting hearings on proposed annexations are required to provide certain information to the clerk of the board of county commissioners and the county attorney of the county where the property to be annexed is located and to any special taxing district or school district having territory within the area to annexed.

Please be advised that the public hearing is scheduled for October 16, 2017. Additionally, as required by C.R.S. Section 31-12-108(2) the following information is enclosed:

- *Public Hearing Notice & Vicinity Map*
- *Resolution No. 17-042, setting the Public Hearing Date for the Annexation Hearing.*
- *The Annexation Petition filed for the Proposed Annexation.*

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

Sincerely,

Carol Baumgartner, CMC
Town Clerk

RESOLUTION NO. 17-042, Series of 2017

TITLE: A RESOLUTION TO DETERMINE THAT THE HIGHLANDS AT KINGS POINT PROPERTY ANNEXATION PETITION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC HEARING DATE FOR OCTOBER 16, 2017

WHEREAS, the Petitioner owns certain real property in Douglas County commonly known as the Highlands at Kings Point 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:

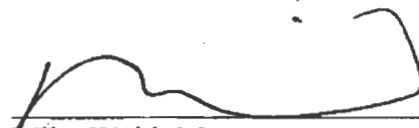
Section 1. The proposed annexation of the real property described in Exhibit A substantially complies with C.R.S. § 31-12-107(1).

Section 2. A public hearing on said annexation will be conducted on October 16, 2017, 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 21st day of August, 2017.

TOWN OF PARKER, COLORADO


Mike Waid, Mayor

ATTEST:

Chris Vandeypool
~~Carol Baumgartner, Town Clerk~~ Deputy Town Clerk

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL ONE:

A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW ¼ OF SECTION 3;
THENCE N89°29'59"E ALONG THE SOUTH LINE OF THE NW 1/4 OF SECTION 3, A DISTANCE OF 60.39 FEET TO THE POINT OF BEGINNING;
THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2016072202, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

- 1) THENCE N03°55'44"W A DISTANCE OF 121.65 FEET TO A POINT OF CURVE;
- 2) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°26'57", A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 158.61 FEET, A CHORD BEARING OF N02°17'45"E AND A CHORD DISTANCE OF 158.30 FEET;
- 3) THENCE N08°31'13"E A DISTANCE OF 79.00 FEET TO A POINT OF CURVE;
- 4) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°38'06", A RADIUS OF 810.00 FEET, AN ARC LENGTH OF 122.07 FEET, A CHORD BEARING OF N04°12'10"E AND A CHORD DISTANCE OF 121.96 FEET;
- 5) THENCE N00°06'53"W A DISTANCE OF 364.78 FEET;

THENCE EASTERLY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°48'13", A RADIUS OF 1439.00 FEET, AN ARC LENGTH OF 773.64 FEET, A CHORD BEARING OF S83°17'49"E, AND A CHORD DISTANCE OF 764.36 FEET;
THENCE S67°52'58"E A DISTANCE OF 86.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF E-470 PUBLIC HIGHWAY (REC. NO. 1999036250);
THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES:

- 1) THENCE S13°22'45"W, A DISTANCE OF 91.73 FEET;
- 2) THENCE S10°45'44"E, A DISTANCE OF 133.84 FEET;
- 3) THENCE S11°07'45"W, A DISTANCE OF 504.32 FEET TO THE SOUTHERLY LINE OF SAID NW ¼ OF SECTION 3;

THENCE S89°29'59"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 763.77 FEET TO THE POINT OF BEGINNING;
COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL CONTAINS (673,137 SQUARE FEET) 15.4531 ACRES, MORE OR LESS

PARCEL TWO:

A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW ¼ OF SECTION 3; THENCE N89°29'59"E, ALONG THE SOUTHERLY LINE OF SAID NW ¼, A DISTANCE OF 1283.62 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF E-470 PUBLIC HIGHWAY (REC. NO. 1999036250) AND THE POINT OF BEGINNING:

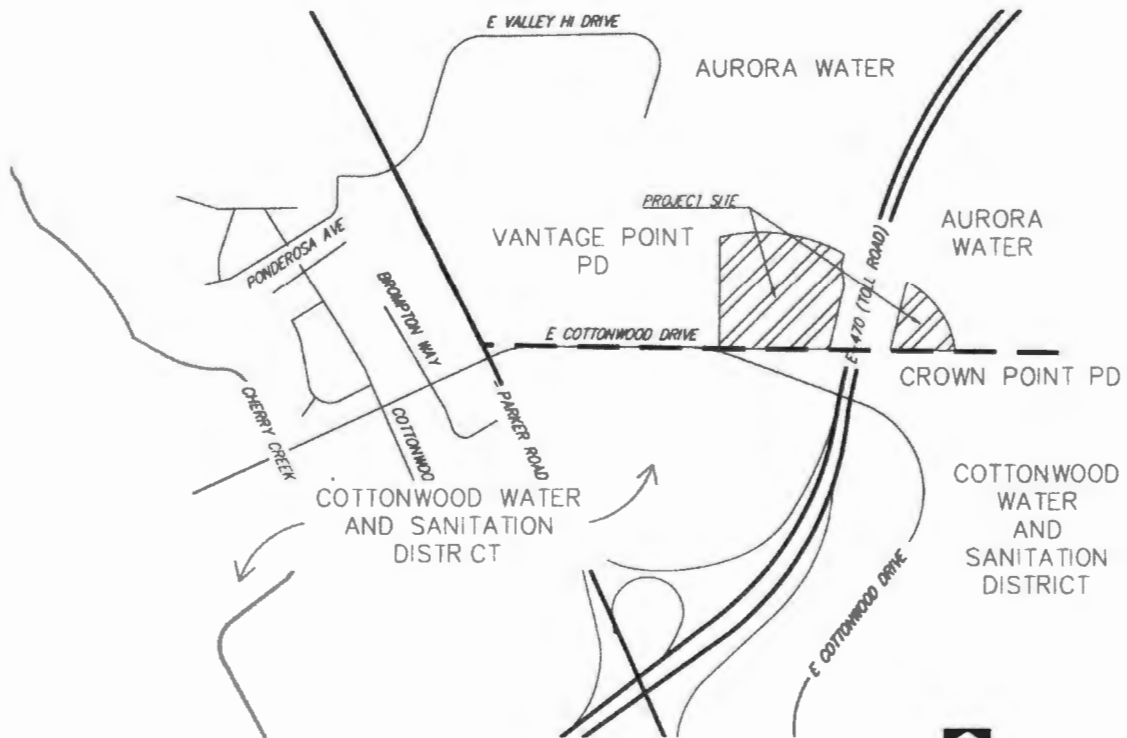
THENCE NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES:

- 1) THENCE N11°07'45"E, A DISTANCE OF 523.56 FEET;
- 2) THENCE N13°22'45"E, A DISTANCE OF 4.74 FEET;

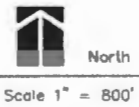
THENCE LEAVING SAID RIGHT-OF-WAY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 52°09'34", A RADIUS OF 730.00 FEET, AN ARC DISTANCE OF 664.56 FEET, CHORD BEARING OF S36°46'53"E AND A CHORD DISTANCE OF 641.85 FEET TO THE SOUTHERLY LINE OF SAID NW ¼ OF SECTION 3; THENCE S89°29'59"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 486.49 FEET TO THE POINT OF BEGINNING; COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL CONTAINS (158,048 SQUARE FEET) 3.6283 ACRES, MORE OR LESS

Scale 1" = 800'



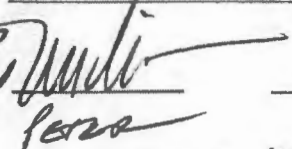
ADJACENT ZONING AND WATER & SANITARY DISTRICTS



Petition for Annexation

PETITION: Highlands at King's Point Planned Development
(Annexation Name)

[Note. Add lines for all land owning petitioners who are requesting annexation]

Signature of Landowner	Date of Signature	Mailing Address of Landowner	Legal Description of Land Owned
 Heidi NIEDERMAN	9-15-17	Douglas County Recreation Limited Partnership, LLC 50 Glenmoor Drive Englewood, CO 80113	Attached