

March 9, 2018 VIA REGISTERED US MAIL

Ms. Emily Wrenn, 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 and Provision of Published Notice, Resolution and Petition, In Accordance With Section 31-12-108(2), C.R.S.
<u>Name of Proposed Annexation:</u> Grasslands/Prairie Trail

Dear Ms. Wrenn:

The purpose of this letter is to provide copies of the documents referenced below to the Clerk of the Douglas County Board of County Commissioners as required by Section 31-12-108(2), C.R.S. Please be advised that the hearing is scheduled for April 16, 2018, at 7:00 p.m. or as soon thereafter as the matter may be heard, as described in the documents referenced below. Enclosed are the following:

- Resolution No. 18-021. A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE GRASSLANDS/PRAIRIE TRAIL PROPERTY'S ANNEXATION PETITION WITH C.R.S. § 31-12-107 AND SETTING A PUBLIC HEARING ON APRIL 16, 2018, FOR THE PURPOSE OF CONSIDERING SAID ANNEXATION, as approved by the Parker Town Council
- Published Public Notice
- Petition for Annexation as filed
- Vicinity Map

Sincerely,



RESOLUTION NO. <u>18-021</u>, Series of 2018

TITLE: A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE GRASSLANDS/PRAIRIE TRAIL PROPERTY'S ANNEXATION PETITION WITH C.R.S. § 31-12-107 AND SETTING A PUBLIC HEARING ON APRIL 16, 2018, FOR THE PURPOSE OF CONSIDERING SAID ANNEXATION

WHEREAS, the Petitioners own a majority of certain real property in Douglas County commonly known as the Grasslands/Prairie Trail Property, which is described on attached Exhibit A (the "Real Property");

WHEREAS, the Petitioners submitted to the Town a Petition for Annexation (the "Annexation Petition") concerning the Real Property on February 22, 2018;

WHEREAS, pursuant to C.R.S. § 31-12-107, this Town Council, sitting as the governing body of the Town, shall determine whether the Annexation Petition is in substantial compliance with the requirements of C.R.S. § 31-12-107(1); and

WHEREAS, the Town Council of the Town of Parker, Colorado (the "Town"), has satisfied itself concerning the compliance for the Annexation Petition with the requirements of C.R.S. § 31-12-107(1) and must now proceed to consider the proposed annexation of the Real Property to and by the Town.

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

<u>Section 1.</u> The Annexation Petition for the proposed annexation of the Real Property into the Town substantially complies with the requirements of C.R.S. § 31-12-107(1).

Section 2. A public hearing on the eligibility of the Real Property to be annexed into the Town will be conducted on April 16, 2018, 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 Colorado Revised Statutes, 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 may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

RESOLVED AND PASSED this 5th day of Muscu 2018.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST: ngesther Carol Baumgartner, Town Clerk

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EXHIBIT A

Legal Description

TRACT C, LOT 1, A PART OF GRASSLANDS DRIVE AND A PART OF UPLAND DRIVE, COMPARK FILING NO. 2, RECORDED AT RECEPTION NO. 00031092, A PART OF UPLAND DRIVE, HIGHFIELD BUSINESS PARK, RECORDED AT RECEPTION NO. 2007041581, LOT 5A, COMPARK FILING NO. 2 – 1ST AMENDMENT, RECORDED AT RECEPTION NO. 00081064, LOTS 4B-1B, 6A-1, AND 6A-2, COMPARK FILING NO. 2 – 6TH AMENDMENT, RECORDED AT RECEPTION NO. 2004122556, AND LOT 3A, COMPARK FILING NO. 2 – 7TH AMENDMENT, RECORDED AT RECEPTION NO. 2005042299, ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF SECTION 6, 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 NORTHEAST CORNER OF SAID LOT 6A-2;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 6A-2 SOUTH 00°12'05" EAST, A DISTANCE OF 586.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GRASSLANDS DRIVE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES:

- 1. NORTH 89°56'20" EAST, A DISTANCE OF 2.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 955.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'24", AN ARC LENGTH OF 175.68 FEET TO THE WESTERLY LINE OF THE COMPARK VILLAGE ANNEXATION – SERIAL NO. II, RECORDED AT RECEPTION NO. 2007018439 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY LINE SOUTH 10°36'04" EAST, A DISTANCE OF 90.00 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT C AND THE WESTERLY RIGHT-OF-WAY LINE OF PRAIRIE TRAIL DRIVE SAID COMPARK FILING NO. 2;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (7) COURSES:

- 1. SOUTH 57°03'06" EAST, A DISTANCE OF 33.22 FEET;
- 2. SOUTH 13°30'08" EAST, A DISTANCE OF 2.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 320.00 FEET;
- 3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°22'08", AN ARC LENGTH OF 225.46 FEET;

- 4. TANGENT TO SAID CURVE SOUTH 26°52'01" WEST, A DISTANCE OF 314.11 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT C;
- 5. CONTINUING SOUTH 26°52'01" WEST, A DISTANCE OF 98.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 570.00 FEET;
- 6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°07'29", AN ARC LENGTH OF 448.92 FEET;
- 7. TANGENT TO SAID CURVE SOUTH 71°59'30" WEST, A DISTANCE OF 44.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4B-1B;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 4B-1B NORTH 00°12'05" WEST, A DISTANCE OF 888.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 4B-1B;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GRASSLANDS DRIVE SOUTH 89°56'20" WEST, A DISTANCE OF 655.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 3A;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT 3A THE FOLLOWING (2) COURSES:

- 1. SOUTH 00°00'00" EAST, A DISTANCE OF 529.36 FEET;
- 2. SOUTH 89°47'55" WEST, A DISTANCE OF 352.06 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID UPLAND DRIVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°12'05" EAST, A DISTANCE OF 523.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE NORTHERLY LINES OF SAID LOT 1 THE FOLLOWING (2) COURSES:

- 1. NORTH 89°47'55" EAST, A DISTANCE OF 694.73 FEET;
- 2. SOUTH 59°57'50" EAST, A DISTANCE OF 44.04 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF PRAIRIE TRAIL DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 360.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 59°53'26" EAST;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINES OF SAID PRAIRIE TRAIL DRIVE THE FOLLOWING (7) COURSES:

- 1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°12'19", AN ARC LENGTH OF 189.79 FEET;
- 2. TANGENT TO SAID CURVE SOUTH 00°05'45' EAST, A DISTANCE OF 72.42 FEET;

- 3. SOUTH 05°36'53" WEST, A DISTANCE OF 50.25 FEET;
- 4. SOUTH 00°05'45" EAST, A DISTANCE OF 73.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 365.00 FEET;
- 5. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°28'32", AN ARC LENGTH OF 194.14 FEET;
- 6. TANGENT TO SAID CURVE SOUTH 30°22'46" WEST, A DISTANCE OF 16.46 FEET;
- 7. SOUTH 75°22'46" WEST, A DISTANCE OF 26.87 FEET TO THE SOUTHERLY LINE OF SAID LOT 1;

THENCE ALONG THE SOUTHERLY LINES OF SAID LOT 1 THE FOLLOWING (4) COURSES:

- 1. NORTH 59°37'14" WEST, A DISTANCE OF 103.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 645.00 FEET;
- 2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°06'53", AN ARC LENGTH OF 350.27 FEET;
- 3. TANGENT TO SAID CURVE SOUTH 89°15'54" WEST, A DISTANCE OF 145.80 FEET;
- 4. NORTH 45°28'06" WEST, A DISTANCE OF 27.03 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 89°54'45" WEST, A DISTANCE OF 70.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID UPLAND DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINES OF SAID UPLAND DRIVE THE FOLLOWING (3) COURSES:

- 1. NORTH 00°12'05" WEST, A DISTANCE OF 280.00 FEET;
- 2. NORTH 05°30'33" EAST, A DISTANCE OF 50.25 FEET;
- 3. NORTH 00°12'05" WEST, A DISTANCE OF 1166.89 FEET TO THE NORTHEAST CORNER OF LOT 5, SAID HIGHFIELD BUSINESS PARK;

THENCE ACROSS GRASSLANDS DRIVE NORTH 00°19'52" WEST, A DISTANCE OF 104.07 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF UPLAND DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINES OF SAID UPLAND DRIVE THE FOLLOWING (3) COURSES:

 NORTH 00°04'29" EAST, A DISTANCE OF 21.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

- 2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°59'41", AN ARC LENGTH OF 13.09 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 55.00 FEET;
- 3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 138°27'54", AN ARC LENGTH OF 132.92 FEET TO THE WESTERLY LINE OF SAID LOT 5A;

THENCE ALONG SAID WESTERLY LINE NORTH 00°03'40" WEST, A DISTANCE OF 438.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 5A;

THENCE ALONG THE NORTHERLY LINES OF SAID LOTS 5A, 6A-1, AND 6A-2 THE FOLLOWING (3) COURSES:

- 1. NORTH 89°40'35" EAST, A DISTANCE OF 57.41 FEET;
- 2. NORTH 89°40'04" EAST, A DISTANCE OF 250.59 FEET;
- 3. NORTH 89°40'04" EAST, A DISTANCE OF 1100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 45.376 ACRES, (1,976,586 SQUARE FEET), MORE OR LESS.

City and County

First Publication : March 8, 2018 Last Publication: Merch 8, 2018 Publisher: Douglas County News Press

PUBLIC NOTICE

INVITATION TO BID

EWTATION TO BID The Statisty Banch Community, Autority Board an achority and separate legal entity formed to statisty Banch (1-203). S. C. R. S. (Hermanaler called the "Owner") will receive saked Bet to the Statisty Banch – Taan Road Herse 2, Taan and Filling 2 Project (the "Project") at Residue to call at 1500 West Crant Court, Lilliens, C. O. 80/20 und 3 P. M. Mench 23ud, 2018. Bets not borrowide to Rightand on or holdro: B P.M. an format and saked, at the time and piece of bid participation and saked and the same state of the format and saked, at the time and piece of bid Schweidt, LR, Dicaled at 410 Seventeenth Schweidt, J. D., Denver, CO 80202, et 4 P.M. March 2,34t, 2018.

Alerch 2014, 2018. A description of the Work to be performed is. Tr-tain Road Phase 2. Train Road and Routbroombo-Park Road Interaction and Starting Runch Tai-ments located in Douglas County, colorado. The work will constitut of asphatic signings and complete the entite bid activities as further estimate to the starting bid activities as further defined in Section 01000-11 htt bid documents. The contract will be averated to one con-teging the starting of asphatic signed and short will be the starting bid activities of activities of a starting of based and starting signed and short will be activities of asphatic signed and short will be activities of asphatic signed and short will be activities of asphatic signed and short bid documents.

Ing Brid packages will be wellwhite for download the day of advertisemant on March 8, 2018 at the following faits. The Indemon revealed to notify the strengthene and the indemon revealed to notify that they are plan hotsers, no takes then sour (4) days prior to bid automissions, in order to re-ceive methods to the indemon revealed to the planet form with their bid submission or the bid will be automaticative (discussified An optional provide) discussified An optional provide of conference, will be hot at An optional provide of conference, will be hot at Litisfenc, CO 80120 et 10 A.M on March 14b, 2018.

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Wade LePtafi Redtand Consulting Group, Inc 1500 West Canal Court Littleton, CO 80120 Phone. 720-283-5783 ext. 134 Email witepiet@ractand.com

Legal Notice No - 932791 First Publication. March 8, 2018 Last Publication. March 8, 2018 Published in Douglas County News-Press

Public Notice PUBLIC HEARING NOTICE FOR GRASSLANDS/PRAIRIE TRAIL PROPERTY ANNEXATION

PROPERT ANNEXATION PROPERT ANNEXATION PROFESSION OF THE INT from Council of the Tawn of Parkier, Cohonado, has by resolution at 1 a quality. In earling, regression of the theory and the theory of the theory of the Tawn of Parker Town Hail, 2012 DE, Mainsteine, Parkar, Construction DE, Mainsteine, Parkar, Construction DE, Mainsteine, Parkar, the comprise with Tawn participation of the public the comprise with Article II, Section 30 of the Colorato Consistion and revest the supplication Construction Consistion and Innex Times Tawn Colorato Consistion and Innexes The supplication Colorato Consistion and Innexes the supplication Colorato Consistion and Innexes the supplication of the Colorato Consistion and Innexes the supplication and Innexes the supplication Colorato Consistion and Innexes the supplication Colorato Consistion and Innexes the supplication and Innexes the Supplicatio

City and County

105 The Town Council Resolution No. 18-021 Series of 2018, reads as follows: RESOLUTION NO. 18-821, Series of 2018

TILE: A RESOLUTION HO. 19447, SARAB OF ATE TILE: A RESOLUTION FROMOS SUBSTAN-TIAL COMPLIANCE OF THE GRASSLANDSPRARE TRAR. PROPERTY'S ANREXATION PETITION WITH C.R.S. 531-12-107 AND SETTING A UVBLIC HEARING ON APRIL 18, 3018, FOR THE FURFOSE OF CONSIDERING SAID ANREXATION

VURGEAS the Pationers owner an aniporty of cartain real property in Dougtes County com monly known as the Grassiands/Preinsr Trait Propeny, which a described on attached Exhibi-a (the Tate) fropenty). WHEREAS, the Pationers submitted to the Patilion? Concarning the Real Property on Feb-ruary 22, 2018,

WHEREAS, pursuent to C.R.S. § 31-12-107, this Town Council, silting as the governing body of the Town, shall determine whether the Annex-ation Perition is in substantial compliance with the requirements of C.R.S. § 31-12-107(1); and

WHEREAS, the Town Council of the Town of Parker, Colorado (the Town?), hes satisfied sati concentring the compliance for the Annu-sati concentring the compliance for the Annu-sati concentring the compliance for the Annu-sian transmission of the Real Prop-erty to and by the Town.

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

Section 1. The Annexation Petition for the pro-posed annexation of the Reat Property into the Town substantially complies with the require-ments of C.R.S. § 31-12-107(1).

ments of C.R.S. § 31-12-107(1). Section 3. A public hearing on the adjubility of the Real Property to be ammended into the Town will be conducted on April 16. 2018. at the Town of Parker Town Heal, which is located at 20120 bernine if the proposed annexation complies with C.R.S. §§ 31-12-104 and 31-12-105 or auch part thereof as may be required to setab-rest of Saturday. Tele 31, Anticle 12, Part 1, as smended, known as the Mankingk Annexation Act of 1965, and the Constitution of the Sate of Colorado, Article 13, Section 30, as memoriad.

Section 3. Any person may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

RESOLVED AND PASSED this 5th day of March, 2018. TOWN OF PARKER, COLORADO

Mike Waid, Mayor ATTEST: Carol Baumgariner, Town Clerk

LOWS: BEGINNIG AT THE NORTHEAST CORNER OF SAID LOT EAZ: THENCE ALONG THE EASTERLY LINE OF SAID LOT 6A-2 SOUTH 00*120% EAST, A DISTANCE 0F 988 08 FEET TO THE NORTH-ERLY RIGHT-OF-WAY LINE OF SAID GRASS-LINNDS DRIVE:

LANDS DRIVE: THENCE ALONG SAID MORTHERLY RIGHT. THENCE ALONG SAID MORTHERLY RIGHT. COURSES: 1 NORTH 95'952' EAST, A DISTANCE OF 24 FEET TO THE BEGINNING OF A TAM-GENT CURVE CONCAVE MORTHERLY HAV-2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19'32'A AN ARC LENGT OF 1758 BFET TO THE MEDICAL THROUGH THE DAY IN COURSE THROUGH A CENTRAL ANGLE OF 19'32'A AN ARC LENGT OF THE DAY IN COURSE THROUGH A CENTRAL ANGLE OF 19'32'A AN ARC LENGT OF THE DAY IN COURSE THROUGH A CENTRAL ANGLE OF 19'32'A MEDICAL ANGLE OF THE DAY IN COURSE THROUGH A CENTRAL ANGLE OF 19'32'A MEDICAL ANGLE OF THE DAY IN COURSE THROUGH A CENTRAL ANGLE OF 19'32'A MEDICAL ANGLE OF THE DAY IN COURSE DED AT RECERTION NO. 2007918439 IN SAID RECORDS.

SAID RECORDS; THENCE ALONG SAID WESTERLY LINE SOUTH 10/3804* CAST. A DISTANCE OF SOUD FEET TO THE MOST NORTHERLY CORRER OF SAID TRACT C AND THE WEST ERLY RIGHT-OF WAY LINE OF PRAIRE TRAIL DRIVE SAID COMPARY FLING NO. 2, THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (7) COURSES THERCE ALONG SAD WESTERLT HUMON OF-WAY LINE THE FOLLOWING (7) COURSES 1. SOUTH ST0330° EAST, A DISTANCE OF 33 22 FEET. 2 SOUTH 13 3010° EAST, A DISTANCE OF 2 SO FEET TO THE BEGINNING OF A TAN GENT CURVE CONCAVE WESTERLY HAV ING A RADIUS OF 320 00 FEET

City and County

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THENCE ALONG THE WESTERLY LINE OF SAID LOT 48-18 NORTH 001205" WEST, A OISTANCE OF 868 16 FEET TO THE NORTH WEST CORNER OF SAID LOT 46-18;

WEST CORNER OF SADL LOT 48-18: THENCE ALONG THE SOUTHERLY RIGHT. OF MAY LINE OF SAD GRASSLANDS DRIVE SOUTH 69'S 20'WEST A DISTANCE OF SOUTH 69'S 20'WEST A DISTANCE OF SOUTH 69'S 20'WEST A DISTANCE OF THENCE ALONG THE EAST ERLY AND SOUTHERLY LINES OF SADL LOT JA THE FOLDOTHOU (J) COURSE THENCE ALONG THE AST AND THE FOLDOTHOU (J) COURSE SOUTH 69'J755'WEST A DISTANCE OF 329 36 FEET, TO THE GASTERLY RIGHT-OF-WAY LINE OF SADL BHAND DRIVE.

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00'12'05' EAST, A DIS-TANCE OF 523.78 FEET TO THE NORTHW-EST CORNER OF SAID LOT 1;

EST CORVER OF SAND LOT 1; THENCE ALONG THE MORTHERY VINES OF SAND LOT 1 THE FOLLOWING (JI COURSES) 1. NORTH 697 X57 EAST, A DISTANCE OF 694 73 FEET 2. SOUTH 170 Y50 EAST, A DISTANCE OF 694 73 FEET 2. SOUTH 170 Y50 EAST, A DISTANCE AND WAY LINE OF PRAIRIE TRAIL DRIVE AND WAY LINE OF PRAIRIE TRAIL DRIVE AND ULIS OF SAOD CREW FEATURING A RA-DUIS OF SAOD CREW, THE RANUNG A RA-DUIS OF SAOD CREW, THE RANUNG A RA-EAST;

UP ANU CURVE BEARS SOUTH 59 5326 EAST: THENCE ALONG THE WESTERLY RICHT CO-WAY LINES OF SAID PRAINE TRAIL DRIVE THE FOLLOWING (7) COURSES. 1. SOUTH OF SAID PRAINE TRAIL DRIVE THE COLLOWING (7) COURSE OUTH MORECLEACHT OF MAY SEEF. 1. TANGENT TO SAID CURVE SOUTH 000547 EAST. A DISTANCE OF 72 42 FEET. 3. SOUTH OF SAYS STATEST. A DISTANCE OF 3. SOUTH OF SAYS EAST. A DISTANCE OF 3. SOUTH OF SAYS EAST. A DISTANCE OF 3. SOUTH OF SAYS EAST. A DISTANCE OF 5. STATUSTON OF MAINE OF ADAMA MARCLEACHT OF HEAD COURSE OUTH 3. SOUTH OF SAYS EAST. A DISTANCE OF TA 5. TANGENT TO SAID CURVE SOUTH 3. SOUTH OF SAYS EAST. A DISTANCE OF TA 4. TANGENT TO SAID CURVE SOUTH 3. SOUTH OF SAYS AND CURVES OUTH 3. SOUTH STATUST. A DISTANCE OF TA 4. TANGENT TO SAID CURVES OUTH 3. SOUTH STATUST. A DISTANCE OF TA 5. SOUTH 35:2246' WEST. A DISTANCE OF TA 3. SOUTH 35:2246' WEST. A DISTANCE OF TA SOUTH 35:246' WEST. A DISTA

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OF LOT 5. SAID HIGHFIELD BUSINESS PARK: THENCE ACROSS GRASSLANDS DRIVE NORTH OF 1952 WEST A DISTANCE OF 194 OF FEET TO SAD WESTBER REGRESSION OF SAID UPLAND DRIVE THE FOLLOWING DTE WESTBER WESTBER VIEL ON DRIVE THE FOLLOWING DTE WESTBER IN THESE OF SAID UPLAND DRIVE THE FOLLOWING DTE WESTBER IN THESE OF SAID UPLAND DRIVE THE FOLLOWING DTE WESTBER IN THE CONCAVE SOUTHWESTERLIN HAVING A RADUES OF 1500 FEET 2. NORTHWESTERLY ALONG SAID SAID EAST CHARGE CONCAVE SOUTHWESTERLING AND A REVERSE CURVE CONCAVE EASTERLY HAVING A RADUES OF 53.00 THE OF THE VIEL ON DISTANCE OF THROUGH A "SENTRAL ANGLE OF 183275". AN AC'L ENGTHOR '01328 FEET TO THE WESTER Y LIVE OF SAID CURVE

City and County

THENCE ALONG SAID WESTERLY LINE NORTH 00'03'40' WEST. A DISTANCE OF 438.22 FEET TO THE NORTHWEST CORNER OF SAID LDT 54;

THENCE ALONG THE HORTHERLY LINES OF SAID LOTS 3A. SA.1. AND BA-2 THE FOL-LOWING (3) COURSES: 1. HORTH BY403'E AST, A DISTANCE OF 3. HORTH BY404'E AST, A DISTANCE OF 250 SB FEET; 4. NORTH BY404'E AST, A DISTANCE OF 1100 00 FEET TO THE POINT OF BEGIN-NING.

CONTAINING AN AREA OF 45 376 ACRES. (1,976,586 SQUARE FEET), MORE OR LESS.

Legal Nolice No. 932804 First Publication: March 8, 2018 Last Publication: April 12, 2018 Publication: Douglas County News-Press

Public Notice

PUBLIC HEARING NOTICE

Notice is hereby given that the Parker Town Council passed the following resolution setting a heering to consider the ennexistion of property Roown as Heritage Parkway Serial I Right-of-Way Property

RESOLUTION NO. 18-006

RESULUTION NO. 18-006 A RESOLUTION SETTING THE DATE FOR CONSIDERATION OF THE ANNEXATION OR-DINANCE FOR HERITAGE PARKMAY BERI-TON FOR SECOND READING ON WARCH 19, 2018.

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

Colorado Resolves: The Toren Courcell finds that the ordinance to snnex, the Property will be considered on second reading by the Toren Council on March 19, 2018, at the Toren of Partier Toren Hall, ex, Colorado, 40138, to clearnine if the pro-posed americadon complex with Colo. Rev. Stat. 5, 31-12-105 or such part thereatines if the pro-posed americadon complex with Colo. Rev. Stat. 5, 31-12-105, out chart thereat of a may be an-ted 33, Article 12, Part 1, as amended, thrown the Sin. Article 12, Part 1, as amended, thrown the Colorado, Article 41, Scator 30, so amended.

Legal Description (Exhibit A)

The Town Council hereby sets a second read-ing for the annexation on March 19, 2018 at 7 00 pm. or as soon as possible thereafter, at 20120 East Mainstreet, Parker, Calorado and directs the Cown Clark to publish and give no-tice as required by stata law and Town Ordin ance.

Done at a meeting of the Parker Town Council held on February 5th, 2018 and approved by a vote of 4 for and 0 against

-S- Mike Wald, Mayor ATTEST. -S- Carol Baumgartner, Town Clerk

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

RESOLUTION NO. 18-006 , Series of 2018

RESOLUTION NO. 18-00, Series of 2018 TITLE: A RESOLUTION TO DETERMINE THAT THE HERILOOM PARKWAY SERIAL PROPERTY ANNEXATION PETITION SUB-STANTIALLY COMPLIES WITH THE RE-GUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC MEANING DATE POR BARCH 18, 2018

WHEREAS, the Petitioner Town of Perker owns certain real property in Douglas County, which is described on attached Exhibit A:

WHEREAS, pursuant to Colo Rev Start § 31 12 107 bits form Courds stress at the game of the stress Ing body of the Town of Parker, Colorado hereby determines that the proceed annuas bon of the real property described in Exhebit A is in substantia' compliance with § 31-12 107(1) and

 OF-WAY LINE OF SAID UPLAND DRIVE: THENCE ALONG THE WESTERLY RIGHT OF NEWS LINES OF SAID UPLAND DRIVE THE POLLOWING (3) COURSES: 1 NORTH 001/205 WEST. A DISTANCE OF 2 NORTH 001/205 WEST. A DISTANCE OF 3 NORTH 001/205 WEST. A DISTANCE OF 1 NORTH 001/205 WEST. A DISTANCE OF 3 NORTH 001/205 WEST. A DISTANCE OF 1 NORTH 001/205 WEST. A DISTANCE OF 3 NORTH 001/205 WEST. A DISTANCE OF 1 NORTH 001/205 WEST. A DISTANCE OF 9 AND TH 001/205 WEST. A DISTANCE OF 1 NORTH 001/205 WEST. A DISTANCE OF 9 AND TH 001/205

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

<u>Section 1.</u> The proposed annexation of the real property described in Exhibit A (the "Property") substantiality complies with Colo Rev Stat § 31-12-107(1)

31-32-107(1) <u>Section</u> 2, A public hearing on said enversion will be conducted on March 19, 2019, at the Town of Parket Town Hall, which is located at 20120 East Mainstreet, Parker, Colorado, 80138 to discomis if the proposed inversion bol 2013 to discomis the proposed inversion 105 or such part hered is may be required to establish egitatiby under the terms of THIs 31, Article 12, Part 1, as amended, known as the Munkpel Annexisten Act of Tok, and the Con-study of the State of Colorado, Article 10, Sec-tion 30 as amended

Section 3, Any person living within the area pro-

The News-Press 33

City and County posed to be senerated, any tendowner of tends harvod, any restatent of the municipality to which the area is proposed to be municipality to which the area is proposed to be municipality tocated within one mile of the proposed annexation, or the Sorth of County Commis-sioners of Dougles County, may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

RESOLVED AND PASSED this __day of ____ 2018. TOWN OF PARKER, COLORADO

Mike Wed, Meyor ATTEST Cerol Baumgariner, Town Clerk

A PARCEL SENNIA. A PARCEL SENNIA. A PARCEL SCATED IN THE NORTHWEST OLATIER OF SECTION 30 TOWNSHIP SOUTH, RANGE GAVEST OF HE SIXTH PRINCIPAL MERICIAN, COUNTY ON DE PIELS, STATE OF SECTION 30 TOWNSHIP SOUTH, RANGE GAVEST COMMENCIES, STATE OF SECTION 30 TOWNSHIP SOUTH, RANGE OF SECTION 30 TOWNSHIP SOUTH, RANGE OF SECTION 30 TOWNSHIP SOUTH, RANGE OF SECTION THENCE ALONG THE EASTER! Y LINE OF SAID NORTHWEST OLATIER NORTH 0°2247' WEST, A DISTANCE OF A13.24 WAY LINE OF HEIRLOOM PARKWAY RE CORDED AT RECEPTION NUMBER 201807159 THE RECORDS OF THE CORDED AT RECEPTION NUMBER 201807159 WEST, AND THE PORTON THENCE ALONG BAID SOUTHEASTERLY CORDED AT RECEPTION NUMBER 201807159 WEST, AND THE PORTON PEGENNMG. 1. SOUTHWEST OLATION OF A NON-THENCE ALONG BAID SOUTHEASTERLY CONSESS. 1. SOUTHWESTERLY ALONG SAID CURVE SOUTH HENCE ALONG SAID SOUTHEASTERLY NORTH J79379 WEST, AND THE PORTON DE SEGNING. 1. SOUTHWESTERLY ALONG SAID CURVE SOUTH HENCE ALONG SAID SOUTHEASTERLY NORTH J79379 WEST, AND THE PORTON 1. SOUTHWESTERLY ALONG SAID CURVE THENCE ALONG SAID SOUTHEASTERLY NORTH J79379 WEST, AND THE PORTON 1. SOUTHWESTERLY ALONG SAID CURVE SOUTH HENCE ALONG SAID SOUTHEASTERLY NORTH J79379 WEST, AND SAID CURVE SOUTH HENCE ALONG SAID SOUTHEASTERLY NORTH ASTERLY ALONG SAID CURVE SOUTH HENCE ALONG HE ROBINING OF A TANGEN DE SOUTHWESTERLY ALONG SAID CURVE SOUTHEASTERLY ALONG SAID SOUTHEASTERLY NORTH ASTERLY ALONG SAID SOUTHEASTERLY NORTHEASTERLY ALONG SAID SOUTHEASTERLY NORTHEASTERLY ALONG SAID CURVE SOUTH ASTORMED ASTERLY ALONG SAID CURVE 1. SOUTHWESTERLY ALONG SAID CURVE SOUTHEASTERLY ALONG SAID CURVE 1. SOUTHWESTERLY ALONG SAID CURVE 1. SOUTHWESTERLY ALONG SAID CURVE 1. SOUTHWESTERLY ALONG SAID CURVE 1. NORTHEASTERLY ALONG SAID

Legal Notice No. 932632 First Publication: February 15, 2018 Last Publication: March 15, 2018 Publisher: Dougles County News-Press

Public Notice PUBLIC HEARING NOTICE

Notice is hareby given that the Parker Town Council passed the following resolution setting a hearing to consider the emexation of property known ex Hiertage Parkwey Sertal II Right-of-Way Property. RESOLUTION NO. 18-007

A RESOLUTION SETTING THE DATE FOR CONSIDERATION OF THE ANNEXATION OR-DINANCE FOR HERITAGE PARKWAY SERI-AL II RIGHT-OF-WAY PROPERTY ANNEXA-TION FOR SECOND READING ON MARCH 19, 2018.

Colorado Resolves: The Torue Courcel Binds that the ordinance to annes the Property will be considered on second reading by the Torue Courcel on March second reading by the Torue Courcel on March with the Locate of 20120 Ear Ministriaet, Part-ar, Colorado, Bio 20120 Ear Ministriaet, Part-ar, Colorado, Bio 20120 Ear Ministriaet, Part-ar, Colorado, Bio 20120 Ear Ministriaet, Part-and Colorado, Bio 20120 Ear Ministriaet, Part-g 3/1-2:100 Ear Color part Headed an may be se-quind to establish eligibility under the lema of the 3.1 Arcial of a color part Headed and as the Municipal Areastation Act of 1955, and the Constitution of the State of Colorado, Articla

Douglas County * 6

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

Colorado Community Media Classifieds

Legals

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Posted March 07, 2018

Public Notice PUBLIC HEARING ...

Public Notice PUBLIC HEARING NOTICE FOR GRASSLANDS/PRAIRIE TRAIL PROPERTY ANNEXATION Notice is hereby given that the Town Council of the Town of Parker, Colorado, has by resolution set a public hearing regarding the Grasslands/Prairie Trail Property Annexation on April 16, 2018, at 7:00 p.m., or as soon thereafter as this matter can be heard, in the Town of Parker Town Hall, 20120 E. Mainstreet, Parker, Colorado 80138. The purpose of the public hearing is to determine if the proposed annexation for the property described in this public notice complies with Article II, Section 30 of the Colorado Constitution and meets the applicable requirements of C.R.S. §§ 31-12-104 and 31-12-105. The Town Council Resolution No. 18-021, Series of 2018, reads as follows: RESOLUTION NO. 18-021, Series of 2018 TITLE: A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE GRASSLANDS/PRAIRIE TRAIL PROPERTY'S ANNEXATION PETITION WITH C.R.S. § 31-12-107 AND SETTING A PUBLIC HEARING ON APRIL 16, 2018, FOR THE PURPOSE OF CONSIDERING SAID ANNEXATION WHEREAS, the Petitioners own a majority of certain real property in Douglas County commonly known as the Grasslands/Prairie Trail Property, which is described on attached Exhibit A (the "Real Property"); WHEREAS, the Petitioners submitted to the Town a Petition for Annexation (the "Annexation Petition") concerning the Real Property on February 22, 2018; WHEREAS, pursuant to C.R.S. § 31-12-107, this Town Council, sitting as the governing body of the Town, shall determine whether the Annexation Petition is in substantial compliance with the requirements of C.R.S. § 31-12-107(1); and WHEREAS, the Town Council of the Town of Parker, Colorado (the "Town"). has satisfied itself concerning the compliance for the Annexation Petition with the requirements of C.R.S. § 31-12-107(1) and must now proceed to consider the proposed annexation of the Real Property to and by the Town. NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS: Section 1. The Annexation Petition for the proposed annexation of the Real Property into the Town substantially complies with the requirements of C.R.S. § 31-12-107(1). Section 2. A public hearing on the eligibility of the Real Property to be annexed into the Town will be conducted on April 16, 2018, 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 Colorado Revised Statutes, 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 may appear at such hearing and present evidence upon any matter to be determined by the Town Council. RESOLVED AND PASSED this 5th day of March, 2018. TOWN OF PARKER, COLORADO Mike Waid, Mayor ATTEST: Carol Baumgartner, Town Clerk EXHIBIT A Legal Description TRACT C, LOT 1, A PART OF GRASSLANDS DRIVE AND A PART OF UPLAND DRIVE, COMPARK FILING NO. 2, RECORDED AT RECEPTION NO. 00031092, A PART OF UPLAND DRIVE, HIGHFIELD BUSINESS PARK, RECORDED AT RECEPTION NO. 2007041581, LOT 5A, COMPARK FILING NO. 2 - 1ST AMENDMENT, RECORDED AT RECEPTION NO. 00081064, LOTS 4B-1B, 6A-1, AND 6A-2, COMPARK FILING NO. 2 - 6TH AMENDMENT, RECORDED AT RECEPTION NO. 2004122556, AND LOT 3A, COMPARK FILING NO. 2 - 7TH AMENDMENT, RECORDED AT RECEPTION NO. 2005042299, ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF SECTION 6, 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 NORTHEAST CORNER OF SAID LOT 6A-2; THENCE ALONG THE EASTERLY LINE OF SAID LOT 6A-2 SOUTH 00° 12'05" EAST, A DISTANCE OF 586.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GRASSLANDS DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES: 1. NORTH 89° 56'20" EAST, A DISTANCE OF 2.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 955.00 FEET; 2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'24", AN ARC LENGTH OF 175.68 FEET TO THE WESTERLY LINE OF THE COMPARK VILLAGE ANNEXATION - SERIAL NO. II, RECORDED AT RECEPTION NO. 2007018439 IN SAID RECORDS; THENCE ALONG SAID WESTERLY LINE SOUTH 10°36'04" EAST, A DISTANCE OF 90.00 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT C AND THE WESTERLY RIGHT-OF-WAY LINE OF PRAIRIE TRAIL DRIVE SAID COMPARK FILING NO. 2; THENCE ALONG

SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (7) COURSES: 1. SOUTH 57°03'06" EAST, A DISTANCE OF 33.22 FEET: 2, SOUTH 13°30'08" EAST, A DISTANCE OF 2.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 320.00 FEET; 3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°22'08", AN ARC LENGTH OF 225.46 FEET; 4. TANGENT TO SAID CURVE SOUTH 26°52'01" WEST, A DISTANCE OF 314.11 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT C; 5. CONTINUING SOUTH 26°52'01" WEST, A DISTANCE OF 98.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 570.00 FEET; 6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°07'29", AN ARC LENGTH OF 448.92 FEET; 7. TANGENT TO SAID CURVE SOUTH 71°59'30" WEST, A DISTANCE OF 44.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4B-1B; THENCE ALONG THE WESTERLY LINE OF SAID LOT 4B-1B NORTH 00°12'05" WEST, A DISTANCE OF 888.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 4B-1B; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GRASSLANDS DRIVE SOUTH 89°56'20" WEST, A DISTANCE OF 655.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 3A; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT 3A THE FOLLOWING (2) COURSES: 1. SOUTH 00°00'00" EAST, A DISTANCE OF 529.36 FEET; 2. SOUTH 89°47'55" WEST, A DISTANCE OF 352.06 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID UPLAND DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°12'05" EAST, A DISTANCE OF 523.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTHERLY LINES OF SAID LOT 1 THE FOLLOWING (2) COURSES: 1. NORTH 89°47'55" EAST, A DISTANCE OF 694.73 FEET; 2. SOUTH 59°57'50" EAST, A DISTANCE OF 44.04 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF PRAIRIE TRAIL DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 360.00 FEET. THE RADIUS POINT OF SAID CURVE BEARS SOUTH 59°53'26" EAST; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINES OF SAID PRAIRIE TRAIL DRIVE THE FOLLOWING (7) COURSES: 1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°12'19", AN ARC LENGTH OF 189.79 FEET; 2. TANGENT TO SAID CURVE SOUTH 00°05'45" EAST, A DISTANCE OF 72.42 FEET; 3. SOUTH 05°36'53" WEST, A DISTANCE OF 50.25 FEET; 4. SOUTH 00°05'45" EAST, A DISTANCE OF 73.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 365.00 FEET; 5. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°28'32", AN ARC LENGTH OF 194.14 FEET; 6. TANGENT TO SAID CURVE SOUTH 30°22'46" WEST, A DISTANCE OF 16.46 FEET; 7. SOUTH 75°22'46" WEST, A DISTANCE OF 26.87 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINES OF SAID LOT 1 THE FOLLOWING (4) COURSES: 1. NORTH 59°37'14" WEST, A DISTANCE OF 103.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 645.00 FEET; 2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°06'53", AN ARC LENGTH OF 350.27 FEET; 3. TANGENT TO SAID CURVE SOUTH 89°15'54" WEST, A DISTANCE OF 145.80 FEET; 4. NORTH 45°28'06" WEST, A DISTANCE OF 27.03 FEET; THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 89°54'45" WEST, A DISTANCE OF 70.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID UPLAND DRIVE: THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINES OF SAID UPLAND DRIVE THE FOLLOWING (3) COURSES: 1. NORTH 00°12'05" WEST, A DISTANCE OF 280.00 FEET; 2. NORTH 05°30'33" EAST, A DISTANCE OF 50.25 FEET; 3. NORTH 00°12'05" WEST, A DISTANCE OF 1166.89 FEET TO THE NORTHEAST CORNER OF LOT 5, SAID HIGHFIELD BUSINESS PARK; THENCE ACROSS GRASSLANDS DRIVE NORTH 00°19'52" WEST, A DISTANCE OF 104.07 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF UPLAND DRIVE; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINES OF SAID UPLAND DRIVE THE FOLLOWING (3) COURSES: 1. NORTH 00°04'29" EAST, A DISTANCE OF 21.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; 2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°59'41", AN ARC LENGTH OF 13.09 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 55.00 FEET; 3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 138°27'54", AN ARC LENGTH OF 132.92 FEET TO THE WESTERLY LINE OF SAID LOT 5A; THENCE ALONG SAID WESTERLY LINE NORTH 00°03'40" WEST, A DISTANCE OF 438.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 5A; THENCE ALONG THE NORTHERLY LINES OF SAID LOTS 5A, 6A-1, AND 6A-2 THE FOLLOWING (3) COURSES: 1. NORTH 89°40'35" EAST, A DISTANCE OF 57.41 FEET; 3. NORTH 89°40'04" EAST, A DISTANCE OF 250.59 FEET; 4. NORTH 89°40'04" EAST, A DISTANCE OF 1100.00 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 45.376 ACRES, (1,976,586 SQUARE FEET), MORE OR LESS. Legal Notice No. 932804 First Publication: March 8, 2018 Last Publication: April 12, 2018 Publisher: Douglas County News-Press

February 16, 2018

Ms. Carol Baumgartner, CMC Town Clerk 20120 E. Mainstreet Parker, CO 80138-7335

Re: Grasslands Annexation

Dear Ms. Baumgartner:

Pursuant to the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.* (the "Annexation Act"); section 30(1)(b), article II, of the Colorado constitution; and the petition and maps enclosed herewith, annexation by the Town of certain defined property is being requested.

As required by C.R.S. \S 31-12-107(1)(f), please refer the petition and maps to the Town Council as a communication so that the Town Council may, without undue delay, take appropriate steps to process the annexation.

Thank you for your time in reviewing this matter. Please feel free to contact me with any questions or if you require additional information.

Sincerely,

PROPERTY OWNER: ABMAR GRASSLANDS, LLC

By:

Dregog Einst

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CREYSIY EVERNARD[Name, title] MANAJINA MEMBER

PROPERTY OWNER: CHARTER COMMUNICATIONS HOLDING COMPANY, LLC

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By: Charter Communications, Inc., its Manager

am

By:

Scott C. O'Donnell Group Vice President - - Legal, Real Estate

PROPERTY OWNER: M&P ENTERPRISES, LLC MONK S. LESTIKON, MARAGER MONK S. LESTIKON, [Name, 1116] By:

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PROPERTY OWNER: WOODSPEAR PRAIRIE TRAIL, LLC

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By: Julil

John A. Warder Name, tille] Uga

TO: THE TOWN COUNCIL OF THE

TOWN OF PARKER, COLORADO 20120 East Mainstreet Parker, CO 80138

RE: PROPERTY KNOWN AS: Grasslands/Prairie Trail Property

The undersigned landowners, in accordance with the provisions of Title 31, Article 12, Part 1, C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petition the Town Council for annexation to the Town of Parker the following described unincorporated area situate and being in the County of Douglas, State of Colorado, to-wit:

(See Exhibit A attached hereto and incorporated herein by this reference)

Your Petitioners further state as follows:

- 1. That it is desirable and necessary that such area be annexed to the Town of Parker, Colorado.
- 2. That the area sought to be annexed meets the requirements of Sections 31-12-104 and 105, as amended, of the Municipal Annexation Act of 1965, in that:
 - a. Not less than one-sixth (1/6th) of the perimeter of the area proposed to be annexed will be contiguous with the existing boundaries of the Town of Parker, Colorado.
 - b. A community of interest exists between the area proposed to be annexed and the Town of Parker, Colorado.
 - c. The area proposed to be annexed is urban or will be urbanized in the near future and said area is integrated or is capable of being integrated with the Town of Parker, Colorado.
 - d. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - i. Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road, or other public way.
 - ii. Comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of two hundred thousand dollars (\$200,000) for ad valorem tax purposes for the year next preceding the annexation is included within the area proposed to be annexed without the written consent of the landowner or landowners.
 - e. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.
 - f. The annexation of the area proposed to be annexed will not result in the detachment of area from any school district and the attachment of same to another school district.
 - g. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Parker more than three (3) miles in any direction from any point of the Town's boundary in any one (1) year.
 - h. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.
 - Reasonable access shall not be denied to landowners, owners of easements, or the owners of franchises adjoining any platted street or alley to be annexed that will not be bordered on both sides by the Town of Parker.

- 3. That attached hereto and incorporated herein by reference are four (4) prints of the annexation map, containing the following information:
 - a. A written legal description of the boundaries of the area proposed to be annexed.
 - b. A map showing the boundary of the area proposed to be annexed.
 - c. Within the annexation boundary map, a showing of the location of each ownership tract of unplatted land and, with respect to any area which is platted, the boundaries and the plat numbers of plots or lots and blocks.
 - d. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the Town of Parker and the contiguous boundary of any other municipality abutting the area proposed to be annexed.
- 4. That the Petitioners are the landowners of more than fifty percent (50%) of the area sought to be annexed, exclusive of streets and alleys.
- 5. That all of the Petitioners signed this Petition for Annexation no more than one hundred eighty (180) days prior to the date of the filing of this Petition for Annexation.
- 6. That this Petition for Annexation satisfies the requirements of Article II, Section 30 of the Constitution of Colorado in that it is signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed who own more than fifty percent (50%) of said area, excluding public streets and alleys and any land owned by the Town of Parker.
- 7. That upon the annexation ordinance becoming effective, all lands within the area sought to be annexed shall become subject to the ordinances, resolutions, rules and regulations of the Town of Parker, except for general property taxes which shall become effective on January 1 of the next succeeding year following passage of the annexation ordinance.
- 8. Petitioners understand that the Town of Parker does not provide municipal water and sewer service, and connection to water and sewer requires inclusion into the Parker or Cottonwood Water and Sanitation District.
- No vested rights to use or to develop the property in any particular way, as defined in Section 24-68-101 et seq., C.R.S., have been acquired by Petitioners from any governmental entity. Petitioners waive any vested land use rights attached to any or all of the property.
- 10. The Petitioners acknowledge that upon annexation of the property to the Town, the property, the owners thereof, and uses thereon will be subject to all taxes and fees imposed by the Town. The property, the owners thereof, and the uses thereon are also bound by any voter authorization under Art. X, §20 of the Colorado Constitution adopted prior to annexation of the property. The Petitioners waive any claims they may have under Art. X, §20 of the Colorado Constitution related to such taxes and fees.

Therefore, your Petitioners respectfully request that the Town Council of the Town of Parker, Colorado, approve the annexation of the area proposed to be annexed.

Whenever from the context it appears appropriate, each term stated in either the singular or plural will include the other, and pronouns stated in either the masculine, feminine or the neuter gender will include each of the other genders.

Respectfully submitted this 22nd day of February, 2018.

Grasslands/Prairie Trail Property **PETITION:** (Annexation Name)

PROPERTY OWNER: ABMAR GRASSLANDS, LLC

By:

Dregoy Ever HARD [Name, litte] MANAGING MEMBER Date of Signature: 2/17/16

Mailing Address:

309 17th Street Manhattan Beach, CA 90266

Legal Description of Land Owned by Abmar Grasslands, LLC:

LOT 5A, COMPARK FLG 2, 1ST AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO

Grasslands/Prairie Trail Property PETITION: (Annexation Name)

> **PROPERTY OWNER: CHARTER** COMMUNICATIONS HOLDING COMPANY, LLC By Charter Communications, Inc., its Manager

By:

Scott C. O'Donnell

Group Vice President - - Legal, Real Estate

Date of Signature: February 21 2018

Mailing Address:

6399 S. Fiddlers Green Circle 6th Floor Greenwood Village, CO 80111 Attn: Scott C. O'Donnell and Kathy Carrington, Sr. Vice President, Corporate Services

Legal Description of Land Owned by Charter Communications Holding Company, LLC:

LOT 4B-1B, COMPARK FLG NO. 2, 6TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO

Petition for Anne	kation		
PETITION:	Grasslands/Prairie Trail Property (Annexation Name)		
	By:	APROPERTY OWN	TIVEW WONOGON [Name, title]
		Date of Signature: _	2/20/18
		Mailing Address:	8480 Upland Drive Ste. 200 Englewood, CO 80112

Legal Description of Land Owned by M&P Enterprises, LLC:

LOT 3A, COMPARK FLG 2, 7TH AMENDMENT, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 2005 AT RECEPTION NO. 2005042299, COUNTY OF DOUGLAS, STATE OF COLORADO

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PETITION: Grasslands/Prairie Trail Property

(Annexation Name)

PROPERTY OWNER: WOODSPEAR PRAIRIE TRAIL, LLC

By:

John A. Wooder Kume, Millen

Date of Signature: 2/21/12

Mailing Address:

5619 DTC Parkway Ste. 525 Greenwood Village, CO 80111

Legal Description of Land Owned by Woodspear Prairie Trail, LLC:

LOT 1, COMPARK FLG NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO

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EXHIBIT A TO PETITION FOR ANNEXATION

Legal Description of the Property

TRACT C, LOT 1, A PART OF GRASSLANDS DRIVE AND A PART OF UPLAND DRIVE, COMPARK FILING NO. 2, RECORDED AT RECEPTION NO. 00031092, A PART OF UPLAND DRIVE, HIGHFIELD BUSINESS PARK, RECORDED AT RECEPTION NO. 2007041581, LOT 5A, COMPARK FILING NO. 2 – 1ST AMENDMENT, RECORDED AT RECEPTION NO. 00081064, LOTS 4B-1B, 6A-1, AND 6A-2, COMPARK FILING NO. 2 – 6TH AMENDMENT, RECORDED AT RECEPTION NO. 2004122556, AND LOT 3A, COMPARK FILING NO. 2 – 7TH AMENDMENT, RECORDED AT RECEPTION NO. 2005042299, ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF SECTION 6, 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 NORTHEAST CORNER OF SAID LOT 6A-2;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 6A-2 SOUTH 00°12'05" EAST, A DISTANCE OF 586.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GRASSLANDS DRIVE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES:

- 1. NORTH 89°56'20" EAST, A DISTANCE OF 2.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 955.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'24", AN ARC LENGTH OF 175.68 FEET TO THE WESTERLY LINE OF THE COMPARK VILLAGE ANNEXATION – SERIAL NO. II, RECORDED AT RECEPTION NO. 2007018439 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY LINE SOUTH 10°36'04" EAST, A DISTANCE OF 90.00 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT C AND THE WESTERLY RIGHT-OF-WAY LINE OF PRAIRIE TRAIL DRIVE SAID COMPARK FILING NO. 2;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (7) COURSES:

- 1. SOUTH 57°03'06" EAST, A DISTANCE OF 33.22 FEET;
- 2. SOUTH 13°30'08" EAST, A DISTANCE OF 2.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 320.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°22'08", AN ARC LENGTH OF 225.46 FEET;
- 4. TANGENT TO SAID CURVE SOUTH 26°52'01" WEST, A DISTANCE OF 314.11 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT C;
- 5. CONTINUING SOUTH 26°52'01" WEST, A DISTANCE OF 98.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 570.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°07'29", AN ARC LENGTH OF 448.92 FEET;

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 TANGENT TO SAID CURVE SOUTH 71°59'30" WEST, A DISTANCE OF 44.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4B-1B;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 4B-1B NORTH 00°12'05" WEST, A DISTANCE OF 888.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 4B-1B;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GRASSLANDS DRIVE SOUTH 89°56'20" WEST, A DISTANCE OF 655.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 3A;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT 3A THE FOLLOWING (2) COURSES:

- 1. SOUTH 00°00'00" EAST, A DISTANCE OF 529.36 FEET;
- SOUTH 89°47'55" WEST, A DISTANCE OF 352.06 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID UPLAND DRIVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°12'05" EAST, A DISTANCE OF 523.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE NORTHERLY LINES OF SAID LOT 1 THE FOLLOWING (2) COURSES:

- 1. NORTH 89°47'55" EAST, A DISTANCE OF 694.73 FEET;
- SOUTH 59°57'50" EAST, A DISTANCE OF 44.04 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF PRAIRIE TRAIL DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 360.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 59°53'26" EAST;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINES OF SAID PRAIRIE TRAIL DRIVE THE FOLLOWING (7) COURSES:

- 1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°12'19", AN ARC LENGTH OF 189.79 FEET;
- 2. TANGENT TO SAID CURVE SOUTH 00°05'45" EAST, A DISTANCE OF 72.42 FEET;
- 3. SOUTH 05°36'53" WEST, A DISTANCE OF 50.25 FEET;
- 4. SOUTH 00°05'45" EAST, A DISTANCE OF 73.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 365.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°28'32", AN ARC LENGTH OF 194.14 FEET;
- 6. TANGENT TO SAID CURVE SOUTH 30°22'46" WEST, A DISTANCE OF 16.46 FEET;
- 7. SOUTH 75°22'46" WEST, A DISTANCE OF 26.87 FEET TO THE SOUTHERLY LINE OF SAID LOT 1;

THENCE ALONG THE SOUTHERLY LINES OF SAID LOT 1 THE FOLLOWING (4) COURSES:

1. NORTH 59°37'14" WEST, A DISTANCE OF 103.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 645.00 FEET;

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- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°06'53", AN ARC LENGTH OF 350.27 FEET;
- 3. TANGENT TO SAID CURVE SOUTH 89°15'54" WEST, A DISTANCE OF 145.80 FEET;
- 4. NORTH 45°28'06" WEST, A DISTANCE OF 27.03 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 89°54'45" WEST, A DISTANCE OF 70.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID UPLAND DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINES OF SAID UPLAND DRIVE THE FOLLOWING (3) COURSES:

- 1. NORTH 00°12'05" WEST, A DISTANCE OF 280.00 FEET;
- 2. NORTH 05°30'33" EAST, A DISTANCE OF 50.25 FEET;
- 3. NORTH 00°12'05" WEST, A DISTANCE OF 1166.89 FEET TO THE NORTHEAST CORNER OF LOT 5, SAID HIGHFIELD BUSINESS PARK;

THENCE ACROSS GRASSLANDS DRIVE NORTH 00°19'52" WEST, A DISTANCE OF 104.07 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF UPLAND DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINES OF SAID UPLAND DRIVE THE FOLLOWING (3) COURSES:

- 1. NORTH 00°04'29" EAST, A DISTANCE OF 21.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°59'41", AN ARC LENGTH OF 13.09 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 55.00 FEET;
- 3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 138°27'54", AN ARC LENGTH OF 132.92 FEET TO THE WESTERLY LINE OF SAID LOT 5A;

THENCE ALONG SAID WESTERLY LINE NORTH 00°03'40" WEST, A DISTANCE OF 438.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 5A;

THENCE ALONG THE NORTHERLY LINES OF SAID LOTS 5A, 6A-1, AND 6A-2 THE FOLLOWING (3) COURSES:

- 1. NORTH 89°40'35" EAST, A DISTANCE OF 57.41 FEET;
- 2. NORTH 89°40'04" EAST, A DISTANCE OF 250.59 FEET;
- 3. NORTH 89°40'04" EAST, A DISTANCE OF 1100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 45.376 ACRES, (1,976,586 SQUARE FEET), MORE OR LESS.

:

AFFIDAVIT OF CIRCULATOR FOR ABMAR GRASSLANDS, LLC

The undersigned, being of lawful age, who being first duly sworn upon oath, deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of LOT 5A, COMPARK FLG 2, 1ST AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO, to the Town of Parker, Colorado, consisting of 13 pages, including this page, and the signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

	Circulator Kent Karber
STATE OF COLORADO)	
COUNTY OF <u>DEMVEN</u>) ss.	
February, 2018, by Kent Karber My commission expires: 06 (17) 202	acknowledged before me this 22 nd day of
My commission expires: 06 17 20.	<u>20</u>
(SEAL)	1/2 F
KARA A SHILLINGBURG NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19954016197 MY COMMISSION EXPIRES 06/17/2020	Notary Public

AFFIDAVIT OF CIRCULATOR CHARTER COMMUNICATIONS HOLDING COMPANY, LLC

The undersigned, being of lawful age, who being first duly sworn upon oath, deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of LOT 4B-1B, COMPARK FLG NO. 2, 6TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO, to the Town of Parker, Colorado, consisting of 13 pages, including this page, and the signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

of marx Carol Marx Circulator

STATE OF COLORADO)	
COUNTY OF Anophae)ss.	
The foregoing Affidavit of Circulator was a	acknowledged before me this 215. day of
My commission expires:	2019
(SEAL)	
MARY ANN STAROSTA NOTARY PUBLIC - STATE OF COLORADO My Identification # 20154041433 Expires October 21, 2019	Notary Public Stanto

AFFIDAVIT OF CIRCULATOR M&P ENTERPRISES, LLC

The undersigned, being of lawful age, who being first duly sworn upon oath, deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of LOT 3A, COMPARK FLG 2, 7TH AMENDMENT, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 2005 AT RECEPTION NO. 2005042299, COUNTY OF DOUGLAS, STATE OF COLORADO, to the Town of Parker, Colorado, consisting of 13 pages, including this page, and the signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

Circolat

STATE OF COLORADO

COUNTY OF DOUGLAS

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The foregoing Alfidavit of Circulator was acknowledged before me this 2200 day of 02, 2018, by LISA MARIE KIEFFER

30 My commission expires 202

(SEAL)

arieKieken stery Public

LISA MARIE KIEFFER NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20094026870 My commission expires 08/30/2021

AFFIDAVIT OF CIRCULATOR FOR WOODSPEAR PRAIRIE TRAIL, LLC

The undersigned, being of lawful age, who being first duly sworn upon oath, deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of LOT 1, COMPARK FLG NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO, to the Town of Parker, Colorado, consisting of 13 pages, including this page, and the signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

July A front

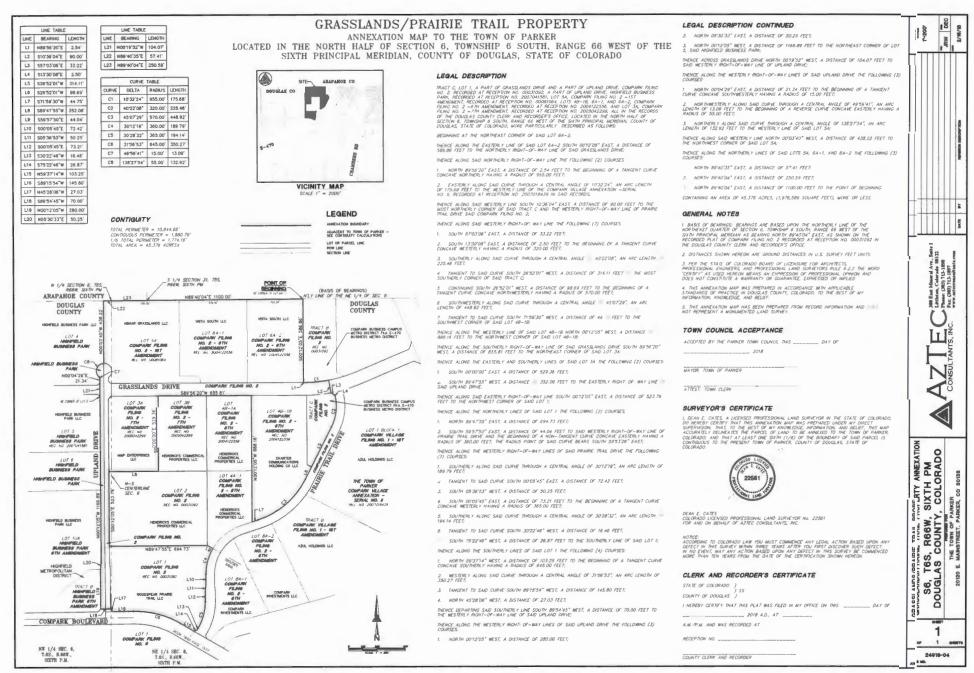
STATE OF COLORADO COUNTY OF HIAPakes

The foregoing Affidavit of Circulator was acknowledged before me this all st day of 16 bruny 2018, by Za Kary KESSKer. My commission expires: Cctoker 19 2018

(SEAL)

MICHELLE L HARRINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20064043040 MY COMMISSION EXPIRES OCTOBER 19, 2018

Michellet Narrington



Vicinity Map

