



October 24, 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, In Accordance With Section 31-12-108(2), C.R.S.*

**Name of Proposed Annexation:** *Lincoln Professional Park Property*

**Dear Ms. Wrenn:**

The purpose of this letter is to give notice to Douglas County as required by Section 31-12-108(2), C.R.S. Please be advised that the hearing is scheduled for November 19, 2018, as described in the attachments. Enclosed are the following:

- *Resolution No. 18-064. A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE LINCOLN PROFESSIONAL PARK PROPERTY'S ANNEXATION PETITION WITH C.R.S. § 31-12-107 AND SETTING A PUBLIC HEARING ON NOVEMBER 19, 2018, FOR THE PURPOSE OF CONSIDERING SAID ANNEXATION*
- *Annexation Petition*
- *Vicinity Map*

**Sincerely,**

**Carol Baumgartner**

*Town Clerk, Town of Parker*

RESOLUTION NO. 18-064, Series of 2018

**TITLE: A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE LINCOLN PROFESSIONAL PARK PROPERTY'S ANNEXATION PETITION WITH C.R.S. § 31-12-107 AND SETTING A PUBLIC HEARING ON NOVEMBER 19, 2018, FOR THE PURPOSE OF CONSIDERING SAID ANNEXATION**

WHEREAS, the Petitioner owns certain real property in Douglas County commonly known as the Lincoln Professional Park Property, which is described on attached **Exhibit A** (the "Real Property");

WHEREAS, the Petitioner submitted to the Town a Petition for Annexation (the "Annexation Petition") concerning the Real Property;

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 November 19, 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.

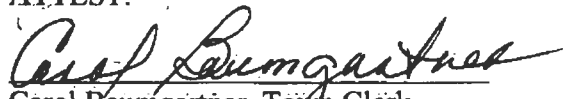
Section 3. Any person may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

RESOLVED AND PASSED this 1<sup>st</sup> day of October, 2018.

TOWN OF PARKER, COLORADO

  
Mike Waid, Mayor

ATTEST:

  
Carol Baumgartner, Town Clerk

## EXHIBIT A

### Legal Description

Legal Description  
Surveyed Parcel 1 - 11964 N. Dransfeldt Rd.

A parcel of land situated in the NW 1/4 of Section 15, T.6S., R.66W., of the 6<sup>th</sup> P.M., County of Douglas, State of Colorado, and being more particularly described as follows:

Commencing at the NW Corner of said Section 15;

Thence N89°29'00"E along the North Line of the NW 1/4 of said Section 15, a distance of 840.99 feet;

Thence S00°31'00"E a distance of 100.00 feet to a point on the Southerly R.O.W. Line of Lincoln Avenue and the Point of Beginning;

Thence N89°29'00"E along said Southerly R.O.W. Line, a distance of 370.91 feet;

Thence S02°18'55"E a distance of 485.52 feet to the Southwest Corner of a parcel of land described in deed recorded at Reception Number 2007093071);

Thence N84°08'31"E along the Southerly Line of said Parcel, a distance of 340.02 feet to the Northwest Corner of Lot 1B, Parker Professional Park First Amendment (Reception No. 8725509);

Thence along the Westerly Line of said Lot 1B and along a non-tangent curve to the right having a central angle of 00°07'33", a radius of 4841.00 feet, an arc length of 10.64 feet, a chord bearing of S10°46'39"E and a chord distance of 10.64 feet to the Northeast Corner of Lot 1, Block 1, E.T. Technologies Inc. Minor Development Plat (Reception No. 2002093991);

Thence S83°20'55"W along the Northerly Line of said Lot 1, Block 1, E.T. Technologies Inc. Minor Development Plat, a distance of 163.50 feet;

Thence S85°28'16"W along the Northerly Line of said Lot 1, a distance of 573.68 feet to a point on the Easterly R.O.W. Line of Dransfeldt Road;

Thence the Following seven (7) courses along the Easterly R.O.W. Line of Dransfeldt Road:

- 1) Thence N04°31'44"W a distance of 2.80 feet;
- 2) Thence along a curve to the right having a central angle of 02°16'04", a radius of 660.00 feet, an arc length of 26.12 feet, a chord bearing of N02°18'01"W and a chord distance of 26.12 feet;
- 3) Thence N01°12'11"W a distance of 165.71 feet to a point of curve;
- 4) Thence along a curve to the left having a central angle of 03°19'56", a radius of 710.00 feet, an arc length of 43.04 feet, a chord bearing of N02°52'10"W and a chord distance of 43.03 feet;
- 5) Thence N04°32'08"W a distance of 217.83 feet to a point of curve;
- 6) Thence along a curve to the right having a central angle of 93°20'02", a radius of 30.00 feet, an arc length of 48.87 feet, a chord bearing of N42°21'05"E and a chord distance of 43.64 feet;
- 7) Thence N03°34'21"W non-tangent to the last described curve, a distance of 14.86 feet to the Point of Beginning

Parcel Contains (196,366 Square Feet) 4.5079 Acres

Date prepared: April 30, 2018  
Date of last revision: May 4, 2018  
Prepared by: Charles N. Beckstrom, PLS No. 33202  
for and on behalf of  
Engineering Service Company  
14180 East Evans Ave.  
Aurora, Colorado 80014  
Phone: 303-337-1393  
cbeckstrom@engineeringserviceco.com



## Petition for Annexation

**TO: THE TOWN COUNCIL OF THE  
TOWN OF PARKER, COLORADO**

*20120 East Mainstreet  
Parker, CO 80138*

**RE: PROPERTY KNOWN AS:**

Lincoln Professional Park  
11964 Dransfeldt Rd (including southern sliver of land)

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.
  - i. 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.



## Petition for Annexation

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.
9. 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.

## Petition for Annexation

PETITION: Lincoln Professional Park  
(Annexation Name)

PROPERTY OWNER: Howard R Peaslee & Leila May Peaslee Residuary Trust

By: Howard R Peaslee [signature]

Howard R. Peaslee, Co-Owner [print name and title]

Date: 1 MAY 18

Mailing Address: 12470 Lonesome Pine Trl  
Elbert, CO 80106

And

By: Steven Sawyer [signature]

Steven Sawyer, Trustee of Leila May Peaslee Residuary Trust [print name and title]

Date: 5/1/2018

Mailing Address: Rocky Mountain Real Estate Advisors  
19751 E. Main Street Suite 337  
Parker, CO 80138

239 Paradise Hills  
New Braunfels TX 78132

# Petition for Annexation

## EXHIBIT A TO PETITION FOR ANNEXATION

### Legal Description of the Property for Annexation

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Thence S00°31'00"E a distance of 100.00 feet to a point on the Southerly R.O.W. Line of Lincoln Avenue to the **Point of Beginning**;

Thence N89°29'00"E along said Southerly R.O.W. Line, a distance of 370.91 feet

Thence S02°18'55"E a distance of 474.27 Feet to a point on the Northerly Line of Lot 1, E.T.

Technologies Inc. Minor Development Plat (Reception No. 2002093991);

Thence S85°28'16"W along the Northerly Line of said Lot 1, a distance of 395.64 feet to a point on the Easterly R.O.W. Line of Dransfeldt Road;

Thence the Following seven (7) courses along the Easterly R.O.W. Line of Dransfeldt Road:

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- 2) Thence along a curve to the right having a central angle of 02°16'04", a radius of 660.00 feet, an arc length of 26.12 feet, a chord bearing of N02°18'01"W and a chord distance of 26.12 feet;
- 3) Thence N01°12'11"W a distance of 165.71 feet to a point of curve;
- 4) Thence along a curve to the left having a central angle of 03°19'56", a radius of 740.00 feet, an arc length of 43.04 feet, a chord bearing of N02°52'10"W and a chord distance of 43.03 feet;
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- 7) Thence N03°34'21"W non-tangent to the last described curve, a distance of 14.86 feet to the **Point of Beginning**

Parcel Contains (192,533 Square Feet) 4.4200 Acres

Date prepared: April 30, 2018

Date of last revision:

Prepared by: Charles N. Beckstrom, PLS No. 33202

for and on behalf of

Engineering Service Company

14190 East Evans Ave.

Aurora, Colorado 80014

Phone: 303-337-1393

[cbeckstrom@engineeringserviceco.com](mailto:cbeckstrom@engineeringserviceco.com)





