



PARKER
C O L O R A D O

July 17, 2019

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: *Chambers Road No. 2 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 August 19, 2019, as described in the attachments. Enclosed are the following:

- *Resolution No. 19-043. A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE CHAMBERS ROAD NO. 2 PROPERTY'S ANNEXATION PETITION WITH C.R.S. § 31-12-107 AND SETTING A PUBLIC HEARING ON AUGUST 19, 2019, FOR THE PURPOSE OF CONSIDERING SAID ANNEXATION*
- *Vicinity Map*

Sincerely,

Chris Vanderpool
Deputy Town Clerk, Town of Parker

RESOLUTION NO. 19-043, Series of 2019

TITLE: A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE CHAMBERS ROAD NO. 2 PROPERTY'S ANNEXATION PETITION WITH C.R.S. § 31-12-107 AND SETTING A PUBLIC HEARING ON AUGUST 19, 2019, FOR THE PURPOSE OF CONSIDERING SAID ANNEXATION

WHEREAS, the Town of Parker (the "Petitioner") owns certain real property in Douglas County commonly known as the Chambers Road No. 2 Property, which is described on attached **Exhibit A** (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:

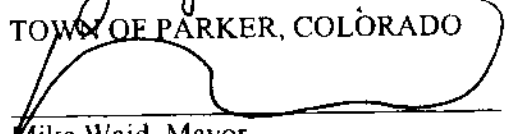
Section 1. The Annexation Petition for the proposed annexation of the Real Property into the Town substantially complies with the requirements of C.R.S. § 31-12-107(1).

Section 2. A public hearing on the eligibility of the Real Property to be annexed into the Town will be conducted on August 19, 2019, 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 8th day of July, 2019.

TOWN OF PARKER, COLORADO


Mike Waid, Mayor

ATTEST:


Carol Baumgartner, Town Clerk

6/19/2019

G:\LEGAL\ANNEX\CHAMBERS RD 2019\PROPERTY ANNEX-HEARING-RES-CHAMBERS RD NO2.DOCX

EXHIBIT A

Legal Description for Chambers Road Annexation No. 2

A PORTION OF TRACT W, MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 7, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2005057700, TOGETHER WITH THE TECHNICAL PLAT CORRECTION CERTIFICATE RECORDED AT RECEPTION NO. 2006070018, ALL IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER, LOCATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 19, WHENCE THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19 BEARS NORTH 00°31'09" WEST, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO:

THENCE NORTH 27°55'59" WEST, A DISTANCE OF 524.63 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT W, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 8916.26 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 86°01'08" EAST AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT W THE FOLLOWING FIVE (5) COURSES;

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°02'32", AN ARC LENGTH OF 162.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 8952.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 88°41'58" EAST;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°58'14", AN ARC LENGTH OF 620.36 FEET;
3. SOUTH 05°16'16" EAST, A DISTANCE OF 305.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1648.00 FEET;
4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°14'29", AN ARC LENGTH OF 668.49 FEET;
5. SOUTH 17°58'13" WEST, A DISTANCE OF 543.63 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 09°33'52" EAST, A DISTANCE OF 839.00 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT W, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1552.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 82°39'45" WEST;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES;

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°36'31", AN ARC LENGTH OF 341.54 FEET;
2. NORTH 05°16'16" WEST, A DISTANCE OF 204.06 FEET;
3. NORTH 05°08'46" WEST, A DISTANCE OF 187.75 FEET;
4. NORTH 07°05'41" WEST, A DISTANCE OF 223.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 9060.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 86°41'15" EAST;
5. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°02'55", AN ARC LENGTH OF 482.05 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 89°46'42" EAST, A DISTANCE OF 120.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 4.499 ACRES, (195,988 SQUARE FEET), MORE OR LESS.



VICINITY MAP

SCALE 1" = 1000'