

A RESOLUTION INITIATING ANNEXATION PROCEEDINGS FOR CERTAIN PROPERTY TO BE KNOWN AS THE TAYLOR ANNEXATION, LOCATED IN THE EAST ONE-HALF OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

WHEREAS, a Petition for Annexation of a certain parcel of land as described in Exhibit A attached hereto, has been filed with the City Clerk of the City of Lakewood, Colorado; and

WHEREAS, the Petition has been signed by persons comprising more than fifty percent of the landowners in the area and owning more than fifty percent of the area, excluding public streets, and alleys and any land owned by Lakewood; and

WHEREAS, the Petition has been referred to the City Council of the City of Lakewood, Colorado, for a determination of substantial compliance with the requirements of Section 31-12-107 (1) of the Colorado Revised Statutes; and

WHEREAS, the City Council has received testimony and evidence, and has taken official notice of all maps, records and information and other material on file with the City of Lakewood, Colorado, regarding said Petition.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The City Council of the City of Lakewood has received a petition for annexation and is initiating annexation proceedings for the property, to be known as the Taylor Annexation, situated in the County of Jefferson, State of Colorado, which is legally described in Exhibit A, attached hereto, and incorporated herein by reference, is hereby determined to be in substantial compliance with Section 31-12-107(1) of the Colorado Revised Statutes. Specifically, the City Council finds that the Petition has been signed by persons comprising more than fifty percent of the landowners in the area and owning more than fifty percent of the area, excluding public streets, and alleys and any land owned by Lakewood.

SECTION 2. The Notice attached hereto as Exhibit B is adopted as a part of this Resolution. Said Notice establishes the date, time and place when a hearing will be held regarding the consideration of an annexation ordinance pertaining to the above described property. The City Clerk is directed to publish a copy of this Resolution and said Notice as provided in Section 31-12-108(2), of the Colorado Revised Statutes.

SECTION 3. The date, time and place of the public hearing on the proposed annexation ordinance shall be Monday, September 9, 2013, at 7:00 p.m. in City Council Chambers, City of Lakewood, Colorado, 480 South Allison Parkway.

SECTION 4. The Clerk shall publish a Notice of Public Hearing once a week for at least four (4) successive weeks in a newspaper of general circulation in the area proposed to be annexed.

SECTION 5. An annexation impact report shall be filed with the Jefferson Board of County Commissioners because the property is larger than ten (10) acres in size as provided in Section 31-12-108.5. of the Colorado Revised Statutes.

INTRODUCED, READ AND ADOPTED by a vote of 9 for and 0 against at a regular meeting of the City Council on July 22, 2013, at 7 o'clock p.m. at Lakewood City Hall, 480 South Allison Parkway, Lakewood, Colorado.

Bob Murphy, Mayor

ATTEST:

Margy Greer, City Clerk

APPROVED AS TO FORM:

Tim Cox, City Attorney

Exhibit A

Taylor Annexation Legal Description:

A parcel of land lying in the East One-half of Section 26, Township 4 South, Range 69 West of the 6th Principal Meridian, County of Jefferson, State of Colorado, described as follows:

Beginning at the Northeast corner of said Section 26, thence S 0° 22' 20" E, 2625.11 feet, along the east line of said Section 26 to the East One-quarter corner of said Section 26, from which the Southeast corner of said Section 26 lies S 0° 22' 20" E, 2625.11 feet; thence S 0° 22' 20" E, 1312.56 feet, along said east line to the Southeast corner of the North One-half of the Southeast One-quarter of said Section 26, said Southeast corner being the TRUE POINT OF BEGINNING;

thence S 89° 29' 16" W, 45.68 feet, along the south line of the North One-half of the Southeast One-quarter of said Section 26 to the Southeast corner of that parcel of land as described in Reception Numbers F0911990 and F1530054;

thence northerly along the west lines of said Reception Numbers F0911990 and F1530054 the following six (6) courses;

- 1 - N 0° 31' 25" W, 317.36 feet;
- 2 - S 89° 46' 20" E, 1.00 feet;
- 3 - N 0° 13' 40" E, 31.95 feet;
- 4 - N 89° 46' 20" W, 1.00 feet;
- 5 - N 0° 44' 21" W, 170.42 feet;
- 6 - N 2° 01' 35" W, 94.63 feet, to the east line of that parcel of land as described in Book 828, Page 392;

thence N 0° 22' 20" W, 307.08 feet, along said east line to the south line of that parcel of land as described in Book 212, Page 321;

thence northwesterly along the south and west boundary line of said Book 212, Page 321 the following three (3) courses:

- 1 - N 69° 25' 57" W, 303.80 feet;
- 2 - N 27° 25' 57" W, 570.00 feet;
- 3 - N 0° 34' 03" E, 270.00 feet, to the north line of that parcel of land as described in Book 706, Page 423;

thence S 89° 36' 53" W, 2026.51 feet, along said north line to the northwest corner of said Book 706, Page 423, and the northeast corner of that parcel of land as described in Book 1618, Page 7;

thence southerly along the east line of said Book 1618, Page 7 the following six (6) courses:

- 1 - S 3° 56' 12" E, 320.06 feet;
- 2 - S 0° 21' 27" E, 200.00 feet;
- 3 - S 17° 03' 27" E, 104.40 feet;
- 4 - S 0° 21' 27" E, 700.00 feet;
- 5 - S 3° 27' 33" W, 300.70 feet;
- 6 - S 0° 21' 27" E, 325.69 feet, to the south line of that parcel of land as described in Book 790, Page 467;

thence easterly along the south line of said Book 790, Page 467 the following twelve (12) courses:

- 1 - S 32° 59' 27" E, 80.93 feet;
- 2 - S 59° 48' 27" E, 250.00 feet;
- 3 - S 83° 08' 27" E, 340.00 feet;
- 4 - N 84° 45' 33" E, 200.00 feet;
- 5 - S 78° 39' 27" E, 700.00 feet;
- 6 - N 82° 17' 33" E, 175.00 feet;
- 7 - N 32° 28' 33" E, 185.00 feet;
- 8 - S 56° 01' 27" E, 152.10 feet;
- 9 - S 68° 27' 27" E, 450.00 feet;
- 10 - N 85° 56' 33" E, 77.90 feet;
- 11 - S 22° 04' 27" E, 150.00 feet;
- 12 - S 79° 43' 27" E, 157.31 feet, to the east line of said Section 26;

thence N 0° 22' 20" W, 740.88 feet, along said east line to the TRUE POINT OF BEGINNING.

All instruments recited in this description are from Jefferson County Clerk & Records RECORDS.

Said parcel contains 122.300 acre, more or less.

Basis of Bearings: The East line of the Southeast One-quarter of Section 26, Township 4 South, Range 69 West, of the 6th Principal Meridian is assumed to bear S 0° 22' 20" E.

Exhibit B

NOTICE

TO ALL PERSONS INTERESTED:

PLEASE TAKE NOTICE that the City Council of the City of Lakewood adopted a Resolution initiating annexation proceedings for the Taylor Annexation, said Annexation being more particularly described in said Resolution, a copy of which precedes this Notice.

That, on September 9, 2013, at the hour of 7:00 p.m., or as soon thereafter as the matter may come for hearing in the Council Chambers in the City Hall, 480 South Allison Parkway, Lakewood, Colorado, the Lakewood City Council will hold a public hearing upon the annexation and zoning request for the purpose of finding and determining whether the property proposed to be annexed meets the applicable requirements of Colorado law and is considered eligible for annexation and for the purpose of determining the appropriate zoning for the property included in the annexation. At such hearing, any person may appear and present such evidence as they may desire.

The Property included in the Annexation shall be considered for zoning to the One Acre Lot Residential (R-1-43) Zone District.

The City of Lakewood will make reasonable accommodations for access to City services, programs and activities and will make special communication arrangements for persons with disabilities. Please call 303-987-7080 (TDD 303-987-7057) for assistance.

Dated this ____ day of July, 2013

City Clerk