

RESOLUTION R18-016

A RESOLUTION ACCEPTING AN ANNEXATION PETITION CONCERNING RALSTON RIDGE, 7120 & 7000 INDIANA STREET, FINDING SAID PETITION SUBSTANTIALLY COMPLIANT WITH C.R.S. 31-12-107(1), AND SETTING A PUBLIC HEARING FOR MARCH 19, 2018, 6:30 P.M. AT ARVADA CITY HALL FOR CITY COUNCIL TO DETERMINE WHETHER THE AREA MEETS THE REQUIREMENTS OF C.R.S. 31-12-104 AND 105, AND IS CONSIDERED ELIGIBLE FOR ANNEXATION

The City Council of the City of Arvada, State of Colorado, having examined the filings and the Petition for Annexation of certain real estate more fully described in said petition, said petition having heretofore been filed with the City Clerk of the City of Arvada, State of Colorado,

FINDS AS FOLLOWS:

1. That the petition contains the following:
 - a. An allegation that the requirements of §§ 31-12-104 and 31-12-105 C.R.S. exist or are met.
 - b. An allegation that the signers of the petition comprise the landowners of one hundred percent of the territory included in the area proposed to be annexed, exclusive of streets and alleys and any land owned by the annexing municipality.
 - c. A request that the City of Arvada approve the annexation of the area proposed to be annexed.
 - d. The signature of such landowners.
 - e. The mailing address of such signers.
 - f. The legal description of the land owned by such signers.
 - g. The date of signing of each signature.
 - h. The affidavits of the circulators of the petition stating that each signature therein is the signature of the person whose name it purports to be.

2. That accompanying such petition have been filed four prints of an 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. Next to the boundary of the area proposed to be annexed is drawn the contiguous boundary of the City of Arvada, and that the dimensions of the contiguous boundary are shown on the map.

3. That no signature on the petition is dated more than 180 days prior to the date of filing of the Petition for Annexation with the City Clerk of the City of Arvada, State of Colorado.

4. That on its face, the petition is in substantial compliance with §31-12-107(1) C.R.S.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. That the Petition for Annexation to the City of Arvada of the following described unincorporated territory, situated in the County of Jefferson and State of Colorado, to wit:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF COMMENCEMENT AT THE NORTHWEST CORNER OF SECTION 6; THENCE N 89°32'42" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 SECTION 6 A DISTANCE OF 605.50 FEET TO THE NORTHWEST CORNER OF ANNEXATION ORD. NO. 1548; THENCE S 00°03'19" E ALONG THE WESTERLY BOUNDARY OF SAID ANNEXATION ORD.

NO. 1548 A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF RISEN CHRIST LUTHERAN CHURCH ANNEXATION ORD. NO. 3410 AND THE POINT OF BEGINNING;

THENCE S 00°03'19" E CONTINUING ALONG SAID WESTERLY BOUNDARY OF ANNEXATION ORD. NO. 1548 A DISTANCE OF 597.23 FEET;

THENCE S 88°58'52" W A DISTANCE OF 32.00 FEET;
THENCE N 00°03'19" W A DISTANCE OF 59.00 FEET;
THENCE S 88°58'52" W A DISTANCE OF 543.64 FEET TO A POINT ON THE
EASTERLY RIGHT-OF-
WAY LINE OF INDIANA STREET (AKA COLORADO STATE HIGHWAY NO. 72);
THENCE S 00°02'55" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF
INDIANA STREET (AKA COLORADO STATE HIGHWAY NO. 72) A DISTANCE
OF 362.00 FEET;
THENCE N 88°59'11" E A DISTANCE OF 584.93 FEET TO A POINT ON SAID
WESTERLY BOUNDARY OF ANNEXATION ORD. NO. 1548;
THENCE S 00°03'19" E ALONG SAID WESTERLY BOUNDARY OF
ANNEXATION ORD. NO. 1548
A DISTANCE OF 376.44 FEET TO THE SOUTHWEST CORNER OF SAID
ANNEXATION ORD. NO. 1548, SAID POINT ALSO BEING ON THE NORTHERLY
BOUNDARY OF MAPLE VALLEY ANNEXATION ORDINANCE NO. 2066;
THENCE S 89°50'56" W ALONG SAID NORTHERLY BOUNDARY OF MAPLE
VALLEY ANNEXATION ORDINANCE NO. 2066 A DISTANCE OF 614.89 FEET TO
THE NORTHWEST CORNER OF SAID MAPLE VALLEY ANNEXATION
ORDINANCE NO. 2066, SAID POINT ALSO ON THE WEST LINE OF SAID
NORTHWEST 1/4 OF SECTION 6, SAID POINT ALSO BEING THE NORTHEAST
CORNER OF ANNEXATION ORD. NO. 1299;
THENCE N 89°43'06" W ALONG THE NORTHERLY BOUNDARY OF SAID
ANNEXATION ORD. NO. 1299 A DISTANCE OF 30.00 FEET TO THE
SOUTHEAST CORNER OF ANNEXATION ORD. NO. 4302
THENCE N 00°02'55" W ALONG THE EASTERLY LINE OF SAID ANNEXATION
ORD. NO. 4302 AND THE EXTENSION THEREOF A DISTANCE OF 852.90 FEET
TO POINT ON THE SOUTHERLY BOUNDARY OF SADDLE BROOK
ANNEXATION ORD. NO. 3688;
THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID
SADDLE BROOK ANNEXATION ORD. NO. 3688 THE FOLLOWING FIVE (5)
COURSES:

- 1) N 89°57'05" E A DISTANCE OF 60.00 FEET;
- 2) N 00°02'55" W A DISTANCE OF 1.71 FEET;
- 3) N 13°55'56" E A DISTANCE OF 41.39 FEET;
- 4) N 00°02'55" W A DISTANCE OF 371.21 FEET;
- 5) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF N 68°50'35" E 21.21
FEET, A RADIUS OF 30.00 FEET, AN ARC OF 21.68 FEET, AND A DELTA OF
41°24'14" TO A POINT ON THE SOUTHERLY BOUNDARY OF RISEN CHRIST
LUTHERAN CHURCH ANNEXATION ORD. NO. 3410;

THENCE N 89°32'42" E ALONG SAID SOUTHERLY BOUNDARY OF RISEN
CHRIST LUTHERAN CHURCH ANNEXATION ORD. NO. 3410 A DISTANCE OF
545.72 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 578,024 SQUARE FEET OR 13.2696 ACRES MORE OR LESS.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6 BEING S 00°02'55" E AND MONUMENTED AS FOLLOWS:

-NORTHWEST CORNER OF SECTION 6, BEING A FOUND 3.25" ALUMINUM CAP IN RANGE BOX, PLS 10374, PER MON. REC. DATED 8-9-00.

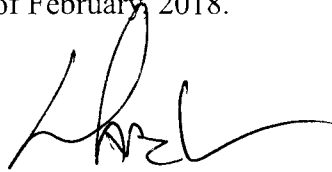
-WEST 1/4 CORNER OF SECTION 6, BEING A FOUND 2" ALUMINUM CAP IN RANGE BOX WITH NO LID, PLS 14112, PER MON. REC. DATED 5-10-99.

on its face complies with the requirements of C.R.S. §31-12-107(1).

Section 2. That a public hearing shall be held on the 19th day of March, 2018 at 6:30 p.m. at the Arvada City Hall for the purpose of determining and finding whether the areas proposed to be annexed meet the applicable requirements of §§31-12-104 and 31-12-105 C.R.S. and are considered eligible for annexation.

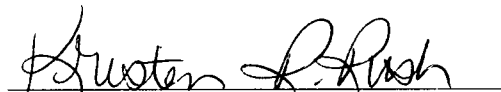
Section 3. This resolution shall be effective five days after its approval by the City Council.

APPROVED AND ADOPTED this 5th day of February, 2018.



Marc Williams, Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM:

Christopher K. Daly, City Attorney

By:  CKD



Publication dates: February 8, 2018
February 15, 2018
February 22, 2018
March 1, 2018

PETITION FOR ANNEXATION

NAME OF ANNEXATION: Ralston Ridge Annexation
APPROXIMATE LOCATION: 7200 Indiana Street, Arvada, CO 80007

PETITION FOR ANNEXATION OF UNINCORPORATED TERRITORY IN THE COUNTY OF JEFFERSON, STATE OF COLORADO, TO THE CITY OF ARVADA, STATE OF COLORADO

TO THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

The undersigned in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, C.R.S. 1973, as amended, hereby petitions the City Council of the City of Arvada for annexation to the City of Arvada of the following described unincorporated territory located in the County of Jefferson, State of Colorado, to wit:

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6 BEING S 00°02'55" E AND MONUMENTED AS FOLLOWS:

-NORTHWEST CORNER OF SECTION 6, BEING A FOUND 3.25" ALUMINUM CAP IN RANGE BOX, PLS 10374, PER MON. REC. DATED 8-9-00.

-WEST 1/4 CORNER OF SECTION 6, BEING A FOUND 2" ALUMINUM CAP IN RANGE BOX WITH NO LID, PLS 14112, PER MON. REC. DATED 5-10-99.

POINT OF COMMENCEMENT AT THE NORTHWEST CORNER OF SECTION 6;

THENCE N 89°32'42" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 SECTION 6 A DISTANCE OF 605.50 FEET TO THE NORTHWEST CORNER OF ANNEXATION ORD. NO. 1548;

THENCE S 00°03'19" E ALONG THE WESTERLY BOUNDARY OF SAID ANNEXATION ORD. NO. 1548 A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF RISEN CHRIST LUTHERAN CHURCH ANNEXATION ORD. NO. 3410 AND THE **POINT OF BEGINNING**;

THENCE S 00°03'19" E CONTINUING ALONG SAID WESTERLY BOUNDARY OF ANNEXATION ORD. NO. 1548 A DISTANCE OF 597.23 FEET;

THENCE S 88°58'52" W A DISTANCE OF 32.00 FEET;

THENCE N 00°03'19" W A DISTANCE OF 59.00 FEET;

THENCE S 88°58'52" W A DISTANCE OF 543.64 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STREET (AKA COLORADO STATE HIGHWAY NO. 72);

THENCE S 00°02'55" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF INDIANA STREET (AKA COLORADO STATE HIGHWAY NO. 72) A DISTANCE OF 362.00 FEET;

THENCE N 88°59'11" E A DISTANCE OF 584.93 FEET TO A POINT ON SAID WESTERLY BOUNDARY OF ANNEXATION ORD. NO. 1548;

THENCE S 00°03'19" E ALONG SAID WESTERLY BOUNDARY OF ANNEXATION ORD. NO. 1548 A DISTANCE OF 376.44 FEET TO THE SOUTHWEST CORNER OF SAID ANNEXATION ORD. NO. 1548, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF MAPLE VALLEY ANNEXATION ORDINANCE NO. 2066;

THENCE S 89°50'56" W ALONG SAID NORTHERLY BOUNDARY OF MAPLE VALLEY ANNEXATION ORDINANCE NO. 2066 A DISTANCE OF 614.89 FEET TO THE NORTHWEST CORNER OF SAID MAPLE VALLEY ANNEXATION ORDINANCE NO. 2066, SAID POINT ALSO ON THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 6, SAID POINT ALSO BEING THE NORTHEAST CORNER OF ANNEXATION ORD. NO. 1299;

THENCE N 89°43'06" W ALONG THE NORTHERLY BOUNDARY OF SAID ANNEXATION ORD. NO. 1299 A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF ANNEXATION ORD. NO. 4302

THENCE N 00°02'55" W ALONG THE EASTERLY LINE OF SAID ANNEXATION ORD. NO. 4302 AND THE EXTENSION THEREOF A DISTANCE OF 852.90 FEET TO POINT ON THE SOUTHERLY BOUNDARY OF SADDLE BROOK ANNEXATION ORD. NO. 3688;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID SADDLE BROOK ANNEXATION ORD. NO. 3688 THE FOLLOWING FIVE (5) COURSES:

1) N 89°57'05" E A DISTANCE OF 60.00 FEET;

2) N 00°02'55" W A DISTANCE OF 1.71 FEET;

3) N 13°55'56" E A DISTANCE OF 41.39 FEET;

4) N 00°02'55" W A DISTANCE OF 371.21 FEET;

5) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF N 68°50'35" E 21.21 FEET, A RADIUS OF 30.00 FEET, AN ARC OF 21.68 FEET, AND A DELTA OF 41°24'14" TO A POINT ON THE SOUTHERLY BOUNDARY OF RISEN CHRIST LUTHERAN CHURCH ANNEXATION ORD. NO. 3410;

THENCE N 89°32'42" E ALONG SAID SOUTHERLY BOUNDARY OF RISEN CHRIST LUTHERAN CHURCH ANNEXATION ORD. NO. 3410 A DISTANCE OF 545.72 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 578,024 SQUARE FEET OR 13.2696 ACRES MORE OR LESS.

In support of the said Petition, your Petitioner alleges that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Arvada.
2. No less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Arvada.
3. A community of interest exists between the territory proposed to be annexed and the City of Arvada.
4. The territory proposed to be annexed is urban or will be urbanized in the future.
5. The territory proposed to be annexed is integrated or is capable of being integrated with the City of Arvada.
6. 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:
 - a) is divided into separate parts or parcels without the written consent of the landowner or landowners thereof.
 - b) comprising twenty acres or more which, together with the buildings and improvements situated thereon, has an assessed value in excess of two-hundred thousand dollars for an ad valorem tax purpose for the year preceding the annexation is included within the territory proposed to be annexed, without the written consent of the landowner or landowners thereof.
7. No annexation proceedings have been commenced by another municipality for the annexation of part or all of the area proposed herein to be annexed to Arvada.
8. Annexation of the territory proposed to be annexed will not result in detachment of area from any school district and the attachment of the same to another school district.

9. Annexation of the area proposed to be annexed will not have the effect of extending the City of Arvada's municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year.
10. No portion of a platted street or alley lies within the boundaries of the area proposed to be annexed, unless the entire width of said street or alley has been included within the boundaries of the area to be annexed.
11. The Signer(s) of the Petition comprise(s) the landowner(s) of one hundred percent of the territory included in the area proposed to be annexed, exclusive of streets and alleys and any land owned by the annexing municipality.
12. Other than property within Indiana Street or property otherwise owned by the annexing municipality, the property described in the above Legal Description is the combination of three parcels. The two parcels whose legal description is set forth in Exhibit A attached hereto and made a part hereof is owned one hundred percent by the Lee A. West Trust. Trustees David Fields and Cindy Lou Brundage have signed the Petition with respect to such parcels. The parcel whose legal description is set forth in Exhibit B attached hereto and made a part hereof is owned one hundred percent by Betty Polich who has signed the Petition with respect to such parcel.
13. All other requirements of Section 31-12-104 and 31-12-105, C.R.S., exist or have been met.
14. The mailing address of the Signers, the legal descriptions of the land owned by such signers, and the dates of signing of such signatures are all shown on this Petition.
15. Attached to this Petition is the Affidavit of Circulator of this Petition that the signatures hereon are the signatures of the person whose name it purports to be.

Your Petitioner(s) further request(s) that the City of Arvada approve the annexation of the area proposed to be annexed.

Owner: Lee A. West Trust (Trustee: David Fields)

Owner's Signature: _____

Address: 10 Brentwood Street, Lakewood, CO. 80226

Date of signing: _____

Owner: Lee A. West Trust (Trustee: Cindy Lou Brundage)

Owner's Signature: Cindy Lou Brundage

Address: 10 Brentwood Street, Lakewood, CO. 80226

Date of signing: _____

Owner: Betty L. Polich

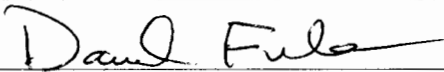
Owner's Signature: _____

Address: 7120 Indiana Street, Arvada, CO. 80007

Date of signing: _____

Your Petitioner(s) further request(s) that the City of Arvada approve the annexation of the area proposed to be annexed.

Owner: Lee A. West Trust (Trustee: David Fields)

Owner's Signature: 

Address: 10 Brentwood Street, Lakewood, CO. 80226

Date of signing: _____

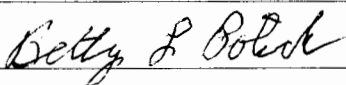
Owner: Lee A. West Trust (Trustee: Cindy Lou Brundage)

Owner's Signature: _____

Address: 10 Brentwood Street, Lakewood, CO. 80226

Date of signing: _____

Owner: Betty L. Polich

Owner's Signature: 

Address: 7120 Indiana Street, Arvada, CO. 80007

Date of signing: _____

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF Denver)

Matt Cavanaugh, being duly sworn, upon oath,
deposes and states:

1. That the affiant circulated the Petition for Annexation for the purpose of obtaining the signature(s) of the above Petitioner(s).
2. That each signature thereon is the signature of the person whose name it purports to be.

[Signature]
Circulator

NOTARY CERTIFICATE

STATE OF COLORADO)
)ss.
COUNTY OF Denver)

Subscribed and sworn to before me this 10 day of January, 2018.
Witness my hand and official seal.

(SEAL)

[Signature]
Notary Public

My commission expires: 12/20/2021

BRENDA L VAZQUEZ ACOSTA
Notary Public
State of Colorado
Notary ID # 20174051872
My Commission Expires 12-20-2021

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 6;

THENCE S89°12'00" E ALONG THE NORTH LINE OF SAID SECTION 6 AND ALONG THE CENTERLINE OF W. 72ND AVENUE, A DISTANCE OF 605.93 FEET TO A POINT;

THENCE S01°12'00"W A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S01°12'00"W AND PARALLEL WITH THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 597.14 FEET TO THE NE CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED FEBRUARY 24, 1958 IN BOOK 1106 AT PAGE , AS RECORDED IN JEFFERSON COUNTY;

THENCE N89°45'49"W ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 1106 AT PAGE 369, A DISTANCE OF 32.00 FEET TO THE SE CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED MAY 13, 1960 IN BOOK 1273 AT PAGE , AS RECORDED IN JEFFERSON COUNTY;

THENCE N01°12'00"E ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 1273 AT PAGE 27, A DISTANCE OF 59.00 FEET TO THE NE CORNER OF SAID PARCEL DESCRIBED IN BOOK 1273 AT PAGE 27;

THENCE N89°45'49"W ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 1273 AT PAGE 27, A DISTANCE OF 326.00 FEET TO THE SE CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED JULY 25, 1963 IN BOOK 1619 AT PAGE , AS RECORDED IN JEFFERSON COUNTY;

THENCE N01°12'00"E ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 1619 AT PAGE 205, A DISTANCE OF 200.00 FEET TO THE NE CORNER OF SAID PARCEL DESCRIBED IN BOOK 1619 AT PAGE 205;

THENCE N89°45'49"W ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 1619 AT PAGE 205, A DISTANCE OF 218.00 FEET TO THE NW CORNER OF SAID PARCEL DESCRIBED IN BOOK 1619 AT PAGE 205 AND ON THE EASTERLY R.O.W. LINE OF INDIANA STREET (ALSO KNOWN AS COLORADO HIGHWAY NO. 72,) SAID POINT BEING 30.00 FEET EASTERLY OF THE WEST LINE OF SECTION 6;

THENCE N01°12'00"E AND PARALLEL WITH THE WEST LINE OF SAID SECTION 6 AND ALONG THE EASTERLY R.O.W. LINE OF INDIANA STREET, A DISTANCE OF 314.01 FEET TO A POINT OF CURVATURE;

THENCE 46.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE DELTA IS 89°36'00", WHOSE RADIUS IS 30.00 FEET TO A POINT OF TANGENCY, SAID POINT BEING 50.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6;

THENCE 89°12'00"E AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 546.14 FEET TO THE TRUE POINT OF BEGINNING.

COUNTY OF JEFFERSON, STATE OF COLORADO,

EXCEPT THAT PORTION THEREOF AS CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, IN THE DEED RECORDED APRIL 7, 1987 UNDER RECEPTION NO. 87044275.

SAID PARCEL CONTAINS 6.11 ACRES, MORE OR LESS.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH , RANGE 69 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 6;

THENCE S01°12'00"W ALONG THE WEST LINE OF SAID SECTION 6 AND ALONG THE CENTERLINE OF INDIANA STREET (ALSO KNOWN AS COLORADO HIGHWAY NO. 72,) A DISTANCE OF 955.60 FEET TO A POINT;

THENCE S88°48'00"E A DISTANCE OF 30.00 FEET TO THE SW CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN BOOK 1106 AT PAGE 369, AS RECORDED IN JEFFERSON COUNTY, SAID POINT BEING ALSO THE POINT OF BEGINNING;

THENCE S89°45'49"E ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 1106 AT PAGE 369, A DISTANCE OF 585.25 FEET TO A POINT;

THENCE S01°12'00"W AND PARALLEL WITH THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 376.61 FEET TO A POINT;

THENCE N88°54'04"W A DISTANCE OF 585.17 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF INDIANA STREET, SAID POINT BEING 30.00 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 6;

THENCE N01°12'00"E AND PARALLEL WITH THE WEST LINE OF SAID SECTION 6 AND ALONG THE EASTERLY R.O.W. LINE OF INDIANA STREET A DISTANCE OF 367.80 FEET TO THE TRUE POINT OF BEGINNING, SAID PARCEL CONTAINS 5.00 ACRES, MORE OR LESS.

COUNTY OF JEFFERSON, STATE OF COLORADO.

EXHIBIT B

LEGAL DESCRIPTION:

PARCEL 3:

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., WHICH BEGINS AT A POINT 2053.3 FEET NORTH OF THE SOUTH LINE, AND 30 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6, WHICH POINT OF BEGINNING IS ALSO THE EAST LINE OF INDIANA STREET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, 218 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, 200 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, 218 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 AND ALONG THE EAST LINE OF SAID INDIANA STREET, 200 FEET TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO,

EXCEPT:

THAT PORTION THEREOF CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, IN THE DEED RECORDED APRIL 7, 1987 UNDER RECEPTION NO. 87044276.

EXCEPT: (DESCRIPTION PREPARED BY AARON J. HANDL, PLS 38328)

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 993122 IN THE OFFICIAL JEFFERSON COUNTY RECORDS, SITUATED IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGER 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED WITH A 3-1/4" ALUMINUM CAP IN RANGE BOX, STAMPED: CDOT/ PLS 10374/ 1992;

THENCE SOUTH 05°51'08" EAST, A DISTANCE OF 395.34 FEET TO A POINT ON THE EAST RIGHT OF WAY OF INDIANA STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 88°59'28" EAST COINCIDENT WITH THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 65.01 FEET;

THENCE SOUTH 00°02'43" EAST PARALLEL WITH SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL OF LAND;

THENCE SOUTH 88°59'28" WEST COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 75.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF INDIANA STREET;

THENCE COINCIDENT WITH SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°02'43" WEST, A DISTANCE OF 125.00 FEET;
2. NORTH 13°56'04" EAST, A DISTANCE OF 41.39 FEET;
3. NORTH 00°02'43" WEST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14,450 SQUARE FEET OR 0.332 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION BY 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED: CDOT/ PLS 10374/ 1992, AND AT THE WEST 1/4 CORNER OF SAID SECTION WITH A 2" ALUMINUM CAP IN RANGE BOX STAMPED: PLS 12405, BEARS SOUTH 00°02'43" EAST WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO.

NET PARCEL CONTAINS 28,512 SQUARE FEET OR 0.655 ACRES MORE OR LESS.