

RESOLUTION 2013-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, FINDING A PETITION FOR A SERIAL ANNEXATION OF AN APPROXIMATELY 503 ACRE PARCEL OF LAND LOCATED IN SECTIONS 27, 34, 33, AND 28, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, COLORADO IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES; AND INITIATING ANNEXATION PROCEEDINGS FOR THE PARCELS (GLENWOOD RIDGE ANNEXATION).

WHEREAS, a petition for a serial annexation of seven (7) parcels of land described in Exhibit "A" attached hereto and made a part hereof for all purposes, has been filed with the City Clerk of the City of Glenwood Springs, Colorado; and

WHEREAS, the petition has been referred to the City Council of the City of Glenwood Springs, Colorado, for a determination of substantial compliance with the requirements of §31-12-107(1), C.R.S., as amended; and

WHEREAS, City Council has been advised by staff and has taken official notice of all maps, records and other information and materials on file with the City regarding said petition; and

WHEREAS, City Council has determined that it is in the best interest of the City to initiate proceedings for the annexation of the parcels.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:

**Section 1.** The petition for serial annexation of seven parcels of land located in Sections 27, 34, 33, and 28, Township 6 South, Range 89 West of the Sixth Principal Meridian, County of Garfield, State of Colorado, and more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes, is hereby determined to be in substantial compliance with §31-12-107(1), C.R.S., as amended

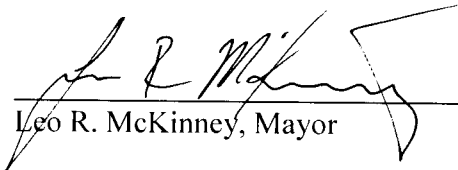
**Section 2.** The annexation proceedings for these parcels are hereby initiated, as required by law, and a public hearing will be held on February 20, 2014 at a regular City Council meeting beginning at 6:00 p.m., City Hall, 101 W. 8<sup>th</sup> Street, Glenwood Springs, Colorado.

INTRODUCED, READ AND PASSED THIS 21<sup>ST</sup> DAY OF NOVEMBER, 2013.

CITY OF GLENWOOD SPRINGS, COLORADO

ATTEST:

  
Robin S. Unsworth, City Clerk

  
Leo R. McKinney, Mayor

# EXHIBIT A

## ANNEXATION PARCEL 1 DESCRIPTION

A parcel of land located in Tract A of Four Mile Ranch Subdivision recorded July 3, 2000 as reception no. 565737 and a portion of Parcel A as described in the Warranty Deed recorded June 6, 2007 as reception no. 725018 within the SW1/4SE1/4 Section 27 and NW1/4NE1/4 Section 34, Township 6 South, Range 89 West of the Sixth Principal Meridian, County of Garfield, State of Colorado. Said Parcel being further described as follows:

Beginning at the most easterly angle point of said Tract A, said point also being the E 1/16 corner of said Sections 27 and 34; thence along the Easterly boundary of said Tract A and the Westerly boundary of the NE1/4NE1/4 of said Section 34 S.08°34'48"W., a distance of 690.91' feet to a point on the boundary of said Parcel A; thence leaving said Easterly boundary S.08°34'48"W. along the boundary of said Parcel A and continuing along said Westerly boundary, a distance of 263.97 feet; thence leaving said Westerly boundary and the boundary of said Parcel A N.00°42'47"E., a distance of 267.62 feet to a point on the common boundary between said Tract A and said Parcel A; thence along the boundary of said Tract A the following six (6) courses:

- 1) N.00°42'47"E., 397.43 feet;
- 2) 431.41 feet along the arc of a curve to the right, radius of 2,220.00 feet, central angle of 11°08'03", chord N.06°16'48"E., 430.73 feet;
- 3) 68.65 feet along the arc of a reverse curve to the left, radius of 1,030.00 feet, central angle of 03°49'07", chord N.09°56'17"E., 68.63 feet;
- 4) N.08°01'43"E., 381.69 feet;
- 5) S.88°24'59"E., 36.99 feet, to a point on the Easterly line of the SW1/4 of the SE1/4 of Section 27;
- 6) S.01°27'16"W. along said Easterly line, 593.67 feet to the POINT OF BEGINNING.

Containing 103,381 square feet or 2.373 acres, more or less.

PARCEL 1A DESCRIPTION (PORTION OF ANNEXATION PARCEL 1 OWNED BY CITY OF GLENWOOD SPRINGS)

A parcel of land located in Tract A of Four Mile Ranch Subdivision recorded July 3, 2000 as reception no. 565737 within the SW1/4SE1/4 Section 27 and NW1/4NE1/4 Section 34, Township 6 South, Range 89 West of the Sixth Principal Meridian, County of Garfield, State of Colorado. Said Parcel being further described as follows:

Beginning at the most easterly angle point of said Tract A, said point also being the E 1/16 corner of said Sections 27 and 34; thence along the Easterly boundary of said Tract A and the Westerly boundary of the NE1/4NE1/4 of said Section 34 S.08°34'48"W., a distance of 690.91 feet to a point on the boundary of Parcel A as described in the Warranty Deed recorded June 6, 2007 as reception no. 725018; thence leaving said Easterly boundary and along the common boundary of said Tract A and said Parcel A N. 79°39'14"W., a distance of 36.65 feet; thence leaving said common boundary and along the boundary of said Tract A the following six (6) courses:

- 1) N.00°42'47"E., 397.43 feet;
- 2) 431.41 feet along the arc of a curve to the right, radius of 2,220.00 feet, central angle of 11°08'03", chord N.06°16'48"E., 430.73 feet;
- 3) 68.65 feet along the arc of a reverse curve to the left, radius of 1,030.00 feet, central angle of 03°49'07", chord N.09°56'17"E., 68.63 feet;
- 4) N.08°01'43"E., 381.69 feet;
- 5) S.88°24'59"E., 36.99 feet, to a point on the Easterly line of the SW1/4 of the SE1/4 of Section 27;
- 6) S.01°27'16"W. along said Easterly line, 593.67 feet to the POINT OF BEGINNING.

Containing 98,547 square feet or 2.262 acres, more or less.

**PARCEL 1B DESCRIPTION (PORTION OF ANNEXATION PARCEL 1 OWNED BY ELK MEADOWS PROPERTIES, LLC)**

A parcel of land located in a portion of Parcel A as described in the Warranty Deed recorded June 6, 2007 as reception no. 725018 within the NW1/4NE1/4 Section 34, Township 6 South, Range 89 West of the Sixth Principal Meridian, County of Garfield, State of Colorado. Said Parcel being further described as follows:

Commencing at the most easterly angle point of Tract A of Four Mile Ranch Subdivision recorded July 3, 2000 as reception no. 565737, said point also being the E 1/16 corner of Section 27 and said Section 34; thence along the Easterly boundary of said Tract A and the Westerly boundary of the NE1/4NE1/4 of said Section 34 S.08°34'48"W., a distance of 690.91 feet to a point on the common boundary of said Parcel A and Tract A, the Point of Beginning; thence along the boundary of said Parcel A S.08°34'48"W., a distance of 263.97 feet; thence leaving the boundary of said Parcel A N.00°42'47"E., a distance of 267.62 feet to a point on the common boundary between said Tract A and said Parcel A; thence along said common boundary S.79°39'14"E., a distance of 36.65 feet to the POINT OF BEGINNING.

Containing 4,834 square feet or 0.111 acres, more or less.

ANNEXATION PARCEL 2 DESCRIPTION

A parcel of land located in a portion of Parcel A as described in the Warranty Deed recorded June 6, 2007 as reception no. 725018 within the NW1/4NE1/4 Section 34, Township 6 South, Range 89 West of the Sixth Principal Meridian, County of Garfield, State of Colorado. Said Parcel being further described as follows:

Commencing at the NE1/16 corner of said Section 34, thence N.08°34'48"E. along the West line of the NE1/4NE1/4 of said Section 34 a distance of 303.21 feet to the POINT OF BEGINNING; thence leaving said West line N.31°22'41"W., a distance of 696.57 feet to a point on the common boundary of Four Mile Ranch Subdivision recorded July 3, 2000 as reception no. 565737 and said Parcel A; thence along said boundary S.79°39'14"E., a distance of 350.06 feet to a point on the Westerly right-of-way of County Road no. 116; thence along said right-of-way S.00°42'47"W., a distance of 399.81 feet; thence continuing along said right-of-way S.18°55'13"E., a distance of 92.55 feet to a point on the said West line of the NE1/4NE1/4; thence leaving said right-of-way and along said West line S.08°34'48"W., a distance of 45.00 feet to the POINT OF BEGINNING.

Containing 86,974 square feet or 1.997 acres, more or less.

### ANNEXATION PARCEL 3 DESCRIPTION

A parcel of land located in a portion of Parcel A as described in the Warranty Deed recorded June 6, 2007 as reception no. 725018 within the NW1/4NE1/4, SW1/4NE1/4 and SE1/4NE1/4 Section 34, Township 6 South, Range 89 West of the Sixth Principal Meridian, County of Garfield, State of Colorado. Said Parcel being further described as follows:

Beginning at the NE1/16 corner of said Section 34; thence along the boundary of Said Parcel A and the North line of SE1/4NE1/4 of said Section 34 S.88°39'11"E., a distance of 139.73 feet to the North West corner of the Preserve at Prehm Ranch recorded June 6, 2003 as reception no. 628654; thence leaving said North line and along the common boundary between said Parcel A and said Prehm Ranch the following three (3) courses:

- 1) S.20°30'40"E., 95.64 feet;
- 2) 268.25 feet along the arc of a curve to the right, radius of 4,121.83 feet, central angle of 03°43'44", chord S.18°38'48"E., 268.21 feet;
- 3) S.16°46'57"E., 420.00 feet;

thence leaving said common boundary N.29°39'34"W., a distance of 1,921.12 feet to a point on the common boundary of Four Mile Ranch Subdivision recorded July 3, 2000 as reception no. 565737 and said Parcel A; thence along said common boundary S.84°10'26"E., a distance of 254.28 feet; thence leaving said common boundary S.31°22'41"E., a distance of 696.57 feet to a point on the West line of the NE1/4NE1/4 of said Section 34 and the easterly boundary of said Parcel A; thence along said West line and said easterly boundary S.08°34'48"W., a distance of 303.21 feet to the POINT OF BEGINNING.

Containing 271,195 square feet or 6.226 acres, more or less.

#### ANNEXATION PARCEL 4 DESCRIPTION

A parcel of land located in a portion of Parcel A as described in the Warranty Deed recorded June 6, 2007 as reception no. 725018 within the NE1/4NW1/4, NW1/4NE1/4, SE1/4NE1/4, and SW1/4NE1/4 Section 34, Township 6 South, Range 89 West of the Sixth Principal Meridian, County of Garfield, State of Colorado. Said Parcel being further described as follows:

Beginning at a point on the common boundary of said Parcel A and the Preserve at Prehm Ranch recorded June 6, 2003 as reception no. 628654, the E-C1/16 corner of said Section 34; thence leaving said common boundary N.33°05'45"W., a distance of 3,050.68 feet to a point on the Easterly right-of-way of County Road 117; thence along said right-of-way N.11°43'51"W., a distance of 4.79 feet to a point on the common boundary of Four Mile Ranch Subdivision recorded July 3, 2000 as reception no. 565737 and said Parcel A; thence leaving said right-of-way and along said common boundary the following four (4) courses:

- 1) S.84°01'44"E., 345.30 feet;
- 2) S.83°37'58"E., 309.58 feet;
- 3) S.83°47'22"E., 395.98 feet;
- 4) S.83°38'01"E., 279.76 feet;

thence leaving said common boundary S.29°39'34"E., a distance of 1,921.12 feet to a point on the common boundary of said Preserve at Prehm Ranch and said Parcel A; thence along said common boundary the following seven (7) courses:

- 1) S.16°46'57"E., 399.27 feet;
- 2) 119.70 feet along the arc of a non-tangent curve to the left, radius of 269.87 feet, central angle of 25°24'46", chord S.06°06'51"E., 118.72 feet;
- 3) S.18°49'14"E., 25.38 feet;
- 4) 47.53 feet along the arc of a curve to the right, radius of 25.05 feet, central angle of 108°42'21", chord S.35°31'57"W., 40.71 feet;
- 5) S.89°53'07"W., 56.23 feet;
- 6) 27.99 feet along the arc of a curve to the left radius of 72.72 feet, central angle of 22°03'04", chord S.78°51'35"W., 27.81 feet;
- 7) N.88°28'21"W., 605.54 feet to a point on the West line of the SE1/4NE1/4 of said Section 34;

thence continuing along said common boundary and along said West line S.08°36'27"W., a distance of 202.37 feet to the POINT OF BEGINNING.

Containing 2,594,688 square feet or 59.566 acres, more or less.

## ANNEXATION PARCEL 5 DESCRIPTION

A parcel of land located in portion of Parcels A and F as described in the Warranty Deed recorded June 6, 2007 as reception no. 725018 within the E1/2NW1/4, W1/2NE1/4 and NE1/4SW1/4 Section 34, Township 6 South, Range 89 West of the Sixth Principal Meridian, County of Garfield, State of Colorado. Said Parcel being further described as follows:

Beginning at a point on the common boundary of said Parcel A and the Preserve at Prehm Ranch recorded June 6, 2003 as reception no. 628654, the E-C 1/16 corner of said Section 34; thence along said common boundary and the South line of the W1/2NE1/4 of said Section 34 N.88°53'25"W., a distance of 1,332.95 feet, to the C1/4 of said Section 34; thence continuing along said common boundary and along the East line of the NE1/4SW1/4 of said Section 34 S.08°31'49"W., a distance of 1,521.30 feet to the S-C1/16 corner of said Section 34 and the boundary of Sunlight Parkway recorded April 26 1995 as reception no. 477156; thence leaving said common boundary, said East line of the NE1/4SW1/4 and along the common boundary of said Sunlight Parkway and said Parcel A N.17°55'55"W., a distance of 1,294.15 feet; thence continuing along said common boundary N.89°01'47"W., a distance of 65.58 feet to a point on the easterly right-of-way of County Road 117 (Four Mile Road); thence leaving said common boundary and along the common boundary between said easterly right-of-way and the boundary of Parcels A and F the following twenty-nine (29) calls:

- 1) N.09°02'13"W., 29.58 feet;
- 2) N.08°50'39"E., 102.21 feet;
- 3) N.14°25'28"E., 69.40 feet;
- 4) N.20°53'34"E., 48.38 feet;
- 5) N.23°39'40"E., 69.30 feet;
- 6) 391.20 feet along the arc of a non-tangent curve to the left, radius of 901.72 feet, central angle of 24°51'25", chord N.20°23'51"E., 388.14 feet;
- 7) N.00°15'18"W., 116.45 feet;
- 8) N.00°54'51"W., 84.31 feet;
- 9) N.01°29'30"W., 110.78 feet;
- 10) N.00°58'55"W., a distance of 89.11 feet;
- 11) N.04°41'51"E., 61.18 feet;
- 12) N.13°50'22"E., 103.58 feet;
- 13) N.14°16'02"E., 47.48 feet;
- 14) N.15°49'46"E., 98.11 feet;
- 15) N.13°17'10"E., 45.87 feet;
- 16) N.09°19'50"E., 26.45 feet;
- 17) N.08°47'36"E., 51.65 feet;
- 18) N.07°36'53"E., 51.94 feet;
- 19) N.07°31'40"E., 74.15 feet;
- 20) N.12°35'59"E., 25.59 feet;
- 21) N.12°33'48"E., 70.09 feet;
- 22) N.17°21'00"E., 73.41 feet;
- 23) N.24°23'05"E., 31.65 feet;
- 24) N.17°45'41"E., 35.11 feet;
- 25) N.19°14'31"E., 63.26 feet;
- 26) N.26°50'16"E., 83.30 feet;
- 27) N.33°13'57"E., 191.50 feet;
- 28) N.15°54'56"W., 521.76 feet;
- 29) N.14°01'27"W., 166.02 feet;

thence leaving said common boundary S.33°05'45"E., a distance of 3,050.68 feet to the POINT OF



BEGINNING.

Containing 2,753,862 square feet or 63.220 acres, more or less.



## ANNEXATION PARCEL 6 DESCRIPTION

A parcel of land located in portions of Parcel A and F as described in the Warranty Deed recorded June 6, 2007 as reception no. 725018 and that parcel of land as described in the warranty deed recorded June 6, 2007 as reception no. 725021 within the NW1/4, E1/2SW1/4 and NW1/4SW1/4 Section 34, Township 6 South, Range 89 West of the Sixth Principal Meridian, County of Garfield, State of Colorado. Said Parcel being further described as follows:

Beginning at the N1/16 corner of said Section 34 and Section 33, said Township 6 South, said Range 89 West; thence along the North line of SW1/4NW1/4 of said Section 34 S.88°27'54"E., a distance of 662.53 feet; thence leaving said North line N.08°50'17"E., a distance of 1,158.47 feet; thence S.81°54'55"E., a distance of 845.52 feet; thence S.83°04'40"E., a distance of 351.08 feet to a point on the common boundary of said Parcels A, F and I and the Westerly right-of-way of County Road 117 (Four Mile Road); thence along said common boundary the following forty-three (43) courses:

- 1) S.09°20'08"E., 389.40 feet;
- 2) S.15°36'19"E., 115.26 feet;
- 3) S.04°05'53"E., 116.11 feet;
- 4) S.01°08'07"W., 80.47 feet;
- 5) S.01°41'35"W., 24.99 feet;
- 6) S.07°32'20"W., 95.53 feet;
- 7) S.16°05'14"W., 145.36 feet;
- 8) S.16°56'33"W., 59.14 feet;
- 9) S.15°37'20"W., 126.42 feet;
- 10) S.12°48'02"W., 39.74 feet;
- 11) S.09°19'47"W., 126.54 feet;
- 12) S.10°28'58"W., 85.63 feet;
- 13) S.15°39'52"W., 175.37 feet;
- 14) S.19°48'54"W., 94.72 feet;
- 15) S.08°10'54"W., 75.92 feet;
- 16) S.04°27'28"W., 55.91 feet;
- 17) S.01°02'55"E., 59.57 feet;
- 18) S.00°46'05"E., 52.60 feet;
- 19) S.01°16'50"E., 42.81 feet;
- 20) S.02°55'09"E., 51.00 feet;
- 21) S.00°23'17"E., 55.75 feet;
- 22) S.02°54'18"W., 55.04 feet;
- 23) S.09°29'44"W., 49.50 feet;
- 24) S.13°26'55"W., 51.79 feet;
- 25) S.18°15'28"W., 52.48 feet;
- 26) S.20°12'48"W., 58.55 feet;
- 27) S.24°23'48"W., 50.66 feet;
- 28) S.26°16'03"W., 54.55 feet;
- 29) S.26°53'53"W., 55.29 feet;
- 30) S.23°40'36"W., 54.35 feet;
- 31) S.22°10'56"W., 40.77 feet;
- 32) S.15°37'04"W., 34.61 feet;
- 33) S.11°30'06"W., 108.04 feet;
- 34) S.12°36'52"W., 75.66 feet;
- 35) S.04°53'44"W., 60.48 feet;
- 36) S.07°20'08"W., 65.17 feet;

- 37) S.03°20'08"E., 57.93 feet;
- 38) S.03°23'51"E., 59.27 feet;
- 39) S.06°53'30"E., 62.90 feet;
- 40) S.06°06'43"E., 60.94 feet;
- 41) S.09°23'41"E., 61.32 feet;
- 42) S.09°48'58"E., 57.61 feet;
- 43) S.11°56'07"E., 20.20 feet to a point on the common boundary boundary of said Parcels A, F and I and The Amended Bershenyi Exemption Plat recorded April 15, 1997 as reception no. 506994;

thence leaving said common right-of-way boundary and along said common Bershenyi boundary the following eight (8) courses:

- 1) N.40°58'03"W., 123.69 feet;
- 2) N.84°54'08"W., 106.99 feet;
- 3) S.16°49'40"W., 476.96 feet;
- 4) S.11°43'00"W., 502.92 feet;
- 5) S.03°51'41"W., 203.29 feet;
- 6) S.25°57'14"E., 179.72 feet;
- 7) S.43°23'31"E., 191.83 feet;
- 8) S.11°02'26"W., 51.05 feet;

thence leaving said common Bershenyi boundary and continuing along the boundary of said Parcels A, F and I N.89°04'56"W., a distance of 693.56 feet to a point on the West line of the SE1/4SW1/4 of said Section 34; thence continuing along the boundary of Said Parcels A, F and I and along said West line N.08°31'33"E., a distance of 598.91 feet to the SW1/16 corner of said Section 34; thence continuing along the boundary of said Parcels A, F and I and along the North line of SW1/4SW1/4 of said Section 34 N.89°17'13"W., a distance of 1,334.61 feet to the S1/16 corner of said Section 33 and 34; thence continuing along the boundary of said Parcels A, F and I and along the westerly line of said Section 34 N.08°42'22"E., a distance of 1,544.30 feet to the 1/4 corner of said Section 33 and 34; thence continuing along the boundary of said Parcels A, F and I and the westerly line of said Section 34 N.09°00'17"E., a distance of 1,540.05 feet to the POINT OF BEGINNING.

Containing 7,674,497 square feet or 176.182 acres, more or less.

## ANNEXATION PARCEL 7 DESCRIPTION

A parcel of land located in portions of Parcels D and E as described in the Warranty Deed recorded June 6, 2007 as reception no. 725018 within the W1/2SW1/4 Section 27, N1/2NW1/4 Section 34, NE1/4NE1/4 Section 33, and SE1/4SE1/4 Section 28, Township 6 South, Range 89 West of the Sixth Principal Meridian, County of Garfield, State of Colorado. Said Parcel being further described as follows:

Beginning at the N 1/16 corner of said Section 34 and Section 33; thence along the boundary of Said Parcels D, E and I and the South line of NE1/4NE1/4 said Section 33 N.88°39'31"W., a distance of 1,316.31 feet to the NE1/16 corner said Section 33; thence continuing along the boundary of said Parcels D, E and I and along the West line of said NE1/4NE1/4 N.08°53'39"E., a distance of 1,551.10 feet to the E1/16 corner of said Sections 28 and 33; thence continuing along the boundary of said Parcels D, E and I and along the West line of the SE1/4SE1/4 said Section 28 N.00°42'10"E., a distance of 1,333.69 feet to the SE1/16 corner of said Section 28; thence continuing along the boundary of said Parcels D, E and I and along the North line of said SE1/4SE1/4 S.88°09'19"E., a distance of 1,318.20 feet to the S1/16 corner of said Sections 27 and 28; thence continuing along the boundary of said Parcels D, E and I and along the West line of said Section 27 N.00°44'37"E., a distance of 1,331.75 feet to the 1/4 corner of said Sections 27 and 28; thence continuing along the boundary of said Parcels D, E and I and along the North line of the SW1/4 of said Section 27 S.88°28'59"E., a distance of 1,264.41 feet; thence continuing along the boundary of said Parcels D, E and I the following seven (7) courses:

- 1) S.01°22'21"E., a distance of 401.80 feet;
- 2) S.01°36'20"E., a distance of 316.89 feet;
- 3) S.01°43'22"W., a distance of 264.19 feet;
- 4) S.02°25'29"W., a distance of 772.98 feet;
- 5) S.00°09'47"W., a distance of 770.96 feet;
- 6) S.00°08'33"W., a distance of 347.58 feet;
- 7) S.01°03'46"E., a distance of 248.65 feet;
- 8) N.81°54'55"W., a distance of 684.94 feet;

thence continuing along the boundary of said Parcels D, E and I S.08°50'17"W., a distance of 1,158.47 feet to a point on the North line of the SW1/4 NW1/4 of said Section 34; thence continuing along the boundary of said Parcels D, E and I and along said North line N.88°27'54"W., a distance of 662.53 feet to the POINT OF BEGINNING.

Containing 8,454,712 square feet or 194.093 acres, more or less.