

PETITION FOR ANNEXATION

THE UNDERSIGNED (hereinafter referred to as the "Petitioners") hereby petition the Council of the City of Fort Collins, Colorado for the annexation of an area, to be referred to as the Peakview Annexation No. 2 Annexation to the City of Fort Collins. Said area, consisting of approximately 3,038,737 SQUARE FEET OR 69.7598 ACRES, is more particularly described on Attachment "A," attached hereto.

The Petitioners allege:

1. That it is desirable and necessary that such area be annexed to the City of Fort Collins.
2. That the requirements of Sections 31-12-104 and 31-12-105, C.R.S., exist or have been met.
3. That not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the boundaries of the City of Fort Collins.
4. That a community of interest exists between the area proposed to be annexed and the City of Fort Collins.
5. That the area to be annexed is urban or will be urbanized in the near future.
6. That the area proposed to be annexed is integrated with or capable of being integrated with the City of Fort Collins.
7. That the Petitioners herein comprise more than fifty percent (50%) of the landowners in the area and own more than fifty percent (50%) of the area to be annexed, excluding public streets, alleys and lands owned by the City of Fort Collins.
8. That the City of Fort Collins shall not be required to assume any obligations respecting the construction of water mains, sewer lines, gas mains, electric service lines, streets or any other services or utilities in connection with the property proposed to be annexed except as may be provided by the ordinance of the City of Fort Collins.

Further, as an express condition of annexation, Petitioners consent to the inclusion into the Municipal Subdistrict, Northern Colorado Water Conservancy District (the "Subdistrict") pursuant to §37-45-136(3.6) C.R.S., Petitioners acknowledge that, upon inclusion into the Subdistrict, Petitioners' property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the Subdistrict at the time of inclusion of Petitioners' lands. Petitioners agree to waive any right to an election which may exist pursuant to Article X, §20 of the Colorado Constitution before the Subdistrict can impose such mill levies and special assessments as it has the authority to impose. Petitioners also agree to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, §20 of the Colorado Constitution.

WHEREFORE, said Petitioners request that the Council of the City of Fort Collins approve the annexation of the area described on Attachment "A." Furthermore, the Petitioners request that said area be placed in the MMN - Medium Density Mixed-use Neighborhood, I - Industrial, and GC - General Commercial Zone Districts pursuant to the Land Use Code of the City of Fort Collins, and more particularly described on Attachment "D," attached hereto.

- ☒ (Check box if applicable). The Petitioners reserve the right to withdraw this petition and their signatures therefrom at any time prior to the commencement of the roll call of the City Council for the vote upon the second reading of the annexation ordinance.

Individual Petitioners signing this Petition represent that they own the portion(s) of the area described on Attachment "A" as more particularly described below:

Cooper Slough Hunting Club, LLC Ownership

A tract of land situate in the East 1/2 of the Southwest 1/4 of Section 9, Township 7 North, Range 68 West of the 6th P.M., Larimer County, Colorado which considering the South line of the said Southwest 1/4 as bearing N 89° 11' 21" W and all bearings contained herein relative thereto is contained within the boundary lines which begin at a point on the North right of-way of CO Highway No. 14 which bears N 89° 11' 21" W 250.00 feet and again N 00° 10' 34" E 37.00 feet from the South 1/4 corner of said Section 9 and run thence N 00° 10' 34" E 620.00 feet; thence S 89° 11' 21" E 250.00 feet to a point on the East line of the Southwest 1/4; thence N 00° 10' 34" E 1978.18 feet along the said East line to the Center 1/4 corner of said Section 9; thence N 88° 55' 11" W 1323.28 feet along the North Line of the said Southwest 1/4 to the Northwest corner of the said East 1/2 of the Southwest 1/4; thence S 00° 14' 19" W 451.94 feet along the West of the said East 1/2 of the Southwest 1/4; thence S 88° 05' 11" E 962.56 feet; thence S 34° 15' 36" W 379.40 feet to a point on the Westerly Line of an existing wetland area; thence along the said Westerly line, S 05° 04' 24" W 40.00 feet and again S 21° 04' 13" W 52.36 feet and again S 35° 02' 50" W 28.76 feet and again S 38° 56' 57" W 18.41 feet again S 29° 27' W 38.98 feet and again S 01° 03' 15" E 23.23 feet and S 24° 47' 42" E 27.37 feet and again S 00° 07' 35" W 23.89 feet and again S 19° 27' 45" W 51.00 feet and S 27° 04' 46" E 98.28 feet and S 29° 34' 26" E 121.27 feet and again S 19° 51' 25" E 83.87 feet and again S 04° 17' 36" E 42.42 feet and again S 15° 04' 05" E 105.48 feet and again S 20° 07' 14" E 128.82 feet and again S 10° 21' 14" E 122.97 feet and again S 04° 04' 15" E 111.32 feet and again S 03° 03' 34" E 65.40 feet and again S 00° 28' 21" W 52.45 feet and again S 08° 10' 29" W 131.91 feet and S 15° 08' 31" W 159.24 feet and S 18° 02' 09" W 114.46 feet and again S 16° 07' 52" W 126.85 feet and again S 11° 03' 34" W 93.31 feet and again S 04° 02' 23" E 48.59 feet and again S 24° 02' 43" W 18.25 feet to a point on the North right-of-way line of Colorado Highway No. 14; thence S 89° 11' 21" E 312.33 feet to the point of beginning, containing 35.0108 Acres more or less.

IN WITNESS WHEREOF, I/we have executed this Petition for Annexation this 20th day of January, 2026.



Petitioner's/Owner's Signature
(Cooper Slough Hunting Club, LLC by Michael L. Donaldson)

P.O. Box 930
Address

Fort Collins, CO 80522
City State Zip

- ☒ (Check box if applicable). The Petitioners reserve the right to withdraw this petition and their signatures therefrom at any time prior to the commencement of the roll call of the City Council for the vote upon the second reading of the annexation ordinance.

Individual Petitioners signing this Petition represent that they own the portion(s) of the area described on Attachment "A" as more particularly described below:

Valley 14, LLC Ownership

(1) A TRACT OF LAND SITUATE IN THE EAST 1/2 OF THE SOUTHWEST 1/4 SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M., LARIMER COUNTY, COLORADO WHICH CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST 1/4 AS BEARING NORTH 89 DEGREES 11 MINUTES 21 SECONDS WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT ON THE EAST LINE OF THE SAID SOUTHWEST 1/4 WHICH BEARS NORTH 00 DEGREES 10 MINUTES 34 SECONDS EAST 1,353.04 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 9 AND RUN THENCE NORTH 88 DEGREES 53 MINUTES 14 SECONDS WEST 1,324.68 FEET TO THE WEST LINE OF THE SAID EAST 1/2; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 14 MINUTES 19 SECONDS EAST 1,281.36 FEET TO THE NORTH LINE OF THE SAID SOUTHWEST 1/4; THENCE ALONG SAID NORTH LINE SOUTH 88 DEGREES 55 MINUTES 11 SECONDS EAST 1,323.28 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 9; THENCE ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4, SOUTH 00 DEGREES 10 MINUTES 34 SECONDS WEST 1,282.14 FEET TO THAT POINT OF BEGINNING;

(2) AND EXCEPTING THAT PORTION CONVEYED TO COOPER SLOUGH HUNTING CLUB, LLC, IN DEED RECORDED OCTOBER 27, 1998 AS RECEPTION NO. 989093295. **TOGETHER WITH** THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH RANGE 68 WEST OF THE 6TH PM, LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST 1/16TH CORNER COMMON TO SECTIONS 9 AND 16; THENCE N00°13'30"E, A DISTANCE OF 374.86 FEET ON THE WEST LINE OF SAID

SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING; THENCE N00°13'30"E, A DISTANCE OF 985.09 FEET ON SAID WEST LINE; THENCE S88°54'03"E, A DISTANCE OF 789.69 FEET TO THE WEST LINE OF THAT PARCEL RECORDED AT RECEPTION NUMBER 98093295 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE; THENCE ON SAID WEST LINE FOR THE FOLLOWING 15 COURSES;

- 1) THENCE S19°52'14"E, A DISTANCE OF 34.64 FEET;
- 2) THENCE S04°18'25"E, A DISTANCE OF 42.42 FEET;
- 3) THENCE S15°47'54"E, A DISTANCE OF 105.48 FEET;
- 4) THENCE S20°08'03"E, A DISTANCE OF 128.82 FEET;
- 5) THENCE S10°22'03"E, A DISTANCE OF 122.97 FEET;
- 6) THENCE S04°05'04"E, A DISTANCE OF 111.32 FEET;
- 7) THENCE S03°37'23"E, A DISTANCE OF 65.40 FEET;
- 8) THENCE S00°27'32"W, A DISTANCE OF 52.45 FEET;
- 9) THENCE S08°09'40"W, A DISTANCE OF 131.91 FEET;
- 10) THENCE S15°07'42"W, A DISTANCE OF 159.24 FEET;
- 11) THENCE S18°19'20"W, A DISTANCE OF 114.46 FEET;
- 12) THENCE S16°07'03"W, A DISTANCE OF 126.85 FEET;
- 13) THENCE S11°02'45"W, A DISTANCE OF 93.31 FEET;

14) THENCE S04°43'12"E, A DISTANCE OF 48.59 FEET;
 15) THENCE S24°23'54"W, A DISTANCE OF 18.21 FEET;
 THENCE N89°12'02"W, A DISTANCE OF 35.41 FEET ON A LINE 37.00 NORTH OF AND PARALLEL TO THE TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TO THE NORTHEAST LINE OF THAT PARCEL RECORDED AT RECEPTION NUMBER 20170044765 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE, THE SAME BEING THE NORTH RIGHT OF WAY LINE OF THE REALIGNED NORTH FRONTAGE ROAD FOR EAST MULBERRY STREET; THENCE ON SAID NORTH LINE FOR THE FOLLOWING 5 COURSES;
 1) THENCE ALONG A NONTANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 46°59'53", A DISTANCE OF 178.00 FEET, A CHORD BEARING OF N58°13'16"W WITH A CHORD DISTANCE OF 173.05 FEET;
 2) THENCE N34°43'20"W, A DISTANCE OF 155.19 FEET;
 3) THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 42°57'55", A DISTANCE OF 212.22 FEET, A CHORD BEARING OF N56°12'17"W WITH A CHORD DISTANCE OF 207.28 FEET;
 4) THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 11°49'23", A DISTANCE OF 109.99 FEET, A CHORD BEARING OF N83°35'56"W WITH A CHORD DISTANCE OF 109.79 FEET;
 5) THENCE N89°30'38"W, A DISTANCE OF 210.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH RANGE 68 WEST OF THE 6TH PM, LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST 1/16TH CORNER COMMON TO SECTIONS 9 AND 16, MONUMENTED WITH A 2 ½" ALUMINUM CAP STAMPED PLS 23503; THENCE N00°13'30"E, A DISTANCE OF 37.00 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9; THENCE S89°12'02"E, A DISTANCE OF 124.82 FEET, PARALLEL WITH AND 37.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE RIGHT OF WAY LINE CREATED BY THAT DOCUMENT RECORDED AT RECEPTION NUMBER 20170044765 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE, AND THE POINT OF BEGINNING; THENCE ON SAID RIGHT OF WAY LINE FOR THE FOLLOWING 7 COURSES;

1) THENCE N00°48'14"E, A DISTANCE OF 237.53 FEET;
 2) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'07", A DISTANCE OF 54.98 FEET, A CHORD BEARING OF N45°29'19"E WITH A CHORD DISTANCE OF 49.50 FEET;
 3) THENCE S89°30'38"E, A DISTANCE OF 47.37 FEET;
 4) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET, A CENTRAL ANGLE OF 11°49'23", A DISTANCE OF 96.37 FEET, A CHORD BEARING OF S83°35'56"E WITH A CHORD DISTANCE OF 96.19 FEET TO A
 POINT OF COMPOUND CURVATURE;
 5) THENCE ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 42°57'55", A DISTANCE OF 162.73 FEET, A CHORD BEARING OF S56°12'17"E WITH A CHORD DISTANCE OF 158.94 FEET;
 6) THENCE S34°43'20"E, A DISTANCE OF 155.19 FEET;
 7) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 13°57'56", A DISTANCE OF 68.98 FEET, A CHORD BEARING OF S41°42'18"E WITH A CHORD DISTANCE OF 68.81 FEET; THENCE N89°12'02"W, A DISTANCE OF 447.89 FEET, PARALLEL WITH AND 37.00 FEET

NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING.

TOGETHER WITH

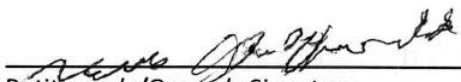
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH RANGE 68 WEST OF THE 6TH PM, LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST 1/16TH CORNER COMMON TO SECTIONS 9 AND 16, MONUMENTED WITH A 2 1/2" ALUMINUM CAP STAMPED PLS 23503; THENCE N00°13'30"E, A DISTANCE OF 37.00 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING; THENCE N00°13'30"E, A DISTANCE OF 271.86 FEET CONTINUING ON SAID WEST LINE TO THE SOUTH RIGHT OF WAY LINE OF THE REALIGNED NORTH FRONTAGE ROAD FOR EAST MULBERRY STREET; THENCE ON SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING 3 COURSES;

1) THENCE S89°30'38"E, A DISTANCE OF 26.38 FEET;

2) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°18'52", A DISTANCE OF 55.17 FEET, A CHORD BEARING OF S44°21'12"E WITH A CHORD DISTANCE OF 49.63 FEET;

3) THENCE S00°48'14"W, A DISTANCE OF 236.99 FEET; THENCE N89°12'02"W, A DISTANCE OF 58.82 FEET ON A LINE PARALLELL WITH AND 37.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF, I/we have executed this Petition for Annexation this 20th day of
January, 2 026.



Petitioner's/Owner's Signature
(Valley 14, LLC by Michael L. Donaldson)

P.O. Box 930

Address

Fort Collins, CO 80522

City State Zip

Attachment A – Legal Description of the “Peakview Annexation No. 2”

PROPERTY DESCRIPTION

TWO PARCELS OF LAND BEING ALL OF LOTS 1-5 AND OUTLOT C, PARKVIEW P.L.D. 05-S2523, AS RECORDED UNDER RECEPTION NO. 20220059051 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER, TOGETHER WITH A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23503" AT THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE BEING ASSUMED TO BEAR S89°11'21"E.

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S00°10'34"W A DISTANCE OF 1,978.18 FEET, TO THE NORTHEAST CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 97039686 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY, N89°11'21"W A DISTANCE OF 250.00 FEET, TO THE NORTHWEST CORNER OF SAID PROPERTY;

THENCE ON THE WESTERLY LINE OF SAID PROPERTY, S00°10'34"W A DISTANCE OF 620.00 FEET, TO THE SOUTHWEST CORNER OF SAID PROPERTY, ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 341.48 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THIRTY-SEVEN (37) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N06°19'53"E, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 48°41'45" AND AN ARC LENGTH OF 184.43 FEET, TO A POINT OF TANGENT;
2. N34°58'22"W A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 25°29'51" AND AN ARC LENGTH OF 125.94 FEET, TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 09°31'31" AND AN ARC LENGTH OF 3.32 FEET, TO A POINT OF TANGENT;
5. N50°56'41"W A DISTANCE OF 28.81 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 17°32'15" AND AN ARC LENGTH OF 8.88 FEET, TO A POINT OF COMPOUND CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 291.00 FEET, A CENTRAL ANGLE OF 09°27'22" AND AN ARC LENGTH OF 48.03 FEET, TO A POINT OF COMPOUND CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 541.00 FEET, A CENTRAL ANGLE OF 05°46'51" AND AN ARC LENGTH OF 54.58 FEET, TO A POINT OF REVERSE CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 62°31'40" AND AN ARC LENGTH OF 53.47 FEET, TO A POINT OF TANGENT;
10. N21°11'28"W A DISTANCE OF 91.99 FEET, TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 01°22'20" AND AN ARC LENGTH OF 4.29 FEET, TO A POINT OF TANGENT;

12. N19°49'08"W A DISTANCE OF 108.53 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 129.00 FEET, A CENTRAL ANGLE OF 08°04'32" AND AN ARC LENGTH OF 18.18 FEET, TO A POINT OF REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 03°07'00" AND AN ARC LENGTH OF 1.09 FEET, TO A POINT OF TANGENT;
15. N14°51'36"W A DISTANCE OF 84.36 FEET;
16. N13°42'52"W A DISTANCE OF 50.01 FEET;
17. N14°51'36"W A DISTANCE OF 50.10 FEET, TO A POINT OF NON-TANGENT CURVE;
18. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S75°31'34"W, HAVING A RADIUS OF 108.19 FEET, A CENTRAL ANGLE OF 10°37'19" AND AN ARC LENGTH OF 20.06 FEET, TO A POINT OF NON-TANGENT;
19. N24°42'34"W A DISTANCE OF 43.84 FEET, TO A POINT OF CURVE;
20. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°47'15" AND AN ARC LENGTH OF 17.28 FEET, TO A POINT OF COMPOUND CURVE;
21. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,033.00 FEET, A CENTRAL ANGLE OF 09°59'32" AND AN ARC LENGTH OF 180.15 FEET, TO A POINT OF COMPOUND CURVE;
22. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 09°33'20" AND AN ARC LENGTH OF 22.35 FEET, TO A POINT OF TANGENT;
23. N06°37'34"E A DISTANCE OF 78.77 FEET, TO A POINT OF CURVE;
24. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°23'15" AND AN ARC LENGTH OF 18.51 FEET, TO A POINT OF TANGENT;
25. N00°14'19"E A DISTANCE OF 102.11 FEET, TO A POINT OF CURVE;
26. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 09°54'53" AND AN ARC LENGTH OF 20.07 FEET, TO A POINT OF TANGENT;
27. N09°40'35"W A DISTANCE OF 52.35 FEET, TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 09°54'53" AND AN ARC LENGTH OF 14.54 FEET, TO A POINT OF TANGENT;
29. N00°14'19"E A DISTANCE OF 182.11 FEET, TO A POINT OF CURVE;
30. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 06°41'42" AND AN ARC LENGTH OF 15.66 FEET, TO A POINT OF TANGENT;
31. N06°56'01"E A DISTANCE OF 85.38 FEET, TO A POINT OF CURVE;
32. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°41'42" AND AN ARC LENGTH OF 19.40 FEET, TO A POINT OF TANGENT;
33. N00°14'19"E A DISTANCE OF 75.11 FEET, TO A POINT OF CURVE;
34. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 11°15'25" AND AN ARC LENGTH OF 22.79 FEET, TO A POINT OF TANGENT;
35. N11°01'07"W A DISTANCE OF 41.76 FEET, TO A POINT OF CURVE;
36. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°15'25" AND AN ARC LENGTH OF 16.50 FEET, TO A POINT OF TANGENT;

37. N00°14'19"E A DISTANCE OF 827.07 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON SAID NORTH LINE, S88°55'11"E A DISTANCE OF 1,281.26 FEET, TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 1, BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 161.99 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 417.78 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N61°24'47"E, HAVING A RADIUS OF 30.51 FEET, A CENTRAL ANGLE OF 28°12'43" AND AN ARC LENGTH OF 15.02 FEET, TO A POINT OF NON-TANGENT;
2. N00°14'19"E A DISTANCE OF 11.14 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 517.00 FEET, A CENTRAL ANGLE OF 05°14'12" AND AN ARC LENGTH OF 47.25 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N85°08'49"E, HAVING A RADIUS OF 10.12 FEET, A CENTRAL ANGLE OF 38°04'04" AND AN ARC LENGTH OF 6.73 FEET, TO A POINT OF NON-TANGENT CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N60°14'45"W, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 35°00'00" AND AN ARC LENGTH OF 6.11 FEET, TO A POINT OF TANGENT;
6. N05°14'45"W A DISTANCE OF 94.32 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 50°07'19" AND AN ARC LENGTH OF 69.11 FEET, TO A POINT OF COMPOUND CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 43°02'58" AND AN ARC LENGTH OF 40.57 FEET, TO A POINT OF COMPOUND CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 409.00 FEET, A CENTRAL ANGLE OF 17°14'40" AND AN ARC LENGTH OF 123.10 FEET, TO A POINT OF COMPOUND CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 15°18'19" AND AN ARC LENGTH OF 50.49 FEET, TO A POINT OF REVERSE CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 07°34'05" AND AN ARC LENGTH OF 3.83 FEET, TO A POINT OF TANGENT;
12. S67°05'34"E A DISTANCE OF 29.69 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 19°54'23" AND AN ARC LENGTH OF 6.95 FEET, TO A POINT OF COMPOUND CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 12°12'50" AND AN ARC LENGTH OF 46.26 FEET, TO A POINT OF TANGENT;
15. S34°58'22"E A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 13°57'58" AND AN ARC LENGTH OF 68.98 FEET, TO THE POINT OF BEGINNING.

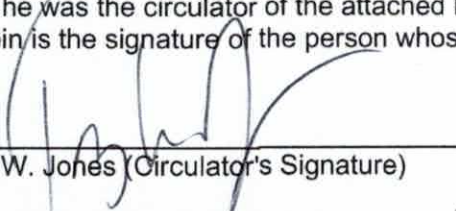
CONTAINING A COMBINED CALCULATED AREA OF 3,038,737 SQUARE FEET OR 69.7598 ACRES.

ATTACHMENT "B"

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

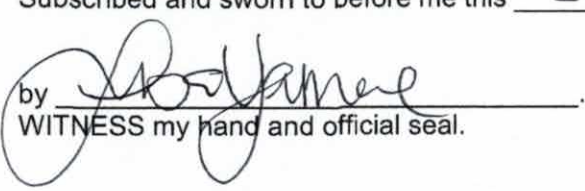
The undersigned, being first duly sworn upon his oath states:

That he was the circulator of the attached Petition for Annexation and that each signature therein is the signature of the person whose name it purports to be.



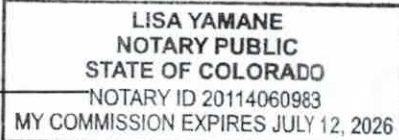
Troy W. Jones (Circulator's Signature)

Subscribed and sworn to before me this 21 day of January, 2024.

by 

WITNESS my hand and official seal.

7.12.26
Commission Expiration Notary Public



ATTACHMENT "C"

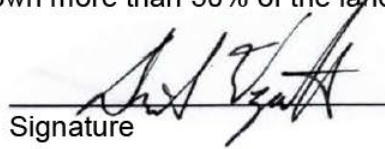
ATTORNEY CERTIFICATION

I, David R. Wyatt, an attorney licensed to practice in the State of Colorado, hereby certify that, as of the date of this certificate, the signers of this Annexation Petition for the area referred to as the Peakview Annexation No. 2 Annexation to the City of Fort Collins are the owners of real property in the area proposed for annexation. Furthermore, I certify that said owners constitute more than 50% of the landowners in the area proposed for annexation, as said area is described on Attachment "A" of said Annexation Petition, and own more than 50% of the land in said area, exclusive of streets and alleys.

1/20/2026

Date

Signature



34223

Attorney Reg. No.

Attachment D

PROPERTY DESCRIPTION PROPOSED ZONE MMN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23503" AT THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE BEING ASSUMED TO BEAR S89°11'21"E.

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S00°10'34"W A DISTANCE OF 480.06 FEET;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING TEN (10) COURSES;

1. S71°25'00"W A DISTANCE OF 118.86 FEET;
2. S63°34'21"W A DISTANCE OF 363.65 FEET;
3. S47°12'26"W A DISTANCE OF 130.16 FEET;
4. S21°48'49"W A DISTANCE OF 164.88 FEET;
5. S02°05'39"W A DISTANCE OF 106.31 FEET;
6. S26°55'40"E A DISTANCE OF 223.52 FEET;
7. S20°31'33"E A DISTANCE OF 67.57 FEET;
8. N89°48'33"W A DISTANCE OF 651.11 FEET;
9. N66°38'48"W A DISTANCE OF 54.36 FEET;
10. N89°45'41"W A DISTANCE OF 109.65 FEET, TO THE NORTHWEST CORNER OF LOT 3, PARKVIEW P.L.D. 05-S2523, AS RECORDED UNDER RECEPTION NO. 20220059051, ALSO BEING THE SOUTHWEST CORNER OF LOT 4, PARKVIEW P.L.D. 05-S2523, ALSO BEING A POINT OF NON-TANGENT CURVE;

THENCE WITH THE WESTERLY LINE OF SAID LOT 4, THE FOLLOWING NINE (9) COURSES:

ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N86°08'26"E, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 04°05'53" AND AN ARC LENGTH OF 6.01 FEET, TO A POINT OF TANGENT;

N00°14'19"E A DISTANCE OF 182.11 FEET, TO A POINT OF CURVE;

ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 06°41'42" AND AN ARC LENGTH OF 15.66 FEET, TO A POINT OF TANGENT;

N06°56'01"E A DISTANCE OF 85.38 FEET, TO A POINT OF CURVE;
ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL
ANGLE OF 06°41'42" AND AN ARC LENGTH OF 19.40 FEET, TO A POINT OF TANGENT;
N00°14'19"E A DISTANCE OF 75.11 FEET, TO A POINT OF CURVE;
ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL
ANGLE OF 11°15'25" AND AN ARC LENGTH OF 22.79 FEET, TO A POINT OF TANGENT;
N11°01'07" W A DISTANCE OF 41.76 FEET, TO A POINT OF CURVE;
ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL
ANGLE OF 11°15'25" AND AN ARC LENGTH OF 16.50 FEET, TO A POINT OF TANGENT ON
THE WESTERLY LINE OF LOT 5, PEAKVIEW P.L.D. 05-S2523;

THENCE WITH SAID WESTERLY LINE, N00°14'19"E A DISTANCE OF 827.07 FEET TO A POINT
ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON SAID NORTH LINE, S88°55'11"E A DISTANCE OF 1,281.26 FEET, TO THE POINT
OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,284,495 SQUARE FEET OR 29.4879 ACRES.

PROPERTY DESCRIPTION PROPOSED ZONE I

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SOUTHWEST QUARTER OF SECTION
9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE
OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST OF
SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING
MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23503" AT THE WEST END AND
A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE BEING
ASSUMED TO BEAR S89°11'21"E.

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID
SECTION 9;

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9,
S00°10'34"W A DISTANCE OF 480.06 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EAST LINE, S00°10'34"W, A DISTANCE OF 1343.92 FEET;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING NINE (9) COURSES:

1. N88°52'10"W A DISTANCE OF 327.17 FEET;
2. N06°20'02"W A DISTANCE OF 208.74 FEET;
3. N20°31'33"W A DISTANCE OF 409.22 FEET;

4. N26°55'40"W A DISTANCE OF 223.52 FEET;
5. N02°05'39"E A DISTANCE OF 106.31 FEET;
6. N21°48'49"E A DISTANCE OF 164.88 FEET;
7. N47°12'26"E A DISTANCE OF 130.16 FEET;
8. N63°34'21"E A DISTANCE OF 363.65 FEET;
9. N71°25'00"E A DISTANCE OF 118.86 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 581,492 SQUARE FEET OR 13.3492 ACRES.

PROPERTY DESCRIPTION PROPOSED ZONE GC

TWO PARCELS OF LAND LOCATED IN THE EAST HALF OF SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23503" AT THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE BEING ASSUMED TO BEAR S89°11'21"E.

PARCEL 1:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S00°10'34"W A DISTANCE OF 1823.98 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON THE SAID EAST LINE, S00°10'34"W A DISTANCE OF 154.20 FEET, TO THE NORTHEAST CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 97039686 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY, N89°11'21"W A DISTANCE OF 250.00 FEET, TO THE NORTHWEST CORNER OF SAID PROPERTY;

THENCE ON THE WESTERLY LINE OF SAID PROPERTY, S00°10'34"W A DISTANCE OF 620.00 FEET, TO THE SOUTHWEST CORNER OF SAID PROPERTY, ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 341.48 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWENTY-EIGHT (28) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N06°19'53"E, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 48°41'45" AND AN ARC LENGTH OF 184.43 FEET, TO A POINT OF TANGENT;
2. N34°58'22"W A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 25°29'51" AND AN ARC LENGTH OF 125.94 FEET, TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 09°31'31" AND AN ARC LENGTH OF 3.32 FEET, TO A POINT OF TANGENT;
5. N50°56'41"W A DISTANCE OF 28.81 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 17°32'15" AND AN ARC LENGTH OF 8.88 FEET, TO A POINT OF COMPOUND CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 291.00 FEET, A CENTRAL ANGLE OF 09°27'22" AND AN ARC LENGTH OF 48.03 FEET, TO A POINT OF COMPOUND CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 541.00 FEET, A CENTRAL ANGLE OF 05°46'51" AND AN ARC LENGTH OF 54.58 FEET, TO A POINT OF REVERSE CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 62°31'40" AND AN ARC LENGTH OF 53.47 FEET, TO A POINT OF TANGENT;
10. N21°11'28"W A DISTANCE OF 91.99 FEET, TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 01°22'20" AND AN ARC LENGTH OF 4.29 FEET, TO A POINT OF TANGENT;
12. N19°49'08"W A DISTANCE OF 108.53 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 129.00 FEET, A CENTRAL ANGLE OF 08°04'32" AND AN ARC LENGTH OF 18.18 FEET, TO A POINT OF REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 03°07'00" AND AN ARC LENGTH OF 1.09 FEET, TO A POINT OF TANGENT;
15. N14°51'36"W A DISTANCE OF 84.36 FEET;
16. N13°42'52"W A DISTANCE OF 50.01 FEET;
17. N14°51'36"W A DISTANCE OF 50.10 FEET, TO A POINT OF NON-TANGENT CURVE;
18. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S75°31'34"W, HAVING A RADIUS OF 108.19 FEET, A CENTRAL ANGLE OF 10°37'19" AND AN ARC LENGTH OF 20.06 FEET, TO A POINT OF NON-TANGENT;
19. N24°42'34"W A DISTANCE OF 43.84 FEET, TO A POINT OF CURVE;

20. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°47'15" AND AN ARC LENGTH OF 17.28 FEET, TO A POINT OF COMPOUND CURVE;
21. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,033.00 FEET, A CENTRAL ANGLE OF 09°59'32" AND AN ARC LENGTH OF 180.15 FEET, TO A POINT OF COMPOUND CURVE;
22. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 09°33'20" AND AN ARC LENGTH OF 22.35 FEET, TO A POINT OF TANGENT;
23. N06°37'34"E A DISTANCE OF 78.77 FEET, TO A POINT OF CURVE;
24. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°23'15" AND AN ARC LENGTH OF 18.51 FEET, TO A POINT OF TANGENT;
25. N00°14'19"E A DISTANCE OF 102.11 FEET, TO A POINT OF CURVE;
26. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 09°54'53" AND AN ARC LENGTH OF 20.07 FEET, TO A POINT OF TANGENT;
27. N09°40'35"W A DISTANCE OF 52.35 FEET, TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 05°49'01" AND AN ARC LENGTH OF 8.53 FEET, TO THE NORTHWEST CORNER OF LOT 3, PARKVIEW P.L.D. 05-S2523, AS RECORDED UNDER RECEPTION NO. 20220059051, ALSO BEING THE SOUTHWEST CORNER OF LOT 4, PARKVIEW P.L.D. 05-S2523;

THENCE WITH THE NORTHERLY LINE OF SAID LOT 3, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 4, AND THEIR EXTENSIONS, THE FOLLOWING THREE (3) COURSES:

1. S89°45'41"E A DISTANCE OF 109.65 FEET;
2. S66°38'48"E A DISTANCE OF 54.36 FEET;
3. S89°48'33"E A DISTANCE OF 651.11 FEET;

THENCE THE FOLLOWING THREE (3) COURSES:

1. S20°31'33"E A DISTANCE OF 341.65 FEET;
2. S06°20'02"E A DISTANCE OF 208.74 FEET;
3. S88°52'10"E A DISTANCE OF 327.17 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,092,233 SQUARE FEET OR 25.0742 ACRES.

PARCEL 2:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 1, BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 161.99 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 417.78 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N61°24'47"E, HAVING A RADIUS OF 30.51 FEET, A CENTRAL ANGLE OF 28°12'43" AND AN ARC LENGTH OF 15.02 FEET, TO A POINT OF NON-TANGENT;
2. N00°14'19"E A DISTANCE OF 11.14 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 517.00 FEET, A CENTRAL ANGLE OF 05°14'12" AND AN ARC LENGTH OF 47.25 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N85°08'49"E, HAVING A RADIUS OF 10.12 FEET, A CENTRAL ANGLE OF 38°04'04" AND AN ARC LENGTH OF 6.73 FEET, TO A POINT OF NON-TANGENT CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N60°14'45"W, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 35°00'00" AND AN ARC LENGTH OF 6.11 FEET, TO A POINT OF TANGENT;
6. N05°14'45"W A DISTANCE OF 94.32 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 50°07'19" AND AN ARC LENGTH OF 69.11 FEET, TO A POINT OF COMPOUND CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 43°02'58" AND AN ARC LENGTH OF 40.57 FEET, TO A POINT OF COMPOUND CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 409.00 FEET, A CENTRAL ANGLE OF 17°14'40" AND AN ARC LENGTH OF 123.10 FEET, TO A POINT OF COMPOUND CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 15°18'19" AND AN ARC LENGTH OF 50.49 FEET, TO A POINT OF REVERSE CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 07°34'05" AND AN ARC LENGTH OF 3.83 FEET, TO A POINT OF TANGENT;
12. S67°05'34"E A DISTANCE OF 29.69 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 19°54'23" AND AN ARC LENGTH OF 6.95 FEET, TO A POINT OF COMPOUND CURVE;

14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF $12^{\circ}12'50''$ AND AN ARC LENGTH OF 46.26 FEET, TO A POINT OF TANGENT;
15. $1S34^{\circ}58'22''E$ A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF $13^{\circ}57'58''$ AND AN ARC LENGTH OF 68.98 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 80,517 SQUARE FEET OR 1.8484 ACRES.