

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 Moor Annexation to the City of Fort Collins. Said area, consisting of approximately Three Point Three Six Eight (3.368) 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 that 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 LMN Zone District pursuant to the Land Use Code of the City of Fort Collins.

☐ (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:

A tract of land situate in the County of Larimer, State of Colorado, to-wit:

INSTRUCTIONS: INSERT HERE the legal description of individual parcels, or if only ownership, type "See Legal Description on Attachment 'A'."

IN WITNESS WHEREOF, I/we have executed this Petition for Annexation this 1st day of APRIL, 2025.

Petitioner's/Owner's Signature
ROBERT R TITNEY
RRT INVESTMENTS, LLC
6316 JOCELYN Hollow RD
Address

Petitioner's/Owner's Signature

Address

NASHVILLE TN 37205
City State Zip

City State Zip

ATTACHMENT "A"
MOOR ANNEXATION
LEGAL DESCRIPTION

A parcel of land, situate in the Northwest Quarter (NW1/4) of Section Ten (10), Township Seven North (T.7N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 10 and assuming the South line of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section 10 as bearing South 89°31'38" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1324.95 feet, monumented by a #6 rebar with 2.5" aluminum cap stamped LS 29407 at the West Quarter corner and a #6 rebar with a 2.5" aluminum cap stamped LS 31169 at the Center-West 1/16th corner and with all other bearings contained herein relative thereto;

THENCE South 89°31'38" East, along said South line, a distance of 280.00 feet to the Southeast corner of the Kennedy's West LaPorte Avenue Annexation as recorded November 14, 1972 as Reception No. 42752 of the Larimer County Clerk & Recorder (LCCR) and to the POINT OF BEGINNING;

Thence along the East and North lines and extensions thereof, said Reception No. 42752, the following four courses:

THENCE North 00°35'52" East a distance of 30.00 feet;

THENCE North 89°31'38" West a distance of 30.00 feet to an extension of the West line of that parcel as described in the General Warranty Deed as recorded November 30, 2021 as Reception No. 20210108643 of the LCCR;

Thence along the West, South, North and East lines and extensions thereof, the following five courses:

THENCE North 00°35'52" East a distance of 150.00 feet;

THENCE North 89°31'38" West a distance of 199.92 feet to the Easterly Right of Way line of Taft Hill Road and to the Easterly line of the Sanctuary on the Green Annexation as recorded November 16, 2018 as Reception No. 20180069904 of the LCCR;

THENCE North 00°37'24" East, along said Easterly lines a distance of 473.87 feet;

THENCE South 89°22'36" East a distance of 280.53 feet;

THENCE South 00°32'39" West a distance of 653.13 feet to the North line of the City Park Prospect Park and Grandview Cemetery Annexation;

THENCE North 89°31'38" West a distance of 51.43 feet to the POINT OF BEGINNING.

Said described parcel of land contains 146,728 Square Feet or 3.368 Acres, more or less (±).

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.



Circulator's Signature

ROBERT R TITLEY

Subscribed and sworn to before me this 1 day of April, 2025,
by Robert R Titley.

WITNESS my hand and official seal.

03/09/2027
Commission Expiration





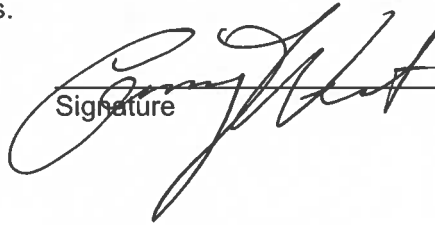
Notary Public

ATTACHMENT "C"

ATTORNEY CERTIFICATION

I, Amy West, 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 Moor 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.

April 28, 2025
Date


Signature

59055
Attorney Reg. No.