

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 Number One Annexation to the City of Fort Collins. Said area, consisting of approximately 251,753 sq. ft. (5.7794) 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, NC, and GC 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 890 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 890 11' 21" W 250.00 feet and again N 000 10' 34" E 37.00 feet from the South 1/4 corner of said Section 9 and run thence N00010'34" E 620.00 feet; thence S 890 11' 21" E 250.00 feet to a point on the East line of the Southwest 1/4; thence N 000 10' 34" E 1978.18 feet along the said East line to the Center 1/4 corner of said Section 9; thence N 880 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 S00014'19" W 451.94 feet along the West of the said East 1/2 of the Southwest 1/4; thence S 880 5' 11" E 962.56 feet, thence S 340 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 05 043' 24" W 40.00 feet and again S 21 0 04' 13 " W 52.36 feet and again S 35 0 29' 50" W 28.76 feet and again S 380 56' 57" W 18.41 feet again S 29' 27" W 38.98 feet and again S 01 0 31' 15" E 23.23 feet and S 240 47' 42" E 27.37 feet and again S 000 7' 35" W 23.89 feet and again S 190 27' 45" W 51.00 feet and S 27 0 04' 46" E 98.28 feet and S 290 34' 26" E 121.27 feet and again S 190 51' 25" E 83.87 feet and again S 040 17' 36" E 42.42 feet and again S 15 0 47' 05" E 105.48 feet and again S 200 07'14" E 128.82 feet and again S 100 21' 14 1' E 122.97 feet and again S 04 0 04' 15" E 111.32 feet and again S 03 0 36' 34" E 65.40 feet and again S 000 28' 21" W 52.45 feet and again S 080 10'29" W 131.91 feet and S 15 0 08' 31"W 159.24 feet and S 18 0 20' 09" W 114.46 feet and again S 160 07' 52" W 126.85 feet and again S 11 0 03' 34" W 93.31 feet and again S 04 0 42'23" E 48.59 feet and again S 24 0 24' 43" W 18,25 feet to a point on the North right-of-way line of Colorado Highway No. 14; thence S 890 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 5th day of July, 2022.



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

3384 East Mulberry Street

Address

Fort Collins, CO 80525

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 SOUTHWEST 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 SOUTHWEST 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

SOUTHWEST 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 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; 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 COURCES;

- 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 5th day of July,
2022.



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

3384 East Mulberry Street

Address

Fort Collins, CO 80525

City State Zip

ATTACHMENT "A"
LEGAL DESCRIPTION OF THE "PEAKVIEW ANNEXATION NUMBER ONE"

A PARCEL OF LAND LOCATED IN 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.

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S88°55'11"E A DISTANCE OF 42.00 FEET;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING THIRTY-EIGHT (38) COURSES:

1. S00°14'19"W A DISTANCE OF 827.07 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, 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;
3. S11°01'07"E A DISTANCE OF 41.76 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, 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;
5. S00°14'19"W A DISTANCE OF 75.11 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, 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;
7. S06°56'01"W A DISTANCE OF 85.38 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, 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;
9. S00°14'19"W A DISTANCE OF 182.11 FEET, TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE LEFT, 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;
11. S09°40'35"E A DISTANCE OF 52.35 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT, 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;
13. S00°14'19"W A DISTANCE OF 102.11 FEET, TO A POINT OF CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, 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;
15. S06°37'34"W A DISTANCE OF 78.77 FEET, TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT, 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 REVERSE CURVE;

17. ON THE ARC OF A CURVE TO THE LEFT, 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;
18. ON THE ARC OF A CURVE TO THE LEFT, 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 TANGENT;
19. S24°42'34"E A DISTANCE OF 43.84 FEET, TO A POINT OF NON-TANGENT CURVE;
20. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°54'15"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;
21. S14°51'36"E A DISTANCE OF 50.10 FEET;
22. S13°42'52"E A DISTANCE OF 50.01 FEET;
23. S14°51'36"E A DISTANCE OF 36.74 FEET;
24. S14°51'36"E A DISTANCE OF 47.62 FEET, TO A POINT OF CURVE;
25. ON THE ARC OF A CURVE TO THE RIGHT, 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 REVERSE CURVE;
26. ON THE ARC OF A CURVE TO THE LEFT, 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 TANGENT;
27. S19°49'08"E A DISTANCE OF 108.53 FEET, TO A POINT OF CURVE;
28. 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;
29. S21°11'28"E A DISTANCE OF 91.99 FEET, TO A POINT OF CURVE;
30. ON THE ARC OF A CURVE TO THE LEFT, 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 REVERSE CURVE;
31. ON THE ARC OF A CURVE TO THE RIGHT, 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 COMPOUND CURVE;
32. ON THE ARC OF A CURVE TO THE RIGHT, 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;
33. ON THE ARC OF A CURVE TO THE RIGHT, 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 TANGENT;
34. S50°56'41"E A DISTANCE OF 28.81 FEET, TO A POINT OF CURVE;
35. ON THE ARC OF A CURVE TO THE LEFT, 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 REVERSE CURVE;
36. ON THE ARC OF A CURVE TO THE RIGHT, 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 TANGENT;
37. S34°58'22"E A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
38. ON THE ARC OF A CURVE TO THE LEFT, 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 ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET AND A POINT OF NON-TANGENT;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 161.98 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 N41°03'41"E, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 13°57'58" AND AN ARC LENGTH OF 68.98 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 217.00 FEET, A CENTRAL ANGLE OF 12°12'50" AND AN ARC LENGTH OF 46.26 FEET, TO A POINT OF COMPOUND CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, 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 TANGENT;
5. N67°05'34"W A DISTANCE OF 29.69 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, 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 REVERSE CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, 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 COMPOUND CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, 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;
9. ON THE ARC OF A CURVE TO THE LEFT, 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;
10. ON THE ARC OF A CURVE TO THE LEFT, 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 TANGENT;
11. S05°14'45"E A DISTANCE OF 94.32 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT, 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 NON-TANGENT REVERSE CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S56°47'06"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 REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S85°00'07"W, 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 TANGENT;
15. S00°14'19"W A DISTANCE OF 11.14 FEET, TO A POINT OF NON-TANGENT CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°37'29"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 ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST MULBERRY STREET AND A POINT OF NON-TANGENT;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 154.79 FEET, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON SAID WEST LINE, N00°14'19"E A DISTANCE OF 2,604.37 FEET, TO THE POINT OF BEGINNING.

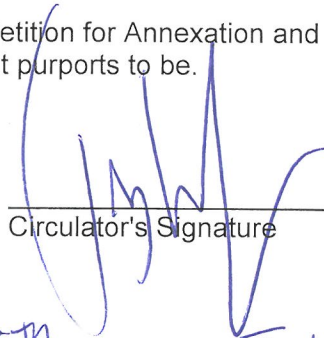
CONTAINING A CALCULATED AREA OF 251,753 SQUARE FEET OR 5.7794 ACRES.

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.




Circulator's Signature

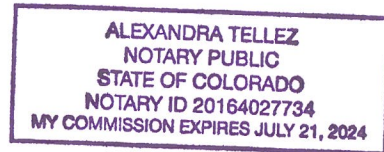
Subscribed and sworn to before me this 5th day of July, 2022,
by Troy W Jones.

WITNESS my hand and official seal.

07/21/24
Commission Expiration



Notary Public



ATTACHMENT "C"

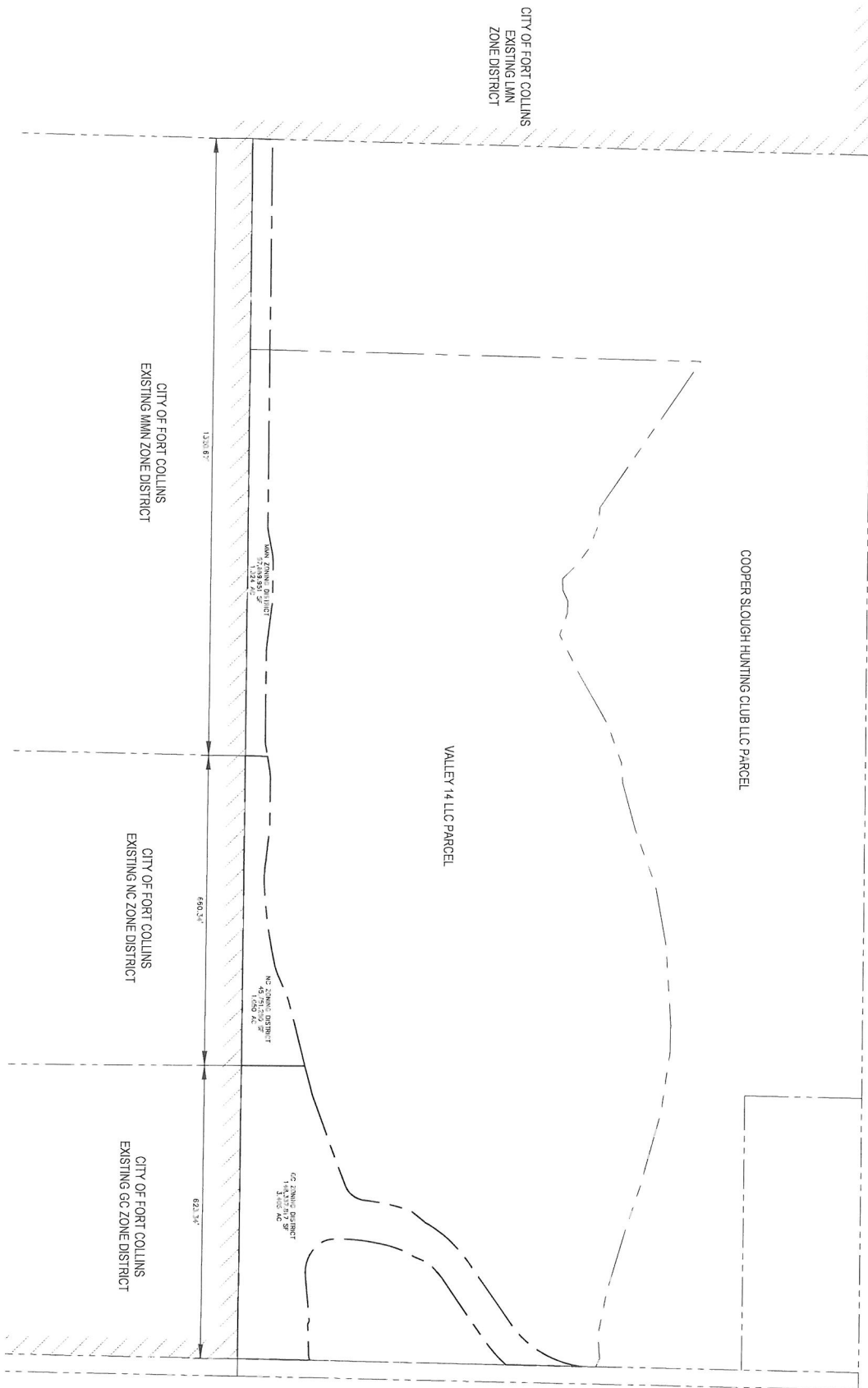
ATTORNEY CERTIFICATION

I, David 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 Number One 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.

7-5-2022
Date

[Signature] 34223
Signature Attorney Reg. No.

ATTACHMENT "D" TO THE
ANNEXATION PETITION FOR
PEAKVIEW ANNEXATION NUMBER ONE



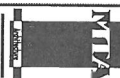
1 PROPOSED ZONING
SCALE: 1" = 300'

ZONING

REVISIONS:

DATE: 7/12/2022

108 Palmyra Avenue
Fort Collins, CO 80524
970.491.7431
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Email: fort@architect.com
http://www.architect.com



PEAKVIEW
ANNEXATION NUMBER ONE