

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 Heritage Annexation to the City of Fort Collins. Said area, consisting of approximately twenty-four and 838/1000 (24.838) 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 31-12-108, 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 §3745-136(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 Employment Zone District pursuant to the Land Use Code of the City of Fort Collins. 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:

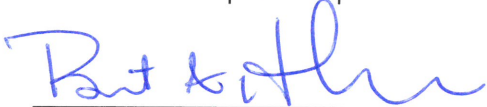
Lots 1 – 3 of Block 2, and Lots 1 – 4 of Block 3, and Tract B of Amended Plat of Envelope D of the Plat of Industrial Business Park International P.U.D. and Lots 1 and 2 of the Amended Plat of Envelopes B & C, Industrial Business Park International P.U.D. and Lots 1 – 5 of the Amended Plat of Lots 5 – 9, Industrial Business Park International P.U.D., located in the West Half (W1/2) of Section 8, Township 7 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, according to the plat thereof recorded August 1, 2019 at reception number 20190043996 of the records of the Larimer County Clerk & Recorder.

And

Lots 3 – 4 of Plat of Industrial Business Park International P.U.D., located in Sections 7 and 8, Township 7 North, Range 68 West of the 6th P.M., Larimer County, Colorado, according to the plat thereof recorded August 12, 1981 at reception number 423677, Book 2128, Page 409, of the records of the Larimer County Clerk & Recorder.

IN WITNESS WHEREOF, I/we have executed this Petition for Annexation this 29 day of OCTOBER 2024.

Friends of Christian Education Foundation
a Colorado nonprofit corporation



By: Brent Holcombe
Title: President

2506 Zurich Dr.

Address

Fort Collins, Colorado 80524

City

State

Zip

ATTACHMENT "A"

LEGAL DESCRIPTION OF THE ANNEXATION

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

A PARCEL OF LAND BEING A PORTION OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 8 AND CONSIDERING THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 8 AS BEARING OF N 89°08'54" W AND HAVING ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N 89°08'54" W A DISTANCE OF 636.52 FEET ALONG SAID SOUTH LINE;

THENCE N 00°51'06" E A DISTANCE OF 56.57 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF THE INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D RECORDED AT RECEPTION NO. 423677 (1981) OF THE LARIMER COUNTY RECORDS, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE S 89°41'35" E A DISTANCE OF 282.29 FEET ALONG THE SOUTH LINE SAID LOT 3 TO A POINT ON THE BOUNDARY LINE OF THE SAID INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D;

THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 7 COURSES:

1. N 00°24'08" E A DISTANCE OF 170.35 FEET;
2. N 41°35'52" W A DISTANCE OF 270.00 FEET;
3. N 65°35'35" W A DISTANCE OF 283.06 FEET;
4. N 80°23'05" W A DISTANCE OF 255.00 FEET;
5. N 65°09'53" W A DISTANCE OF 192.96 FEET;
6. N 08°05'13" E A DISTANCE OF 46.10 FEET;
7. N 89°36'46" W A DISTANCE OF 12.10 FEET TO A POINT ON THE BOUNDARY LINE OF THE INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. AMENDED PLAT, RECORDED AT RECEPTION NO. 20190043996 OF THE LARIMER COUNTY RECORDS;

THENCE N 89°36'46" W A DISTANCE OF 791.94 FEET ALONG SAID BOUNDARY LINE;

THENCE N 89°36'46" W A DISTANCE OF 72.00 FEET CONTINUING ALONG SAID BOUNDARY LINE TO THE EAST LINE OF LOT 1A, LOT CONSOLIDATION OF LOTS 1 & 2, BLOCK 1 OF THE SAID INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. AMENDED PLAT;

THENCE S 00°49'21" W A DISTANCE OF 175.11 FEET ALONG SAID EAST LINE;

THENCE S 00°49'21" W A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST LINE OF LOT3, BLOCK 1 OF THE SAID INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. AMENDED PLAT;

THENCE S 00°49'01" W A DISTANCE OF 564.16 FEET ALONG SAID EAST LINE;

THENCE CONTINUING ALONG SAID EAST LINE 86.67 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 124°09'00" AND A CHORD THAT BEARS S 62°53'31" W A DISTANCE OF 70.68 FEET TO A POINT ON THE BOUNDARY LINE OF THE SAID INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. AMENDED PLAT;

THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 3 COURSES:

1. S 55°01'59" E A DISTANCE OF 137.05 FEET;
2. S 89°10'59" E A DISTANCE OF 84.49 FEET;
3. S 89°10'59" E A DISTANCE OF 545.55 FEET;

THENCE S 89°10'59" E A DISTANCE OF 140.00 FEET TO THE BOUNDARY OF THE AMENDED PLAT OF LOTS 11 AND 12, AMENDED PLAT OF ENVELOPE "A" INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. RECORDED AT RECEPTION NO. 19950040821 OF THE LARIMER COUNTY RECORDS;

THENCE ALONG SAID BOUNDARY LINE 62.83 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 90° AND A CHORD THAT BEARS N 44°10'56" W A DISTANCE OF 56.57 FEET;

THENCE N 00°49'04" E A DISTANCE OF 384.74 FEET CONTINUING ALONG SAID BOUNDARY LINE TO THE BOUNDARY LINE OF THE AMENDED PLAT OF ENVELOPE A INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. RECEPTION NO. 562057 (1984) OF THE LARIMER COUNTY RECORDS;

THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 5 COURSES:

1. N 00°49'04" E A DISTANCE OF 90.47 FEET;

2. 35.63 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 241.54 FEET, A DELTA ANGLE OF 8°27'09" AND A CHORD THAT BEARS N 05°02'39" E A DISTANCE OF 35.60 FEET;

3. 91.74 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 105°07'55" AND A CHORD THAT BEARS N 61°50'10" E A DISTANCE OF 79.41 FEET;

4. S 65°35'52" E A DISTANCE OF 523.36 FEET;

5. 111.98 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 115.69 FEET, A DELTA ANGLE OF 55°27'28" AND A CHORD THAT BEARS S 37°52'08" E A DISTANCE OF 107.66 FEET;

THENCE N 79°52'41" E A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**.

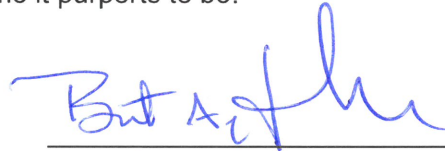
SAID PARCEL CONTAINS 1,081,947 SQ.FT. (24.838 ACRES) MORE OR LESS.

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.

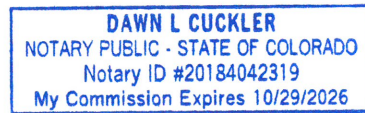


Circulator's Signature

Brent Holcombe

Subscribed and sworn to before me this 29th day of October 2024, by
Brent Holcombe.

WITNESS my hand and official seal.



10/29/2026
Commission Expiration

Dawn L Cuckler
Notary Public

ATTACHMENT "C"

ATTORNEY CERTIFICATION

I, Bob Choate, 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 Heritage 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.

10/29/2024
Date


Signature

40588
Attorney Reg. No.