

July 2, 2018

Mr. James Maloney, Town Attorney
Town of Parker
20120 E Mainstreet
Parker, CO 80138

Re: Parker Pointe Inclusion

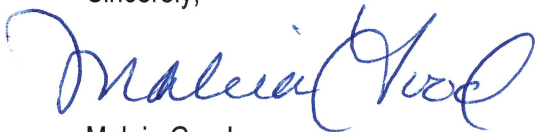
Dear Mr. Maloney:

The property owner for the real property that is the subject of the above-referenced annexation has completed the inclusion process into the Parker Water & Sanitation District (the "District"), which contains the service requirements described in Section 5.02 of the Intergovernmental Agreement between the District and the Town of Parker, dated September 24, 1990. The District, upon request by the Town, will sign the Annexation Agreement between the Town and the property owner, which contains the standard paragraph 3, which provides as follows:

3. Water and Sewer Services: The parties to this Agreement acknowledge that the Town has no obligation under this agreement to provide water and sewer service to the Property. The District will provide water and sewer services to the Property if the Property Owner satisfies all requirements of the District, including, but not limited to, the dedication of water resources and/or the payment of fees in lieu thereof, and the construction of water, sewer and wastewater treatment lines and facilities necessary to service the land use proposed for the Property.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Maleia Good
Senior Business Project Manager

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RESOLUTION NO. 2018-05

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PARKER WATER AND SANITATION DISTRICT INCLUDING CERTAIN REAL PROPERTY INTO THE BOUNDARIES OF THE DISTRICT (Parker Pointe Parcels)

WHEREAS, a Petition for Inclusion of real property into the Parker Water and Sanitation District has been received by Parker and Stroh, LLC, as owner of the properties described in **Exhibit A** attached hereto and incorporated herein;

WHEREAS, said Petition complies with all requirements of C.R.S. § 32-1-401, *et seq.*;

WHEREAS, notice of public hearing on said inclusion has been published in the Douglas County News Press in the form prescribed by C.R.S. § 32-1-401(1)(b);

WHEREAS, no person showed cause in writing, and no person appeared in person to show cause orally, why the Petition should not be granted; and

WHEREAS, it is in the best interests of the property owner and the water and sewer users of the District to grant the within inclusion.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Parker Water and Sanitation District as

1. The Petition of Parker and Stroh, LLC for the inclusion of the real property described in **Exhibit A**, attached hereto and incorporated herein, into the boundaries of said Parker Water and Sanitation District is hereby granted in its entirety.

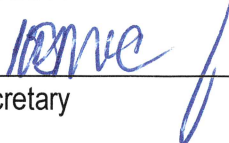
2. Staff and legal counsel, on behalf of the Board of Directors, are directed to prepare and submit to the District Court in and for the County of Douglas, State of Colorado, all necessary and appropriate petitions and orders to legally effect the within inclusion.

DONE AND RESOLVED this 28th day of June, 2018.

PARKER WATER & SANITATION DISTRICT

By: 
President

ATTEST:


Secretary

IN THE MATTER OF THE)
)
PARKER WATER & SANITATION DISTRICT)

**PETITION FOR
INCLUSION OF LAND**

TO: THE BOARD OF DIRECTORS OF THE PARKER WATER AND SANITATION DISTRICT

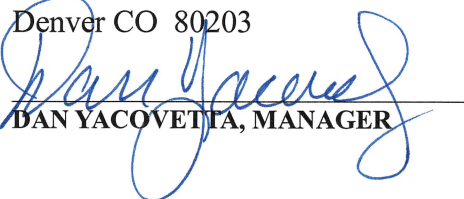
The undersigned Petitioner (s), being the fee owner (s) of the real property hereinafter described, hereby prays that such property be included within the Parker Water & Sanitation District, as provided by law, and for cause, states:

1. That such property is capable of being served with facilities of the District.
2. That assent to the inclusion of such property in the District is hereby given by the undersigned, who constitute all the fee owners of such property.
3. That there shall be no withdrawal from this petition after consideration by the Board, nor shall further objections be filed thereto by Petitioner (s).
4. That the inclusion of such property in the District shall be subject to any and all terms and conditions established by the Board and accepted by Petitioner (s) and to all duly promulgated rules, regulations and rates of the District.
5. That the property owned by Petitioner (s) and sought to be included in the District is accurately described as follows:

4.95 ACRES in the Town of Parker, County of Douglas, State of Colorado
see attached Exhibit A for the Legal Description of property

PETITIONER

Parker and Stroh, LLC
975 Lincoln Street, Suite 204
Denver CO 80203

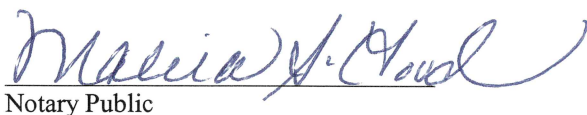

DAN YACOVETTA, MANAGER

STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 5 day of June, 2018, by
DAN YACOVETTA, Manager of Parker and Stroh, LLC.

My Commission Expires: 11-06-2020

Witness my hand and official seal.


Notary Public

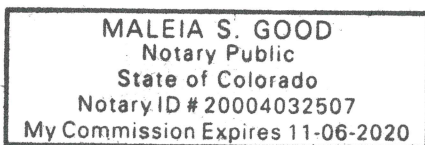


EXHIBIT "A"
Legal Description

A parcel of land situated in the NE 1/4 of Section 3, T.7S., R.66W., of the 6th P.M., Town of Parker, County of Douglas, State of Colorado, and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 3;
Thence S00°16'55"W along the East Line of said Section 3, a distance of 30.00 feet to the **Point of Beginning**;
Thence S00°16'55"W along the East Line of said Section 3, a distance of 864.40 feet;
Thence N88°45'05"W a distance of 162.00 feet;
Thence N01°05'35"E a distance of 590.60 feet;
Thence N88°45'05"W a distance of 305.25 feet to a point on the Easterly R.O.W. Line of South Parker Road (State Highway 83);
Thence N01°30'59"E along said East R.O.W. Line, a distance of 263.74 feet to the intersection of the East R.O.W. Line of South Parker Road (State Highway 83) and the South R.O.W. Line of Stroh Road;
Thence N89°59'29"E along said South R.O.W. Line, a distance of 453.13 feet to the **Point of Beginning**.

Parcel Contains (215,738 Square Feet) 4.9527 Acres

Date prepared: May 14, 2014
Date of last revision:
Prepared by: Charles N. Beckstrom, PLS No. 33202
for and on behalf of
Engineering Service Company
14190 East Evans Ave.
Aurora, Colorado 80014
Phone: 303-337-1393
cbeckstrom@engineeringserviceco.com



IN THE MATTER OF THE)
)
PARKER WATER & SANITATION DISTRICT)

**PETITION FOR
INCLUSION OF LAND**

TO: THE BOARD OF DIRECTORS OF THE PARKER WATER AND SANITATION DISTRICT

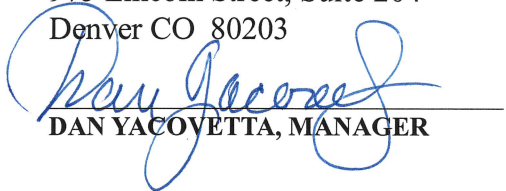
The undersigned Petitioner (s), being the fee owner (s) of the real property hereinafter described, hereby prays that such property be included within the Parker Water & Sanitation District, as provided by law, and for cause, states:

1. That such property is capable of being served with facilities of the District.
2. That assent to the inclusion of such property in the District is hereby given by the undersigned, who constitute all the fee owners of such property.
3. That there shall be no withdrawal from this petition after consideration by the Board, nor shall further objections be filed thereto by Petitioner (s).
4. That the inclusion of such property in the District shall be subject to any and all terms and conditions established by the Board and accepted by Petitioner (s) and to all duly promulgated rules, regulations and rates of the District.
5. That the property owned by Petitioner (s) and sought to be included in the District is accurately described as follows:

9.71 ACRES in the Town of Parker, County of Douglas, State of Colorado
see attached Exhibit A for the Legal Description of property

PETITIONER

Parker and Stroh, LLC
975 Lincoln Street, Suite 204
Denver CO 80203



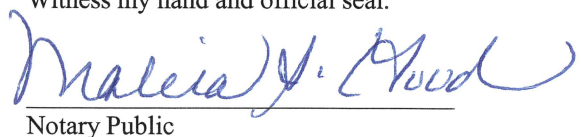
DAN YACOVETTA, MANAGER

STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 5th day of June, 2018, by
DAN YACOVETTA, Manager of Parker and Stroh, LLC.

My Commission Expires: 11-06-2020

Witness my hand and official seal.



Notary Public

MALEIA S. GOOD
Notary Public
State of Colorado
Notary ID # 20004032507
My Commission Expires 11-06-2020

EXHIBIT "A"
Legal Description

A parcel of land situated in the NE 1/4 of Section 3, T.7S., R.66W., of the 6th P.M., Town of Parker, County of Douglas, State of Colorado, and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 3;
Thence S00°16'55"W along the East Line of said Section 3, a distance of 894.40 feet to the **Point of Beginning**;
Thence S00°16'55"W along the East Line of said Section 3, a distance of 549.60 feet;
Thence N78°38'39"W a distance of 490.67 feet to a point on the East R.O.W. Line of South Parker Road (State Highway 83);
Thence N01°30'59"E along said East R.O.W. Line, a distance of 1054.02 feet;
Thence S88°45'05"E a distance of 305.25 feet;
Thence S01°05'35"W a distance of 590.60 feet;
Thence S88°45'05"E a distance of 162.00 feet to the **Point of Beginning**.

Parcel Contains (423,174 Square Feet) 9.7147 Acres.

Date prepared: May 14, 2014

Date of last revision:

Prepared by: Charles N. Beckstrom, PLS No. 33202

for and on behalf of
Engineering Service Company
14190 East Evans Ave.
Aurora, Colorado 80014
Phone: 303-337-1393

cbeckstrom@engineeringserviceco.com

