

**TOWN OF MORRISON
BOARD OF TRUSTEES**

**ORDINANCE NO. 469
AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN TERRITORY TO
THE TOWN OF MORRISON, COLORADO**

WHEREAS, the Town of Morrison is a Colorado home rule municipality operating under a Charter approved by the electorate pursuant to Article XX of the Colorado Constitution and governed by its elected Board of Trustees; and

WHEREAS, the Board of Trustees has authority pursuant to the Home Rule Charter and C.R.S. §31-16-101, *et seq.* to adopt and enforce all ordinances; and

WHEREAS, in the exercise of this authority the Board of Trustees has previously adopted Title 10 of the Morrison Municipal Code, concerning land use and development, which title provides for annexation of real property into the corporate boundaries of the Town in compliance with the laws of the state of Colorado; and

WHEREAS, a Petition for Annexation, together with four (4) copies of the annexation map as required by law, was filed with the Board of Trustees on November 5, 2018, by the owners of one hundred percent (100%) of the area of the territory hereinafter described, exclusive of public streets and alleys, and comprising one hundred percent (100%) of the landowners of the property to be annexed exclusive of public streets and alleys; and

WHEREAS, The Board of Trustees, by resolution at a properly noticed meeting on November 6, 2018 accepted said Petition and found and determined that the applicable parts of the Municipal Annexation Act of 1965, as amended, and Section 30 of Article II of the Colorado Constitution have been met and further determined that an election was not required under the Act and that no additional terms and conditions were to be imposed upon said annexation other than in an annexation agreement to be approved by the parties prior to the annexation becoming effective; and

WHEREAS, the Board of Trustees hereby finds and concludes with regard to the annexation of the territory described as **Phase 1 in Exhibit A** attached hereto and incorporated herein, that not less than one- sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the Town; and therefore, because of such contiguity, a community of interest exists between the territory proposed to be annexed and the Town; the territory proposed to be annexed is urban or will be urbanized in the near future, and that the territory proposed to be annexed is integrated or is capable of being integrated with the Town; and

WHEREAS, the Board of Trustees hereby finds and concludes with regard to the annexation of the territory described as **Phase 2 in Exhibit A** attached hereto and incorporated herein, that not less than one- sixth of the perimeter of the area proposed to be annexed is contiguous with the boundaries of the Town as established by the annexation of the territory described as **Phase 1 in Exhibit A**; and therefore, because of such contiguity, a community of interest exists between the territory proposed to be annexed and the Town; the territory proposed

to be annexed is urban or will be urbanized in the near future, and that the territory proposed to be annexed is integrated or is capable of being integrated with the Town; and

WHEREAS, the Board of Trustees finds that annexation of the entirety of the territory proposed for annexation is permitted to take place in in two (2) Phases, in series and simultaneously pursuant to CRS 31-12-104(1)(a).

WHEREAS, the Board of Trustees opened a properly noticed public hearing on the petition on December 18, 2018, and continued the same to January 3, 2019, and at said continued hearing accepted testimony from all persons desiring to be heard and upon the conclusion of the hearing adopted a resolution making findings of fact as required by CRS 31-12-110.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Morrison, Colorado:

Section 1. Recitals Incorporated.

The recitals appearing above are hereby incorporated by reference into this ordinance as findings of the Board of Trustees.

Section 2. Annexation of Phase 1 Approved.

The annexation to the Town of the following property described as **Phase 1 on Exhibit A** attached hereto is hereby approved. The Mayor Pro Tem and Town Clerk are hereby authorized and directed to take all actions required to formalize the annexation of the property pursuant to law.

Section 3. Annexation of Phase 2 Approved.

The annexation to the Town of the following property described as **Phase 2 on Exhibit A** attached hereto is hereby approved, to immediately follow annexation of the property described as **Phase 1 on Exhibit A**, as permitted by CRS 31-12-104(1)(a). The Mayor Pro Tem and Town Clerk are hereby authorized and directed to take all actions required to formalize the annexation of the property pursuant to law.

Section 4. Annexation Agreement Approved.

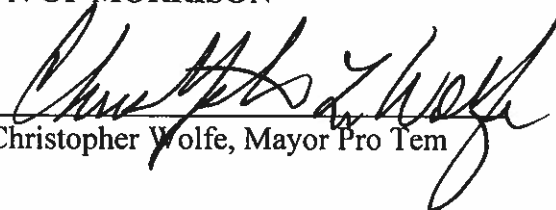
The Board of Trustees hereby approves the annexation agreement attached hereto as **Exhibit B** and authorizes and directs the Mayor Pro Tem and Town Clerk to execute the same, in form approved by the Town Attorney.

Section 5. Effective Date.

This ordinance shall take effect fifteen (15) days after adoption and publication as provided by Section 3.9 of the Home Rule Charter.

INTRODUCED, READ, PASSED AND APPROVED, AND ORDERED PUBLISHED IN FULL this 3rd day of January, 2019 by a vote of 4 ayes and 0 nays.

TOWN OF MORRISON

By: 
Christopher Wolfe, Mayor Pro Tem

ATTEST:


Lyndsey Paavilainen, Town Clerk



Exhibit A
[Legal Description and Annexation Boundary Map]

Phase 1

Those parcels of land described at Reception No. 2013080359 in the Jefferson County Records and portions of the alley in Block 24, MORRISON, vacated by Resolution No. V16-10-97 at Reception No. F0525213:

Lots 15 through 24, inclusive, Lots 30 through 37, inclusive, and the West ½ of the vacated alley adjoining Lots 30 through 37 and the East ½ of the vacated alley adjoining Lots 15 through 24, all in Block 24, MORRISON, County of Jefferson, State of Colorado.

Containing 1.42 Acres (61,863 SQ.FT.)

Phase 2

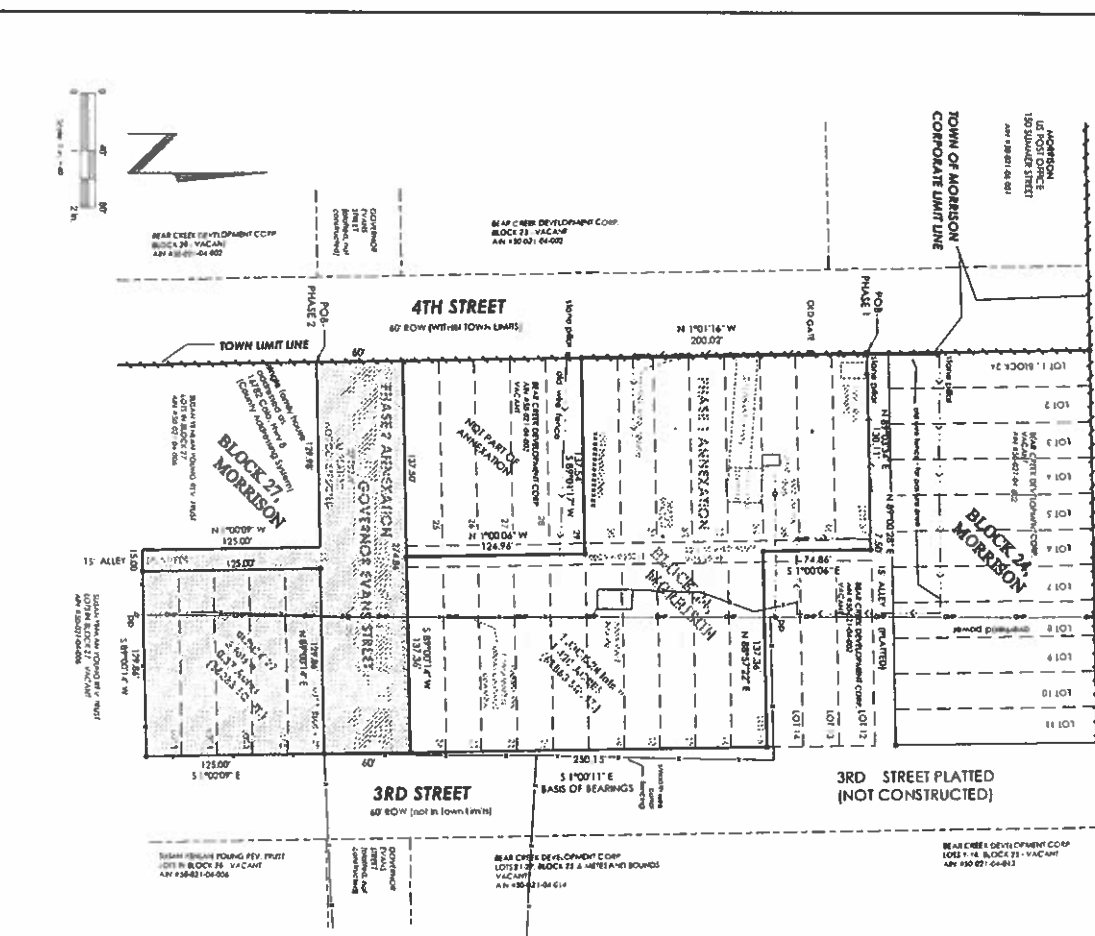
Those parcels of land described at Reception No. 2013080359 in the Jefferson County Records, being Lots 1 through 5, inclusive, Block 27, MORRISON and adjacent platted right-of-ways, more particularly described as:

Beginning at the northwest corner of said Block 27, also being a point on the east right-of-way (ROW) of 4th Street; thence N 1°01'16" W, along said ROW line and across the right-of-way of Governor Evans Street, 60.00' to the southwest corner of Block 24; thence N 89°00'14" E, along the south line of said Block 24 and the north ROW line of said street, 274.86' to a point on the west ROW line of 3rd Street; thence S 1°00'09" E, across the ROW line of said Governor Evans Street (also being the west ROW line of said 3rd Street), 60.00' to the northeast corner of said Lot 1; thence S 1°00'09" E, along the east line of said Lots 1 through 5, also being the west ROW line of 3rd Street, 125.00' to the southeast corner of said Lot 5; thence S 89°00'14" W, along the south line of said Lot 5, 129.86' to the southwest corner of said lot (also being a point on the platted alley); thence S 89°00'14" W, across the said alley, 15.00'; thence N 1°00'09" W, along the west line of the said alley, 125.00' to a point on the south line of said Governor Evans Street; thence

S 89°00'14" W, along said south ROW line, 129.98' to the Point of Beginning, County of Jefferson, State of Colorado, containing 0.794 Acres (34,599 SQ.FT.)

BLOCK 24 AND BLOCK 27 PARCELS - ANNEXATION MAP

IN THE PLAT OF MORRISON, BOOK 1, PAGE 14
 IN THE NE 1/4 of Section 2, Township 5 South, Range 70 West of the 4th P.M.,
 County of Jefferson, State of Colorado



LEGAL DESCRIPTION:
 PHASE 1:
 Those parcels of land situated at (Recorder No. 201302025) in the Jefferson County Records and portions of the plat of Block 24, MORRISON, recorded by (Recorder No. VLP-10797) at (Recorder No. 8323212).
 Lots 1, 3 through 24, inclusive; Lot 30 through 31, inclusive; and the west 1/2 of the unoccupied land comprising Lot 30 through 31, 2 1/2 acres (8100.0 sq. ft.); and (Recorder No. 8323212), County of Jefferson, State of Colorado.
 Containing 1.42 Acres (61,843.50 sq. ft.)

LEGAL DESCRIPTION:
 PHASE 2:
 Those parcels of land situated at (Recorder No. 201302025) in the Jefferson County Records, being Lot 1 through 5, inclusive; Block 27, MORRISON, recorded by (Recorder No. VLP-10797) at (Recorder No. 8323212).
 (The parcels of land in this plat are the same as those shown on the plat of Block 27, MORRISON, recorded by (Recorder No. VLP-10797) at (Recorder No. 8323212), County of Jefferson, State of Colorado.)
 Containing 4.661 Acres (200,942.12 sq. ft.)

SURVEYOR'S CERTIFICATE STATEMENT:
 CURRENT TOWN BOUNDARY - CONTOUR LINE

PHASE 1 ANNEXATION:
 CONTOUR DECLARATION: 6:1 RATIO

PHASE 2: TOTAL BOUNDARY OF BLOCK 24 & GOVERNOR EVANS AVE = 790 LINEAL FEET

TOWN BOUNDARY CONTOUR WITH BLOCK 24 = 200 LF.

ANNEXATION LINE OF PHASE 1 USED FOR CONTOUR FOR PHASE 2

PHASE 2 ANNEXATION AREA SIGNATURE:

PHASE 2 ANNEXATION:
 CONTOUR DECLARATION: 4:66:1 RATIO
 PHASE 2: TOTAL BOUNDARY OF BLOCK 27 & GOVERNOR EVANS AVE = 790 LINEAL FEET

TOWN BOUNDARY CONTOUR WITH BLOCK 27 = 137 LF.
 (BLOCKS 24 & 27 CONTOUR BAND REQUIREMENTS)

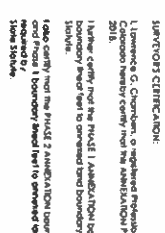
SURVEYOR'S CERTIFICATION:

I, Chantrelle C. Chambers, a registered Professional Land Surveyor in the State of Colorado, certify that this map was prepared on October 21, 2018, in accordance with the rules and regulations of the Board of Professional Land Surveyors of the State of Colorado, and that I am duly licensed under the laws of the State of Colorado. I am duly licensed under the laws of the State of Colorado. My license number is 1483.

NOTICE:

1) I, Chantrelle C. Chambers, a registered Professional Land Surveyor in the State of Colorado, certify that this map was prepared on October 21, 2018, in accordance with the rules and regulations of the Board of Professional Land Surveyors of the State of Colorado, and that I am duly licensed under the laws of the State of Colorado. My license number is 1483.

2) I, Chantrelle C. Chambers, a registered Professional Land Surveyor in the State of Colorado, certify that this map was prepared on October 21, 2018, in accordance with the rules and regulations of the Board of Professional Land Surveyors of the State of Colorado, and that I am duly licensed under the laws of the State of Colorado. My license number is 1483.



CHAMBERS CONSULTING INC.
 3188 S. MAIN STREET
 MOUNTAIN VIEW, CO 80465-3139
 303.497.0650 chambersc@chambersc.com

DRAWN BY: LGC & JARG
REVISION: 11-4-2018
DRAWING NO. 1483

SCALE: 1 INCH = 40 FEET

DATE: 10-24-2018
REVISION: 11-4-2018
COUNTY: JEFFERSON

Exhibit B
Annexation Agreement
[attached]

**EXHIBIT B
ANNEXATION AGREEMENT**

THIS AGREEMENT is made this 3rd day of January, 2019 between the TOWN OF MORRISON, a Colorado Municipal corporation ("Town") and Sean and Celeste Forey, Annexation Petitioners and Landowners ("Landowners"), upon the following terms, conditions and considerations:

1. Annexation Petition. An Annexation Petition dated October 23, 2018 has been filed with the Town by the Landowners, owners of 100% of the property to be annexed, exclusive of streets and alleys, said property being described in **Exhibit A**, attached to this Agreement and hereinafter referred to as the "Property."

2. Legal Compliance. The requirements of C.R.S. § 31-12-104 and 105 exist or have been met. The Town, by Resolution #2018-20 dated Nov. 6, 2018, found that said petition was in apparent compliance with the provisions and terms of the Town's Annexation Ordinances and State Statutes.

3. Necessity of Agreement. It is desirable and necessary that the Property be annexed to the Town. In particular, annexation of the Property will contribute to placing more portions of the historic plat of MORRISON within the corporate boundary of Town and under the jurisdiction of the Town codes and ordinances. Further, the annexation and zoning is desirable and feasible in order to control development within the South Planning Area as shown in the 2008 Town Comprehensive Plan.

4. Public Health, Safety and Welfare. The Town and Landowners mutually acknowledge and agree that the matters contained herein are reasonable conditions and requirements to be imposed by the Town in connection with the acceptance and favorable action upon Landowner's request for annexation and applications for zoning and that such matters recited herein are necessary to protect, promote and enhance the health, safety and general welfare of the public.

4-1. Water and Sewer Service. Landowners shall construct water and sanitary sewer service mains to serve individual single family home sites based on extending Town services to this Property. All water and sewer tap fees and usage charges shall be the responsibility of the Landowners and shall be at the then prevailing rates within the Town for similar service. Water and sewer infrastructure shall be designed and constructed in accordance with current Town of Morrison Engineering Design Standards & Specifications, and in compliance with applicable requirements of the Fire Protection District with jurisdiction. The following water and sewer infrastructure requirements shall be met at the owner's expense:

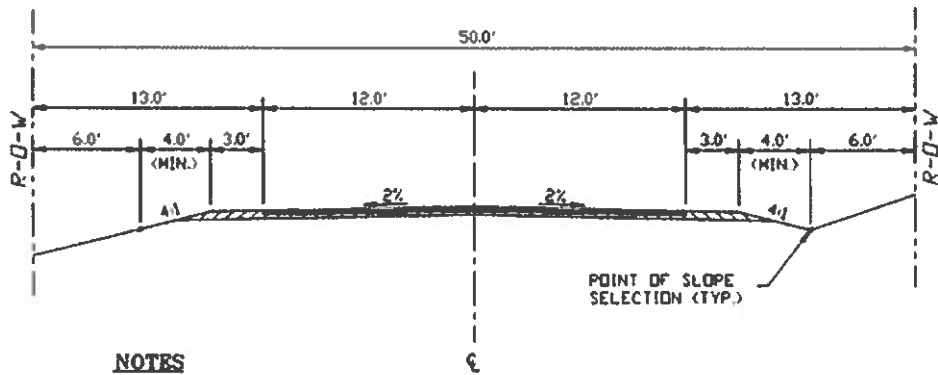
- As a condition of building permit for the first consolidated lot (assume present lots 1-5): at a minimum Developer shall extend an 8" water main to the intersection of Governor Evans/4th Street intersection and install a fire hydrant

that would be outside of the ultimate road section. As additional lots are served from Governor Evans the water main shall be extended the length of Governor Evans with the ability to tie in looping improvements from within the 3rd Street R.O.W if necessary. Developer will be required to verify that the proposed improvements provide adequate fire flow and pressure.

- As a condition of building permit for the first consolidated lot (assume present lots 1-5): at a minimum Developer shall extend an 8" sanitary sewer main to the south of the intersection of Governor Evans/4th Street intersection and install a manhole. As additional lots are served from Governor Evans the sewer main shall be extended the length of Governor Evans.

4-2. Street Improvements and Stormwater Drainage. Landowners shall improve the platted streets adjacent to the Property to allow safe access for police, fire and emergency services and improved access for the number of house sites in the development. The following street infrastructure requirements shall be met at the owner's expense:

- As a condition of building permit for the first consolidated lot (assume present lots 1-5): grade and gravel Governor Evans Street from 3rd Street to 4th Street to required Town width and profile (Local Road Section as Reflected in Detail). Access for this one lot may then be via Governor Evans and 4th Street without paving.



NOTES

1. THIS TEMPLATE SHALL BE USED WHERE THE DESIGN ADT IS LESS THAN 1,000.
2. ADDITIONAL RIGHTS-OF-WAY/EASEMENTS MAY BE REQUIRED FOR CUT AND FILL SLOPES, DRAINAGE STRUCTURES AND MAINTENANCE.
3. GUARDRAIL MAY BE REQUIRED DEPENDING ON FILL SLOPE HEIGHT/SLOPE AND/OR PRESENCE OF OTHER HAZARDS. SEE SECTION 3.10.1.

File: Temp-13
Local Road

- Two additional building permits may be issued for the development without additional street improvements, so long as the lots gain access via Governor Evans or 4th Street, except that a temporary cul-de-sac shall be required as soon as a second lot is proposed to be accessed from Governor Evans.
- As a condition of the fourth building permit in the development, both Governor Evans Street and 4th Street from Summer to Governor Evans must be paved to Town standards; and Street lighting shall be installed and designed to provide adequate lighting as determined by the most current edition of the *“American National Standard Practice for Roadway Lighting”*, current version, and shall comply with Section 10-8-11 of the Municipal Code.
- Notwithstanding the above, if any lot is proposed to gain access via 3rd Street, the building permit for that lot is conditioned on paving 3rd Street from Governor Evans to Summer Street.

The traveled surface and surface drainage will be similar to streets within Red Rock Subdivision or other parts of the Morrison Subdivision. The improved surface and any drainage structures shall be constructed based on a topographic survey and geological conditions which will address subsidence, slope, mineral deposits and similar concerns and will be based on an application and approved plans by the Town engineer. All Street Improvements and Stormwater Drainage improvements shall be designed and constructed in accordance with current Town of Morrison Engineering Design Standards & Specifications

4-3. Subdivision Improvements Agreement & Technical Reports. At time of proposed infrastructure improvements as noted in the above subsections 4-1 and 4-2, the Landowners shall prepare a list of all required improvements required for the proposed development, and prepare a subdivision improvement agreement in accordance with Town of Morrison Engineering Design Standards and Specifications. And at such time provide a topographic survey and geological conditions; utility report; drainage report; traffic impact report; and construction plans; or alternative documents deemed acceptable by the Town engineer, to be reviewed and approved by the Town engineer prior to construction of infrastructure improvements.

4-4. Public Land Dedication. Public Land Dedication shall be evaluated in accordance with the Morrison Subdivision Regulations and provided by the Landowners if deemed required by the Town or School District prior to issuance of any building permit for residential construction within the Property.

4-5. Construction of Public Improvements. All public improvements required by this Agreement or by the Morrison Municipal Code shall be completed and accepted by the

Town as complete prior to the issuance of any building permit for residential construction within the Property.

5. Zoning. The Town agrees that subsequent to, and at the same public meeting at its annexation of the Property, the Town will consider an ordinance zoning the Property to the R-1 Zone district. Landowners acknowledge that the Town subdivision regulations currently in effect shall also govern the development of the annexed property. Landowners agree that development of the Property shall be subject to new ordinances and regulations as they are adopted. The parties agree that the Town may not contract to approve the zoning of the Property; such action being quasi-judicial in nature. If the requested zoning is not granted at the time of Annexation, the Town agrees not to file the Annexation Map under CRS 31-12-113 and the Annexation is not completed. This Agreement and nothing contained within it shall be construed to limit or restrict the Town's constitutional or statutory right to exercise zoning powers and land use authority or police powers with regard to the Property in the future.

6. Litigation. Landowners agree to indemnify and hold harmless the Town for any costs, expenses, including reasonable attorney's fees or damages that may result from actual or threatened litigation on account of the annexation and zoning requested by it or the approval by the Town of said annexation and zoning. Furthermore, Landowners shall promptly pay the reasonable costs incurred by the Town in conjunction with the annexation and zoning of the property set forth in **Exhibit A**.

7. Waiver; Damages. Landowners and the Town hereby acknowledge and agree that they knowingly and voluntarily enter into this Agreement and hereby waive any right to challenge or contest any provision thereof. Neither party shall claim or be entitled to any form of damages for breach hereof, including without limitation compensatory, punitive or economic, including lost profits.

8. Severability. If any provision of the Agreement is found to be invalid or unenforceable, the remaining terms and conditions of this Agreement shall remain in full force and effect.

9. Recording. The original of this Agreement shall, upon execution, be recorded in the office of the Clerk and Recorder of Jefferson County, Colorado.

10. Sale of Lands. Landowners may be released from further obligation hereunder, at the sole option of the Town, in the event of a sale of the Property or portions thereof; provided that any successor, grantee or assign of the Landowners shall be bound thereby. Any reference to Landowners shall be deemed to include any purchaser, successor or assign of the Landowners as to all or part of the Property and whether such purchaser, successor or assign takes voluntary or by operation of law or otherwise involuntarily.

Exhibit A
LEGAL DESCRIPTION OF
PROPERTY PROPOSED FOR ANNEXATION

Those parcels of land described at Reception No. 2013080359 in the Jefferson County Records and portions of the alley in Block 24, MORRISON, vacated by Resolution No. V16-10-97 at Reception No. F0525213:

Lots 15 through 24, inclusive, Lots 30 through 37, inclusive, and the West ½ of the vacated alley adjoining Lots 30 through 37 and the East ½ of the vacated alley adjoining Lots 15 through 24, all in Block 24, MORRISON, County of Jefferson, State of Colorado.

Containing 1.42 Acres (61,863 SQ.FT.)

and

Those parcels of land described at Reception No. 2013080359 in the Jefferson County Records, being Lots 1 through 5, inclusive, Block 27, MORRISON and adjacent platted right-of-ways, more particularly described as:

Beginning at the northwest corner of said Block 27, also being a point on the east right-of-way (ROW) of 4th Street;

thence N 1°01'16" W, along said ROW line and across the right-of-way of Governor Evans Street, 60.00' to the southwest corner of Block 24;

thence N 89°00'14" E, along the south line of said Block 24 and the north ROW line of said street, 274.86' to a point on the west ROW line of 3rd Street;

thence S 1°00'09" E, across the ROW line of said Governor Evans Street (also being the west ROW line of said 3rd Street), 60.00' to the northeast corner of said Lot 1;

thence S 1°00'09" E, along the east line of said Lots 1 through 5, also being the west ROW line of 3rd Street, 125.00' to the southeast corner of said Lot 5;

thence S 89°00'14" W, along the south line of said Lot 5, 129.86' to the southwest corner of said lot (also being a point on the platted alley);

thence S 89°00'14" W, across the said alley, 15.00';

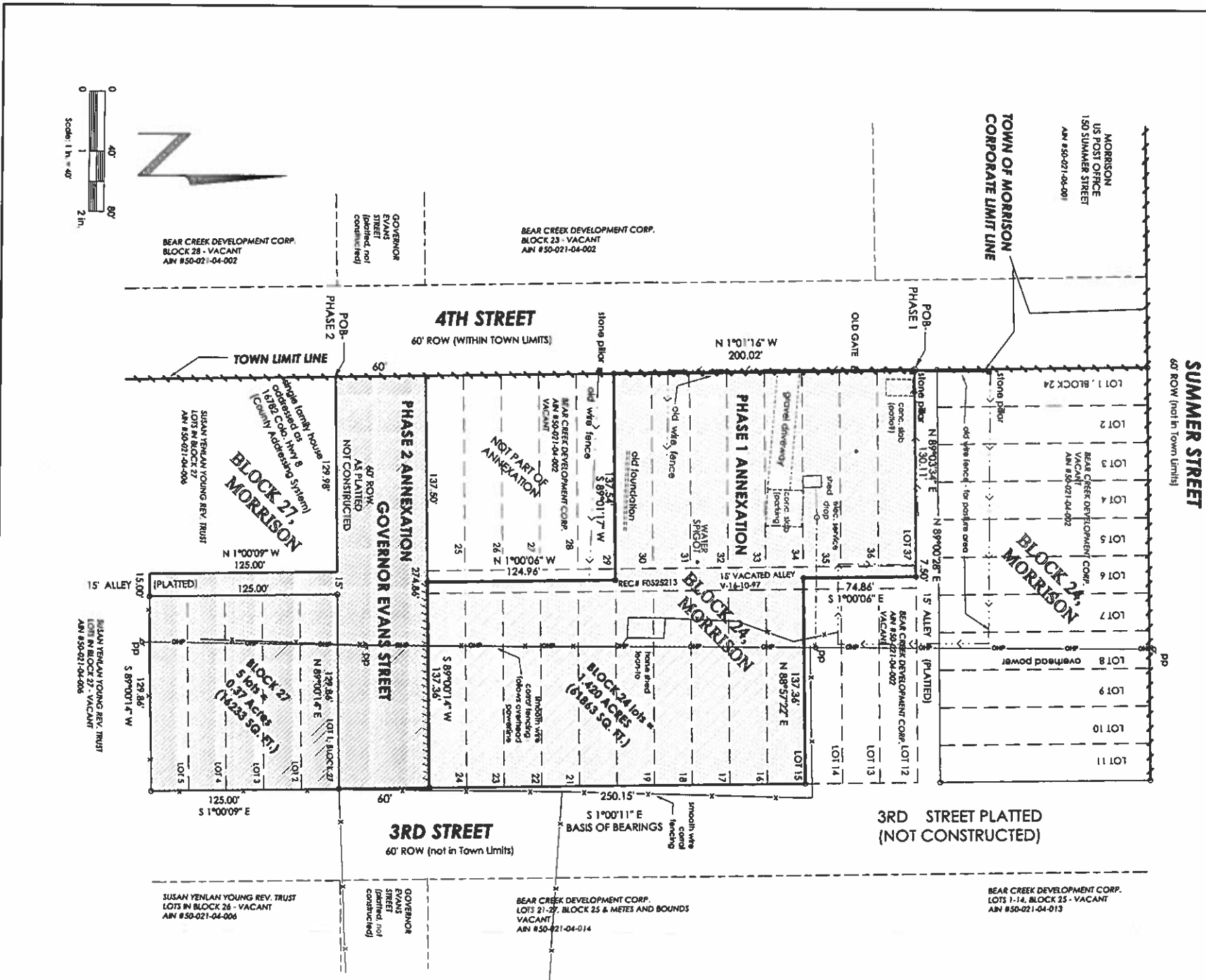
thence N 1°00'09" W, along the west line of the said alley, 125.00' to a point on the south line of said Governor Evans Street;

thence S 89°00'14" W, along said south ROW line, 129.98' to the Point of Beginning, County of Jefferson, State of Colorado, containing 0.794 Acres (34,599 SQ.FT.),

Exhibit B
ANNEXATION BOUNDARY MAP
[Attached]

BLOCK 24 AND BLOCK 27 PARCELS - ANNEXATION MAP

IN THE PLAT OF MORRISON, BOOK 1, PAGE 14
 IN THE NE 1/4 of Section 2, Township 5 South, Range 70 West of the 6th P.M.,
 County of Jefferson, State of Colorado



LEGAL DESCRIPTION:

PHASE 1:
 Those parcels of land described as Reception No. 2013080359 in the Jefferson County Records and portions of the alley in Block 24, MORRISON, vacated by Resolution No. VI-6-10-97 of Reception No. F0525213.
 Lots 15 through 24, inclusive, Lots 30 through 37, inclusive, and the West 1/2 of the vacated alley adjoining Lots 30 through 37 and the East 1/2 of the vacated alley adjoining Lots 15 through 24, all in Block 24, MORRISON, County of Jefferson, State of Colorado.
 Containing 1.42 Acres (61,843 SQ.FT.)

LEGAL DESCRIPTION:

PHASE 2:
 Those parcels of land described as Reception No. 2013080359 in the Jefferson County Records, being Lots 1 through 5, inclusive, Block 27, MORRISON and adjacent platted light-of-way, more particularly described as:

Beginning of the northwest corner of solid Block 27, also being a point on the east light-of-way (ROW) of 4th Street, thence N 1°01'14" W, along solid ROW line and across the light-of-way of Governor Evans Street, 60.00' to the southwest corner of Block 24; thence N 89°00'14" E, along the south line of solid Block 24 and the north ROW line of solid street, 274.86' to a point on the west Governor Evans Street (also being the west ROW line of solid Block 24 and the north ROW line of solid street, thence S 1°00'09" E, across the ROW line of solid Governor Evans Street (also being the west ROW line of solid 3rd Street), 60.00' to the northeast corner of solid Lot 1; thence S 1°00'09" E, along the east line of solid Lot 1 through 5, also being the west ROW line of 3rd Street, 125.00' to the southeast corner of solid Lot 5; thence S 89°00'14" W, along the south line of solid Lot 5, 129.86' to the southwest corner of solid lot (also being a point on the platted alley); thence S 89°00'14" W, across the solid alley, 15.00'; thence N 1°00'09" W, along the west line of the solid alley, 125.00' to a point on the south line of solid Governor Evans Street; thence S 89°00'14" W, along solid south ROW line, 129.98' to the Point of Beginning, County of Jefferson, State of Colorado, containing 0.794 Acres (34,597 SQ.FT.).

ADDRESSED AS (Jefferson County Addressing System)
 VACANT LAND
 LOTS 1-5, BLOCK 27 & METES AND BOUNDS
 3638 4TH STREET, MORRISON, COLORADO 80445

SURVEYOR'S CERTIFICATION:

I, Lawrence G. Chambers, a registered Professional Land Surveyor in the State of Colorado hereby certify that this ANNEXATION PLAT was prepared on October 23, 2018.

I further certify that the PHASE 1 ANNEXATION boundary meets the 6:1 ratio of existing boundary lineal feet to annexed land boundary lineal feet as required by State Statute.

I also certify that the PHASE 2 ANNEXATION boundary meets the 6:1 ratio of existing and Phase 1 boundary lineal feet to annexed solid boundary lineal feet of 4.66:1 as required by State Statute.



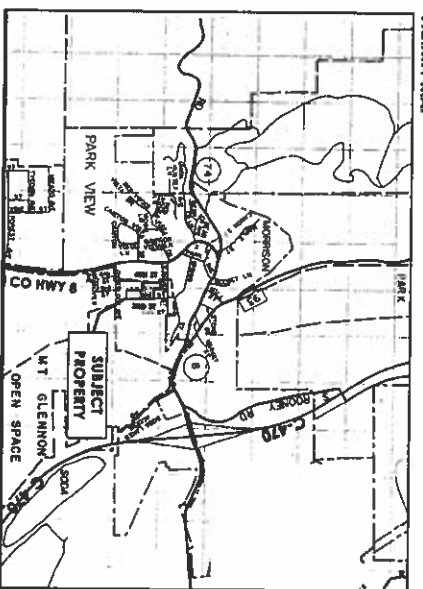
NOTES:
 1) BASIS OF BEARINGS: Bearings are based upon the west line of 3rd Street, which is assumed to bear S 1°00'11" E. Elevation of 84.4 feet above mean sea level yellow public cap marked '15 1210' at the northeast corner of Lot 15, Block 24, and 84.4 feet above with a yellow plastic cap marked '15 1210' at the northeast corner of Lot 1, Block 27 as shown hereon.
 2) General Easement Note: The plat of MORRISON, of Book 1, Page 14, dated November 21, 1874 has no terms, conditions or assessments shown. Observed evidence of utilities is shown hereon, with the overhead power, and poles, crossing the parcels as shown. No easement for this utility was found so it is presumed to be a prescriptive easement, despite the restoration by Jefferson County for use of the vacated alley for which utility lines, as existing sewer, gas, electric or similar pipe lines. We have no knowledge of any utilities running in the vacated alley.

SURVEYOR'S CONTIGUITY STATEMENT:

CURRENT TOWN BOUNDARY - CONTIGUITY LINE
 PHASE 1 ANNEXATION
 CONTIGUITY DECLARATION: 6:1 RATIO
 PHASE 1: TOTAL BOUNDARY OF BLOCK 24 = 1200 LINEAL FEET
 TOWN BOUNDARY CONTIGUITY WITH BLOCK 24 = 200 L.F.

ANNEXATION LINE OF PHASE 1 USED FOR CONTIGUITY FOR PHASE 2
 PHASE 2 ANNEXATION AREA SHOWN AS:

PHASE 2 ANNEXATION
 CONTIGUITY DECLARATION: 4.66:1 RATIO
 PHASE 2: TOTAL BOUNDARY OF BLOCK 27 & GOVERNOR EVANS AVE = 920 LINEAL FEET
 TOWN BOUNDARY CONTIGUITY = 197 L.F.
 (EXCEEDS 6:1 CONTIGUITY RATIO REQUIREMENT)



BLOCK 24 AND 27 PARCELS - MORRISON ANNEXATION PLAT

CHAMBERS CONSULTING INC.
 STREET ADDRESS: 805 BEAR CREEK AVENUE
 MAIL: P.O. BOX 339, MORRISON, CO 80465-0339
 303-697-0650 chambersinc@chambersconsulting.com

SCALE: 1 INCH = 40 FEET
 REVISION: DWG #1086
 ANNECTED: 8/15/18
 FILE: FORBET-BLOCK 24 TRV

DATE: 10-24-2018
 REVISION: 11-8-2018

COUNTY: JEFFERSON

DRAWN BY: LGC & JARC
 DRAWING NO.: 1483