

ORDINANCE NO. 137, 2006
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ANNEXING PROPERTY KNOWN AS THE
SOUTHWEST ENCLAVE ANNEXATION
TO THE CITY OF FORT COLLINS, COLORADO

WHEREAS, Article II, Section 30 of the Colorado Constitution and Section 31-12-106 of the Colorado Revised Statutes, when read together, authorize municipalities in Colorado to annex any unincorporated areas that have been entirely surrounded by and contained within their municipal boundaries for a period of not less than three years; and

WHEREAS, the unincorporated area described on Exhibit "A," attached hereto and incorporated herein by this reference (the "Southwest Enclave"), has been entirely surrounded by and contained within the boundaries of the City of Fort Collins for a period of more than three years; and

WHEREAS, the City has entered into an intergovernmental agreement with Larimer County, Colorado, dated November 21, 2000, which states, in Section 8(D) thereof, that the City will pursue the annexation of enclaves within the City's boundaries as such enclaves become eligible for annexation; and

WHEREAS, the annexation of enclaves promotes the orderly progression of urban-level development in the enclaves in a manner that is consistent with the City's master plans, allows for the cost-effective delivery of services to the enclaves, and ensures that those who benefit from City services help pay for those services; and

WHEREAS, for the foregoing reasons, it is important that the City pursue the annexation of the Southwest Enclave; and

WHEREAS, the City Council has approved various measures, some of which involve amendments to the City Code, in order to accommodate various concerns of the residents and property owners in the Southwest Enclave, which measures include covering with reserve funds a substantial portion of the state-mandated service rights fees for customers of the Poudre Valley Rural Electric Authority ("PVREA"), undergrounding electric utilities at no cost to property owners, phasing in monthly stormwater utility fees over a five year period, allowing barbed wire and electrically charged fences in certain zone districts, changing the amortization period from five years to seven years for nonconforming signs, and changing the licensing requirements for businesses that qualify as second hand dealers and flea markets: and

WHEREAS, as the Southwest Enclave is annexed, the City is committed to providing the same high level of services to residents and property owners within said enclave as it provides to those who reside or own property in other parts of the City; and

WHEREAS, the Southwest Enclave is approximately 1,731.098 acres, (2.705 square miles) in size, which means that the provision of urban level services to the entire enclave will be extremely costly; and

WHEREAS, accordingly, the City Council believes it to be in the best interests of the City to annex the Southwest Enclave in phases, so that, over time, the City will be better able to manage the costs of providing such services to the area without compromising its financial well being of the City or the provision of services to other areas of the City; and

WHEREAS, after receiving various reports and recommendations from City staff, the City Council has determined that the portion of the Southwest Enclave known as the South College Frontage Area, which is described as "Phase One" on Exhibit "B," attached hereto and incorporated herein by this reference, should forthwith be annexed as the first phase of the Southwest Enclave annexation because:

- (a) it forms the southernmost entrance to the City, which makes it imperative that the City begin to apply its land use standards, including design standards, to the area in order to create an attractive gateway to the City and to promote the economic development of the City;
- (b) it generates significantly more tax revenues than the rest of the Southwest Enclave because development in the area is primarily commercial, which means that the revenues from the area will make it more feasible for the City to fund and provide critical services to the area, such as police services;
- (c) it generally has a higher crime rate than the rest of the Southwest Enclave, which makes the provision of urban level law enforcement services in the area more time sensitive than in the rest of the enclave; and
- (d) it requires fewer city-funded amenities such as recreational and cultural facilities because of its non-residential nature; and

WHEREAS, the annexation of subsequent phases of the Southwest Enclave should be finalized as soon as, in the judgment of the City Council, the City can absorb the costs associated with annexing such phases without jeopardizing the financial condition of the City or the provision of services to other areas of the City, and as soon as the City's Electric Utility is in a position to extended utility services to areas contained within such phases in a logical and sequential fashion; and

WHEREAS, in order to accomplish these objectives within a reasonable period of time, the City Manager has recommended to the Council a tentative time frame for such phased annexation, together with criteria for determining the precise point in time when the annexation of various phases of the Southwest Annexation should take effect; and

WHEREAS, all applicable requirements of Section 31-12-101, et seq. have been met and the area proposed to be annexed in the Southwest Enclave Annexation is eligible for annexation to the City and should be so annexed.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the property shown on Exhibit "A," to be known as the Southwest Enclave Annexation, is hereby annexed to the City of Fort Collins and made a part of said City; provided, however, that the annexation of each phase of the Southwest Enclave Annexation, as generally described on Exhibit "C," attached hereto and incorporated herein by this reference, shall take effect as of the date of recording of the annexation map for each such phase with the Larimer County Clerk and Recorder, pursuant to Sections 31-12-113(2)(a)(II)(A) and 31-12-113(2)(b), C.R.S.

Section 2. That the City Manager is hereby authorized and directed to record such annexation maps in the order shown on Exhibit "C," and on or before the dates shown thereon, subject to the following conditions:

a. That the boundaries of Phases Two through Four may be adjusted by the City Manager if, in his or her judgement, such changes are necessary or advisable to effectuate the purposes of this Ordinance and to provide for the cost-effective, logical and sequential annexation of the property contained within the Southwest Enclave; provided, however, that any substantial change in such boundaries shall be approved by the City Council by resolution. For the purposes of this provision, a change in the boundaries of a particular phase shall be considered substantial if such change would increase or decrease the area contained within such phase by more than ten percent (10%).

b. That, if the City Manager believes that finalizing a particular phase of the annexation by recording the annexation map for said phase on or before the date shown in the schedule for such phase may jeopardize the financial well-being of the City because of the additional, ongoing costs that will thereafter be incurred by the City in serving the residents and businesses within the newly annexed phase, then the City Manager may request that the City Council modify said schedule so as to allow additional time for annexing that portion of the enclave.

c. That, if the City Manager believes that the filing of the annexation map for a particular phase should be expedited in order to allow for the orderly, sequential extension of electric utility infrastructure throughout the Southwest Enclave, or to ensure that any significant proposals for the development or redevelopment of property within said enclave are reviewed under all relevant City land use regulations, then the City Manager may request that the City Council modify Exhibit "C" accordingly.

d. That nothing herein shall be construed as limiting the ability of the City Council, its own initiative and in its sole discretion, to modify Exhibit "C" so as to change the configuration of the various phases of this annexation or the periods of time within which the annexation of such phases should be finalized through the recording of maps with the Office of the County Clerk and Recorder.

Section 3. That, within forty-five (45) days after the recording of each annexation map for Phases Two through Four, the City Manager shall notify all property owners within such phase of the recording of said map and the fact that the annexation of such phase has taken effect. Said notice shall be mailed to the then current address of each such property owner as shown in the records of the Larimer County Assessor's office. Failure to send any such notice shall not invalidate the annexation of the area contained within such phase.

Section 4. That the areas contained within each phase of the Southwest Enclave Annexation shall be placed within a zone district in the City by ordinance of the Council no later than ninety (90) days after the date of recording of the annexation map for such phase with the Larimer County Clerk and Recorder, following such notice as may be required by law.

Section 5. That upon annexation, the service rights fee for all existing PVREA services transferred within the Southwest Enclave as applicable pursuant to paragraphs (h) of Section 26-464, (i) of Section 26-465, (j) of Section 26-466, (l) of Section 26-467, (m) of Section 26-468, and (d) of Section 26-469 of the Code of the City of Fort Collins, shall be five (5) percent of the total of all charges for electric power service, and shall continue and be applicable to any property so annexed until such time as the city has fulfilled any associated statutory obligation for payment to PVREA.

Section 6. That any lot or parcel in the Southwest Enclave that has been developed as of the date of its annexation shall, upon annexation, be assessed a stormwater utility fee using the then approved base rate as specified in Section 26-514 of the Code of the City of Fort Collins, except that said fee will be multiplied by the factor shown in the following table:

Year After Annexation	Months After Annexation	Multiplication Factor
1	1-12	0.2
2	13-24	0.4
3	25-36	0.6
4	37-48	0.8
5 and thereafter	Month 49 and all billings thereafter	1.0

provided that, if a new or incremental improvement is added to such lot or parcel that results in an increased monthly stormwater utility fee for the lot or parcel, the factor described above shall not be applied to the stormwater utility fee, and instead, as of the date of such improvement, the full stormwater utility fee shall apply.

Section 7. That, in annexing the property governed by this Ordinance to the City, the City does not assume any obligation 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 hereby annexed except as may be provided by the ordinances of the City.

Section 8. That the City hereby consents, pursuant to Section 37-45-136(3.6), C.R.S., to the inclusion of said property into the Municipal Subdistrict, Northern Colorado Water Conservancy District ("the Subdistrict"). Upon inclusion into the Subdistrict, said property shall 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.

Introduced, considered favorably on first reading, and ordered published this 5th day of September, A.D. 2006, and to be presented for final passage on the 3rd day of October, A.D. 2006.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on the 3rd day of October, A.D. 2006.

Mayor

ATTEST:

City Clerk

SOUTHWEST ENCLAVE ANNEXATION

A TRACT OF LAND SITUATE IN SECTION 36, TOWNSHIP 7 NORTH, RANGE 69 WEST AND SECTIONS 1, 2, 10, 11, 12, 13, 14 AND 15 OF TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;

ALL ANNEXATIONS REFERENCED TO IN THIS DOCUMENT ARE ANNEXATIONS OF RECORD TO THE CITY OF FORT COLLINS, COLORADO

CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 AS BEARING N 89° 56' 52" W, BASED UPON THE CITY OF FORT COLLINS COORDINATE BASE AND GPS OBSERVATION, AND WITH ALL BEARINGS HEREIN RELATIVE THERETO;

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 1, BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

CALLS IN SECTION 36-7-69

THENCE N 00° 01' 33" E 764.21 FEET ALONG THE WESTERLY LINE OF THE KEENLAND ANNEXATION, AND ALONG THE WESTERLY LINE OF THE HARMONY ROAD - LAVAUX ANNEXATION, AND ALONG THE WESTERLY LINE OF THE LANDINGS FIRST ANNEXATION; THENCE N 89° 56' 52" W 296.65 FEET ALONG THE SOUTHERLY LINE OF THE SOUTH COLLEGE PROPERTIES ANNEXATION; THENCE S 00° 01' 33" W 764.21 FEET ALONG THE EASTERLY LINE OF SAID SOUTH COLLEGE PROPERTIES ANNEXATION;

CALLS IN SECTION 1-6-69

THENCE N 89° 56' 52" W 968.11 FEET ALONG THE SAID SOUTH COLLEGE PROPERTIES ANNEXATION TO THE EASTERLY LINE OF FAIRWAY ESTATES BUSINESS ANNEXATION; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF THE SAID FAIRWAY ESTATES BUSINESS ANNEXATION THE FOLLOWING TEN (10) COURSES,

- 1 - S 00° 11' 08" W 199.49 FEET;
- 2 - N 89° 48' 52" W 130.71 FEET;
- 3 - S 45° 11' 08" W 102.98 FEET;
- 4 - S 00° 11' 08" W 270.00 FEET;
- 5 - S 28° 12' 22" E 63.08 FEET;

6 - N 63° 59' 22" W 245.35 FEET;
7 - N 56° 08' 52" W 332.57 FEET;
8 - S 36° 16' 28" W 90.31 FEET;
9 - N 82° 10' 31" W 312.65 FEET;
10 - S 00° 58' 33" W 2285.32 FEET TO THE NORTHERLY LINE OF THE FOSSIL CREEK FIRST ANNEXATION;

THENCE S 89° 37' 09" E 535.09 FEET ALONG THE NORTHERLY LINE OF THE SAID FOSSIL CREEK FIRST ANNEXATION AND THE NORTHERLY LINE OF THE FOSSIL CREEK SECOND ANNEXATION; THENCE S 01° 00' 12" W 459.76 FEET ALONG THE EASTERLY LINE OF SAID FOSSIL CREEK SECOND ANNEXATION; THENCE N 89° 37' 09" W 309.80 FEET ALONG THE SOUTH LINE OF SAID FOSSIL CREEK SECOND ANNEXATION TO THE EASTERLY LINE OF FOSSIL CREEK THIRD ANNEXATION;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF THE SAID FOSSIL CREEK THIRD ANNEXATION THE FOLLOWING FIVE (5) COURSES,

1 - S 00° 55' 32" W 405.42 FEET;
2 - S 39° 08' 39" W 86.44 FEET;
3 - S 71° 30' 28" W 291.52 FEET;
4 - S 46° 18' 07" W 275.02 FEET;
5 - N 89° 04' 38" W 101.13 FEET TO THE EASTERLY LINE OF THE FOSSIL CREEK WEST FIRST ANNEXATION;

CALLS IN SECTION 2-6-69

THENCE S 00° 59' 42" W 76.37 FEET ALONG THE SAID EASTERLY LINE OF FOSSIL CREEK WEST FIRST ANNEXATION; THENCE S 22° 39' 32" W 67.30 FEET ALONG SAID LINE; THENCE S 00° 58' 03" W 1221.27 FEET ALONG SAID LINE AND ALONG THE EASTERLY LINE OF FOSSIL CREEK WEST SECOND ANNEXATION TO THE NORTHERLY LINE OF THE SKYVIEW LTD. ANNEXATION;

CALLS IN SECTION 11-6-69

THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF THE SAID SKYVIEW LTD. ANNEXATION THE FOLLOWING EIGHT (8) COURSES,

1 - S 00° 58' 46" W 366.08 FEET;
2 - S 01° 02' 50" W 610.50 FEET;
3 - ALONG A CURVE CONCAVE TOWARDS THE EAST 62.77 FEET, WITH A CENTRAL ANGLE OF 00° 09' 23", A RADIUS OF 22,995.00 FEET AND A CHORD WHICH BEARS S 00° 57' 46" W 62.77 FEET;
4 - N 88° 58' 00" W 280.27 FEET;
5 - S 01° 02' 00" W 276.98 FEET;
6 - S 89° 34' 22" W 1494.64 FEET;

7 - N 24° 25' 10" E 1424.69 FEET;
8 - N 88° 49' 00" E 40.55 FEET TO THE WESTERLY LINE OF SAID FOSSIL CREEK WEST SECOND ANNEXATION;

CALLS IN SECTION 2-6-69

THENCE N 24° 32' 47" E 252.69 FEET ALONG THE WESTERLY LINE OF SAID FOSSIL CREEK WEST SECOND ANNEXATION; THENCE CONTINUING ALONG THE SAID WESTERLY LINE, ALONG A CURVE CONCAVE TOWARDS THE WEST 239.13 FEET, WITH A CENTRAL ANGLE OF 04° 40' 00", A RADIUS OF 2936.14 FEET AND A CHORD WHICH BEARS N 22° 06' 32" E 239.06 FEET; THENCE CONTINUING ALONG THE SAID WESTERLY LINE ALONG A CURVE CONCAVE TOWARDS THE WEST 374.51 FEET, WITH A CENTRAL ANGLE OF 14° 00' 00", A RADIUS OF 1532.70 FEET AND A CHORD WHICH BEARS N 12° 46' 32" E 373.58 FEET TO THE WESTERLY LINE OF SAID FOSSIL CREEK WEST FIRST ANNEXATION;

THENCE ALONG THE WESTERLY LINE OF SAID FOSSIL CREEK WEST FIRST ANNEXATION, ALONG A CURVE CONCAVE TOWARDS THE WEST 239.13 FEET, WITH A CENTRAL ANGLE OF 04° 40' 00", A RADIUS OF 2936.14 FEET AND A CHORD WHICH BEARS N 03° 26' 32" E 239.06 FEET; THENCE CONTINUING ALONG THE SAID LINE, N 01° 06' 32" E 1533.77 FEET TO THE SOUTHERLY LINE OF THE MILL SECOND ANNEXATION;

THENCE S 69° 53' 32" W 106.37 FEET ALONG THE SOUTHERLY LINE OF SAID MILL SECOND ANNEXATION; THENCE N 01° 06' 46" E 181.79 FEET ALONG THE WESTERLY LINE OF SAID MILL SECOND ANNEXATION; THENCE S 88° 36' 28" E 99.52 FEET ALONG THE NORTHERLY LINE OF THE SAID MILL SECOND ANNEXATION TO THE WESTERLY LINE OF THE McCLANAHAN FIRST ANNEXATION;

THENCE N 01° 01' 31" E 433.98 FEET ALONG THE WESTERLY LINE OF SAID McCLANAHAN FIRST ANNEXATION; THENCE S 88° 36' 29" E 247.45 FEET ALONG THE NORTHERLY LINE OF SAID McCLANAHAN FIRST ANNEXATION TO THE SOUTHERLY LINE OF ARBOR SOUTH FIRST ANNEXATION;

THENCE N 01° 14' 01" E 29.91 FEET ALONG THE SOUTHERLY LINE OF SAID ARBOR SOUTH FIRST ANNEXATION; THENCE N 88° 40' 53" W 446.67 FEET ALONG SAID SOUTHERLY LINE; THENCE N 00° 56' 41" E 1577.89 FEET ALONG THE WESTERLY LINE OF SAID ARBOR SOUTH FIRST ANNEXATION AND ALONG THE WESTERLY LINE OF THE ARBOR COMMERCIAL ANNEXATION TO THE SOUTHERLY LINE OF THE NORDICK ANNEXATION;

THENCE S 85° 53' 14" W 208.76 FEET ALONG THE SOUTHERLY LINE OF THE NORDICK ANNEXATION; THENCE N 00° 43' 15" E 459.80 FEET ALONG THE

WESTERLY LINE OF SAID NORDICK ANNEXATION TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 ALSO BEING THE SOUTHERLY LINE OF THE HORSETOOTH-HARMONY ANNEXATION;

THENCE N 89° 54' 45" W 557.47 FEET ALONG SAID LINE TO THE EASTERLY LINE OF THE VOC TECH/SMITH ANNEXATION;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF THE SAID VOC TECH/SMITH ANNEXATION THE FOLLOWING FOUR COURSES;

(1) - S 00° 18' 15" W 1271.00 FEET;

(2) - S 89° 27' 15" W 729.36 FEET;

(3) - S 00° 35' 41" W 1351.66 FEET;

(4) - S 89° 49' 32" W 615.26 FEET TO THE EASTERLY LINE OF THE ORCHARD SECOND ANNEXATION;

THENCE S 00° 37' 35" W 741.39 FEET ALONG THE EASTERLY LINE OF SAID ORCHARD SECOND ANNEXATION; THENCE S 88° 59' 00" W 700.88 FEET ALONG THE SOUTHERLY LINE OF SAID ORCHARD SECOND ANNEXATION AND ALONG THE SOUTHERLY LINE OF THE ORCHARD ANNEXATION TO THE EASTERLY LINE OF SAID VOC TECH/SMITH ANNEXATION;

THENCE S 00° 26' 39" W 1933.24 FEET ALONG THE EASTERLY LINE OF SAID VOC TECH/SMITH ANNEXATION;

CALLS IN SECTION 11-6-69

THENCE S 88° 46' 47" W 1281.59 FEET ALONG THE SOUTHERLY LINE OF SAID VOC TECH/SMITH ANNEXATION TO THE EASTERLY LINE OF THE WUERKER ANNEXATION;

THENCE S 00° 00' 19" W 683.49 FEET ALONG THE EASTERLY LINE OF SAID WUERKER ANNEXATION; THENCE S 88° 32' 16" W 661.96 FEET ALONG THE SOUTHERLY LINE OF THE SAID WUERKER ANNEXATION;

CALLS IN SECTION 10-6-69

THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF THE WUERKER ANNEXATION THE FOLLOWING THIRTEEN (13) COURSES;

1 - N 04° 44' 44" W 32.29 FEET;

2 - N 21° 43' 34" W 16.90 FEET;

3 - N 44° 55' 29" W 67.22 FEET;

4 - N 40° 50' 14" W 21.12 FEET;

5 - N 30° 42' 34" W 19.32 FEET;

6 - N 23° 04' 39" W 53.88 FEET;
7 - N 25° 57' 39" W 127.52 FEET;
8 - N 47° 25' 09" W 26.58 FEET;
9 - N 65° 59' 29" W 18.09 FEET;
10- N 75° 23' 34" W 22.16 FEET;
11- N 82° 56' 34" W 21.55 FEET;
12- S 84° 32' 01" W 28.93 FEET;
13- S 70° 44' 11" W 33.44 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY
LINE OF THE FOSSIL CREEK ESTATES ANNEXATION;

THENCE ALONG THE SOUTHERLY LINE OF SAID FOSSIL CREEK ESTATES
ANNEXATION THE FOLLOWING FIFTY EIGHT (58) COURSES;

1 - S 53° 55' 01" W 20.31 FEET;
2 - S 40° 21' 26" W 49.98 FEET;
3 - S 57° 51' 16" W 12.41 FEET;
4 - S 72° 26' 56" W 47.34 FEET;
5 - S 46° 32' 31" W 12.68 FEET;
6 - S 30° 31' 56" W 15.03 FEET;
7 - S 20° 07' 46" W 25.01 FEET;
8 - S 07° 30' 16" W 25.23 FEET;
9 - S 00° 18' 16" W 36.94 FEET;
10- S 12° 16' 51" W 25.46 FEET;
11- S 35° 04' 26" W 12.20 FEET;
12- S 49° 19' 46" W 15.90 FEET;
13- S 67° 58' 56" W 14.94 FEET;
14- S 74° 15' 01" W 28.99 FEET;
15- S 58° 05' 46" W 23.19 FEET;
16- S 33° 37' 01" W 16.17 FEET;
17- S 14° 52' 31" W 51.26 FEET;
18- S 25° 56' 31" W 11.54 FEET;
19- S 34° 53' 51" W 15.12 FEET;
20- S 49° 03' 01" W 108.01 FEET;
21- S 64° 08' 01" W 18.46 FEET;
22- S 54° 55' 36" W 15.77 FEET;
23- S 41° 52' 01" W 24.72 FEET;
24- S 33° 50' 31" W 28.84 FEET;
25- S 49° 26' 46" W 42.67 FEET;
26- S 58° 40' 36" W 23.25 FEET;
27- S 70° 17' 01" W 20.37 FEET;
28- S 78° 16' 06" W 44.84 FEET;
29- S 85° 49' 56" W 16.75 FEET;
30- N 76° 34' 54" W 50.20 FEET;
31- S 86° 35' 01" W 22.96 FEET;

32- S 75° 17' 11" W 27.89 FEET;
33- N 70° 36' 24" W 23.44 FEET;
34- N 54° 59' 44" W 18.89 FEET;
35- N 85° 26' 34" W 86.15 FEET;
36- N 78° 30' 04" W 85.68 FEET;
37- S 87° 41' 11" W 25.00 FEET;
38- S 70° 27' 36" W 32.99 FEET;
39- S 88° 41' 56" W 16.02 FEET;
40- N 77° 09' 59" W 18.38 FEET;
41- N 50° 09' 19" W 29.46 FEET;
42- S 57° 42' 11" W 102.12 FEET;
43- N 25° 40' 54" W 30.28 FEET;
44- N 32° 35' 54" W 37.30 FEET;
45- N 43° 10' 44" W 58.50 FEET;
46- N 63° 48' 54" W 33.37 FEET;
47- N 70° 54' 19" W 85.77 FEET;
48- N 48° 44' 44" W 34.42 FEET;
49- N 34° 52' 34" W 146.57 FEET;
50- N 57° 34' 54" W 57.41 FEET;
51- N 74° 57' 19" W 53.30 FEET;
52- S 52° 04' 31" W 50.69 FEET;
53- S 58° 28' 01" W 31.03 FEET;
54- N 89° 06' 59" W 44.82 FEET;
55- N 78° 09' 04" W 108.79 FEET;
56- N 46° 43' 54" W 25.69 FEET;
57- N 21° 37' 54" W 45.80 FEET;
58- N 32° 35' 14" W 76.34 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY
LINE OF THE CATHY FROMME NATURAL AREA ANNEXATION;

THENCE S 00° 35' 17" W 3462.10 FEET ALONG THE EASTERLY LINE OF SAID CATHY
FROMME NATURAL AREA ANNEXATION AND ALONG THE EASTERLY LINE OF THE
CATHY FROMME SECOND NATURAL AREA ANNEXATION; THENCE S 89° 53' 33" W
2569.37 FEET ALONG THE SOUTHERLY LINE OF SAID CATHY FROMME SECOND
NATURAL AREA ANNEXATION TO THE EASTERLY LINE OF THE COYOTE RIDGE
SECOND ANNEXATION;

THENCE S 02° 02' 30" W 1336.23 FEET ALONG THE SAID EASTERLY LINE OF THE
COYOTE RIDGE SECOND ANNEXATION;

CALLS IN SECTION 15-6-69

THENCE S 00° 07' 43" W 1314.70 FEET ALONG THE EASTERLY LINE OF THE SAID
COYOTE RIDGE SECOND ANNEXATION TO THE NORTHERLY LINE OF THE COYOTE

RIDGE SIXTH ANNEXATION; THENCE N 89° 51' 00" E 1253.97 FEET ALONG SAID NORTHERLY LINE OF THE COYOTE RIDGE SIXTH ANNEXATION; THENCE N 89° 50' 53" E 1300.30 FEET ALONG SAID NORTHERLY LINE OF THE COYOTE RIDGE SIXTH ANNEXATION TO THE WESTERLY LINE OF TRILBY HEIGHTS SIXTH ANNEXATION;

THENCE N 00° 51' 53" E 1349.09 FEET ALONG THE WESTERLY LINE OF SAID TRILBY HEIGHTS SIXTH ANNEXATION;

CALLS IN SECTION 10-6-69

THENCE N 89° 45' 25" E 2720.72 FEET ALONG THE NORTHERLY LINE OF SAID TRILBY HEIGHTS SIXTH ANNEXATION TO THE WESTERLY LINE OF THE TIMAN FIRST ANNEXATION;

CALLS IN SECTION 11-6-69

THENCE N 88° 46' 29" E 2689.22 FEET ALONG THE NORTHERLY LINE OF SAID TIMAN FIRST ANNEXATION TO THE WESTERLY LINE OF THE FORT COLLINS GOOD SAMARITAN VILLAGE ANNEXATION;

THENCE N 00° 48' 12" W 960.24 FEET ALONG THE WESTERLY LINE OF SAID FORT COLLINS GOOD SAMARITAN VILLAGE ANNEXATION; THENCE N 88° 44' 48" E 690.00 FEET ALONG THE NORTHERLY LINE OF SAID FORT COLLINS GOOD SAMARITAN VILLAGE ANNEXATION; THENCE S 00° 48' 12" E 960.24 FEET ALONG THE EASTERLY LINE OF SAID FORT COLLINS GOOD SAMARITAN VILLAGE ANNEXATION TO THE NORTHERLY LINE OF SAID TIMAN FIRST ANNEXATION;

THENCE N 88° 44' 48" E 371.20 FEET ALONG THE NORTHERLY LINE OF SAID TIMAN FIRST ANNEXATION TO THE WESTERLY LINE OF THE FIRST FREE WILL BAPTIST CHURCH ANNEXATION;

THENCE N 01° 48' 12" W 370.00 FEET ALONG THE WESTERLY LINE OF SAID FIRST FREE WILL BAPTIST CHURCH ANNEXATION; THENCE N 88° 44' 48" E 543.39 FEET ALONG THE NORTHERLY LINE OF SAID FIRST FREE WILL BAPTIST CHURCH ANNEXATION TO THE WESTERLY LINE OF THE SAID TIMAN FIRST ANNEXATION;

THENCE N 01° 49' 14" W 2244.47 FEET ALONG THE WESTERLY LINE OF SAID TIMAN FIRST ANNEXATION; THENCE S 89° 06' 45" E 982.97 FEET ALONG THE NORTHERLY LINE OF SAID TIMAN FIRST ANNEXATION; THENCE S 00° 13' 39" E 2107.02 FEET ALONG THE EASTERLY LINE OF SAID TIMAN FIRST ANNEXATION TO THE NORTHERLY LINE OF THE COLLEGE AND TRILBY ANNEXATION;

THENCE N 88° 44' 45" E 98.17 FEET ALONG THE NORTHERLY LINE OF SAID COLLEGE AND TRILBY ANNEXATION;

CALLS IN SECTION 12-6-69

THENCE S 00° 13' 47" E 542.39 FEET ALONG THE EASTERLY LINE OF SAID COLLEGE AND TRILBY ANNEXATION;

CALLS IN SECTION 13-6-69

THENCE S 89° 31' 40" W 100.00 FEET ALONG THE SOUTHERLY LINE OF SAID COLLEGE AND TRILBY ANNEXATION;

CALLS IN SECTION 14-6-69

THENCE N 00° 12' 09" W 10.00 FEET ALONG THE SAID SOUTHERLY LINE; THENCE S 88° 44' 48" W 1231.77 FEET ALONG THE SAID SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF THE SAID TIMAN FIRST ANNEXATION TO THE EASTERLY LINE OF THE TRILBY HEIGHTS THIRD ANNEXATION;

THENCE S 00° 28' 33" W 1298.09 FEET ALONG THE EASTERLY LINE OF SAID TRILBY HEIGHTS THIRD ANNEXATION TO THE NORTHERLY LINE OF THE TRIANGLE FARMS ANNEXATION;

THENCE N 88° 51' 57" E 1244.80 FEET ALONG THE NORTHERLY LINE OF SAID TRIANGLE FARMS ANNEXATION AND ALONG THE NORTHERLY LINE OF THE HERMITAGE ANNEXATION TO THE WESTERLY LINE OF THE DUECK COLORADO PROPERTIES LTD. ANNEXATION;

THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF THE SAID DUECK COLORADO PROPERTIES LTD. ANNEXATION THE FOLLOWING FIVE (5) COURSES,

1 - N 00° 10' 49" E 234.69 FEET;

2 - S 89° 57' 41" E 99.99 FEET;

CALLS IN SECTION 13-6-69

3 - S 83° 46' 11" E 873.44 FEET;

4 - S 00° 10' 49" W 969.12 FEET;

5 - S 28° 01' 17" W 25.66 FEET TO THE NORTHERLY LINE OF THE HALCYON ANNEXATION;

THENCE WITH THE FOLLOWING TEN (10) COURSES ALONG THE NORTHERLY LINE OF SAID HALCYON ANNEXATION,

- 1 - S 62° 59' 31" E 148.03 FEET;
- 2 - S 73° 47' 53" E 147.80 FEET;
- 3 - S 44° 25' 18" E 84.15 FEET;
- 4 - S 42° 59' 38" E 42.45 FEET;
- 5 - S 35° 46' 46" E 35.80 FEET;
- 6 - S 35° 13' 17" E 273.30 FEET;
- 7 - S 35° 05' 44" E 39.66 FEET;
- 8 - S 89° 44' 19" E 275.69 FEET;
- 9 - N 33° 47' 11" W 851.75 FEET;
- 10- N 00° 10' 49" E 323.60 FEET TO THE SOUTHERLY LINE OF THE HALCYON SECOND ANNEXATION;

THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF THE SAID HALCYON SECOND ANNEXATION THE FOLLOWING SEVEN (7) COURSES,

- 1 - N 00° 10' 49" E 104.55 FEET;
- 2 - S 74° 04' 31" E 400.50 FEET;
- 3 - S 69° 08' 11" E 160.05 FEET;
- 4 - N 19° 45' 59" E 1031.09 FEET;
- 5 - S 84° 01' 41" E 24.50 FEET;
- 6 - S 51° 02' 56" E 589.87 FEET;
- 7 - S 00° 10' 40" E 11.54 FEET TO THE WESTERLY LINE OF THE SAID HALCYON ANNEXATION;

THENCE S 89° 57' 38" E 596.23 FEET ALONG THE WESTERLY LINE OF SAID HALCYON ANNEXATION; THENCE N 00° 09' 41" E 520.47 FEET ALONG THE SAID WESTERLY LINE; THENCE N 00° 17' 19" W 560.98 FEET ALONG THE SAID WESTERLY LINE TO THE SOUTHERLY LINE OF THE FUQUA ANNEXATION;

CALLS IN SECTION 12-6-69

THENCE N 88° 11' 32" W 598.58 FEET ALONG THE SOUTHERLY LINE OF SAID FUQUA ANNEXATION; THENCE N 00° 27' 20" E 1744.16 FEET ALONG THE WESTERLY LINE OF SAID FUQUA ANNEXATION TO THE SOUTHERLY LINE THE VILLAGE GROVE ANNEXATION;

THENCE ALONG THE SOUTHERLY LINE OF THE SAID VILLAGE GROVE ANNEXATION THE FOLLOWING FIFTEEN (15) COURSES,

- 1 - N 89° 45' 10" W 368.48 FEET;
- 2 - S 00° 27' 20" W 316.12 FEET;

3 - N 89° 45' 10" W 208.71 FEET;
4 - N 00° 27' 20" E 316.12 FEET;
5 - ALONG A CURVE CONCAVE TO THE SOUTH 165.30 FEET, WITH A CENTRAL ANGLE OF 45° 45' 43", A RADIUS OF 206.96 FEET AND A CHORD WHICH BEARS S 67° 22' 00" W 160.94 FEET;
6 - S 44° 29' 10" W 76.87 FEET;
7 - S 00° 14' 50" W 407.17 FEET;
8 - S 89° 45' 10" E 200.00 FEET;
9 - S 00° 27' 20" W 417.42 FEET;
10- N 89° 45' 10" W 360.00 FEET;
11- N 00° 27' 20" E 1.29 FEET;
12- N 89° 45' 10" W 837.92 FEET;
13- N 00° 27' 20" E 166.18 FEET;
14- ALONG A CURVE CONCAVE TO THE SOUTHEAST 63.05 FEET, WITH A CENTRAL ANGLE OF 89° 53' 05", A RADIUS OF 40.19 FEET AND A CHORD WHICH BEARS N 45° 24' 05" E 56.78 FEET;
15- N 00° 20' 50" E 60.00 FEET TO THE SOUTHERLY, LINE OF THE SHERIDAN FIRST ANNEXATION;

THENCE ALONG THE SAID SOUTHERLY LINE, ALONG A CURVE CONCAVE TO THE SOUTHEAST 157.19 FEET, WITH A CENTRAL ANGLE OF 89° 53' 30", A RADIUS OF 100.19 FEET AND A CHORD WHICH BEARS S 45° 24' 00" W 141.56 FEET; THENCE N 89° 45' 10" W 359.13 FEET ALONG THE SAID LINE; THENCE N 00° 13' 40" W 583.41 FEET ALONG THE SAID LINE AND ALONG THE WESTERLY LINE OF THE SAID VILLAGE GROVE ANNEXATION;

THENCE S 89° 39' 10" E 617.40 FEET ALONG THE WESTERLY LINE OF VILLAGE GROVE ANNEXATION; THENCE N 00° 13' 40" W 1092.14 FEET ALONG SAID LINE AND ALONG THE WESTERLY LINE OF THE SUNBURST KNOLLS ANNEXATION, TO THE SOUTHERLY LINE OF THE HUNTINGTON MEWS ANNEXATION;

THENCE N 89° 28' 37" W 622.07 FEET ALONG THE SOUTHERLY LINE OF SAID HUNTINGTON MEWS ANNEXATION; THENCE N 00° 12' 47" W 1333.82 FEET ALONG THE WESTERLY LINE OF SAID HUNTINGTON MEWS ANNEXATION; THENCE S 89° 24' 50" E 230.50 FEET ALONG THE NORTHERLY LINE OF THE HUNTINGTON MEWS ANNEXATION TO THE WESTERLY LINE OF THE CORRAL ANNEXATION; THENCE N 00° 44' 06" E 1306.15 FEET ALONG SAID WESTERLY LINE OF THE CORRAL ANNEXATION;

CALLS IN SECTION 1-6-69

THENCE S 88° 55' 14" E 2003.61 FEET ALONG THE NORTHERLY LINE OF THE SAID

CORRAL ANNEXATION AND THE NORTHERLY LINE OF SAID HUNTINGTON MEWS ANNEXATION TO THE WESTERLY LINE OF THE KEENLAND ANNEXATION;

THENCE ALONG THE WESTERLY LINE OF THE SAID KEENLAND ANNEXATION THE FOLLOWING TEN (10) COURSES,

1 - N 00° 56' 41" E 2159.50 FEET;

2 - S 70° 23' 25" E 126.42 FEET;

3 - N 13° 56' 25" W 79.38 FEET;

4 - N 19° 20' 35" E 32.15 FEET;

5 - N 48° 00' 35" E 112.02 FEET;

6 - N 17° 09' 05" E 73.76 FEET;

7 - N 21° 04' 25" W 129.60 FEET;

8 - N 13° 06' 25" W 114.43 FEET;

9 - S 89° 34' 41" E 16.69;

10 - N 32° 00' 10" W 285.74 FEET;

THENCE N 00° 14' 32" E 2397.25 FEET ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF THE FRONT RANGE BAPTIST ANNEXATION TO THE TRUE POINT OF BEGINNING.

EXCEPTING THERE FROM THE ALLIN ANNEXATION WHICH LIES IN THE SOUTHWEST QUARTER OF THE SAID SECTION 1, THE SAID ALLIN ANNEXATION WILL STILL REMAIN WITHIN THE CITY OF FORT COLLINS.

CONTAINING A NET AREA OF 1731.098 ACRES, (2.705 SQUARE MILES), MORE OR LESS.

**SOUTHWEST ENCLAVE ANNEXATION
PHASE ONE
SOUTH COLLEGE FRONTAGE AREA**

SOUTHWEST ENCLAVE ANNEXATION PHASE ONE DESCRIPTION:

A TRACT OF LAND SITUATE IN SECTIONS 1, 2, 11, 12, 13, AND 14 OF TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;

ALL ANNEXATIONS REFERENCED TO IN THIS DOCUMENT ARE ANNEXATIONS OF RECORD TO THE CITY OF FORT COLLINS, COLORADO

CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 AS BEARING N 00° 55' 32" E, BASED UPON THE CITY OF FORT COLLINS COORDINATE BASE AND GPS OBSERVATION, AND WITH ALL BEARINGS HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE S 88° 55' 14" E 153.27 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH COLLEGE AVENUE FRONTAGE ROAD AND TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE N 00° 52' 32" E 1280.26 FEET ALONG SAID EASTERLY RIGHT-OF-WAY OF SOUTH COLLEGE AVENUE FRONTAGE ROAD; THENCE N 13° 09' 42" W 145.69 FEET CONTINUING ON SAID LINE TO THE SOUTHERLY LINE OF FOSSIL CREEK THIRD ANNEXATION;

THENCE S 46° 18' 07" W 90.76 FEET ALONG SAID SOUTHERLY LINE; THENCE N 89° 04' 38" W 101.13 FEET ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF THE FOSSIL CREEK WEST FIRST ANNEXATION;

CALLS IN SECTION 2-6-69

THENCE S 00° 59' 42" W 76.37 FEET ALONG THE SAID EASTERLY LINE OF THE FOSSIL CREEK WEST FIRST ANNEXATION; THENCE S 22° 39' 32" W 67.30 FEET ALONG SAID LINE; THENCE S 00° 58' 03" W 1221.27 FEET ALONG SAID LINE AND ALONG THE EASTERLY LINE OF THE FOSSIL CREEK WEST SECOND ANNEXATION TO THE EASTERLY LINE OF THE SKYVIEW LTD. ANNEXATION;

CALLS IN SECTION 11-6-69

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF THE SAID SKYVIEW LTD. ANNEXATION THE FOLLOWING SIX (6) COURSES,

(1) - S 00° 58' 46" W 366.08 FEET;

(2) - S 01° 02' 50" W 610.50 FEET;

(3) - ALONG A CURVE CONCAVE TOWARDS THE EAST 62.78 FEET, WITH A CENTRAL ANGLE OF 00° 09' 23", A RADIUS OF 22,995.00 FEET AND A CHORD WHICH BEARS S 00° 57' 46" W 62.78 FEET;

(4) - N 88° 58' 00" W 280.27 FEET;

(5) - S 01° 02' 00" W 276.98 FEET;

(6) - S 89° 34' 22" W 12.44 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF BLOCK 1 OF THE SKYVIEW SUBDIVISION, A PLAT OF RECORD WITH THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY;

THENCE S 00° 13' 21" E 490.13 FEET ALONG THE SAID EXTENSION AND ALONG THE EASTERLY LINE OF BLOCK 1 AND ITS SOUTHERLY EXTENSION TO THE SOUTH RIGHT OF WAY OF WEST SATURN DRIVE;

THENCE S 89° 55' 21" E 10.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST SATURN DRIVE TO THE CENTERLINE OF THE ALLEY LYING BETWEEN TRACTS I AND H OF THE SAID SKYVIEW SUBDIVISION (THE ALLEY IS NOW VACATED); THENCE S 00° 13' 21" E 96.41 FEET ALONG THE CENTERLINE OF SAID VACATED ALLEY TO THE SOUTHERLY LINE OF THE SAID SKYVIEW SUBDIVISION; THENCE S 89° 46' 39" W 10.00 FEET ALONG THE SAID SOUTHERLY LINE TO THE EASTERLY LINE OF BLOCK 2 OF THE SAID SKYVIEW SUBDIVISION;

THENCE S 00° 13' 21" E 780.97 FEET ALONG THE SAID EASTERLY LINE AND ITS SOUTHERLY EXTENSION TO THE NORTHERLY LINE OF THE TIMAN FIRST ANNEXATION;

THENCE S 89° 06' 45" E 321.90 FEET ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF THE SAID TIMAN FIRST ANNEXATION; THENCE S 00° 13' 39" E 2107.02 FEET ALONG THE SAID EASTERLY LINE TO THE NORTHERLY LINE OF THE COLLEGE AND TRILBY ANNEXATION; THENCE N 88° 44' 45" E 98.17 FEET ALONG SAID NORTHERLY LINE OF THE SAID COLLEGE AND TRILBY ANNEXATION;

CALLS IN SECTION 12-6-69

THENCE S 00° 13' 47" E 542.39 FEET ALONG THE EASTERLY LINE OF SAID COLLEGE AND TRILBY ANNEXATION;

CALLS IN SECTION 13-6-69

THENCE S 89° 31' 40" W 50.17 FEET ALONG THE SOUTHERLY LINE OF SAID COLLEGE AND TRILBY ANNEXATION TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SAID SECTION 14;

CALLS IN SECTION 14-6-69

THENCE S 89° 31' 40" W 49.83 FEET CONTINUING ALONG THE SAID SOUTHERLY LINE; THENCE N 00° 12' 09" W 10.00 FEET CONTINUING ALONG SAID SOUTHERLY LINE; THENCE S 88° 44' 48" W 1231.77 FEET ALONG THE SAID SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF THE SAID TIMAN FIRST ANNEXATION, TO THE EASTERLY LINE OF TRILBY HEIGHTS THIRD ANNEXATION;

THENCE S 00° 28' 33" W 1298.09 FEET ALONG THE EASTERLY LINE OF SAID TRILBY HEIGHTS THIRD ANNEXATION TO THE NORTHERLY LINE OF THE TRIANGLE FARMS ANNEXATION;

THENCE N 88° 51' 57" E 1244.80 FEET ALONG THE SAID NORTHERLY LINE OF THE TRIANGLE FARMS ANNEXATION AND ALONG THE NORTHERLY LINE OF THE HERMITAGE ANNEXATION, TO THE WESTERLY LINE OF THE DUECK COLORADO PROPERTIES LTD. ANNEXATION;

THENCE N 00° 10' 49" E 234.69 FEET ALONG SAID WESTERLY LINE OF THE DUECK COLORADO PROPERTIES LTD. ANNEXATION; THENCE S 89° 57' 41" E 99.99 FEET ALONG THE NORTHERLY LINE OF SAID DUECK COLORADO PROPERTIES LTD. ANNEXATION TO THE EASTERLY RIGHT OF WAY OF SOUTH COLLEGE AVENUE;

CALLS IN SECTION 13-6-69

THENCE N 00° 09' 10" E 120.55 FEET ALONG SAID EASTERLY RIGHT-OF-WAY OF SOUTH COLLEGE AVENUE;
THENCE N 00° 12' 11" W 59.34 FEET CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY OF SOUTH COLLEGE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND (TRACT 6) DESCRIBED IN A DEED RECORDED FEBRUARY 6, 1975 IN BOOK 1634 AT PAGE 0083 RECORDS OF THE SAID CLERK AND RECORDER;

THENCE N 89° 47' 49" E 193.86 FEET ALONG THE SAID EXTENDED LINE TO THE WESTERLY LINE OF THE SAID TRACT 6 DESCRIBED IN BOOK 1634 AT PAGE 0083;
THENCE N 00° 12' 11" E 874.88 FEET ALONG THE SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF TRILBY HEIGHTS FIRST SUBDIVISION AND THE WESTERLY LINE OF THE REPLAT OF TRILBY HEIGHTS FIRST SUBDIVISION TO THE SOUTHERLY RIGHT-OF-WAY OF EAST TRILBY ROAD;

THENCE S 89° 41' 05" E 199.77 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO

THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LYNN ACRES, A PLAT OF RECORD WITH THE SAID CLERK AND RECORDER;

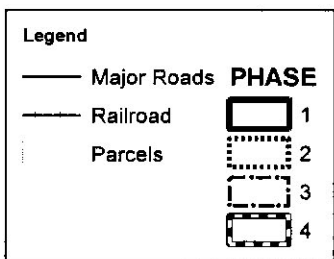
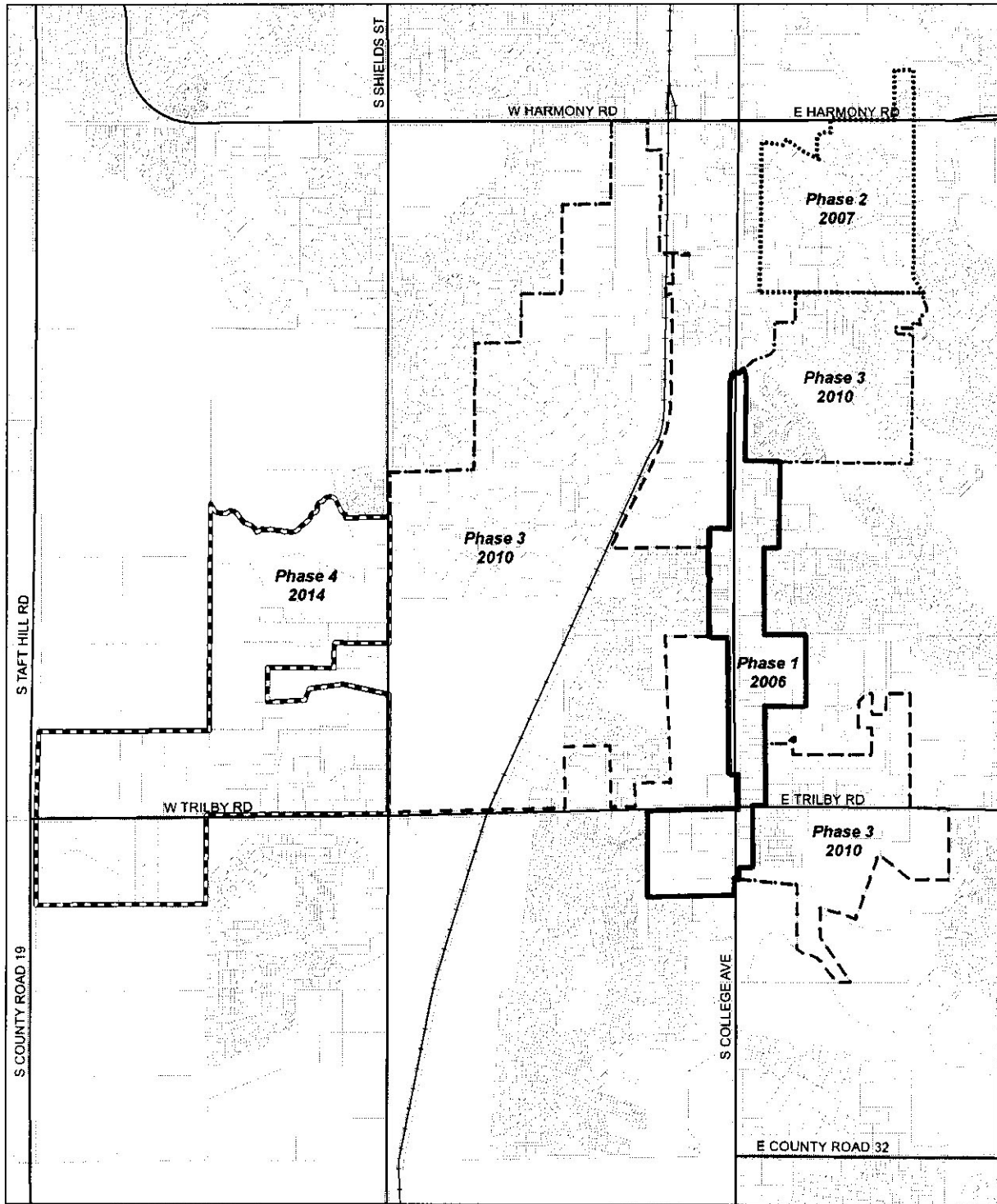
CALLS IN SECTION 12-6-69

THENCE N 00° 02' 16" W 1007.01 FEET ALONG THE SAID EXTENDED LINE AND ALONG THE SAID WESTERLY LINE OF LYNN ACRES TO THE WESTERLY LINE OF THE SHERIDAN FIRST ANNEXATION; THENCE N 00° 13' 40" W 583.41 FEET ALONG THE WESTERLY LINE OF THE SAID SHERIDAN ANNEXATION AND ALONG WESTERLY LINE OF THE VILLAGE GROVE ANNEXATION; THENCE S 89° 39' 10" E 617.40 FEET ALONG THE WESTERLY LINE OF THE SAID VILLAGE GROVE ANNEXATION; THENCE N 00° 13' 40" W 1092.14 FEET ALONG THE WESTERLY LINE OF SAID VILLAGE GROVE ANNEXATION AND ALONG THE WESTERLY LINE OF THE SUNBURST KNOLLS ANNEXATION TO THE SOUTHERLY LINE OF THE HUNTINGTON MEWS ANNEXATION;

THENCE N 89° 28' 37" W 622.07 FEET ALONG THE SOUTHERLY LINE OF SAID HUNTINGTON MEWS ANNEXATION; THENCE N 00° 12' 47" W 1333.82 FEET ALONG THE WESTERLY LINE OF SAID HUNTINGTON MEWS ANNEXATION; THENCE S 89° 24' 50" E 230.50 FEET ALONG THE NORTHERLY LINE OF SAID HUNTINGTON MEWS ANNEXATION TO THE WESTERLY LINE OF THE CORRAL ANNEXATION; THENCE N 00° 44' 06" E 1306.15 FEET ALONG SAID WESTERLY LINE OF THE CORRAL ANNEXATION TO THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1;
THENCE N 88° 55' 14" W 521.73 FEET ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1 TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

CONTAINING 145.250 ACRES MORE OR LESS.

Southwest Enclave Annexation Phases



1 inch equals 1,500 feet

Exhibit C
 Southwest Enclave Annexation Phases and Phasing Timeline

Phase Number	Geographic Area	Implementation Date
1	Kel Mar Strip Subdivision, Kel Mar Strip 2 nd Filing Subdivision, South 13 Subdivision, Skyview Commercial Subdivision, Southland at Trilby Heights Subdivision, 20 acres at the Southwest Corner of Trilby Road and College Avenue (unplatted), and 15 acres within the Lynn Acres Sudivision (uplatted) and abutting East Skyway Drive.	October 2006
2	Fairway Estates Subdivision and Pitner Estates Subdivision. 2007	2007
3	Brookwood Estates Subdivision, Applewood Estates Subdivision, Ader Estates PUD Subdivision, Aurora Hills Subdivision, Scenic Knolls Subdivision, Fossil Creek Meadows Subdivision, Skyview Acres 1 st Subdivision, Skyview South 2 nd Subdivision, Fossil Crest Subdivision, Gulley Greenhouse Property, Lynn Acres Subdivision (except parcels included within phase 2), and Trilby Heights 1 st and 2 nd Subdivisions. 2010	2010
4	Wildflower MLD and all other enclave properties located west of S. Shields Street (except the Gulley Greenhouse Property) 2014	2014