



13133 East Arapahoe Road  
Centennial, Colorado 80112  
[www.centennialcolorado.com](http://www.centennialcolorado.com)

April 17, 2012

John McCarty  
Executive Director  
Southeast Metro Stormwater Authority  
76 Inverness Dr. E, Suite A  
Englewood, CO 80112

RE: Centennial / SEMSWA Windmill Creek Annexation

John,

This letter serves as a follow-up from our meeting on November 10, 2011 regarding possible annexation of certain SEMSWA-owned drainage tracts (shown in yellow on the enclosed vicinity map) (the "Windmill Creek Parcels"). At our last meeting, we agreed to consult with the SEMSWA Board members and the City's new Council Members to inform them of the potential annexation and seek consensus to move forward. Since our meeting, this has been accomplished.

The City is ready to proceed with the annexation of the Windmill Creek Parcels, together with the City-owned property at the southwest corner of E. Fremont Avenue and S. Blackhawk Street (which is also highlighted on the enclosed vicinity map).

Please find included with this letter an annexation petition, signed and executed by the City, along with a reduced size version of the annexation map. I've also included a color vicinity map of the proposed annexation, which clearly highlights both the City-owned property and the Windmill Creek Parcels.

In order to move forward with this annexation, the City is requesting the SEMSWA Board to authorize execution of the annexation petition at its April 25, 2012 meeting. Once the SEMSWA Board authorizes execution of the annexation petition, please have Mr. Miller, as Chairperson, execute the annexation petition and return the original copy to my attention. The City will proceed to file the petition with the City Clerk and schedule the proposed annexation for consideration by City Council, in accordance with all applicable requirements. Zoning of the property will be established concurrently with the annexation of the property, or shortly thereafter, and will not hinder SEMSWA's ability to maintain or operate any drainage facilities located within the Windmill Creek Parcels.

The City appreciates SEMSWA's cooperation with respect to this proposed annexation. Please do not hesitate to contact me with any questions or concerns at 303.754.3356 or [jbrasel@centennialcolorado.com](mailto:jbrasel@centennialcolorado.com).

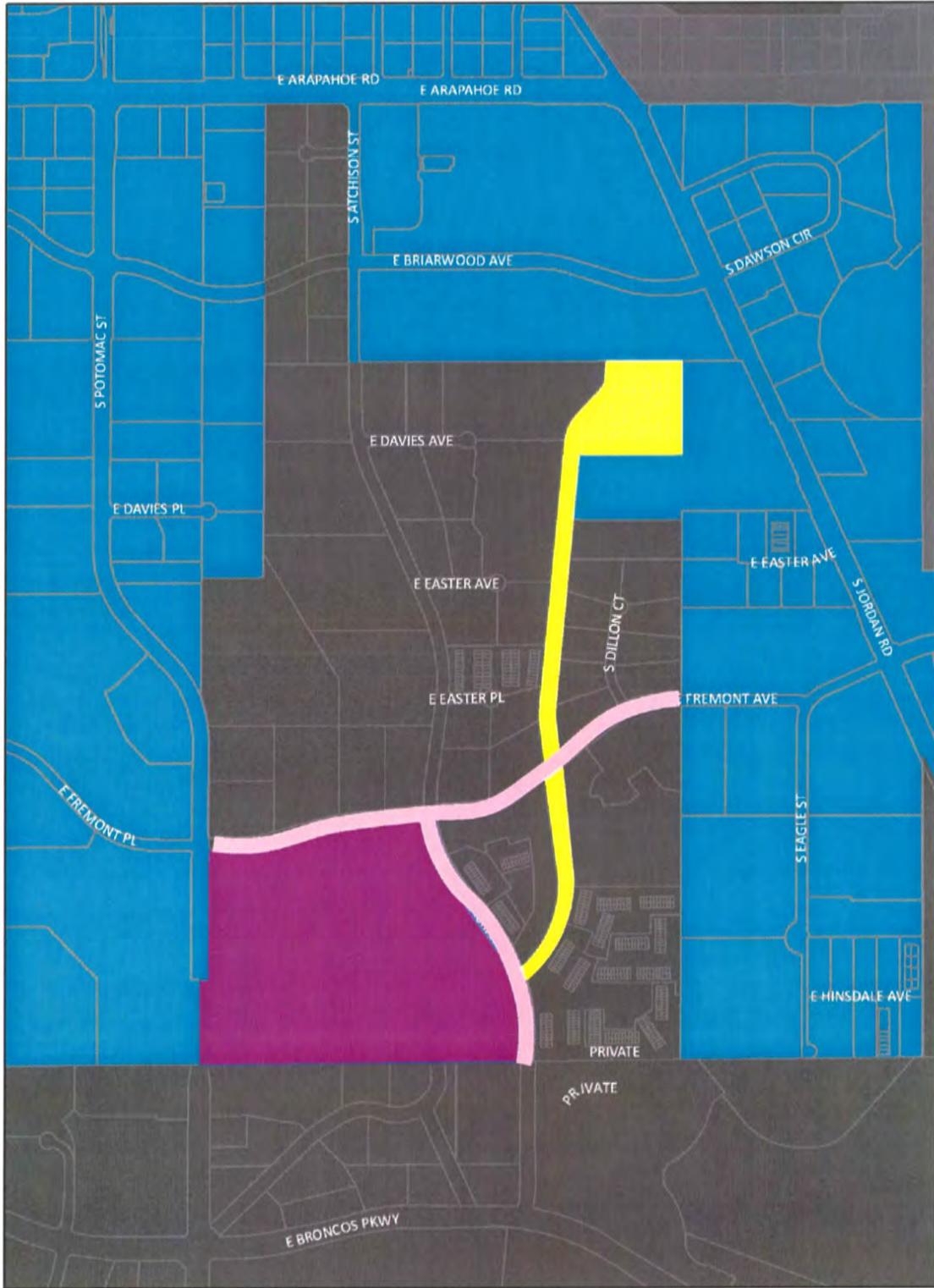
Sincerely,

A handwritten signature in black ink that reads "Jeff Brasel". The signature is written in a cursive, flowing style.

Jeff Brasel, AICP  
Principal Planner

cc: Wayne Reed, Director of Community Development  
Marcus McAskin, Assistant City Attorney

# Centennial/SEMSWA Windmill Creek Annexation



- ROW to be Annexed
- City Property
- SEMSWA Annexation Tracts

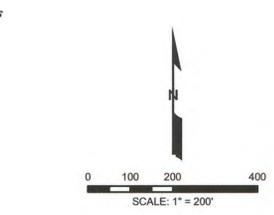
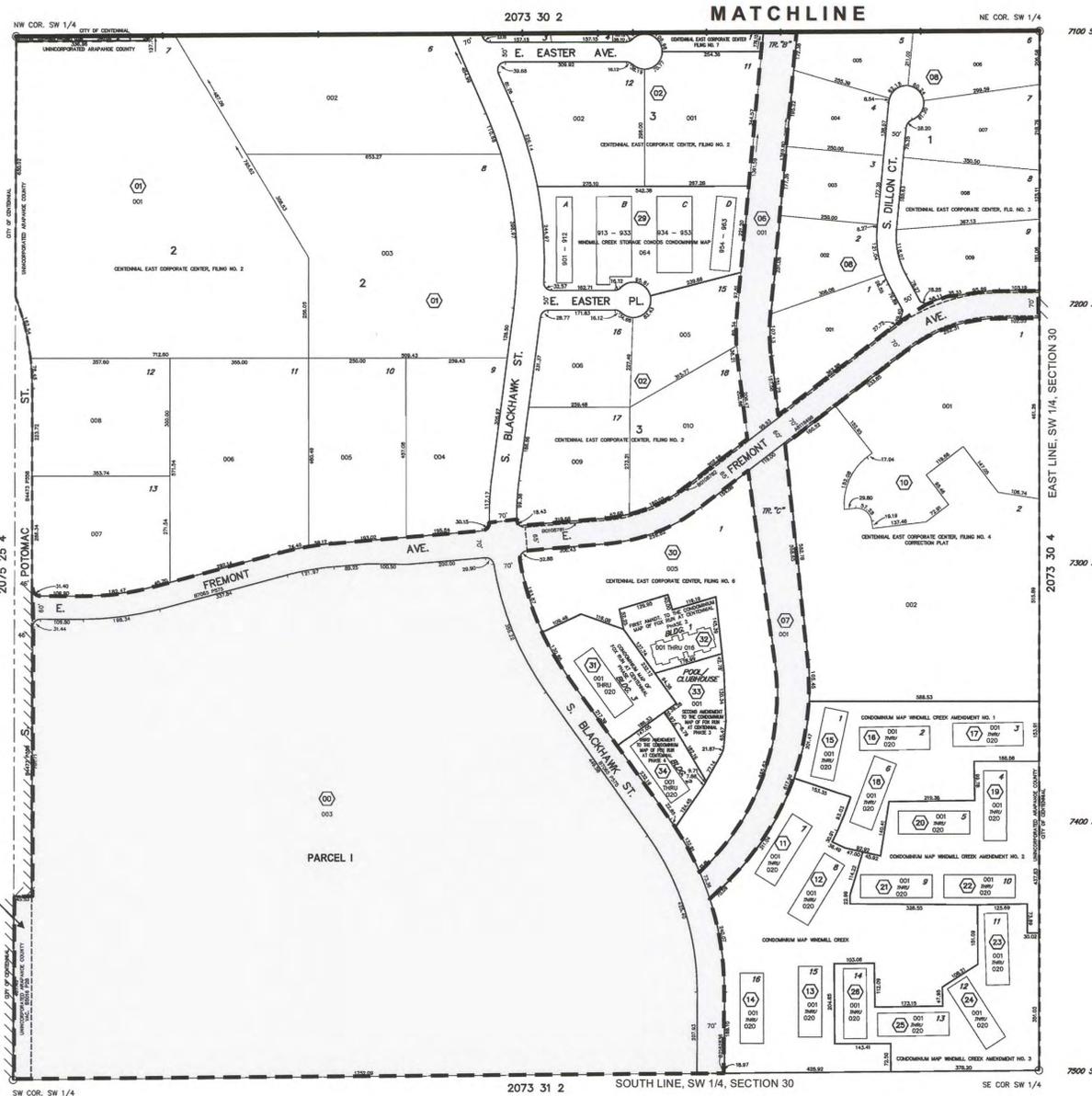
**Legal Description:**

Tracts A, B & C, Centennial East Corporate Center 2nd Filing  
 May include portions of Fremont Avenue ROW



# CENTENNIAL/SEMSWA WINDMILL CREEK ANNEXATION MAP TO THE CITY OF CENTENNIAL

LYING IN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO



- LEGEND:**
- PROPOSED ANNEXATION BOUNDARY
  - BOUNDARY CONTIGUOUS WITH EXISTING CITY BOUNDARY
  - PLATED LOT NUMBER
  - PLATED BLOCK NUMBER
  - ASSESSORS PARCEL NUMBER

**ANNEXATION DESCRIPTION:**

**CITY PROPERTY:**

**PARCEL I:**

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE NORTH 89°39'55" EAST AND ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30, A DISTANCE OF 46.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF S. POTOMAC STREET AS DESCRIBED IN BOOK 4473 OF THE ARAPAHOE COUNTY RECORDS, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 00°16'47" EAST AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE S. POTOMAC STREET AS DESCRIBED IN SAID BOOK 4473 AT PAGE 558, A DISTANCE OF 1153.35 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 90°03'32", A RADIUS OF 20.00 FEET, A DISTANCE OF 31.44 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE SOUTH 89°39'41" EAST A DISTANCE OF 109.80 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT, HAVING A DELTA OF 15°09'08", A RADIUS OF 750.00 FEET, A DISTANCE OF 198.34 FEET, AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE NORTH 75°11'11" EAST, A DISTANCE OF 337.84 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 10°07'40", A RADIUS OF 690.00 FEET, A DISTANCE OF 121.97 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE NORTH 85°18'51" EAST A DISTANCE OF 89.25 FEET; THENCE SOUTH 88°58'30" EAST A DISTANCE OF 100.50 FEET; THENCE NORTH 85°18'51" EAST A DISTANCE OF 200.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 85°39'20", A RADIUS OF 20.00 FEET, A DISTANCE OF 29.90 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 26°21'49", A RADIUS OF 772.00 FEET, A DISTANCE OF 355.22 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE SOUTH 35°23'38" EAST DISTANCE OF 449.58 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 35°50'36", A RADIUS OF 680.00 FEET, A DISTANCE OF 425.40 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE SOUTH 00°26'58" WEST A DISTANCE OF 207.93 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30, THENCE SOUTH 89°39'55" WEST AND ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30, A DISTANCE OF 1706.09 FEET TO THE **POINT OF BEGINNING**;

COUNTY OF ARAPAHOE,  
STATE OF COLORADO.

**PARCEL II:**

THAT PORTION OF VACATED SOUTH POTOMAC STREET AS DESCRIBED IN THE ORDER RECORDED JANUARY 12, 1987 IN BOOK 5016 AT PAGE 28, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, STATE OF COLORADO, WITH BEARING BASED UPON THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER AS BEARING NORTH 0°20'19" EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 0°20'19" EAST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30 A DISTANCE OF 467.45 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 45.53 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH POTOMAC STREET AS ESTABLISHED BY QUIT CLAIM DEED RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY IN BOOK 4473 AT PAGES 558 AND 559 ON JUNE 25, 1985 BY INSTRUMENT NUMBER 2547594; THENCE SOUTH 0°16'48" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 467.45 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30; THENCE SOUTH 89°39'28" WEST A DISTANCE OF 46.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 30 AND THE **POINT OF BEGINNING**;

SAID DESCRIPTION BEING THE SOUTHERN 467.45 FOOT PORTION OF THE PARCEL AS DESCRIBED IN THE ABOVE LISTED RECORDED INSTRUMENT;

COUNTY OF ARAPAHOE,  
STATE OF COLORADO.

**SEMSWA PROPERTY:**

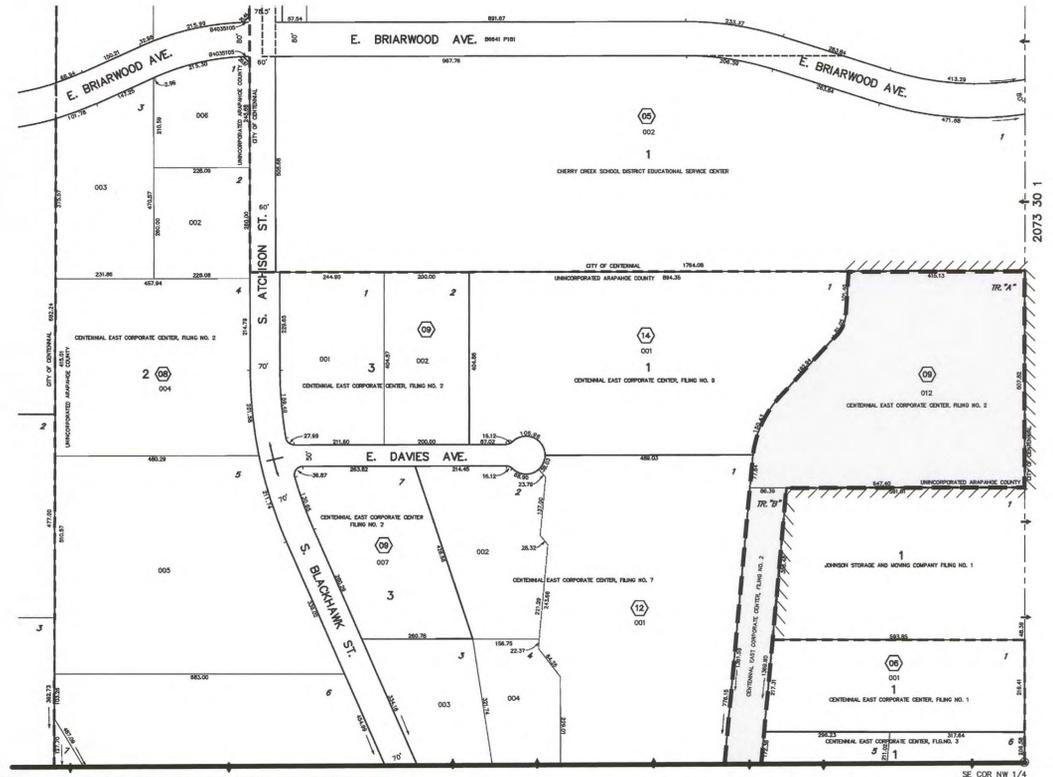
TRACT A, CENTENNIAL EAST CORPORATE CENTER FILING NO. 2,  
COUNTY OF ARAPAHOE,  
STATE OF COLORADO

TRACT B, CENTENNIAL EAST CORPORATE CENTER FILING NO. 2,  
COUNTY OF ARAPAHOE,  
STATE OF COLORADO

TRACT C, CENTENNIAL EAST CORPORATE CENTER FILING NO. 2,  
COUNTY OF ARAPAHOE,  
STATE OF COLORADO

**RIGHT-OF-WAY PARCELS:**

ALL OF THAT PORTION OF EAST FREMONT AVENUE FROM THE EXISTING CITY BOUNDARY AS DESCRIBED IN DISTRICT COURT, COUNTY OF ARAPAHOE, STATE OF COLORADO CIVIL ACTION NO. 98 CV 442 DIVISION 3, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH POTOMAC STREET, EASTERLY TO SAID EXISTING CITY BOUNDARY, ALSO BEING THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30, AND ALL OF THAT PORTION OF SOUTH BLACKHAWK STREET FROM THE NORTHERLY RIGHT-OF-WAY LINE OF EAST FREMONT AVENUE TO THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 30.



**MATCHLINE**

**SURVEYOR'S CERTIFICATE:**

I, DAVID C. DIFULVIO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON IS A GRAPHICAL REPRESENTATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT GREATER THAN ONE SIXTH (1/6) OF THE ANNEXATION BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF CENTENNIAL.

FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.  
DAVID C. DIFULVIO, L.S. 16401



**CITY OF CENTENNIAL APPROVALS:**

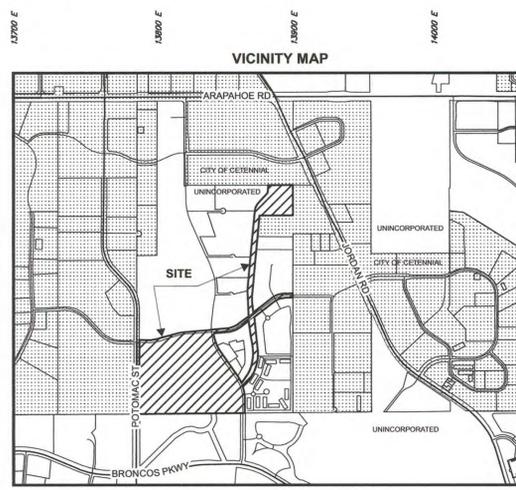
CITY MAYOR \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY COUNCIL ORDINANCE NO. \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY CLERK \_\_\_\_\_ DATE: \_\_\_\_\_

**FILING CERTIFICATE:**

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT \_\_\_\_\_ (A.M./P.M.) ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2012 IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_

COUNTY CLERK AND RECORDER

BY \_\_\_\_\_  
DEPUTY



**NOTES:**

1. THIS ANNEXATION DOES NOT CONSTITUTE A TITLE SEARCH BY FARNSWORTH GROUP, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FARNSWORTH GROUP, INC. RELIED UPON THE PUBLIC RECORDS OF ARAPAHOE COUNTY FOR THE INFORMATION ON THIS MAP. NO TITLE COMMITMENT WAS PROVIDED.
2. THIS MAP DOES NOT CONSTITUTE A LAND SURVEY PLAT OR MONUMENTED LAND SURVEY.

**ANNEXATION CALCULATIONS: (BASED ON GIS PARCEL DATA ONLY)**

TOTAL PERIMETER: 17,450 FEET +/- 100%  
CONTIGUOUS PERIMETER: 3,185 FEET +/- 18% (REQUIRED CONTIGUITY (1/6) = 16.7%)  
TOTAL AREA TO BE ANNEXED: 62 ACRES +/-

**Farnsworth GROUP**  
8055 E. TUFTS AVE, SUITE 850 - DENVER, CO 80237  
(303) 692-8838 / (303) 692-0470 Fax www.f-w.com

Date: 04/12/2012  
Project No. 0110476.04  
SHEET 1 OF 1