

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 Kechter Farm Annexation to the City of Fort Collins. Said area, consisting of approximately 89.35 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 31-12-105, 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 §37-45-136(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.

Petitioners affirm that they are the sole owners of the land described on Attachment "A" and also affirm that said land is contiguous to other land of which they are the sole owners and they consent to the annexation of the land described on Attachment "A" with full knowledge that, upon annexation, their contiguous land holdings will be divided between the City and Larimer County.

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 of said area, 57.74 acres be placed in the Low Density Mixed-Use Neighborhood District (LMN), and 31.61 acres be placed in the Urban Estate District (UE) pursuant to the Land Use Code of the City of Fort Collins.

(Check box if applicable). 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" and depicted on Exhibit "A". See Legal Descriptions of the Annexation Boundary and requested Zone Districts on Attachment "A".

IN WITNESS WHEREOF, I have executed this Petition for Annexation this 25 day of October, 2013.

KENJO LEGACY LLC, a Colorado limited liability company

By Kenneth J. Kechter

Kenneth J. Kechter, Member

By JoAn E. Kechter

JoAn E. Kechter, Member

A.W. KECHTER, LLC, a Colorado limited liability company

By Ronald A. Kechter

Ronald A. Kechter, Manager

TOLL CO I LLC, a Colorado limited liability company

By Charles Bowie

Charles Bowie, Division President

ATTACHMENT "A"

LEGAL DESCRIPTION OF ANNEXATION

A portion of land lying in the South 1/2 of the Northeast 1/4 of Section 8, Township 6 North, Range 68 West and the Southeast 1/4 of Section 8, Township 6 North, Range 68 West of 6th Principal Meridian, County of Larimer, State of Colorado being more particularly described as follows:

Considering the North line of the South 1/2 of the Northeast 1/4 of Section 8, Township 6 North, Range 68 West of 6th Principal Meridian, County of Larimer, State of Colorado as bearing N 89°39'17" E, with all bearings contained herein relative thereto;

COMMENCE at the Northwest corner of the South 1/2 of the Northeast 1/4 of Section 8, Township 6 North, Range 68 West of 6th Principal Meridian, County of Larimer, State of Colorado;
thence S 00°43'20" W along the West line of said South 1/2 for a distance of 571.71 feet to the POINT OF BEGINNING;
thence leaving said West line S 89°16'36" E for a distance of 120.44 feet;
thence N 45°30'20" E for a distance of 14.09 feet;
thence S 89°16'36" E for a distance of 53.00 feet;
thence S 44°29'40" E for a distance of 14.20 feet;
thence S 89°16'36" E for a distance of 88.76 feet to the beginning of a tangent curve, concave to the North and having a radius of 5973.50 feet, a chord bearing S 89°48'40" E and a chord distance of 111.39 feet;
thence Easterly along the arc of said curve for a distance of 111.39 feet, through a central angle of 01°04'06" to the end of said curve;
thence N 89°39'17" E for a distance of 9.85 feet;
thence N 44°58'17" E for a distance of 14.22 feet;
thence N 89°39'17" E for a distance of 53.00 feet;
thence S 45°01'43" E for a distance of 14.06 feet;
thence N 89°39'17" E for a distance of 210.01 feet;
thence N 44°58'17" E for a distance of 14.22 feet;
thence N 89°39'17" E for a distance of 73.00 feet;
thence S 45°01'43" E for a distance of 14.06 feet;
thence N 89°39'17" E for a distance of 210.01 feet;
thence N 44°58'17" E for a distance of 14.22 feet;
thence N 89°39'17" E for a distance of 53.00 feet;
thence S 45°01'43" E for a distance of 14.06 feet;
thence N 89°39'17" E for a distance of 210.01 feet;
thence N 44°58'17" E for a distance of 14.22 feet;
thence S 86°37'45" E for a distance of 53.08 feet;
thence N 89°39'17" E for a distance of 114.78 feet;
thence S 00°17'17" W for a distance of 56.60 feet to the beginning of a tangent curve, concave to the Northeast and having a radius of 519.99 feet, a chord bearing of S 30°27'06" E and a chord distance of 531.58 feet;
thence Southeasterly along the arc of said curve for a distance of 557.96 feet, through a central angle of 61°28'46" to the end of said curve;
thence S 59°37'25" E for a distance of 149.72 feet;

to the beginning of a non-tangent curve, concave to the Southeast and having a radius of 566.99 feet, a chord bearing of N 51°28'41" E and a chord distance of 444.72 feet;
thence Northeasterly along the arc of said curve for a distance of 456.99 feet, through a central angle of 6°10'49" to the beginning of a tangent curve, concave to the South and having a radius of 386.99 feet, a chord bearing of N 87°45'14" E and a chord distance of 176.55 feet;
thence Easterly along the arc of said curve for a distance of 178.11 feet, through a central angle of 26°22'14" to the beginning of a tangent curve, concave to the North and having a radius of 430.99 feet, a chord bearing of S 84°41'54" E and a chord distance of 84.68 feet;
thence Easterly along the arc of said curve for a distance of 84.81 feet, through a central angle of 11°16'30" to the end of said curve;
thence N 89°39'51" E for a distance of 261.39 feet to the East line of the aforesaid South 1/2;
thence S 00°16'47" W along said East line for a distance of 242.53 feet;
thence leaving said East line N 89°43'04" W for a distance of 384.73 feet;
thence S 00°16'47" W for a distance of 457.21 feet;
thence S 51°11'51" W for a distance of 185.49 feet;
thence S 37°57'47" E for a distance of 53.54 feet;
thence S 33°50'51" E for a distance of 53.54 feet;
thence S 29°48'30" E for a distance of 251.66 feet;
thence S 32°23'50" E for a distance of 42.66 feet;
thence S 41°24'21" E for a distance of 39.96 feet;
thence S 50°24'39" E for a distance of 39.96 feet;
thence S 59°24'58" E for a distance of 39.96 feet;
thence S 68°25'17" E for a distance of 39.96 feet;
thence S 77°25'36" E for a distance of 39.96 feet;
thence S 86°30'32" E for a distance of 42.27 feet;
thence S 89°35'08" E for a distance of 50.00 feet;
thence S 89°35'11" E for a distance of 53.94 feet to the East line of the Southeast 1/4 of aforesaid Section 8;
thence S 00°24'49" W along said East line for a distance of 279.12 feet;
thence leaving said East line S 89°58'57" W for a distance of 50.54 feet;
thence S 11°25'21" W for a distance of 260.00 feet;
thence N 78°34'39" W for a distance of 150.00 feet;
thence S 11°25'21" W for a distance of 43.29 feet;
thence N 80°44'59" W for a distance of 257.83 feet;
thence N 83°58'56" W for a distance of 97.74 feet;
thence S 82°34'51" W for a distance of 89.76 feet;
thence S 78°22'07" W for a distance of 100.00 feet;
thence S 81°54'52" W for a distance of 109.00 feet;
thence S 88°26'56" W for a distance of 109.07 feet;
thence S 07°14'48" E for a distance of 63.27 feet;
thence S 19°34'55" W for a distance of 144.16 feet;
thence S 74°00'16" W for a distance of 182.79 feet;
thence N 56°34'16" W for a distance of 182.04 feet;
thence N 03°57'47" W for a distance of 169.59 feet;
thence N 25°04'54" E for a distance of 63.27 feet;
thence N 63°13'21" W for a distance of 87.09 feet;
thence N 58°02'05" W for a distance of 109.07 feet;
thence N 51°29'52" W for a distance of 109.07 feet;

thence N 45°09'46" W for a distance of 175.61 feet;
to the beginning of a non-tangent curve, concave to the Northwest and having a radius of 1433.00 feet,
a chord bearing of S 73°00'40" W and a chord distance of 752.03 feet;
thence Southwesterly along the arc of said curve for a distance of 760.94 feet, through a central angle of
30°25'28" to the end of said curve;
thence S 44°03'21" W for a distance of 14.30 feet;
thence S 89°40'58" W for a distance of 53.00 feet;
thence N 44°47'27" W for a distance of 14.27 feet;
thence N 89°16'05" W for a distance of 143.03 feet;
thence N 89°16'27" W for a distance of 51.92 feet to the West line of the aforesaid Southeast 1/4 of
Section 8;
thence N 00°43'49" E along said West line for a distance of 66.00 feet;
thence leaving said West line S 89°16'11" E for a distance of 193.74 feet;
thence N 45°12'33" E for a distance of 14.01 feet;
thence N 89°40'54" E for a distance of 53.00 feet;
thence S 45°58'29" E for a distance of 13.98 feet to the beginning of a non-tangent curve, concave to the
Northwest and having a radius of 1367.00 feet, a chord bearing of N 66°21'26" E and a chord distance of
1015.11 feet;
thence Northeasterly along the arc of said curve for a distance of 1040.01 feet, through a central angle
of 43°35'26" to the end of said curve;
thence N 37°42'07" W for a distance of 192.32 feet;
thence N 54°12'31" W for a distance of 55.57 feet;
thence N 36°57'37" W for a distance of 137.22 feet;
thence S 60°10'31" W for a distance of 72.85 feet;
thence S 74°52'09" W for a distance of 103.72 feet;
thence N 89°49'26" W for a distance of 70.59 feet;
thence N 78°09'57" W for a distance of 71.60 feet;
thence N 66°54'29" W for a distance of 73.04 feet;
thence N 64°06'35" W for a distance of 175.32 feet;
thence N 64°06'35" W for a distance of 53.00 feet;
thence N 64°06'35" W for a distance of 80.49 feet;
thence N 58°02'45" W for a distance of 87.99 feet;
thence N 46°06'36" W for a distance of 85.22 feet;
thence N 34°03'21" W for a distance of 89.70 feet;
thence N 25°28'04" W for a distance of 70.00 feet;
thence N 25°03'19" W for a distance of 18.00 feet;
thence N 21°33'42" W for a distance of 62.75 feet;
thence N 05°28'46" W for a distance of 46.86 feet;
thence N 89°16'40" W for a distance of 35.84 feet to the aforesaid West line of the South 1/2 of the
Northeast 1/4 of Section 8;
thence N 00°43'20" E along said West line for a distance of 712.44 feet to the Point of Beginning.

Containing 89.35 acres, more or less (3,892,143 square feet) and being subject to any easement or rights
of way of record.

ATTACHMENT "A" (cont.)

LEGAL DESCRIPTION OF LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (LMN)

A portion of land lying in the South 1/2 of the Northeast 1/4 of Section 8, Township 6 North, Range 68 West and the Southeast 1/4 of Section 8, Township 6 North, Range 68 West of 6th Principal Meridian, County of Larimer, State of Colorado being more particularly described as follows:

Considering the North line of the South 1/2 of the Northeast 1/4 of Section 8, Township 6 North, Range 68 West of 6th Principal Meridian, County of Larimer, State of Colorado as bearing N 89°39'17" E, with all bearings contained herein relative thereto;

COMMENCE at the Northwest corner of the South 1/2 of the Northeast 1/4 of Section 8, Township 6 North, Range 68 West of 6th Principal Meridian, County of Larimer, State of Colorado;
thence S 00°43'20" W along the West line of said South 1/2 for a distance of 571.71 feet to the POINT OF BEGINNING;
thence leaving said West line S 89°16'36" E for a distance of 120.44 feet;
thence N 45°30'20" E for a distance of 14.09 feet;
thence S 89°16'36" E for a distance of 53.00 feet;
thence S 44°29'40" E for a distance of 14.20 feet;
thence S 89°16'36" E for a distance of 88.76 feet to the beginning of a tangent curve, concave to the North and having a radius of 5973.50 feet, a chord bearing S 89°48'40" E and a chord distance of 111.39 feet;
thence Easterly along the arc of said curve for a distance of 111.39 feet, through a central angle of 01°04'06" to the end of said curve;
thence N 89°39'17" E for a distance of 9.85 feet;
thence N 44°58'17" E for a distance of 14.22 feet;
thence N 89°39'17" E for a distance of 53.00 feet;
thence S 45°01'43" E for a distance of 14.06 feet;
thence N 89°39'17" E for a distance of 210.01 feet;
thence N 44°58'17" E for a distance of 14.22 feet;
thence N 89°39'17" E for a distance of 73.00 feet;
thence S 45°01'43" E for a distance of 14.06 feet;
thence N 89°39'17" E for a distance of 210.01 feet;
thence N 44°58'17" E for a distance of 14.22 feet;
thence N 89°39'17" E for a distance of 53.00 feet;
thence S 45°01'43" E for a distance of 14.06 feet;
thence N 89°39'17" E for a distance of 210.01 feet;
thence N 44°58'17" E for a distance of 14.22 feet;
thence S 86°37'45" E for a distance of 53.08 feet;
thence N 89°39'17" E for a distance of 114.78 feet;
thence S 00°17'17" W for a distance of 56.60 feet to the beginning of a tangent curve, concave to the Northeast and having a radius of 519.99 feet, a chord bearing of S 30°27'06" E and a chord distance of 531.58 feet;
thence Southeasterly along the arc of said curve for a distance of 557.96 feet, through a central angle of 61°28'46" to the end of said curve;
thence S 59°37'25" E for a distance of 149.72 feet;

to the beginning of a non-tangent curve, concave to the Southeast and having a radius of 566.99 feet, a chord bearing of N 51°28'41" E and a chord distance of 444.72 feet;
 thence Northeasterly along the arc of said curve for a distance of 456.99 feet, through a central angle of 6°10'49" to the beginning of a tangent curve, concave to the South and having a radius of 386.99 feet, a chord bearing of N 87°45'14" E and a chord distance of 176.55 feet;
 thence Easterly along the arc of said curve for a distance of 178.11 feet, through a central angle of 26°22'14" to the beginning of a tangent curve, concave to the North and having a radius of 430.99 feet, a chord bearing of S 84°41'54" E and a chord distance of 84.68 feet;
 thence Easterly along the arc of said curve for a distance of 84.81 feet, through a central angle of 11°16'30" to the end of said curve;
 thence N 89°39'51" E for a distance of 261.39 feet to the East line of the aforesaid South 1/2;
 thence S 00°16'47" W along said East line for a distance of 242.53 feet;
 thence leaving said East line N 89°43'04" W for a distance of 384.73 feet;
 thence S 00°16'47" W for a distance of 457.21 feet;
 thence S 51°11'51" W for a distance of 185.49 feet;
 thence S 37°57'47" E for a distance of 53.54 feet;
 thence S 33°50'51" E for a distance of 53.54 feet;
 thence S 29°48'30" E for a distance of 251.66 feet;
 thence S 32°23'50" E for a distance of 42.66 feet;
 thence S 41°24'21" E for a distance of 39.96 feet;
 thence S 50°24'39" E for a distance of 39.96 feet;
 thence S 59°24'58" E for a distance of 39.96 feet;
 thence S 68°25'17" E for a distance of 39.96 feet;
 thence S 77°25'36" E for a distance of 39.96 feet;
 thence S 86°30'32" E for a distance of 42.27 feet;
 thence S 89°35'08" E for a distance of 50.00 feet;
 thence S 89°35'11" E for a distance of 53.94 feet to the East line of the Southeast 1/4 of aforesaid Section 8;
 thence S 00°24'49" W along said East line for a distance of 145.50 feet;
 thence leaving said East line N 89°35'08" W for a distance of 112.25 feet to the beginning of a tangent curve, concave to the Northeast and having a radius of 400.00 feet, a chord bearing of N 59°38'25" W and a chord distance of 399.34 feet;
 thence Northwesterly along the arc of said curve for a distance of 418.11 feet, through a central angle of 59°53'26" to the end of said curve;
 thence N 29°41'42" W for a distance of 235.09 feet to the beginning of a tangent curve, concave to the Southwest and having a radius of 600.00 feet, a chord bearing of N 43°57'30" W and a chord distance of 295.66 feet;
 thence Northwesterly along the arc of said curve for a distance of 298.73 feet, through a central angle of 28°31'37" to the end of said curve;
 thence N 58°13'19" W for a distance of 367.48 feet;
 thence S 70°29'49" W for a distance of 92.96 feet to the beginning of a non-tangent curve, concave to the Northwest and having a radius of 479.00 feet, a chord bearing of S 22°27'15" W and a chord distance of 155.21 feet;
 thence Southwesterly along the arc of said curve for a distance of 155.90 feet, through a central angle of 18°38'52" to the end of said curve;
 thence S 31°46'41" W for a distance of 210.69 feet to the beginning of a tangent curve, concave to the Northwest and having a radius of 1367.00 feet, a chord bearing of S 34°07'44" W and a chord distance of 112.15 feet;

thence Southwesterly along the arc of said curve for a distance of 112.18 feet, through a central angle of 4°42'06" to the end of said curve;
thence S 82°21'18" W for a distance of 13.98 feet;
thence S 38°00'35" W for a distance of 53.00 feet;
thence S 06°19'29" E for a distance of 13.98 feet to the beginning of a non-tangent curve, concave to the Northwest and having a radius of 1367.00 feet, a chord bearing of S 42°03'03" W and a chord distance of 119.79 feet;
thence Southwesterly along the arc of said curve for a distance of 119.83 feet, through a central angle of 5°01'20" to the end of said curve;
thence N 37°42'07" W for a distance of 192.32 feet;
thence N 54°12'31" W for a distance of 55.57 feet;
thence N 36°57'37" W for a distance of 137.22 feet;
thence S 60°10'31" W for a distance of 72.85 feet;
thence S 74°52'09" W for a distance of 103.72 feet;
thence N 89°49'26" W for a distance of 70.59 feet;
thence N 78°09'57" W for a distance of 71.60 feet;
thence N 66°54'29" W for a distance of 73.04 feet;
thence N 64°06'35" W for a distance of 175.32 feet;
thence N 64°06'35" W for a distance of 53.00 feet;
thence N 64°06'35" W for a distance of 80.49 feet;
thence N 58°02'45" W for a distance of 87.99 feet;
thence N 46°06'36" W for a distance of 85.22 feet;
thence N 34°03'21" W for a distance of 89.70 feet;
thence N 25°28'04" W for a distance of 70.00 feet;
thence N 25°03'19" W for a distance of 18.00 feet;
thence N 21°33'42" W for a distance of 62.75 feet;
thence N 05°28'46" W for a distance of 46.86 feet;
thence N 89°16'40" W for a distance of 35.84 feet to the aforesaid West line of the South 1/2 of the Northeast 1/4 of Section 8;
thence N 00°43'20" E along said West line for a distance of 712.44 feet to the Point of Beginning.

Containing 57.74 acres, more or less (2,515,141 square feet) and being subject to any easement or rights of way of record.

ATTACHMENT "A" (cont.)

LEGAL DESCRIPTION OF URBAN ESTATE DISTRICT (UE)

A portion of land lying in the South 1/2 of the Northeast 1/4 of Section 8, Township 6 North, Range 68 West and the Southeast 1/4 of Section 8, Township 6 North, Range 68 West of 6th Principal Meridian, County of Larimer, State of Colorado being more particularly described as follows:

Considering the North line of the South 1/2 of the Northeast 1/4 of Section 8, Township 6 North, Range 68 West of 6th Principal Meridian, County of Larimer, State of Colorado as bearing N 89°39'17" E, with all bearings contained herein relative thereto;

COMMENCE at the Northwest corner of the South 1/2 of the Northeast 1/4 of Section 8, Township 6 North, Range 68 West of 6th Principal Meridian, County of Larimer, State of Colorado;

thence S 00°43'20" W along the West line of said South 1/2 for a distance of 571.71 feet;

thence leaving said West line S 89°16'36" E for a distance of 120.44 feet;

thence N 45°30'20" E for a distance of 14.09 feet;

thence S 89°16'36" E for a distance of 53.00 feet;

thence S 44°29'40" E for a distance of 14.20 feet;

thence S 89°16'36" E for a distance of 88.76 feet to the beginning of a tangent curve, concave to the North and having a radius of 5973.50 feet, a chord bearing S 89°48'40" E and a chord distance of 111.39 feet; thence Easterly along the arc of said curve for a distance of 111.39 feet, through a central angle of 01°04'06" to the end of said curve;

thence N 89°39'17" E for a distance of 9.85 feet;

thence N 44°58'17" E for a distance of 14.22 feet;

thence N 89°39'17" E for a distance of 53.00 feet;

thence S 45°01'43" E for a distance of 14.06 feet;

thence N 89°39'17" E for a distance of 210.01 feet;

thence N 44°58'17" E for a distance of 14.22 feet;

thence N 89°39'17" E for a distance of 73.00 feet;

thence S 45°01'43" E for a distance of 14.06 feet;

thence N 89°39'17" E for a distance of 210.01 feet;

thence N 44°58'17" E for a distance of 14.22 feet;

thence N 89°39'17" E for a distance of 53.00 feet;

thence S 45°01'43" E for a distance of 14.06 feet;

thence N 89°39'17" E for a distance of 210.01 feet;

thence N 44°58'17" E for a distance of 14.22 feet;

thence S 86°37'45" E for a distance of 53.08 feet;

thence N 89°39'17" E for a distance of 114.78 feet;

thence S 00°17'17" W for a distance of 56.60 feet to the beginning of a tangent curve, concave to the Northeast and having a radius of 519.99 feet, a chord bearing of S 30°27'06" E and a chord distance of 531.58 feet;

thence Southeasterly along the arc of said curve for a distance of 557.96 feet, through a central angle of 61°28'46" to the end of said curve;

thence S 59°37'25" E for a distance of 149.72 feet;

to the beginning of a non-tangent curve, concave to the Southeast and having a radius of 566.99 feet, a chord bearing of N 51°28'41" E and a chord distance of 444.72 feet;

thence Northeasterly along the arc of said curve for a distance of 456.99 feet, through a central angle of 6°10'49" to the beginning of a tangent curve, concave to the South and having a radius of 386.99 feet, a chord bearing of N 87°45'14" E and a chord distance of 176.55 feet;

thence Easterly along the arc of said curve for a distance of 178.11 feet, through a central angle of 26°22'14" to the beginning of a tangent curve, concave to the North and having a radius of 430.99 feet, a chord bearing of S 84°41'54" E and a chord distance of 84.68 feet;

thence Easterly along the arc of said curve for a distance of 84.81 feet, through a central angle of 11°16'30" to the end of said curve;

thence N 89°39'51" E for a distance of 261.39 feet to the East line of the aforesaid South 1/2;

thence S 00°16'47" W along said East line for a distance of 242.53 feet;

thence leaving said East line N 89°43'04" W for a distance of 384.73 feet;

thence S 00°16'47" W for a distance of 457.21 feet;

thence S 51°11'51" W for a distance of 185.49 feet;

thence S 37°57'47" E for a distance of 53.54 feet;

thence S 33°50'51" E for a distance of 53.54 feet;

thence S 29°48'30" E for a distance of 251.66 feet;

thence S 32°23'50" E for a distance of 42.66 feet;

thence S 41°24'21" E for a distance of 39.96 feet;

thence S 50°24'39" E for a distance of 39.96 feet;

thence S 59°24'58" E for a distance of 39.96 feet;

thence S 68°25'17" E for a distance of 39.96 feet;

thence S 77°25'36" E for a distance of 39.96 feet;

thence S 86°30'32" E for a distance of 42.27 feet;

thence S 89°35'08" E for a distance of 50.00 feet;

thence S 89°35'11" E for a distance of 53.94 feet to the East line of the Southeast 1/4 of aforesaid Section 8;

thence S 00°24'49" W along said East line for a distance of 145.50 feet to the POINT OF BEGINNING;

thence continue S 00°24'49" W along said East line for a distance of 133.62 feet;

thence leaving said East line S 89°58'57" W for a distance of 50.54 feet;

thence S 11°25'21" W for a distance of 260.00 feet;

thence N 78°34'39" W for a distance of 150.00 feet;

thence S 11°25'21" W for a distance of 43.29 feet;

thence N 80°44'59" W for a distance of 257.83 feet;

thence N 83°58'56" W for a distance of 97.74 feet;

thence S 82°34'51" W for a distance of 89.76 feet;

thence S 78°22'07" W for a distance of 100.00 feet;

thence S 81°54'52" W for a distance of 109.00 feet;

thence S 88°26'56" W for a distance of 109.07 feet;

thence S 07°14'48" E for a distance of 63.27 feet;

thence S 19°34'55" W for a distance of 144.16 feet;

thence S 74°00'16" W for a distance of 182.79 feet;

thence N 56°34'16" W for a distance of 182.04 feet;

thence N 03°57'47" W for a distance of 169.59 feet;

thence N 25°04'54" E for a distance of 63.27 feet;

thence N 63°13'21" W for a distance of 87.09 feet;

thence N 58°02'05" W for a distance of 109.07 feet;

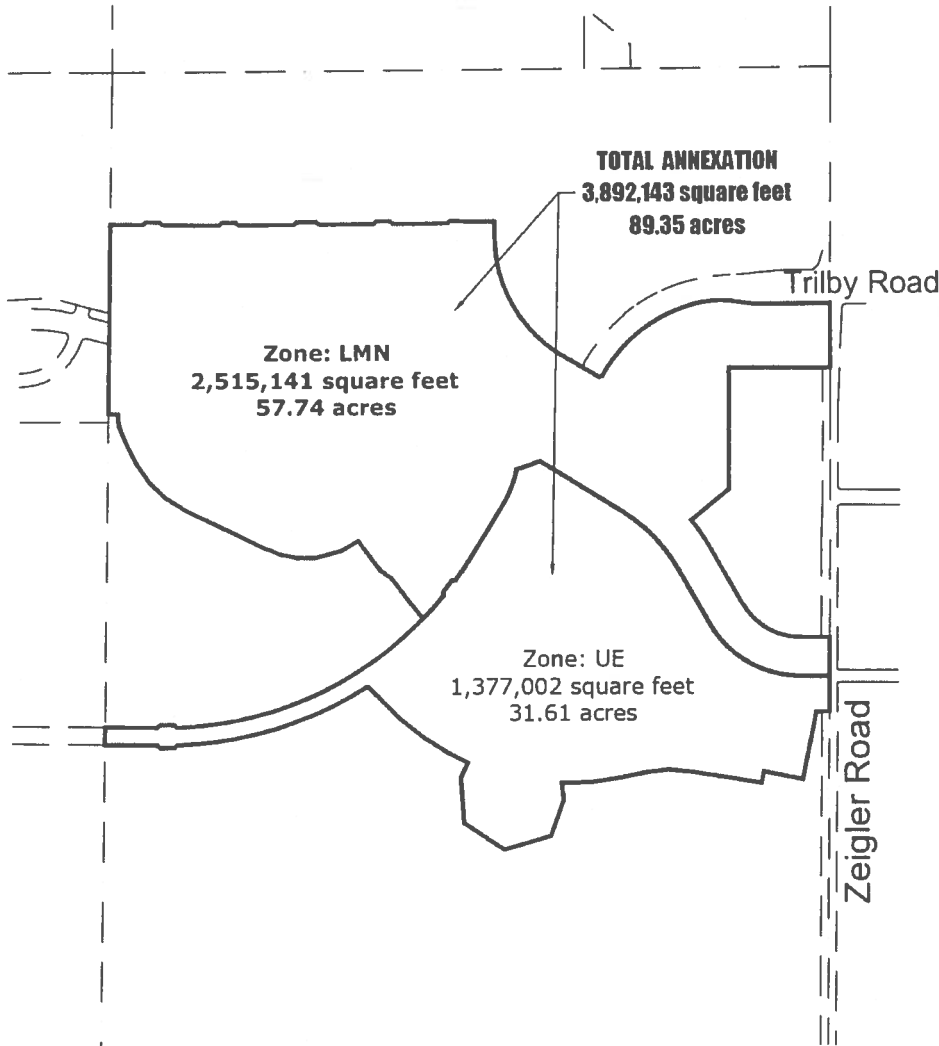
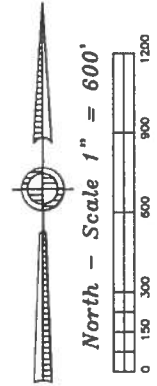
thence N 51°29'52" W for a distance of 109.07 feet;

thence N 45°09'46" W for a distance of 175.61 feet;

to the beginning of a non-tangent curve, concave to the Northwest and having a radius of 1433.00 feet, a chord bearing of S 73°00'40" W and a chord distance of 752.03 feet;
thence Southwesterly along the arc of said curve for a distance of 760.94 feet, through a central angle of 30°25'28" to the end of said curve;
thence S 44°03'21" W for a distance of 14.30 feet;
thence S 89°40'58" W for a distance of 53.00 feet;
thence N 44°47'27" W for a distance of 14.27 feet;
thence N 89°16'05" W for a distance of 143.03 feet;
thence N 89°16'27" W for a distance of 51.92 feet to the West line of the aforesaid Southeast 1/4 of Section 8;
thence N 00°43'49" E along said West line for a distance of 66.00 feet;
thence leaving said West line S 89°16'11" E for a distance of 193.74 feet;
thence N 45°12'33" E for a distance of 14.01 feet;
thence N 89°40'54" E for a distance of 53.00 feet;
thence S 45°58'29" E for a distance of 13.98 feet to the beginning of a non-tangent curve, concave to the Northwest and having a radius of 1367.00 feet, a chord bearing of N 63°50'46" E and a chord distance of 1125.36 feet;
thence Northeasterly along the arc of said curve for a distance of 1159.84 feet, through a central angle of 48°36'47" to the end of said curve;
thence N 06°19'29" E for a distance of 13.98 feet;
thence N 38°00'35" E for a distance of 53.00 feet;
thence N 82°21'18" E for a distance of 13.98 feet to the beginning of a non-tangent curve, concave to the Northwest and having a radius of 1367.00 feet, a chord bearing of N 34°07'44" E and a chord distance of 112.15 feet;
thence Northeasterly along the arc of said curve for a distance of 112.18 feet, through a central angle of 4°42'06" to the end of said curve;
thence N 31°46'41" E for a distance of 210.69 feet to the beginning of a tangent curve, concave to the Northwest and having a radius of 479.00 feet, a chord bearing of N 22°27'15" E and a chord distance of 155.21 feet;
thence Northeasterly along the arc of said curve for a distance of 155.90 feet, through a central angle of 18°38'52" to the end of said curve;
thence N 70°29'49" E for a distance of 92.96 feet ;
thence S 58°13'19" E for a distance of 367.48 feet to the beginning of a tangent curve, concave to the Southwest and having a radius of 600.00 feet, a chord bearing of S 43°57'30" E and a chord distance of 295.66 feet;
thence Southeasterly along the arc of said curve for a distance of 298.73 feet, through a central angle of 28°31'37" to the end of said curve;
thence S 29°41'42" E for a distance of 235.09 feet to the beginning of a tangent curve, concave to the Northeast and having a radius of 400.00 feet, a chord bearing of S 59°38'25" E and a chord distance of 399.34 feet;
thence Southeasterly along the arc of said curve for a distance of 418.11 feet, through a central angle of 59°53'26" to the end of said curve;
thence S 89°35'08" E for a distance of 112.25 feet to the Point of Beginning.

Containing 31.61 acres, more or less (1,377,002 square feet) and being subject to any easement or rights of way of record.

Exhibit



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

\\mrrare-head\Shared Folders\Documents\PLS Group\Project\2010\10021\deg\10021@010.dwg October 06, 2013 - 12:13pm

#	Date	Revisions	Field Date n/a	Prepared for	Project#
			Party Chief n/a	Kechter Farm PLS Group, LLC 6843 North Franklin Avenue Loveland, Colorado 80538 Office 970.669.2100 - Fax 970.669.3652	10021.011
			Survey Tech n/a		
			Proj Manager MBS		
			Scale 1"=600'		

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.

Timothy W. Hasler
Timothy W. Hasler

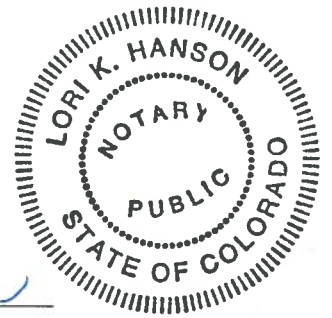
Subscribed and sworn to before me this 28th day of October, 2013, by

TIMOTHY W. HASLER

WITNESS my hand and official seal.

11/10/14
Commission Expiration

Lori K Hanson
Notary Public



ATTACHMENT "D"

KECHTER FARM ANNEXATION AND ZONING NARRATIVE

(Addressing 4 (g), (h) and (i) of the Submittal Requirements for Annexation and Zoning.)

4(g) A statement as to why it is necessary and desirable for the City of Fort Collins to annex the area.

The Kechter Farm property is located south of County Road 36 and west of Ziegler Road. The Homestead Subdivision is located to the north and Kinard Middle School is located at the northeast corner. Fossil Lake Ranch borders the property on the east, Westchase is on the west and Fossil Creek Reservoir lies to the south.

The owners of the property described in the Kechter Farm Annexation request to be annexed into the City of Fort Collins in order to develop their property. The historical use of the property has been farming and ranching, but now that urban development has occurred on both sides of the property, the owners recognize that development of the property, consistent with the urban fabric of Fort Collins is the highest and best use of the land.

The property is located within the City's Growth Management Area (GMA) and therefore, is subject to the Intergovernmental Agreement (IGA) between the City of Fort Collins and Larimer County. The IGA requires that before urban development of the property can occur it must be annexed into the City. The boundary of the GMA, together with the IGA, verifies that the City and County agree that the property should be annexed prior to development. The applicant agrees that this is both appropriate and desirable.

4(h) A description of the zoning classification being requested and any condition requested for that zone district classification.

4(i) A statement of consistency of the requested zoning to the Structure Plan.

The Applicant is requesting two different zone district classifications for the property. The designated zoning for the northern portion of the property, 57.74 acres, located farthest from the Resource Management Area (RMA) of Fossil Creek Reservoir is proposed as Low Density Mixed-Use Neighborhood District (LMN). Located south of the LMN area and closer to the RMA, 31.61 acres are designated as Urban Estate District (UE).

These zone district classifications were derived from and correspond to the classifications proposed on the City of Fort Collins Structure Plan adopted as part of the City Plan in 2011. The designations are also consistent with Fossil Creek Reservoir Area Plan adopted jointly by the City and County in 1998. The proposed zoning classifications will provide a land use framework for the property that exemplifies classic transitional land use planning. Future development will include a neighborhood center adjacent to Kinard Middle School and Ziegler Road. The result will be a cohesive, well designed and sustainable neighborhood that offers residents a variety of housing types, adjacent to a school and neighborhood center. In addition, the new neighborhood will be located just west of Bacon Elementary School along Zephyr Road and within two miles of Fossil Ridge High School, making walking and biking to school a viable alternative.

ATTACHMENT "E"

Kechter Farm Annexation and Zoning - Principles and Policies Statement (Addressing Number 5 of the Submittal Requirements for Annexation and Zoning)

- 5) **Statement of Principles and Policies and consistency with the City Structure Plan being achieved by the zoning of the property to the zoning district being proposed by the Applicant. (Submittal Requirements)**

CITY PLAN

Principle LIV 1: City development will be contained by well-defined boundaries that will be managed using various tools including utilization of a Growth Management Area, community coordination, and Intergovernmental Agreements.

Policy LIV 1.1 – Utilize a Growth Management Area

Collaborate with the County and other jurisdictions in utilizing a Growth Management Area (GMA) surrounding Fort Collins to guide and manage growth outside of the City's limits and delineate the extent of urban development in Fort Collins.

Principle LIV 3: The City will coordinate facilities and services with the timing and location of development and ensure that development only occurs where it can be adequately served.

The Kechter Farm property is located within the City's Growth Management Area (GMA) boundary. The proposed annexation and zoning is consistent with the Intergovernmental Agreement between the City and the County that governs this area. The property is also located within the Fossil Creek Reservoir Area Plan boundary and the proposed zoning is consistent with the land use policies outlined in that document.

Annexation of the property will insure a compact land use pattern within a well-defined boundary, with adequate public facilities and infrastructure available to serve future residents.

Principle LIV 2: The City will consider the annexation of new territory into the City limits when the annexation of such property conforms to the vision, goals, and policies of *City Plan*.

Policy LIV 2.1 – Follow Annexation Policies

Principle LIV 3: The City will coordinate facilities and services with the timing and location of development and ensure that development only occurs where it can be adequately served.

The Kechter Farm Property is located within the GMA and meets the statutory requirements for annexation. Public infrastructure is available at the site and proposed future development will not exceed

the capacity of the infrastructure. The site can be adequately served by critical public facilities and services such as water, sewer, police, transportation, fire, stormwater management, and parks, in accordance with adopted levels of service for public facilities and services. An elementary school, a middle school and a high school are located within two miles and a community regional shopping area is located approximately 1 1/2 miles to the north.

Principle LIV 19: The City Structure Plan Map establishes the desired development pattern for the City, serving as a blueprint for the community's desired future.

The land use designations depicted on the City Structure Plan Map along with the Policies written in the Fossil Creek Reservoir Area Plan were used as a guide in determining the proposed future zoning for the Kechter Farm Property. The proposed LMN and UE zone districts are consistent with both.

Principle LIV 25: The City will require and assist with coordinated neighborhood design efforts among separate development parcels.

Policy LIV 25.2 – Require Overall Coordination

The Applicant recognizes and shares the City's desire to coordinate planning efforts between neighborhoods. The proposed annexation and zoning will allow for interconnecting streets, access to schools, parks, open space and trail systems.

Principle LIV 28: Low Density Mixed- Use Neighborhoods will provide opportunities for a mix of low density housing types in a setting that is conducive to walking and in close proximity to a range of neighborhood serving uses.

The proposed annexation and zoning will allow for the development of both low density mixed-use neighborhoods with a neighborhood commercial component as envisioned by City Plan. The Applicant is requesting two different zone district classifications for the property: Low Density Mixed-Use Neighborhood District (LMN) and Urban Estate District (UE). These zone district classifications were derived from and correspond to the classifications proposed on the City of Fort Collins Structure Plan adopted as part of City Plan in 2011. The designations are also consistent with the Fossil Creek Reservoir Area Plan adopted jointly by the City and County in 1998.

The proposed zoning classifications will provide a land use framework for the property that exemplifies classic transitional land use planning. Kinard Elementary School combined with future commercial development at the southeast corner of Ziegler Road and Trilby Road will comprise a neighborhood center as envisioned by City Plan in residential neighborhoods. Residential density in the LMN area meets the minimum three dwelling units per acre required in the Fossil Creek Reservoir Area Plan. Residential density decreases as the development gets closer to the Resource Management Area surrounding Fossil Creek Reservoir.

The residential community will include 36 acres of open space along with a centrally located clubhouse and swimming pool. In addition, the project will include tree-lined detached sidewalks, pedestrian trails through greenbelts and a regional bike trail. Generous landscaping will include ornamental trees, canopy shade trees and evergreen trees that provide seasonal interest. The Kechter Farm promises to be a cohesive, well designed and sustainable neighborhood that offers residents a variety of housing types,

adjacent to a neighborhood center. In addition, the neighborhood is near Bacon Elementary School, adjacent to Kinard Middle School and within two miles of Fossil Ridge High School, making walking and biking to school a viable alternative.

Principle T 3: Land use planning decisions, management strategies, and incentives will support and be coordinated with the City's transportation vision.

The proposed annexation and zoning will facilitate the City's transportation goals and objectives. The proposed zoning is aimed at establishing a mix of land uses and activities that will maximize the potential for pedestrian mobility throughout the community and minimize the distance traveled. The Kechter Farm property's proximity to a major activity center (Harmony Corridor) and schools will encourage walking and bicycling for transportation and transit use.

Fossil Creek Reservoir Area Plan

In addition, the Annexation and Zoning of the Kechter Farm property is supported by the following Policies contained in the Fossil Creek Reservoir Area Plan.

The *Fossil Creek Reservoir Area Plan* represents collaboration between Larimer County, the City of Fort Collins and citizens in developing a long-range plan for an area outside Fort Collins municipal and Growth Management Area boundaries. The primary objective of the Plan is to direct future urban development toward municipal boundaries, while balancing preservation of open lands and critical natural areas around the Fossil Creek Reservoir and areas between Loveland and Fort Collins, while maintaining sensitivity to the rights of individuals.

FC-LUF-1 Community Design. New urban development will be required to be consistent with the principles and policies for community design and new residential neighborhoods established by the Fort Collins City Plan.

Urban development that will follow the annexation and zoning of this property will be consistent with City Plan Principles and Policies. The specific Principles and Policies of City Plan supported by the proposed Annexation and Zoning are listed above.

FC-LUF-3 Mixed-Use Neighborhoods. These neighborhoods will consist of a mix of housing types near parks, schools, and a neighborhood center. The density will be a minimum overall average of either 3 or 5 units per acre, with an overall maximum of 8 dwelling units per acre, and maximum of 12 units per acre for any single phase. This residential classification will require design and development standards agreed upon by both Larimer County and the City of Fort Collins.

The Low Density Mixed-Use Neighborhood District (LMN) is proposed for 57.74 acres of the Kechter Farm Annexation. The LMN District is proposed to develop at three dwelling units per acre, include a variety of housing models and is located close to schools (Bacon, Kinard, Fossil Ridge) and parks (Southridge Green Golf Course, Fossil Creek Park and the proposed new Southeast Community Park). A neighborhood center will be located at the intersection of Ziegler and Trilby Road.