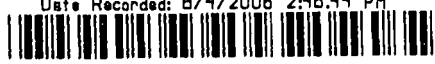


City of Centennial

4400
1-8
CITY OF CENTENNIAL,
COLORADO

Arapahoe County Clerk & Recorder, Nancy A. Doty
Reception #: B6112725
Receipt #: 5291920 Recording Fee: \$41.00
Pages Recorded: 8
Date Recorded: 8/4/2008 2:46:14 PM



ORDINANCE NO. 2006-O-05

AN ORDINANCE ANNEXING CERTAIN LAND TO THE
CITY OF CENTENNIAL, COLORADO KNOWN AS THE
TAGAWA PROPERTY ANNEXATION

WHEREAS, the real property as described on Exhibit A attached hereto ("Property") is located in an unincorporated area of Arapahoe County, Colorado; and

WHEREAS, the City Council finds that:

- the Property to be annexed meets the applicable requirements of Sections 31-12-104 and 31-12-105, C.R.S., and is therefore eligible for annexation to the City of Centennial; and
- an election is not required under Section 31-12-107(2), C.R.S.; and
- no additional terms or conditions are imposed which would require an election under Section 31-12-107(2), C.R.S

WHEREAS, the City Council held a public hearing on May 22, 2006 to consider annexation of the Property, notice of which was duly published in accordance with the requirements set forth in Section 31-12-108(2), C.R.S.; and

WHEREAS, annexation of the Property will not result in detachment of any area from any school district and the attachment of the same to another school district; and

WHEREAS, the City Council finds that it is in the best interests of the City to annex the Property to the City; and

WHEREAS, approval of this Ordinance on first reading is intended only to confirm that the City Council desires to comply with state law by setting a public hearing in order to provide the property owner/petitioner and the public an opportunity to present testimony and evidence regarding the petition for annexation. Approval of this Ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects, or denies annexation of the Property.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTENNIAL, COLORADO, as follows:

Section 1. The Property as described on Exhibit A is hereby annexed to and included within the corporate limits of the City of Centennial, Colorado, in accordance with law subject to the following conditions of approval

- 1 That the City and property owner/petitioner execute, and the City approve, an annexation and development agreement setting forth the terms and conditions of annexation and development no later than August 31, 2006; and
2. That the City process and approve an ordinance to establish vested property rights associated with the annexation agreement no later than August 31, 2006

Section 2. The City Council hereby directs staff to complete all necessary procedures required for annexation of said Property to the City including (1) filing for recording three certified copies of this annexation ordinance and a map of the annexed Property containing a legal description of the Property annexed hereby ("Annexation Map") with the Arapahoe County Clerk and Recorder, and (2) filing the original of this annexation ordinance together with a copy of the Annexation Map with the City Clerk of the City of Centennial, Colorado

Section 3. Zoning. In accordance with Section 31-12-115(2), C.R.S., zoning of the Property shall be accomplished within ninety days after the effective date of this Ordinance

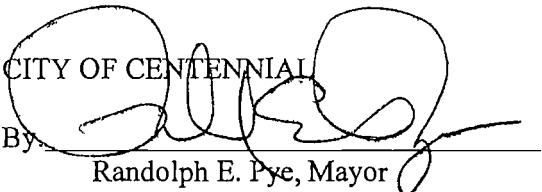
Section 4. Severability If any provision of this ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this ordinance that can be given effect without the invalid portion, provided that such remaining portions or applications of this ordinance are not determined by the court to be inoperable. The City Council declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, despite the fact that any one or more section, subsection, sentence, clause, phrase, or portion would be declared invalid or unconstitutional.

Section 5. Effective Date. This Ordinance shall become effective thirty days after publication following final passage.

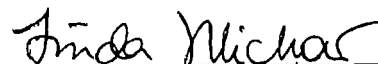
INTRODUCED, READ, AND ORDERED PUBLISHED BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD ON THE 1ST DAY OF MAY, 2006.

CITY OF CENTENNIAL

By


Randolph E. Pye, Mayor

Approved as to Form


For City Attorney's Office

I hereby certify that the above Ordinance was introduced to the City Council of the City of Centennial at its meeting of May 1, 2006, and ordered published one time by *The Villager* newspaper on May 4, 2006.

SEAL

ATTEST:

By: *Goldie Fishbein*
Goldie Fishbein, City Clerk

AMENDED, FINALLY ADOPTED, PASSED, APPROVED AND ORDERED PUBLISHED BY TITLE AND WITH ANY AMENDMENTS, BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS MEETING HELD ON THE 22nd DAY OF May, 2006, BY A VOTE OF 8 IN FAVOR, 0 AGAINST, and 0 ABSTAINING.

CITY OF CENTENNIAL

By: *Randolph E. Pye*
Randolph E. Pye, Mayor

I hereby certify that the above Ordinance was finally adopted by the City Council of the City of Centennial at its meeting of May 22, 2006, and ordered published by title only, with amendments if any, one time by *The Villager* newspaper on May 25, 2006.

SEAL

ATTEST:

By: *Goldie Fishbein*
Goldie Fishbein, City Clerk

**EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY**

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 32;
THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 32 SOUTH 01°06'52" WEST 928 84 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED MARCH 1, 1989 IN BOOK 5641 AT PAGE 421 OF THE ARAPAHOE COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PARCEL ALSO BEING THE SOUTH LINE OF RIVER RUN II, A PLAT RECORDED APRIL 24, 2000 AT RECEPTION NO. B0047132 NORTH 89°48'52" EAST 1241 88 FEET; THENCE SOUTH 00°11'08" EAST 100.00 FEET TO THE TRUE POINT OF BEGINNING,

NORTH ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF RIVER RUN II NORTH 89°48'52" EAST 660 00 FEET, THENCE SOUTH 00°11'08" EAST 660 00 FEET; THENCE SOUTH 89°48'52" WEST 660.00 FEET THENCE NORTH 00°11'08" WEST 660.00 FEET TO THE TRUE POINT OF BEGINNING,

SAID PARCEL CONTAINING 10.000 ACRES, MORE OR LESS