

**RESOLUTION NO. 2020-103**

**A RESOLUTION OF THE CASTLE ROCK TOWN COUNCIL  
MAKING REQUIRED STATUTORY FINDINGS  
CONCERNING THE ELIGIBILITY OF CERTAIN  
PROPERTY FOR ANNEXATION  
(MEMMEN PARCEL ANNEXATION)**

**WHEREAS**, a petition for annexation of certain property, to be known as the Memmen Parcel Annexation, has been filed with the Town of Castle Rock; and

**WHEREAS**, by Resolution No. 2020-076, the Town Council found that the annexation petition was in substantial compliance with the applicable requirements of the Municipal Annexation Act of 1965, as amended (the "Act"); and

**WHEREAS**, the Town Council of the Town of Castle Rock has conducted a public hearing to determine if the parcel of real property described in the attached *Exhibit A* (the "Property"), is eligible for annexation under the Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:**

**Section 1. Findings.** The Town Council makes the following findings of fact under the Act:

- I. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., exist or have been met, in that:
  - a. Not less than one sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the Town of Castle Rock, Colorado.
  - b. A community of interest exists between the area proposed to be annexed and the Town of Castle Rock, Colorado.
  - c. The area proposed to be annexed is urban or will be urbanized in the near future and the area to be annexed is integrated with or is capable of being integrated with the Town of Castle Rock, Colorado.
  - d. In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way.
  - e. In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty (20) acres or more (which, together with buildings and improvements situated thereon has a value for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next

preceding the annexation) is included in the area proposed to be annexed, without the written consent of the landowners.

- f. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed herein.
- g. The territory proposed to be annexed by the Town of Castle Rock, Colorado, or substantially the same area, has not been the subject of an election for annexation to the Town of Castle Rock, Colorado, within the preceding twelve (12) months.
- h. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.
- i. The annexation of the area proposed to be annexed will not result in the detachment of area from any school district and the attachment of the same to another school district.
- j. The annexation of the area proposed to be annexed will not have the effect of extending the municipal boundary of the Town of Castle Rock, Colorado more than three miles in any direction from any point of such municipal boundary within one year.
- k. In establishing the boundaries of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of said street or alley has been included within the area to be annexed.


II. The proposed annexation complies with Article II, Section 30 (1)(b) of the Constitution of the State of Colorado. The owners of 100% of the privately-owned land proposed to be annexed have signed the annexation petition. No election is required under the Act.

III. No additional terms or conditions will be unilaterally imposed on the area proposed for annexation.

**Section 2. Eligibility.** Accordingly, the Property is eligible for annexation. The legislative determination as to whether the Property should be annexed shall be made at the time an annexation ordinance is acted on by Town Council.

**PASSED, APPROVED AND ADOPTED** this 6th day of October, 2020, by the Town Council, of the Town of Castle Rock, Colorado on first and final reading by a vote of 4 for and 0 against.

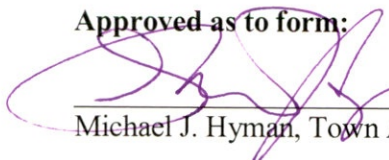
ATTEST:

  
Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

  
Jason Gray, Mayor

Approved as to form:

  
Michael J. Hyman, Town Attorney

Approved as to Content:

  
Fara Vargish, PE Director of Development Services



EXHIBIT A

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A POINT, POINT OF BEGINNING, WHICH BEARS SOUTH 31 DEGREES 0 MINUTES EAST, 2410 FEET FROM NORTHWEST CORNER, SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST;  
THENCE SOUTH 51 DEGREES 30 MINUTES WEST 400 FEET;  
THENCE SOUTH 38 DEGREES 30 MINUTES EAST 544.5 FEET;  
THENCE NORTH 51 DEGREES 30 MINUTES EAST 400 FEET,  
THENCE NORTH 38 DEGREES 30 MINUTES WEST, 544.5 FEET  
TO POINT OF BEGINNING;



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 10/6/2020

---

**Item #:** 17. **File #:** RES 2020-103

---

**To:** Honorable Mayor and Members of Town Council  
**Through:** Tara Vargish, PE, Director, Development Services  
**From:** Brad Boland, AICP Planner II, Development Services

**Resolution of the Castle Rock Town Council Making Required Statutory Findings Concerning the Eligibility of Certain Property for Annexation (Memmen Parcel Annexation)** *[located west of Ridge Road, south of Fifth Street, and north of the Plum Creek Parkway]*

---

### PUBLIC HEARING - ELIGIBILITY

#### **Resolution of the Castle Rock Town Council Making Required Statutory Findings Concerning the Eligibility of Certain Property for Annexation (Memmen Parcel Annexation)**

The Town Council will now consider this Resolution. As is outlined in the agenda memorandum, this is the second stage of annexation proceedings as specified by statute and town code. This eligibility hearing requires the Council to determine whether the annexation petition and property comply with certain statutory requirements. The applicant is entitled to a fair and impartial hearing on whether the applicant has demonstrated compliance with these requirements. Determination of eligibility does not in any manner bind the Council to favorably consider the annexation when the annexation ordinance is later presented to Council for hearing and final action.

Does any Councilmember have any questions or concerns with the purpose of the hearing and the effect of the Resolution?

### AGENDA MEMORANDUM

**To:** Honorable Mayor and Members of Town Council  
**From:** Brad Boland, AICP Planner II, Development Services  
**Title:** **Resolution of the Castle Rock Town Council Making Required Statutory Findings Concerning the Eligibility of Certain Property for Annexation (Memmen Parcel Annexation)**

---

### **Executive Summary**

Barbara J. Lincoln has submitted a Petition for Annexation for a parcel of land which is located west of Ridge Road, south of Fifth Street, and north of the Plum Creek Parkway. The property is surrounded by the Memmen Young Planned Development. On August 8, 2020, Town Council found the Petition to be in Substantial Compliance with the applicable requirements of the Colorado Municipal Annexation Act of 1965 and scheduled its Eligibility Hearing for October 6, 2020. The purpose of this hearing is for Town Council to review the statute allegation made in the Petition and make a determination as to whether or not the property is Eligible for Annexation consideration into the Town (Attachment A).

### **Budget Impact**

The finding of eligibility does not have any financial impact. Financial impacts will be addressed through the annexation hearing process, the third and final step in the annexation process.

### **Staff Recommendation**

Based on the findings above, the proposed annexation area is eligible per State Statute and staff recommends that Town Council approve the Resolution finding the property eligible for annexation.

### **Proposed Motion**

*"I move to approve the Resolution as introduced by title."*

### **Attachments**

Attachment A: Petition  
Exhibit A: Legal Description  
Attachment B: Annexation Plat  
Attachment C: Resolution  
Exhibit A: Legal Description





**AGENDA MEMORANDUM**

**To:** Honorable Mayor and Members of Town Council

**Through:** Tara Vargish, PE, Director, Development Services

**From:** Brad Boland, AICP Planner II, Development Services

**Title:** **Resolution of the Castle Rock Town Council Making Required Statutory Findings Concerning the Eligibility of Certain Property for Annexation (Memmen Parcel Annexation)**

**Executive Summary**

Barbara J. Lincoln has submitted a Petition for Annexation for a parcel of land which is located west of Ridge Road, south of Fifth Street, and north of the Plum Creek Parkway. The property is surrounded by the Memmen Young Planned Development. On August 8, 2020, Town Council found the Petition to be in Substantial Compliance with the applicable requirements of the Colorado Municipal Annexation Act of 1965 and scheduled its Eligibility Hearing for October 6, 2020. The

purpose of this hearing is for Town Council to review the statute allegation made in the Petition and make a determination as to whether or not the property is Eligible for Annexation consideration into the Town **(Attachment A)**.



There are three steps required in the annexation process. The first two steps, Substantial Compliance and Eligibility, are procedural; the Town can only determine whether or not an annexation request meets State requirements, as set forth in the Colorado Revised Statutes regarding annexations. The third step is when the Town determines whether a request complies with the Town's Vision, Comprehensive Master Plan, and Municipal Code through advertised public hearings at Planning Commission and Town Council. Those hearings will be scheduled for future meetings.

The Eligibility Hearing is procedural; this hearing only determines whether the proposed annexation meets State requirements and makes findings on whether or not an election is required. The Eligibility criteria are:

- The proposed annexation complies with Section 30, Article II of the Colorado Constitution, and as applicable § 31-12-104 and 105, Colorado Revised Statutes (C.R.S.),
- More than 50% of the landowners in the area to be annexed, owning more than 50% of the area to be annexed have petitioned for annexation,
- A community of interest exists between the area proposed to be annexed and the Town, the area to be annexed is urban or will be urbanized in the near future, and the area to be annexed is integrated with or is capable of being integrated with the Town,
- At least 1/6 of the perimeter of the property to be annexed is contiguous with the Town boundary;
- No additional terms and conditions are to be imposed; and
- No election is required because 100% of the private property owners signed the annexation petition.

Only after the request is found to be Eligible can the Town hold a hearing to determine whether the property should be annexed. The legal description of the property in question is attached (**Exhibit A of Attachment A**). Staff finds that the proposed annexation meets State of Colorado requirements and recommends approval of the Eligibility resolution.

### **Notification and Outreach Efforts**

The Town has published notice of the Eligibility Hearing in the Douglas County News-Press for four consecutive weeks prior to the hearing date. The Town also provided notice to all tax entities within the proposed annexation, as well as to the Douglas County Commissioners and the Douglas County Attorney's Office. As the property is less than 10 acres, an Annexation Impact Report per the requirements of § 31-12-108.5 C.R.S. is not required.

### **History of Past Town Council, Boards & Commissions, or Other Discussions**

On August 18, 2020, Town Council found that the Petition was in Substantial Compliance with the State of Colorado requirements for annexation requests and scheduled its Eligibility Hearing for October 6, 2020.

### **Discussion**

#### **The Property**

The parcel, 5 acres in size, is located just west of Ridge Road, south of Fifth Street, and north of Plum Creek Parkway. The property is surrounded by the Memmen Young Planned Development.

Under the jurisdiction of Douglas County, the property is zoned Agricultural One (A1). The A1 zone district permits uses such as, but not limited to, agricultural uses, single-family homes and community uses. A single family home currently sits on the property.

### Analysis

The Resolution presented does not commit the Town to annexing the property, but only declares that the land is eligible to be annexed. Town Council is required to set forth its findings of fact, and its conclusion thereon, based on the requirements found in Section 31-12-110 C.R.S.:

1. Whether or not the requirements of the applicable parts of § 31-12-104 and 31-12-105 C.R.S. have been met;
2. Whether or not an election is required under § 31-12-107(2) C.R.S.;
3. Whether or not additional terms and conditions are to be imposed.

Staff recommends that Town Council accept and make the findings that the following conditions are true:

1. The requirements of § 31-12-104 and 31-12-105 C.R.S. exist or have been met in that:
  - a. Not less than one sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the Town of Castle Rock, Colorado **(Attachment B)**.

*This requirement is met as the property is 100% surrounded by the Town.*

- b. A community of interest exists between the area proposed to be annexed and the Town of Castle Rock, Colorado.

*The area proposed to be annexed is a logical infill site and consistent with the orderly development of the Town.*

- c. The proposed area to be annexed is urban or will be urbanized in the near future, and the area to be annexed is integrated with, or is capable of being integrated with, the Town of Castle Rock, Colorado.

*The Town of Castle Rock's Comprehensive Master Plan identifies this property for residential use.*

- d. In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner(s) thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way.

*The petitioners own 100 percent of the privately held land proposed to be annexed. The petitioners did not provide any evidence that their land has been divided into separate tracts or parcels without their consent.*



- e. In establishing the boundaries of the area to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate, or two or more contiguous tracts or parcels of real estate, comprising 20 acres or more (together with the buildings and improvements situated thereon has a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the annexation) is included in the proposed area and is included without the written consent of the land owners.

*All private landowners have consented to the annexation.*

- f. No annexation proceedings have been commenced for the annexation of part or all of the property to another municipality.

*This is a true statement.*

- g. The territory proposed to be annexed by the Town of Castle Rock has not been the subject of an election for annexation to the Town within the preceding twelve (12) months.

*No annexation election has been held in the preceding twelve (12) months.*

- h. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.

*The territory proposed for annexation is currently in unincorporated Douglas County.*

- i. The area proposed for annexation will not result in the detachment of area from any school district or the attachment of the same to another school district.

*This is a true statement; the proposed annexation area will remain under the Douglas County School District.*

- j. The area proposed for annexation will not have the effect of extending the municipal boundary of the Town of Castle Rock, Colorado more than three miles in any direction from any point of such municipal boundary within one year.

*This annexation will not extend the boundary of the Town of Castle Rock more than three miles.*

- k. In establishing the boundaries of the area for annexation, if a portion of a platted street or alley is to be annexed, the entire width of said street or alley has been included in the area to be annexed.

*The annexation area does not include any partial streets or alleys.*

- 2. No election is required.

*The Town of Castle Rock did not receive a petition from qualified electors requesting an annexation election so no election is required.*

3. Additional terms or conditions will not be imposed.

*No additional terms or conditions will be unilaterally imposed on the area proposed for annexation.*

**Budget Impact**

The finding of eligibility does not have any financial impact. Financial impacts will be addressed through the annexation hearing process, the third and final step in the annexation process.

**Staff Recommendation**

Based on the findings above, the proposed annexation area is eligible per State Statute and staff recommends that Town Council approve the Resolution finding the property eligible for annexation.

**Proposed Motion**

I move to approve the Resolution as introduced by title.

**Attachments**

Attachment A:	Petition
Exhibit A:	Legal Description
Attachment B:	Annexation Plat
Attachment C:	Resolution
Exhibit A:	Legal Description

PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

The undersigned, being "Landowners" as defined in the C.R.S. § 31-12-103(6), hereby petition the Town of Castle Rock for annexation to the Town of Castle Rock of the following described unincorporated Property located in the County of Douglas, State of Colorado, and further state:

- 1) The legal description of the land which Landowners request to be annexed to the municipality is attached hereto as Exhibit "A", hereinafter referred to as the "Property."
- 2) It is desirable and necessary that the above-described Property be annexed to the Town of Castle Rock for the following:
- 3) The requirements of Article II, Section 30 of the Colorado Constitution have been met.
- 4) The following requirements of C.R.S. § 31-12-104 exist or have been met:
  - a) Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the Town of Castle Rock.
  - b) A community of interest exists between the Property proposed to be annexed and the Town of Castle Rock. The Property to be annexed is urban or will be urbanized in the near future; and the Property proposed to be annexed is integrated or is capable of being integrated with the Town of Castle Rock.
- 5) None of the limitations provided in C.R.S. § 31-12-105 are applicable and the requirements of that statute have been met because of the following:
  - a) The annexation of the Property will not result in the Property being divided into separate parts or parcels under identical ownership.
  - b) No land area within the Property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising 20 acres or more, which together with the buildings and improvements situated thereon, has an assessed value in excess of two-hundred thousand dollars for an ad valorem tax purpose for the year preceding the annexation is included within the Property proposed to be annexed, without the written consent of the landowner or landowner thereof. (CRS 31-12-105)
  - c) No annexation proceedings have been commenced for annexation of any part of the Property by any other municipality.
  - d) The entire width of any street or alley to be annexed is included within the annexation.
  - e) The annexation of the Property will not result in the detachment of area from areas from any school district or the attachment of same to another school district.

f) Annexation by the Town of Castle Rock of the property will not have the effect of, and will not result in, the denial of reasonable access to landowners, owners of an easement, or owners of a franchise adjoining a platted street or alley, inasmuch as annexation of the Property will not result in annexation of a platted street or alley which is not bounded on both sides by the Town of Castle Rock.

6) The proposed annexation will not have the effect of extending a boundary of the Town of Castle Rock more than three miles in any direction from any point of the Town boundary in the past 12 months.

7) The signer(s) of the Petition comprise(s) one-hundred percent (100%) of the landowners in the area and own one hundred percent (100%) of the Property included in the area proposed to be annexed, exclusive of streets and alleys, and of any land owned by the annexing municipality. The legal description of the land owned by each signer of this petition is shown on Exhibit A.

8) The landowners request that the Town of Castle Rock approve the annexation of the property.

9) This Petition is accompanied by four (4) copies of an annexation boundary map in the form required by C.R.S. 31-12-101(1)(d) and attached Exhibit B.

LANDOWNER:

BARBARA J. LINCOLN

*Barbara J. Lincoln*

667 NORTH RIDGE ROAD  
CASTLE ROCK, CO

STATE OF COLORADO )

) SS.

COUNTY OF Douglas

SUBSCRIBED AND SWORN BEFORE ME THIS 18<sup>th</sup> DAY OF June, 2020 BY  
BARBARA J. LINCOLN AS OWNER.

SIGNATURE (AND TITLE) OF NOTARY / OFFICIAL ADMINISTERING OATH:

*Connie M Roush*  
Notary Public

MY COMMISSION EXPIRES: 04/22/2023

TYPE OF ID PROVIDED BY CIRCULATOR: Colo Drivers License

WITNESS MY HAND AND OFFICIAL SEAL

*Connie M Roush*

NOTARY PUBLIC

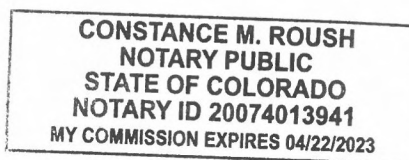


EXHIBIT A

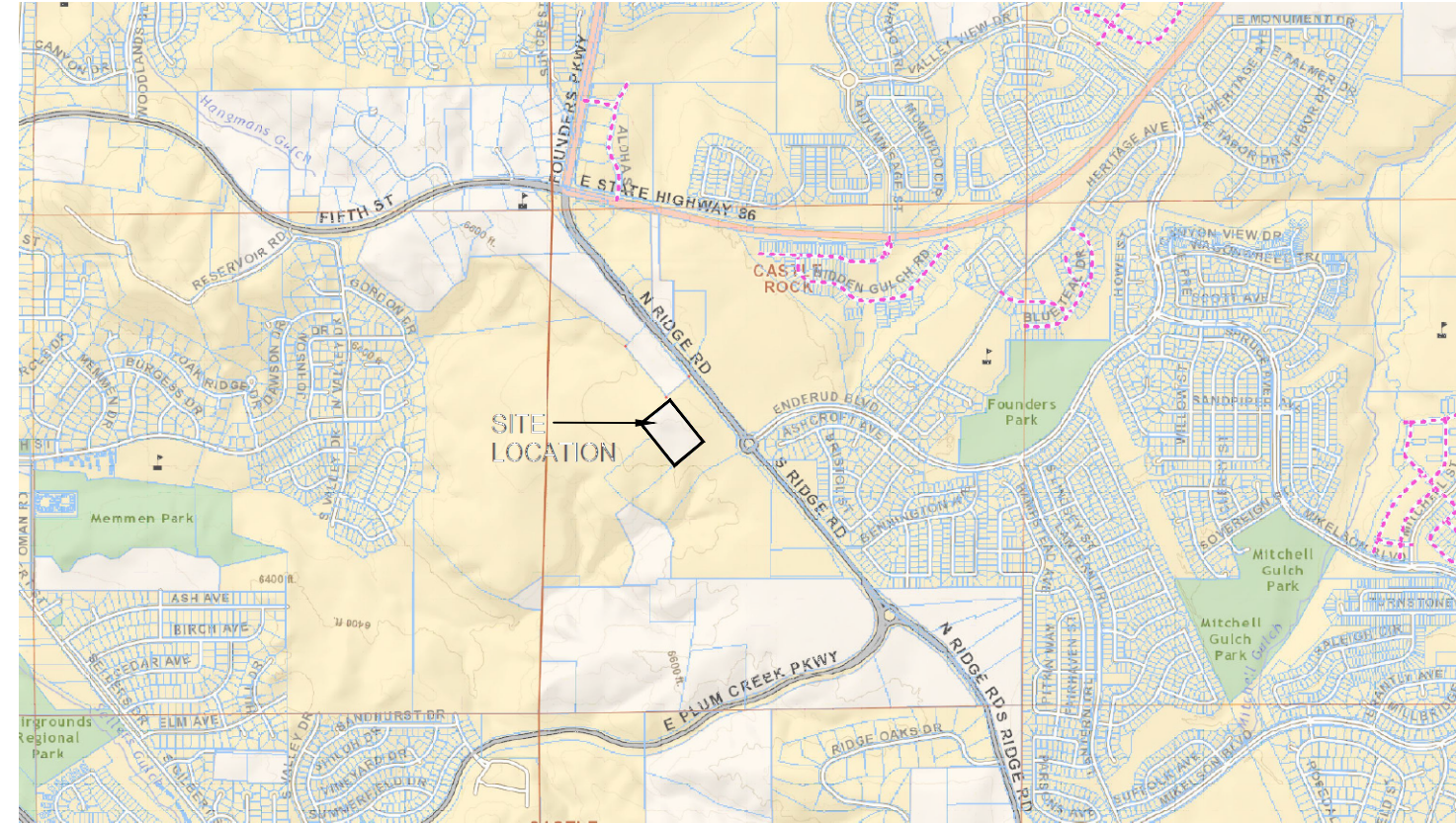
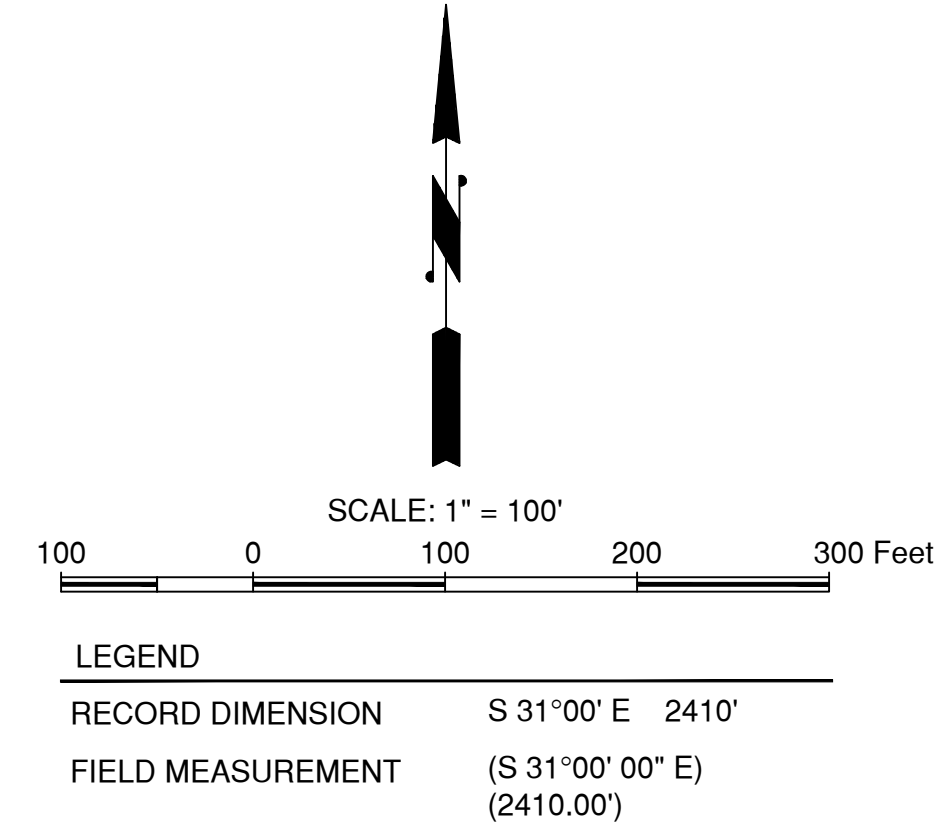
A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A POINT, POINT OF BEGINNING, WHICH BEARS SOUTH 31 DEGREES 0 MINUTES EAST, 2410 FEET FROM NORTHWEST CORNER, SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST;  
THENCE SOUTH 51 DEGREES 30 MINUTES WEST 400 FEET;  
THENCE SOUTH 38 DEGREES 30 MINUTES EAST 544.5 FEET;  
THENCE NORTH 51 DEGREES 30 MINUTES EAST 400 FEET,  
THENCE NORTH 38 DEGREES 30 MINUTES WEST, 544.5 FEET  
TO POINT OF BEGINNING;



# MEMMEN PARCEL ANNEXATION MAP

LOCATED WITHIN THE WEST HALF OF SECTION 7,  
TOWNSHIP 08 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN,  
TOWNSHIP 08 SOUTH, RANGE 67 WEST 6th PRINCIPAL MERIDIAN,  
TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



VICINITY MAP  
1"=2000'

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A POINT, POINT OF BEGINNING, WHICH BEARS SOUTH 31 DEGREES 0 MINUTES EAST, 2410 FEET FROM NORTHWEST CORNER, SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST;  
THENCE SOUTH 51 DEGREES 30 MINUTES WEST 400 FEET;  
THENCE SOUTH 38 DEGREES 30 MINUTES EAST 544.5 FEET;  
THENCE NORTH 51 DEGREES 30 MINUTES EAST 400 FEET;  
THENCE NORTH 38 DEGREES 30 MINUTES WEST, 544.5 FEET  
TO POINT OF BEGINNING,  
CONTAINING 217,819 SQUARE FEET OR 5.00 ACRES MORE OR LESS.

**BASIS OF BEARING FOR FIELD MEASUREMENTS:** BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF SOUTH 01°15'50" WEST WITH THE SOUTH SIXTEENTH CORNER BEING A 2-1/2" DIAMETER ALUMINUM CAP ON NO. 6 REBAR STAMPED: LS 6935 AND THE SOUTHEAST CORNER BEING A 2-1/2" DIAMETER ALUMINUM CAP ON NO. 6 REBAR STAMPED: PLS 30127.

### CONTIGUITY STATEMENT:

TOTAL PERIMETER 1,889.13'  
CONTIGUOUS TO CITY LIMITS 1,889.13'  
ONE-SIXTH (1/6) OF PERIMETER 314.86'

## SURVEYOR'S CERTIFICATE

I, RUSSELL B. HALL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF CASTLE ROCK IN THE COUNTY OF DOUGLAS, STATE OF COLORADO.

REGISTERED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

## TOWN COUNCIL APPROVAL

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

## RECORDERS CERTIFICATE:

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT \_\_\_\_\_, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT RECEPTION NO./ \_\_\_\_\_

DOUGLAS COUNTY CLERK AND RECORDER

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

**HIGHLINE ENGINEERING & SURVEYING** DATE: 5/15/20  
PO BOX 1295 PARKER, COLORADO 80134 Tel. No. (303) 889-0044 Fax. No. (303) 380-3320

NW 1/4  
SEC 7

AREA WITHIN TOWN OF CASTLE ROCK, COLORADO BOUNDARY

POINT OF BEGINNING

NW CORNER SECTION 7  
T.8S., R.66W.

JEFFREY D MCWILLIAMS &  
KARLA A MCWILLIAMS  
777 N RIDGE RD  
CASTLE ROCK, CO 80104  
RECEPTION NO. 9510408

(S 22°04'45" E)  
(2359.82')

S 31°00' E 2410'

TOWN LIMITS

S. RIDGE ROAD

TOWN OF CASTLE ROCK, COLORADO  
RECEPTION NO.  
2007046180  
2009078701

S 51°30' W 400'  
(550° 31' 59" W)  
(399.91')

N 38°30' W 544.5'  
(N 39° 29' 55" W)  
(544.50')

ANNEXATION PARCEL

TOWN OF CASTLE ROCK, COLORADO  
RECEPTION NO.  
2009078701

S 38°30' E 544.5'  
(S 39 29' 19" E)  
(544.72')

176 M LLC  
C/O DEREK MEMMEN  
PO BOX 457  
FRANKTOWN, CO 80116  
RECEPTION NO. 0000051

SOUTH LINE OF THE NW 1/4 OF SECTION 7  
BASIS OF BEARINGS

(S 88°47'36" W)  
(2395.76')

AREA WITHIN TOWN OF CASTLE ROCK, COLORADO BOUNDARY

CENTER 1/4 CORNER SECTION 7  
3-1/4" DIAMETER ALUMINUM CAP  
STAMPED LS 13258