

PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

RidgeView Town Center

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 Town of Castle Rock. The Property to be annexed is urban or will be urbanized soon; 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 the 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 \$200,000 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 landowners thereof.
 - c. No annexation proceedings have been commenced for annexation of any part of the Property by any other municipality.
 - d. The annexation of the Property will not result in the detachment of any area from any school district or the attachment of same to another school district.
 - e. The annexation of the Property will not have the effect of extending a boundary of the Town more than three miles in any direction from any point of the Town boundary in the past 12 months.
 - f. The entire width of all streets or alleys within the area to be annexed are included in the annexation.

g. Annexation by the Town 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 in the unincorporated area adjacent to the Property.

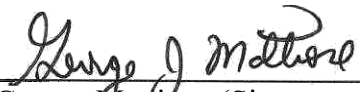
6) The signer(s) of the Petition comprise(s) one-hundred percent (100%) of the landowners in the area and own one hundred percent (100%) of the Property included in the area proposed to be annexed, exclusive of streets and alleys, and of any land owned by the annexing municipality. The legal description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

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

8) 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**.

LANDOWNERS:

George Mattione
895 N. Ridge Road
Castle Rock, CO 80104

 10/31/23

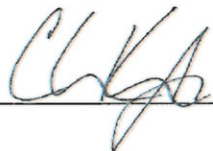
George Mattione (Signature and Date)

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

Charles W. Keener Jr , being first duly sworn, states as follows:

1. I have circulated the Petition for Annexation to the Town of Castle Rock as set forth herein.
2. I know the persons whose names are subscribed to the foregoing petition on behalf of the Landowner.
3. The signatures on the foregoing Petition were affixed in my presence and each signature is a true, genuine, and correct signature of the person it purports to be.
4. To the best of my knowledge and belief, the person whose names are affixed to the foregoing Petition are authorized to sign such document on behalf of the Landowner.

CIRCULATOR



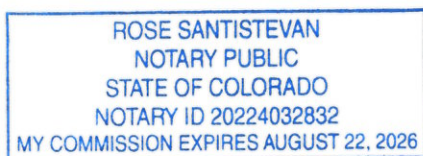
STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

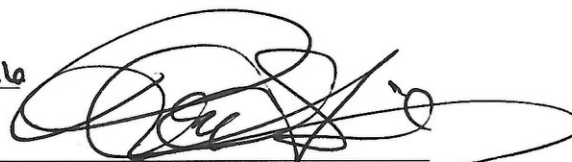
The foregoing instrument was subscribed and sworn before me this 2nd day of October, 2023, by Rose Santistevan

Witness my official hand and seal.

My commission expires: 8/22/2026

(S E A L)





Notary Public

EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED PARTLY IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST AND PARTLY IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST AND CONSIDERING THE WEST LINE OF SECTION 7 TO BEAR SOUTH 01°58'20" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 37°57'05" EAST, 589.47 FEET TO THE SOUTHEAST CORNER OF K.M. LUDVIGSEN PROPERTY AND TRUE POINT OF BEGINNING;

THENCE SOUTH 39°08'58" EAST A DISTANCE OF 992.65 FEET TO THE NORTHERLY CORNER OF THE JONES PARCEL (RECEPTION NO. 9507389);

THENCE SOUTH 49°50'30" WEST ALONG THE NORTHWESTERLY LINE OF THE JONES PARCEL A DISTANCE OF 244.14 FEET TO THE BOUNDARY OF THE TOWN OF CASTLE ROCK AS SHOWN ON THE ANNEXATION MAP FILED AT (RECEPTION NO. 361801);

THENCE NORTH 51°44'42" WEST ALONG SAID BOUNDARY A DISTANCE OF 1472.90 FEET;

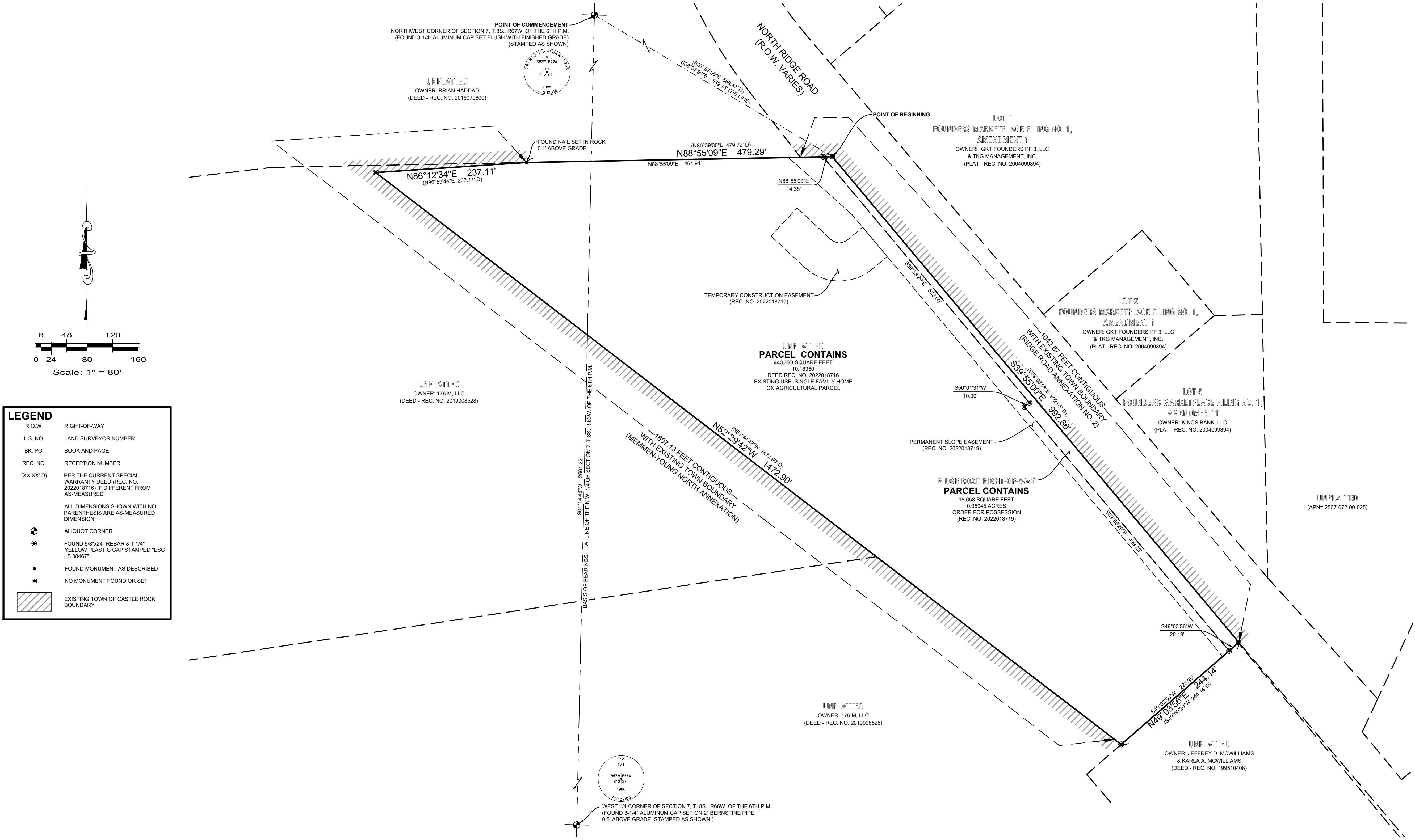
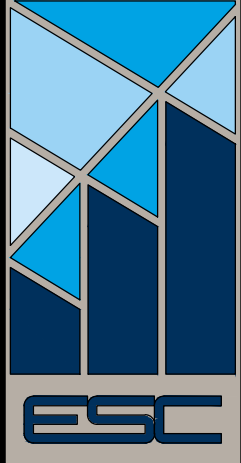
THENCE NORTH 86°59'44" EAST ALONG SAID BOUNDARY A DISTANCE OF 237.11 TO THE SOUTH LINE OF THE LUDVIGSEN PROPERTY (RECEPTION NO. 99091492);

THENCE NORTH 89°39'30" EAST ALONG SAID SOUTH LINE (AND THE EASTERLY EXTENSION THEREOF) A DISTANCE OF 479.72 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

RIDGEVIEW TOWN CENTER
AN ANNEXATION TO THE TOWN OF CASTLE ROCK

SITUATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
AND IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



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Revisions:	Date	By	For
1	08/12/2023	J.A.M.	AS-MEASURED
2	08/12/2023	G.M.	AS-MEASURED
3	08/12/2023	J.A.C.	AS-MEASURED
4	08/12/2023	J.A.C.	AS-MEASURED
5	08/12/2023	J.A.C.	AS-MEASURED
6	08/12/2023	J.A.C.	AS-MEASURED
7	08/12/2023	J.A.C.	AS-MEASURED
8	08/12/2023	J.A.C.	AS-MEASURED
9	08/12/2023	J.A.C.	AS-MEASURED
10	08/12/2023	J.A.C.	AS-MEASURED

Prepared For:
PARKER CENTER, LLC
53 CHARLOU CIRCLE
CHERRY HILLS VILLAGE, COLORADO 80111

RIDGEVIEW TOWN CENTER
AN ANNEXATION TO THE TOWN OF CASTLE ROCK
SITUATED IN THE NW 1/4 OF SECTION 7, T. 8S., R. 66W., OF THE 6TH P.M.
AND IN THE NE 1/4 OF SECTION 12, T. 8S., R. 67W., OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
895 NORTH RIDGE ROAD