

Docusign Envelope ID: 6A25C737-323A-4A86-A15E-4C792EF88607

ORDINANCE NO. 2024-014

**AN ORDINANCE ANNEXING TO THE TOWN OF CASTLE ROCK,
COLORADO, MULTIPLE PARCELS OF LAND TOTALING 1.992
ACRES LOCATED IN DOUGLAS COUNTY, COLORADO, PURSUANT
TO AN ANNEXATION PETITION SUBMITTED BY THE TOWN OF
CASTLE ROCK, COLORADO
(Four Corners Annexation; South Ridge Road No. 1 Annexation; South Ridge
Road No. 2 Annexation; Gilbert Street/Plum Creek Parkway Annexation)**

WHEREAS, the Town of Castle Rock (the “Town”) has filed four separate petitions (the “Petitions”) to annex multiple parcels of land, all as more particularly described on the maps attached as *Exhibit A* and legal descriptions attached as *Exhibit B* (collectively, the “Property”); and

WHEREAS, the Four Corners Annexation consists of eight parcels located north and west of the intersection of State Highway 86 and Founders Parkway/Ridge Road, totaling 1.37 acres; and

WHEREAS, the South Ridge Road No. 1 Annexation consists of one parcel located approximately 225 feet south of the South Ridge Road and Enderud Boulevard roundabout, on the east side of South Ridge Road, totaling 0.12 acres; and

WHEREAS, the South Ridge Road No. 2 Annexation consists of one parcel located approximately 220 feet north of the South Ridge Road and East Plum Creek Parkway roundabout, on the east side of South Ridge Road, totaling 0.022 acres; and

WHEREAS, the Gilbert Street/Plum Creek Parkway Annexation consists of one parcel located at the intersection of Gilbert Street/South Lake Gulch Road and Plum Creek Parkway, totaling 0.48 acres; and

WHEREAS, the Property consists solely of right-of-way or of land that will be used solely as right-of-way; and

WHEREAS, each Petition: (i) formally requests that the Property be annexed to the Town; (ii) states that it is signed by the Town as the sole owner of the Property, and (iii) is, in fact, signed by the Town; and

WHEREAS, on April 16, 2024, the Town Council adopted Resolution No. 2024-040, finding that the Petitions are in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and § 31-12-107(1), C.R.S.; and

WHEREAS, on June 4, 2024, the Town Council adopted Resolution No. 2024-054, finding that the Property is eligible for annexation to the Town under Article II, Section 30 of the Colorado Constitution and §§ 31-12-104 and 31-12-105, C.R.S.; and

WHEREAS, Section 20.02.020 of the Castle Rock Municipal Code (the “Code”) provides that, within 180 days from the date the Town Council determines the Property is eligible for

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annexation, the Town Council shall conduct a separate hearing regarding the advisability of annexing of the Property to the Town, unless the hearing is deferred with the consent of the petitioner (the “Annexation Hearing”); and

WHEREAS, in addition, at least ten days prior to the date set for the Annexation Hearing, the Petitioner’s request to annex the Property shall be reviewed in a public hearing by the Planning Commission; and

WHEREAS, the Planning Commission and Town Council have conducted the public hearings required by Section 20.02.020 of the Code; and

WHEREAS, the Planning Commission, by a unanimous vote, has recommended that the Town Council approve the annexation of the Property.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Notice. The Town Council takes notice of the following findings regarding the annexation of the Property made in Resolution No. 2024-054:

- A. The applicable provisions of Article II, Section 30 of the Colorado Constitution and §§ 31-12-104 and 31-12-105, C.R.S., have been met;
- B. An election is not required under §31-12-107(2), C.R.S.; and
- C. No additional terms and conditions are to be imposed.

Section 2. Findings. Based upon the testimony and evidence presented at the Annexation Hearing, the Town Council makes the following additional findings:

- A. The annexation of the Property is consistent with the Town Master Plan; and
- B. The Property is otherwise a desirable addition to the Town.

Section 3. Annexation of Property. Annexation of the Property to the Town is hereby approved.

Section 4. Required Filings. The Town Clerk is hereby directed to file with the Douglas County Clerk and Recorder those documents required by § 31-12-113, C.R.S.

Section 5. Effective Date. Subject to the filings required to be made pursuant to Section 4, above, the Property shall be subject to the Town Charter and all ordinances, resolutions, rules and regulations of the Town upon the effective date of this Ordinance.

Section 6. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstance shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

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Section 7. Safety Clause. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relationship to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 3rd day of September, 2024, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against, after publication; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 17 day of September, 2024, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against.

ATTEST:

Lisa Anderson

Lisa Anderson, Town Clerk



TOWN OF CASTLE ROCK

JE Gray

Jason Gray, Mayor

Approved as to form:

Mike Hyman

Michael J. Hyman, Town Attorney

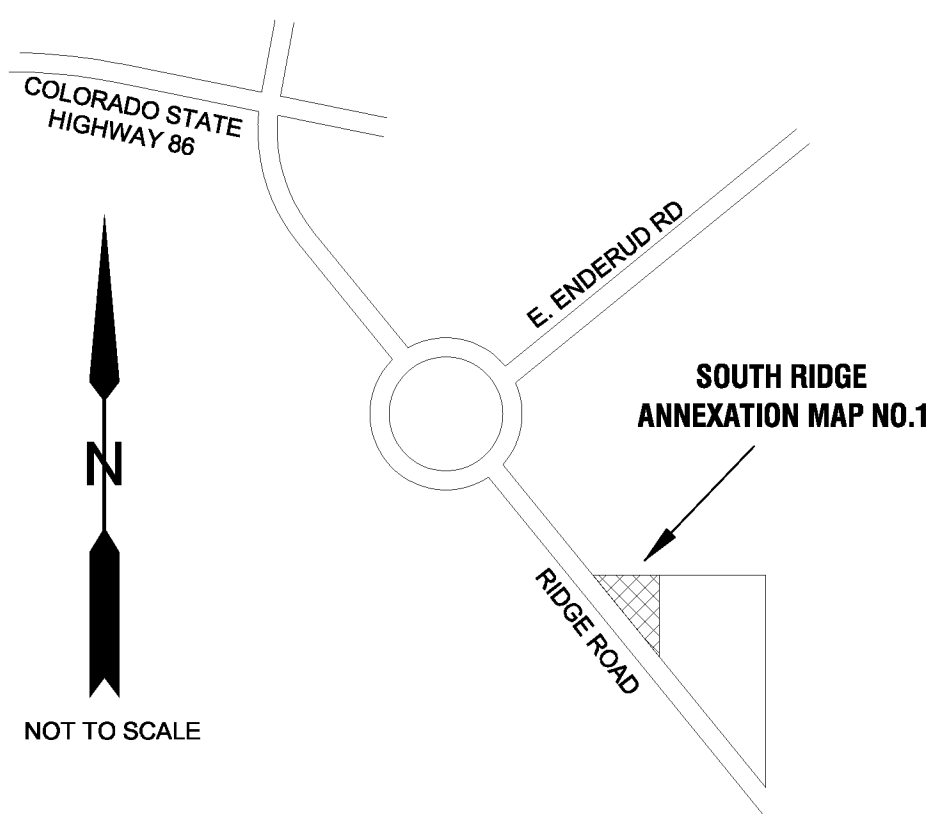
Approved as to content:

Tara Vargish

CF58ED67CCC54B8...
Tara Vargish, Development Services Director

EXHIBIT A
Maps of the Property to be Annexed
(see attached)

SOUTH RIDGE ANNEXATION NO.1 MAP
METES AND BOUND PARCELS OF LAND
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, T 8 S, R 66 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

LEGAL DESCRIPTION FOR SOUTH RIDGE ANNEXATION MAP NO.1

A PARCEL OF LAND BEING DESCRIBED IN RECEPTION NO. 2010066926 WHICH IS ALSO DEFINED ON A LAND SURVEY PLAT DEPOSITED AT LSP 10004078 DATED AUGUST 8, 2008, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, T 8 S, R 66 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, BEING MONUMENTED AT THE CENTER QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 13258 AND AT THE WEST QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 22100. SAID LINE IS ASSUMED TO BEAR S 88°47'36" W.

BEGINNING AT SAID CENTER QUARTER CORNER, ALSO BEING THE NORTHEAST CORNER OF SAID RECEPTION NO. 2010066926 (PARCEL) THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, ALSO BEING THE WESTERLY LINES OF RECEPTION NO. 2021040780 AND RECEPTION NO. 2007058527 ALL IN SAID CLERK'S OFFICE S 00°50'28" W, A DISTANCE OF 109.90 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL;

THENCE ALONG THE COMMON LINE OF SAID PARCEL AND RIDGE ROAD, N 40°03'49" W, A DISTANCE OF 141.04 FEET TO THE MOST SOUTHWEST CORNER OF SAID PARCEL ALSO BEING THE WESTERLY CORNER OF A RIGHT OF WAY PARCEL DESCRIBED UNDER RECEPTION NO. 8621161 OF SAID CLERK'S OFFICE;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, ALSO BEING THE NORTH LINE OF SAID SOUTHWEST QUARTER, N 88°47'36" E, A DISTANCE OF 92.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 5.075 SQUARE FEET OR 0.12 ACRES MORE OR LESS.

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, BEING MONUMENTED AT THE CENTER QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 13258 AND AT THE WEST QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 22100 WHICH IS ASSUMED TO BEAR S 88°47'36" W.

NOTE

THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DRAFT

WILLIAM G. BUNTROCK, PLS 35585

DATE

CONTIGUITY

TOTAL PERIMETER	343.35 FEET
1/6 TOTAL PERIMETER	57.22 FEET
CONTIGUOUS PERIMETER	343.35 FEET
PERCENT CONTIGUITY	100.00%
TOTAL AREA	0.12 +/- ACRES

CONTACT LIST

OWNER:	TOWN OF CASTLE ROCK 100 WILCOX STREET CASTLE ROCK, CO 80104
SURVEYOR:	TRUE NORTH SURVEYING AND MAPPING, LLC WILLIAM G. BUNTROCK, PLS 9623 MALLARD POND WAY LITTLETON, CO 80125 BILLB@TRUENORTHSURVEY.COM

LINE TABLE LEGEND

	INDICATES AREA TO BE ANNEXED
	INDICATES APPROXIMATE ADJOINING PROPERTY LINE
	INDICATES APPROXIMATE RIGHT OF WAY LINE
	INDICATES SECTION / QUARTER SECTION LINE
	INDICATES SURVEY CONTROL LINE

GENERAL NOTES

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-808, C.R.S.
- ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
- EASEMENTS ARE NOT SHOWN.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____

MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS ____ DAY OF _____, 2024.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024

BY _____ AS MAYOR AND

BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TOWN COUNCIL APPROVAL

THIS SOUTH RIDGE ROAD NO.1 ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK,

COLORADO ON THE ____ DAY OF _____, 2024.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

PLANNING COMMISSION RECOMMENDATION

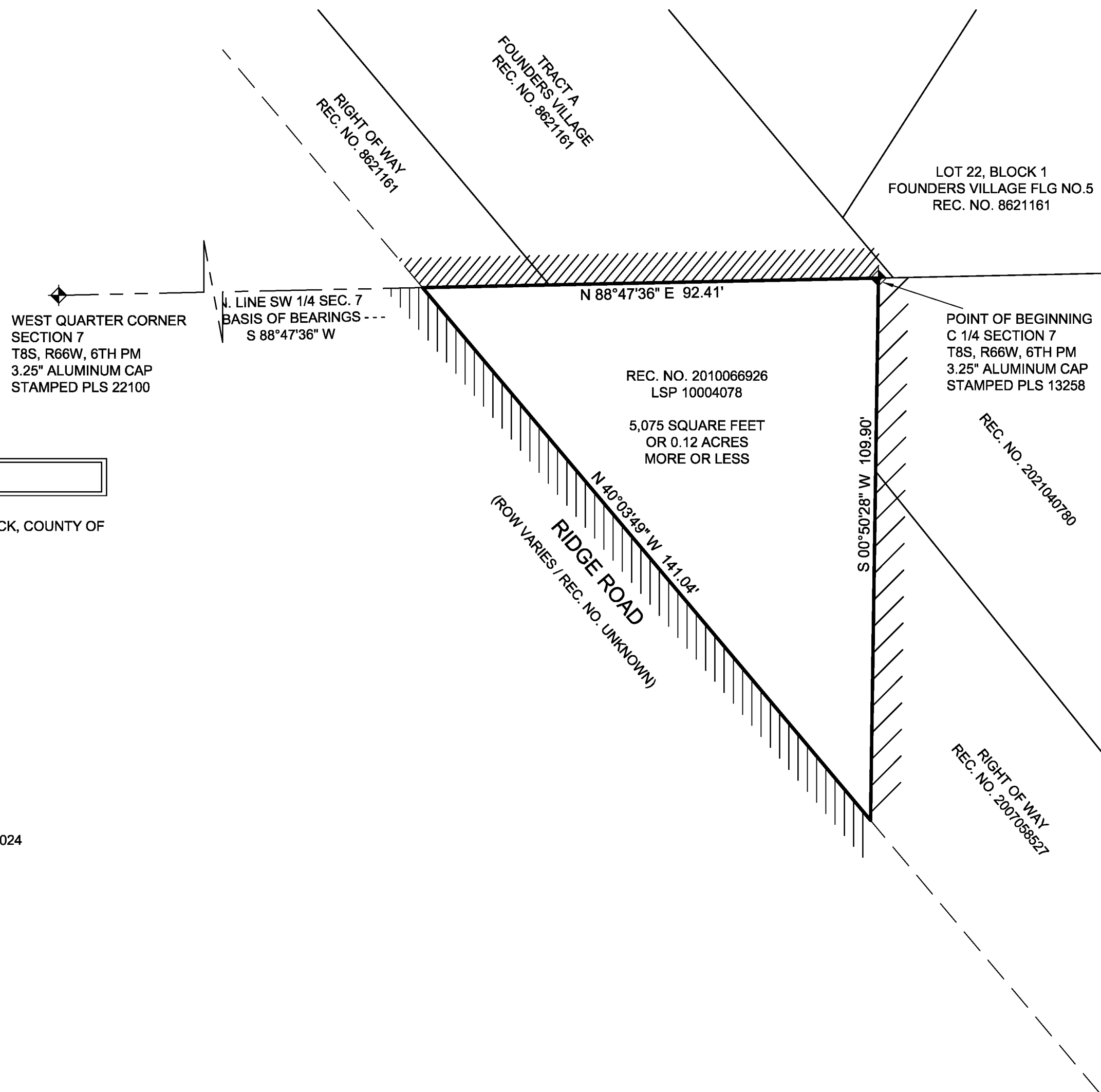
THIS SOUTH RIDGE ROAD NO.1 ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING

COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 2024.

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____



CONTIGUITY ANNEXATION LEGEND

	THIS HATCH INDICATES THE MT. ZION LUTHERAN CHURCH ANNEXATION PLAT AS RECORDED UNDER RECEPTION NO. 8703279 AND RECEPTION NO. 8703281 BOTH DATED JANUARY 30, 1987. CONTIGUITY LENGTH 109.90 FEET
	THIS HATCH INDICATES THE RIDGE ROAD ANNEXATION PLAT AS RECORDED UNDER RECEPTION NO. 2003010475 DATED JANUARY 27, 2003. CONTIGUITY LENGTH 141.04 FEET
	THIS HATCH INDICATES THE VILLAGES AT CASTLE ROCK ANNEXATION NUMBER 2 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 272688 DATED AUGUST 11, 1981. CONTIGUITY LENGTH 92.41 FEET

State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

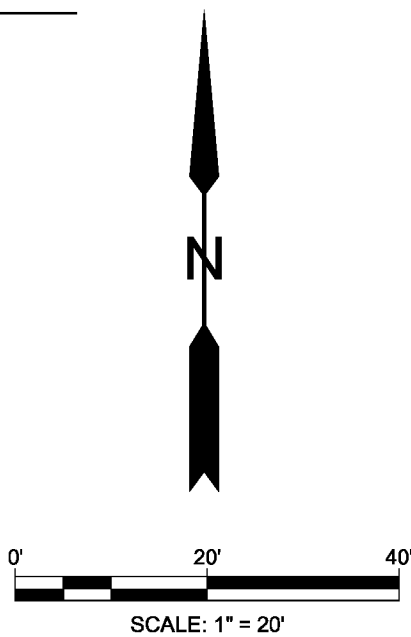
HORZ. SCALE:	1" = 20'	PROJECT NO:	TN 23077
VERT. SCALE:	N/A	DATE:	07/31/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
DRAFTED BY:	BB	APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	04/15/2024	TOWN COMMENTS
2	07/31/2024	TOWN COMMENTS

SHEET NUMBER
1 OF 1



PROJECT NUMBER IS
ANX24-0003



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EXHIBIT B

Legal Descriptions of the Property to be Annexed

Four Corners Annexation

1. State Parcel No.: 2505-014-01-021
Location Description: PT OF LOT E CASTLE CREST AMENDED .217 AM/L
2. State Parcel No.: 2505-014-99-010
Location Description: TRACT A CASTLE CREST 4TH AMD 0.17 AM/L
3. State Parcel No.: 2507-063-99-024
Location Description: PART LOT 40-A CASTLE CREST 4TH AMD 0.044 AM/L
(ROW PROJECT AQC M185-013 PARC RW-10)
4. State Parcel No.: 2507-063-99-025
Location Description: PART LOT 41 & 42 CASTLE CREST SUB 0.074 AM/L (ROW
PROJECT AQC M185-013 PARC RW-19 & RW-23)
5. State Parcel No.: 2507-063-99-026
Location Description: ROW PARCEL IN SW1/4 6-8-66 LYING E OF CASTLE CREST
SUB 0.105 AM/L (ROW PROJECT AQC M185-013 PARC RW-10)
6. State Parcel No.: 2505-014-00-012
Location Description: TRACT IN SE1/4 1-8-67 0.1525 AM/L
7. State Parcel No.: 2505-014-00-013
Location Description: TRACT IN SE1/4SE1/4SE1/4 1-8-67 0.2662AM/L
8. State Parcel No.: 2507-060-09-001
Location Description: PT LOT 40 CASTLE CREST SUB 0.331 AM/L

South Ridge Road No. 1 Annexation

1. State Parcel No.: 2507-073-00-001
Location Description: TRACT IN NE1/4SW1/4 7-8-66 LYING NE OF RIDGE RD 0.12
AM/L LSP 4151 & 4078

South Ridge Road No. 2 Annexation

1. State Parcel No.: 2507-074-99-034
Location Description: ROW FOR RIDGE RD IN THE S1/2SE1/4 7-8-66 0.022 AM/L

Gilbert Street/Plum Creek Parkway Annexation

1. State Parcel No.: 2505-132-99-017
Location Description: PUBLIC STREET LYING IN NW1/4 13-8-67 0.475 AM/L AKA
PART LAKE GULCH RD