DocuSign Envelope ID: F072BFC3-3E57-42B1-8E6F-666E1FA02254

PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

The undersigned, being a "Landowner" as defined in Section 31-12-103(6), C.R.S., hereby petitions the Town of Castle Rock (the "Town") for annexation of the following described property located in the County of Douglas, State of Colorado, and further state:

1. The legal description of the land which Landowner requests to be annexed to the municipality is attached hereto as ***Exhibit A*** (the "Property")

2. It is desirable and necessary that the above-described Property be annexed to the Town.

3. The requirements of Article II, Section 30 of the Colorado Constitution have been met.

4. The following requirements of Section 31-12-104, C.R.S., exist or have been met:

    a. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town.

    b. A community of interest exists between the Property and the Town. The Property is urban or will be urbanized in the near future. Further, the Property is integrated with the Town.

5. None of the limitations provided in Section 31-12-105, C.R.S., 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 $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 entire width of all streets or alleys within the area to be annexed are included in the annexation.

    e. 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.

DocuSign Envelope ID: F072BFC3-3E57-42B1-8E6F-666E1FA02254

f. 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.

g. 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.

6. The Property is solely owned by the Town, as the annexing municipality.

7. The Town, as landowner, requests that the Town Council 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 Section 31-12-101(1)(d), C.R.S., which map is attached as ***Exhibit B***.

9. This instrument may be executed in one or more counterparts, all of which taken together shall constitute the document.

DS

ATTEST:

TOWN OF CASTLE ROCK, as Landowner

DocuSigned by:
Lisa Anderson
Lisa Anderson, Town Clerk

DocuSigned by:
David L. Corliss
David L. Corliss, Town Manager

Approved as to form:

DocuSigned by:
Mike Hyman
Michael J. Hyman, Town Attorney

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

DS

The foregoing instrument was subscribed and sworn before me this 25.00 day of March, 2024, by David L. Corliss as Town Manager and Lisa Anderson as Town Clerk for the Town of Castle Rock, Colorado.

Witness my official hand and seal.
My commission expires: 9/30/2024. DAN#20084033388-916298

SHANNON EKLUND
NOTARY PUBLIC
STATE OF COLORADO
Notary ID: 20084033388
My commission expires 9/30/2024

(SEAL)

DocuSigned by:
Notary Public

DocuSign Envelope ID: F072BFC3-3E57-42B1-8E6F-666E1FA02254

AFFIDAVIT OF CIRCULATOR IN SUPPORT OF PETITION

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

Matt Gohl, 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

DocuSigned by:
M Gohl
E69B8A0B1B304ED...
Matt Gohl, Assistant Town Manager

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

DS

The foregoing instrument was subscribed and sworn before me this 25 day of March, 2024, by Matt Gohl, as Assistant Town Manager and Petition Circulator.

Witness my official hand and seal.
My commission expires: 9/30/2024. DAN#20084033388-937235

SHANNON EKLUND
NOTARY PUBLIC
STATE OF COLORADO
Notary ID: 20084033388
My commission expires 9/30/2024

(SEAL)

DocuSigned by:
Shannon Eklund
A12E0A3B5414B4...
Notary Public

DocuSign Envelope ID: F072BFC3-3E57-42B1-8E6F-666E1FA02254

EXHIBIT A
The Property

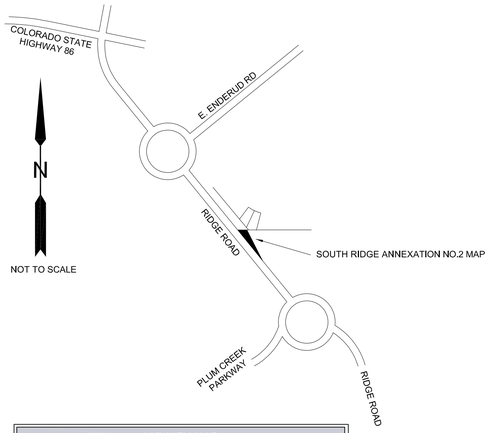
State Parcel No.:	2507-074-99-034
Location Description:	ROW FOR RIDGE RD IN THE S1/2SE1/4 7-8-66 0.022 AM/L

DocuSign Envelope ID: F072BFC3-3E57-42B1-8E6F-666E1FA02254

EXHIBIT B
Annexation Map
(attached)

SOUTH RIDGE ANNEXATION NO.2 MAP

METES AND BOUND PARCELS OF LAND
LOCATED IN THE SOUTHEAST 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 DESCRIBED IN RECEPTION NO. 2007028329 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTHEAST 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 SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 2.5" ALUMINUM CAP STAMPED PLS 6935 AND AT THE SOUTH QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580. SAID LINE IS ASSUMED TO BEAR S 88°04'14" W.

COMMENCING AT SAID SOUTHEAST CORNER, THENCE N 52°30'25" W, A DISTANCE OF 1877.70 FEET TO THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2007028329, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF RIDGE ROAD AS DESCRIBED IN RECEPTION NO. 99036066 OF SAID CLERK'S OFFICE, N 51°41'46" W, A DISTANCE OF 109.17 FEET TO A POINT ON THE SOUTHERLY LINE OF A RIGHT OF WAY PARCEL AND TRACT A BOTH DESCRIBED UNDER RECEPTION NO. 9333785 OF SAID CLERK'S OFFICE;

THENCE DEPARTING SAID RIGHT OF WAY LINE AND ALONG SAID SOUTHERLY LINE, ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 2007028329, N 88°35'35" E, A DISTANCE OF 27.04 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2007028329, SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF A PARCEL DESCRIBED UNDER RECEPTION NO. 2017044190 OF SAID CLERK'S OFFICE; THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2007028329 AND RECEPTION NO. 2017044190, S 40°38'03" E, A DISTANCE OF 90.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 943 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

BASIS OF BEARINGS

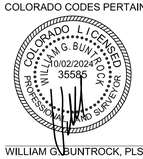
ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 2.5" ALUMINUM CAP STAMPED PLS 6935 AND AT THE SOUTH QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 36580 WHICH IS ASSUMED TO BEAR S 88°04'14" W.

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.



WILLIAM G. BUNTROCK, PLS 35585 DATE

CONTIGUITY ANNEXATION LEGEND

THIS HATCH INDICATES THE RIDGE ROAD ANNEXATION AN ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2003010475 DATED JANUARY 27, 2003. CONTIGUITY LENGTH 109.17 FEET

THIS HATCH INDICATES THE VILLAGES AT CASTLE ROCK ANNEXATION NUMBER 3 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 272690 DATED AUGUST 11, 1981. CONTIGUITY LENGTH 27.04 FEET

CONTIGUITY

TOTAL PERIMETER	226.25 FEET
1/6 TOTAL PERIMETER	37.71 FEET
CONTIGUOUS PERIMETER	136.21 FEET
PERCENT CONTIGUITY	60.20%
TOTAL AREA	0.02 +/- 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

1. 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.
2. 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 18-4-508, C.R.S.
3. ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
5. EASEMENTS ARE NOT SHOWN.
6. 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.2 ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2024.

_____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

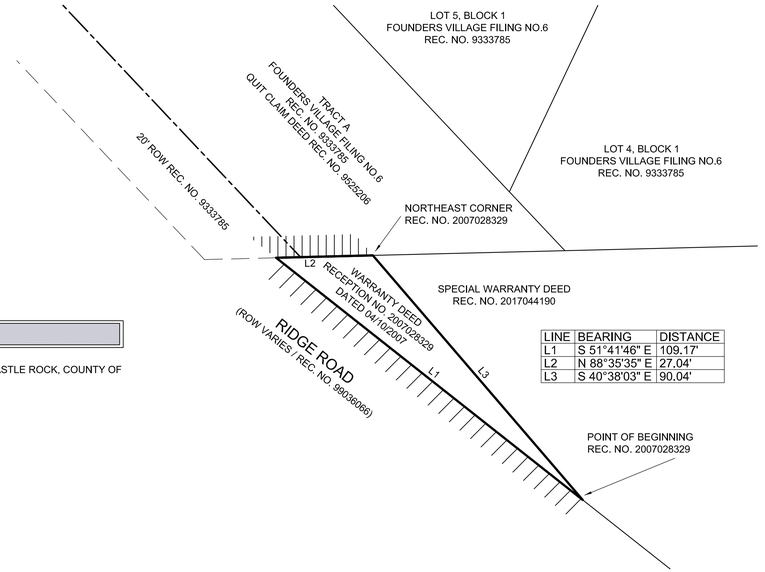
PLANNING COMMISSION RECOMMENDATION

THIS SOUTH RIDGE ROAD NO.2 ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF_____, 2024.

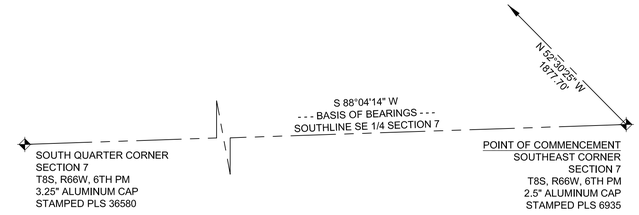
_____ _____
CHAIR DATE

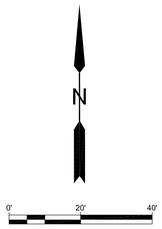
ATTEST:

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE



LINE	BEARING	DISTANCE
L1	S 51°41'46" E	109.17'
L2	N 88°35'35" E	27.04'
L3	S 40°38'03" E	90.04'





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 23078
VERT. SCALE:	N/A	DATE:	10/02/2024
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

PROJECT NUMBER IS ANX24-0004

SHEET NUMBER
1 OF 1

TRUE NORTH Surveying & Mapping, LLC
Our Passion Shows | Since 2008
9623 Mallard Pond Way Littleton, Co 80125
Phone: 303-484-8886 Fax: 303-948-1854
www.TRUENORTHsurvey.com