

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**

*Jason Gray*

\_\_\_\_\_  
Jason Gray, Mayor

**Approved as to form:**

*Mike Hyman*

\_\_\_\_\_  
Michael J. Hyman, Town Attorney

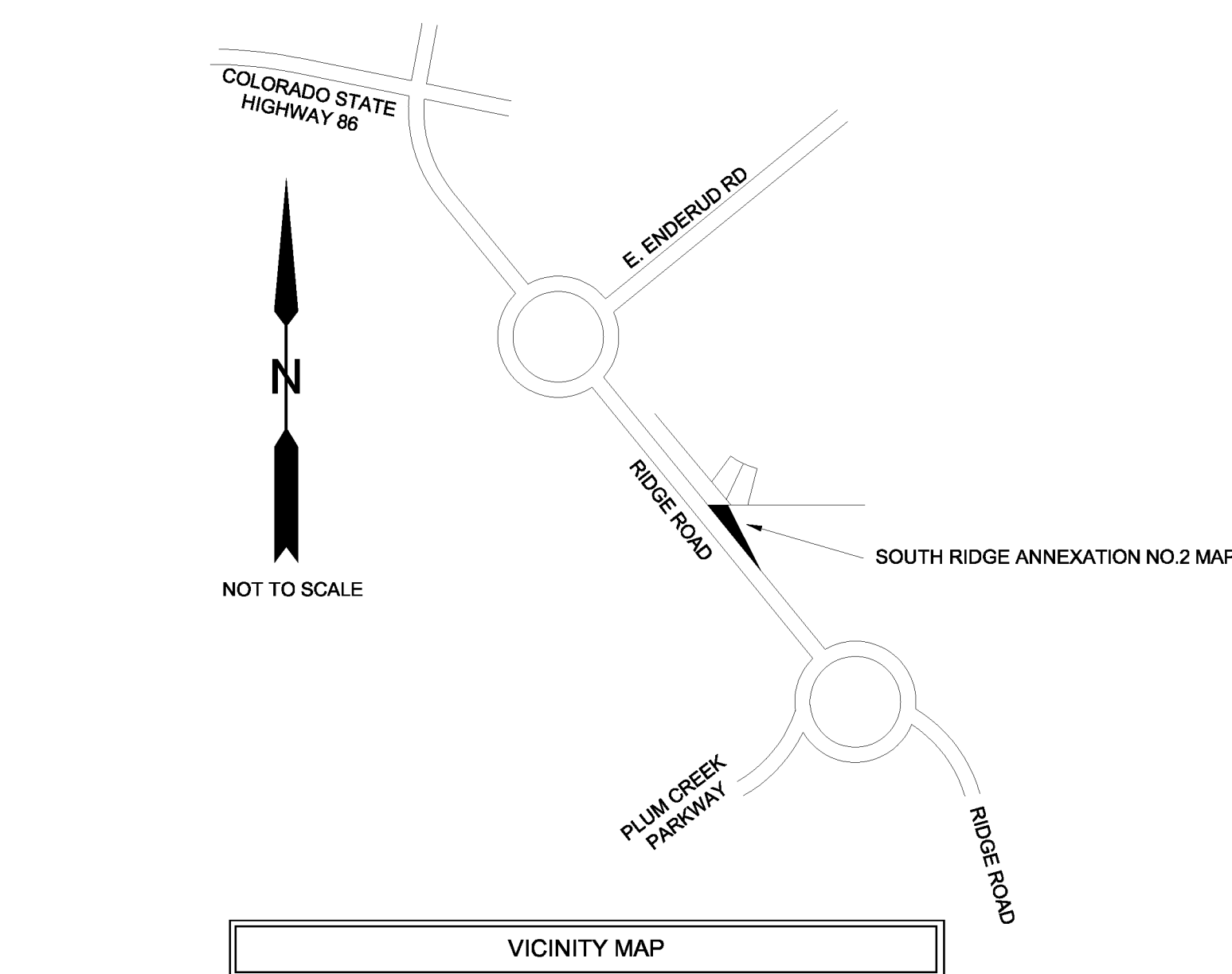
**Approved as to content:**

*Tara Vargish*

\_\_\_\_\_  
Tara Vargish, Development Services Director

**EXHIBIT A**  
Maps of the Property to be Annexed  
(see 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. 99036086 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**

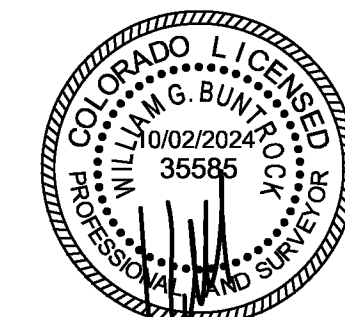
ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 2.5" ALUMINUM CAP STAMPED PLS 6935 AND AT THE SOUTH QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580 WHICH IS ASSUMED TO BEAR S 88°04'14"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

**NOTE**

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

**SURVEYOR'S CERTIFICATE**

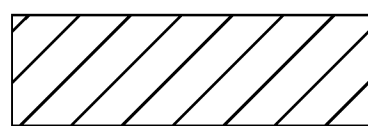
I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES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



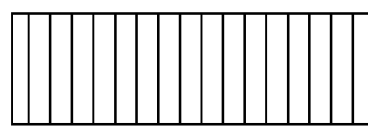
WILLIAM G. BUNTROCK, PLS 35586

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<br>100 WILCOX STREET<br>CASTLE ROCK, CO 80104                                                                              |
| SURVEYOR: | TRUE NORTH SURVEYING AND MAPPING, LLC<br>WILLIAM G. BUNTROCK, PLS<br>9623 MALLARD POND WAY<br>LITTLETON, CO 80125<br>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.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 \_\_\_\_\_

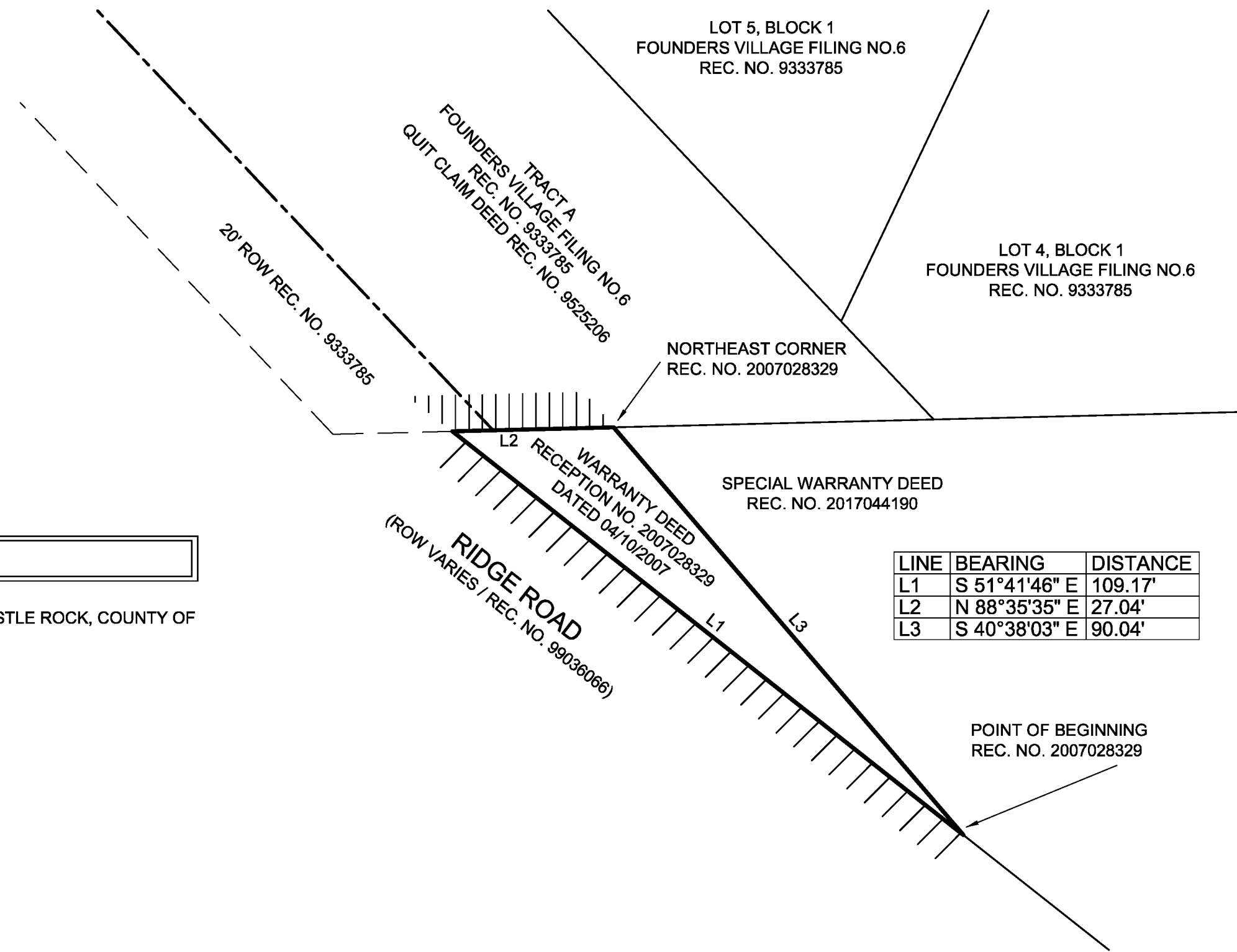
**PLANNING COMMISSION RECOMMENDATION**

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.

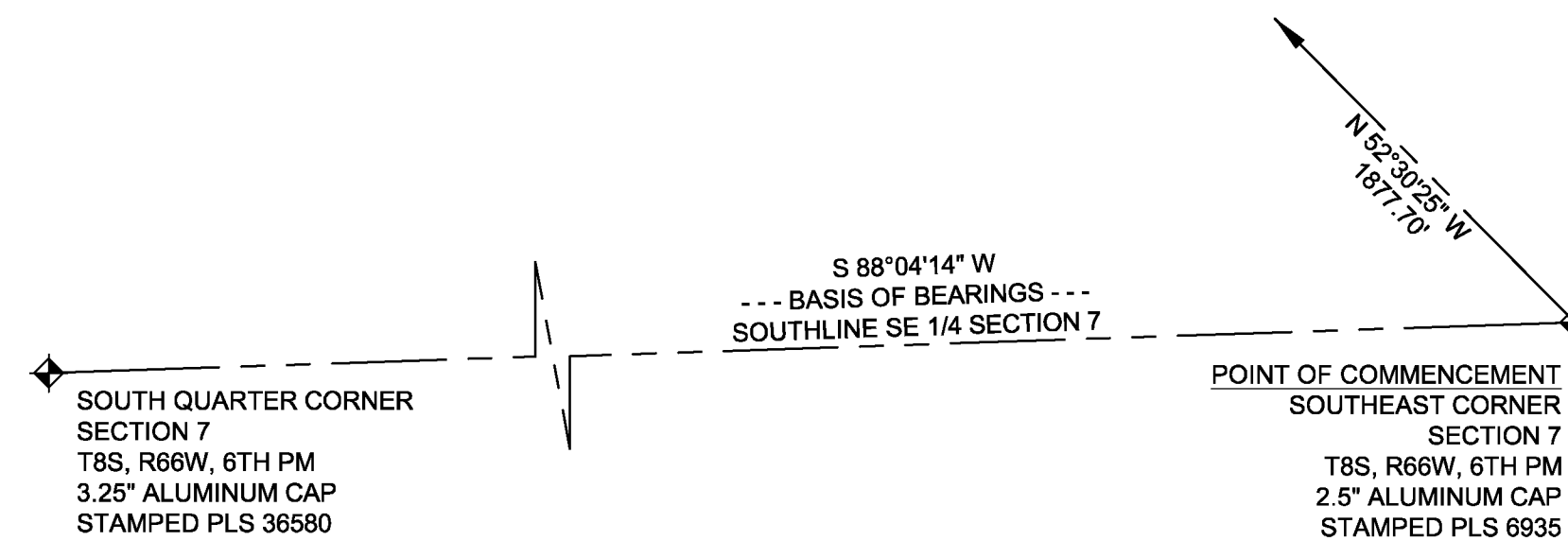
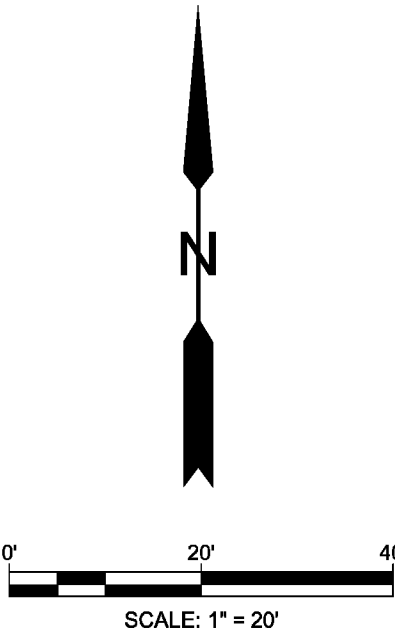
CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

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 |
|     |            |               |
|     |            |               |
|     |            |               |
|     |            |               |

SHEET NUMBER  
**1 OF 1**

PROJECT NUMBER IS  
**ANX24-0004**



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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