

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.

- 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 same document.

ATTEST:



TOWN OF CASTLE ROCK, as Landowner

DocuSigned by:


Lisa Anderson, Town Clerk

- DocuSigned by:

David L. Cortliss
David L. Cortliss, Town Manager

Approved as to form:

- DocuSigned by:

Mike Hyman
Michael J. Hyman, Town Attorney

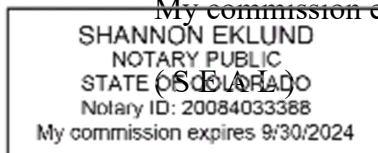
STATE OF COLORADO)
) ss.

COUNTY OF DOUGLAS)

The foregoing instrument was subscribed and sworn before me this 1st day of April, 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#20084033388-993562



- DocuSigned by:

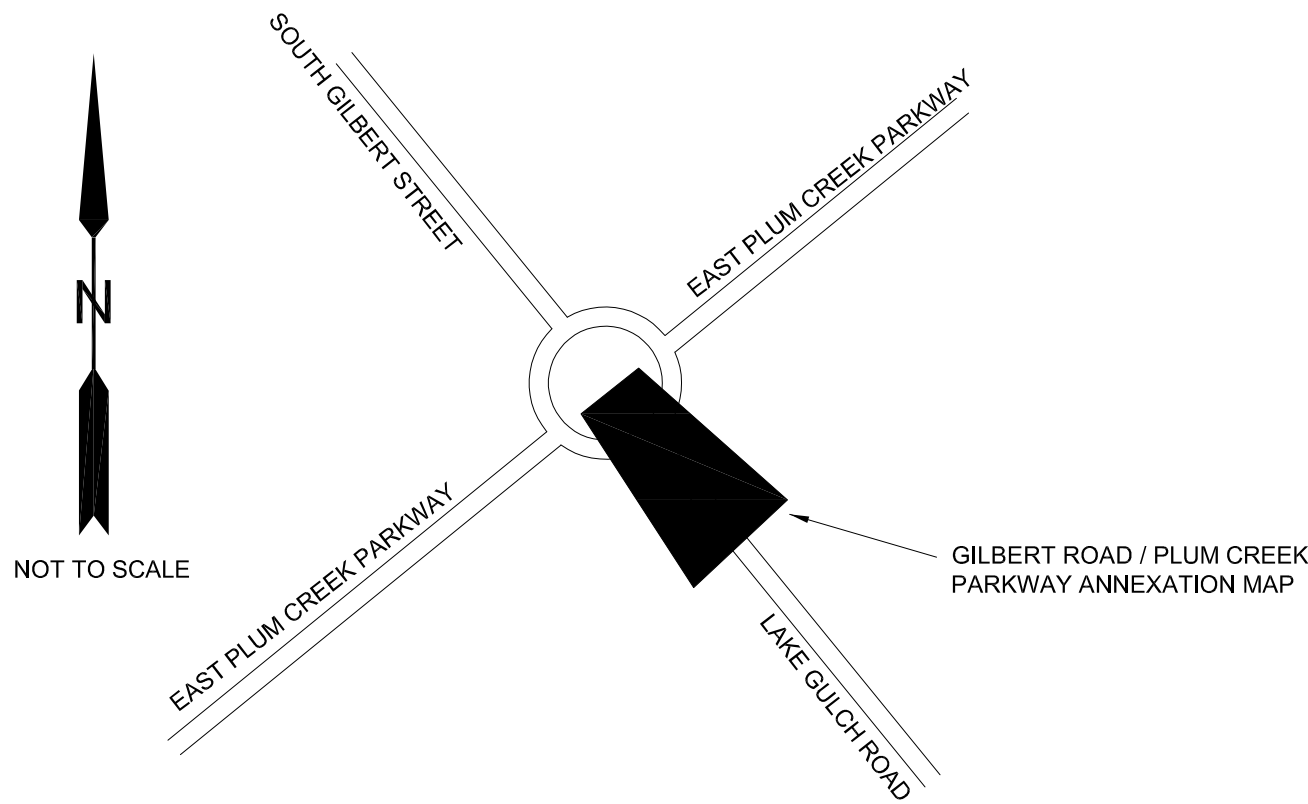
Notary Public

EXHIBIT A
The Property

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

EXHIBIT B
Annexation Map
(attached)

GILBERT STREET / PLUM CREEK PARKWAY ANNEXATION MAP
METES AND BOUND PARCELS OF LAND
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

GILBERT ROAD / PLUM CREEK PARKWAY ANNEXATION MAP

A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2019063536 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, BEING MONUMENTED AT THE NORTHWEST CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580 AND AT THE NORTH QUARTER CORNER WITH A 2.25" ALUMINUM CAP STAMPED PLS 25965. SAID LINE IS ASSUMED TO BEAR N 89°09'56" E.

COMMENCING AT SAID NORTHWEST CORNER, THENCE S 54°28'12" E, A DISTANCE OF 2530.51 FEET TO THE COMMON CORNER OF SAID RECEPTION NO. 2019063536 WITH RECEPTION NO. 2006097117 AND BOOK 765 AT PAGE 160 ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID RECEPTION NO. 2019063536 THE FOLLOWING SEVEN (7) COURSES:

1) N 65°11'03" E, ALONG THE COMMON LINE OF SAID RECEPTION NO. 2019063536 AND RECEPTION NO. 2006030562 IN SAID CLERK'S OFFICE, A DISTANCE OF 68.13 FEET TO THE MOST NORTHERLY CORNER OF SAID RECEPTION NO. 2019063536, SAID CORNER ALSO BEING A WESTERLY CORNER OF RECEPTION NO. 320371 IN SAID CLERK'S OFFICE;

2) S 40°12'10" E, A DISTANCE OF 172.21 FEET;

3) S 43°24'54" E, A DISTANCE OF 109.10 FEET TO THE MOST EASTERLY CORNER OF SAID RECEPTION NO. 2019063536;

4) S 46°35'06" W, A DISTANCE OF 79.68 FEET TO THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2019063536;

5) N 38°51'30" W, ALONG A PORTION OF RECEPTION NO. 2020009843 OF SAID CLERK'S OFFICE, BEING COMMON WITH A LINE OF SAID RECEPTION NO. 2019063536, A DISTANCE OF 83.20 FEET;

6) N 38°32'00" W, CONTINUING ALONG SAID COMMON LINE A DISTANCE OF 107.15 FEET TO THE MOST NORTHERLY CORNER OF SAID RECEPTION NO. 2020009843 ALSO BEING THE MOST EASTERLY CORNER OF SAID BOOK 765 AT PAGE 160, A DISTANCE OF 83.20 FEET;

7) N 38°50'50" W, ALONG THE COMMON LINE OF SAID RECEPTION NO. 2019063536 AND BOOK 765 AT PAGE 160, A DISTANCE OF 113.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 20.707 SQUARE FEET OR 0.48 ACRES MORE OR LESS.

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, BEING MONUMENTED AT THE NORTHWEST CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580 AND AT THE NORTH QUARTER CORNER WITH A 2.5 ALUMINUM CAP STAMPED PLS 25965 WHICH IS ASSUMED TO BEAR N 89°09'56" E.

NOTE

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

SURVEYOR'S CERTIFICATE

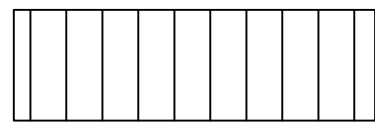
I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES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

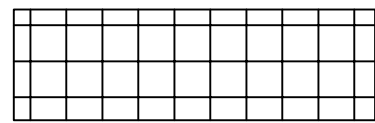
WILLIAM G. BUNTROCK, PLS 35585

DATE

CONTIGUITY ANNEXATION LEGEND



THIS HATCH INDICATES THE WEAKLEY ANNEXATION AN ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 310819 DATED AUGUST 30, 1983. CONTIGUITY LENGTH 281.31 FEET



THIS HATCH INDICATES THE GILBERT STREET ANNEXATION MAP TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2007004045 DATED JANUARY 12, 2007. CONTIGUITY LENGTH 68.13 FEET

CONTIGUITY

TOTAL PERIMETER	732.90 FEET
1/6 TOTAL PERIMETER	122.15 FEET
CONTIGUOUS PERIMETER	349.44 FEET
PERCENT CONTIGUITY	47.68%
TOTAL AREA	0.47 +/- 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 18-4-508, 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 GILBERT STREET / PLUM CREEK PARKWAY 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 GILBERT STREET / PLUM CREEK PARKWAY ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 2024.

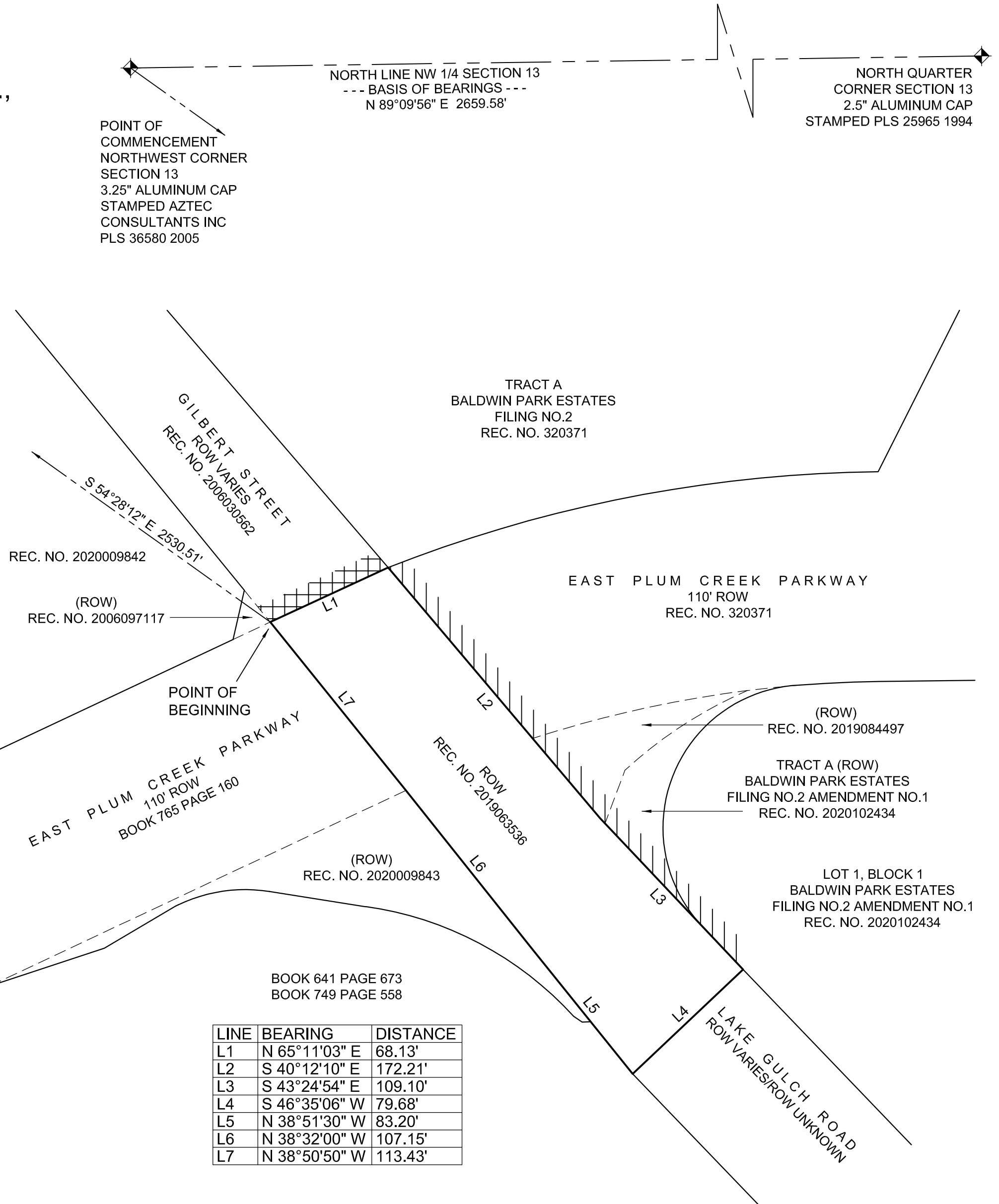
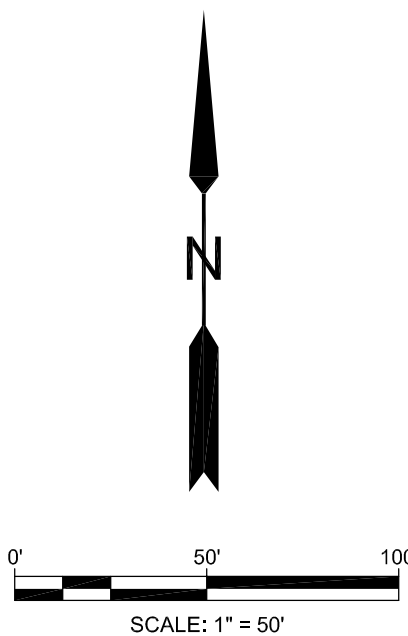
CHAIR

DATE

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES

DATE



PROJECT NUMBER IS
ANX24-0005



HORZ. SCALE:		1" = 50'	PROJECT NO:		TN 23074
VERT. SCALE:		N/A	DATE:		04/15/2024
FIELD CREW:		N/A	FIELD DATE:		N/A
			DRAFTED BY:		BB
			APPROVED BY:		BB

REV	DATE	DESCRIPTION
1	04/15/2024	TOWN COMMENTS

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