PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

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

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

2. It is desirable and necessary that the Property be annexed to the Town, for the following reasons:

    a. Provide urbanizing area with social support, fellowship, sense of community and religious service to the Town.

    b. Connect to the Town's municipal sewer system.

    c. Removal of the onsite septic tank and leach field system as it is better for the environment and surrounding areas.

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.

    c. The Property is currently urban.

    d. The Property is integrated with or is capable of being 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. In establishing the boundaries of the Property, no land which is held in identical ownership, whether consisting of a single tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

        i. is being divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road, or other public way.

        ii. comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon, has valuation for assessment

in excess of two hundred thousand dollars ($200,000.00) for ad valorem tax purposes for the year next preceding the annexation, is included within the Property proposed to be annexed without the written consent of the landowner or landowners thereof.

b. The Property is not presently a part of any incorporated city, city and county or town, nor have any proceedings been commenced for annexation of all or any part of the Property by any other municipality.

c. No election has been held within the last 12 months for annexation of the Property to the Town.

d. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.

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. Reasonable access will not be denied to landowners, owners of easements, or the owners of franchises, adjoining any platted street or alley to be annexed that will not be bounded on both sides by the Town.

g. The annexation of the Property will not have the effect of extending the boundary of the Town more than three miles in any direction from any point of the Town boundary in any one year.

6. The Petitioner comprises more than fifty percent (50%) of the landowners in the area of the Property, and owns fifty percent (50%) of the Property, excluding public streets and alleys and any land owned by the Town.

7. The Petitioner signed this Petition no more than one hundred eighty (180) days prior to the date of filing.

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.

NOW, THEREFORE, the Petitioner requests that the Town Council of the Town of Castle Rock, Colorado, approve the annexation of the Property subject to the provisions of the Municipal Annexation Act of 1965, as amended, and in accordance with the terms and conditions of this Petition.

Respectfully submitted this 19 day of November, 2025.

(Signature page to follow)

DIOCESE OF COLORADO SPRINGS, A COLORADO CORPORATION SOLE
a cooperative association of the State of Colorado

By: _____

Title: _____

STATE OF COLORADO )
) ss.
COUNTY OF DOUGLAS )

The foregoing instrument was subscribed and sworn before me this 18th day of November, 2025, by Fr Mark Zocker as Pastor, for DIOCESE OF COLORADO SPRINGS, A COLORADO CORPORATION SOLE.

.

Witness my official hand and seal.
My commission expires: 7/14/2026

(S E A L)

_____
Notary Public

DONALD J BILLINGS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20104024197
MY COMMISSION EXPIRES JUL 14, 2026

AFFIDAVIT OF CIRCULATOR IN SUPPORT OF PETITION

STATE OF COLORADO )
) ss.
COUNTY OF DOUGLAS )

Fr Mark Zacker, being first duly sworn, states as follows:

1. I have circulated the Petition for Annexation to the Town of Castle Rock, Colorado, as set forth herein.

2. I know the person whose name is subscribed to the foregoing petition on behalf of the Petitioner.

3. The signature on the foregoing Petition was affixed in my presence 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 name is affixed to the foregoing Petition is authorized to sign such document on behalf of the Petitioner.

CIRCULATOR

By: _____

Title: Pastor

STATE OF COLORADO )
) ss.
COUNTY OF DOUGLAS )

The foregoing instrument was subscribed and sworn before me this 18th day of November, 2025, by Fr Mark Zacker as Pastor and Petition Circulator.

Witness my official hand and seal.
My commission expires: 7/14/2026

(SEAL)

_____
Notary Public

DONALD J BILLINGS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20104024197
MY COMMISSION EXPIRES JUL 14, 2026

# EXHIBIT "A"

LANDS TO BE ANNEXED

PARCEL 1:

A PORITON OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B, AND BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE, ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING THREE (3) COURSES:

1. SOUTH 17°27'00" EAST, 198.21 FEET TO A POINT;
2. SOUTH 58°00'00" WEST, 275.86 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL B, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF PARCEL A AS DESCRIBED AND CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 26, 2002 AT RECEPTION No. 0219567;
3. NORTH 31°00'23" WEST, 372.61 FEET TO THE SOUTHERLYMOST CORNER OF PARCEL "RW-59" AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. 2025008210;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-59", NORTH 59°24'14" EAST, 18.31 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59", SAID POINT ALSO BEING ON THE BOUNDARY OF THE AFORMENTIONED PARCEL B;
THENCE ALONG SAID BOUNDARY OF SAID PARCEL B, NORTH 88°55'25" EAST, 350.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 88,086 SQUARE FEET OR 2.022 ACRES OF LAND, MORE OR LESS.

PARCEL 2:

A PORTION OF THAT REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE 138 AT RECEPTION No. 110577, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS

HEREIN RELATED THERETO;
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181;

THENCE LEAVING SAID NORTH LINE, ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING TWO (2) COURSES:

1. SOUTH 17°27'00" EAST, 198.21 FEET TO A POINT;
2. SOUTH 58°00'00" WEST, 275.86 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL B, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF PARCEL A AS DESCRIBED AND CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 26, 2002 AT RECEPTION No. 0219567, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL A, SOUTH 31°00'23" EAST, 518.76 FEET TO THE BOUNDARY OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN BARGAIN AND SALE DEED RECORDED FEBRUARY 20, 2019 AT RECEPTION No. 2019008528;
THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 42°34'38" WEST, 377.00 FEET TO A POINT;
2. NORTH 87°56'51" WEST, 165.80 FEET TO A POINT ON THE BOUNDARY OF BLOCK 4 OF MEMMEN'S 3RD ADDITION TO CASTLE ROCK;

THENCE ALONG SAID BOUNDARY OF SAID BLOCK 4 THE FOLLOWING TWO (2) COURSES:

1. NORTH 53°21'53" WEST, 452.19 FEET TO A POINT;
2. NORTH 46°21'53" WEST, 364.61 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN PERSONAL REPRESENTATIVE'S DEED RECORDED FEBRUARY 7, 1996 AT RECEPTION No. 9606393;

THENCE ALONG SAID BOUNDARY, NORTH 20°34'28" EAST, 335.77 FEET TO A POINT ON THE BOUNDARY OF A PARCEL DESCRIBED AS RW-58 IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. 2025008210;

THENCE ALONG THE BOUNDARY OF SAID PARCEL RW-58 THE FOLLOWING FIVE (5) COURSES:

1. NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1487.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 68°39'29" EAST AND HAS A CHORD LENGTH OF 360.65 FEET, THROUGH A CENTRAL ANGLE OF 13°55'33", FOR AN ARC LENGTH OF 361.54 FEET TO A POINT OF NON-TANGENCY;
2. SOUTH 30°35'46" EAST, 17.08 FEET TO A POINT;
3. NORTH 59°24'14" EAST, 21.42 FEET TO A POINT;
4. NORTH 30°35'46" WEST, 7.74 FEET TO A POINT;
5. NORTH 59°24'14" EAST, 129.22 FEET TO A POINT ON THE BOUNDARY OF THE AFORMENTIONED PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181;

THENCE ALONG SAID BOUNDARY, SOUTH 31°00'23" EAST, 372.61 FEET TO THE POINT

OF BEGINNING.

CONTAINING 627,355 SQUARE FEET OR 14.402 ACRES OF LAND, MORE OR LESS.

PARCEL 3:

ALL OF THAT PARCEL DESCRIBED AS "RW-59" IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. 2025008210, BEING A PORTION OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B;
THENCE ALONG THE NORTH LINE OF SAID PARCEL B, CONTINUING SOUTH 88°55'25" WEST, 350.75 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59", AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-59" THE FOLLOWING THREE (3) COURSES:

1. SOUTH 59°24'14" WEST, 18.31 FEET TO A POINT;
2. NORTH 31°00'23" WEST, 10.41 FEET TO A POINT;
3. NORTH 88°55'25" EAST, 21.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 95 SQUARE FEET OR 0.002 ACRES OF LAND, MORE OR LESS.

PARCEL 4:

ALL OF THAT PARCEL DESCRIBED AS "RW-58" IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. 2025008210, BEING A PORTION OF THAT REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE 138 AT RECEPTION No. 110577, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

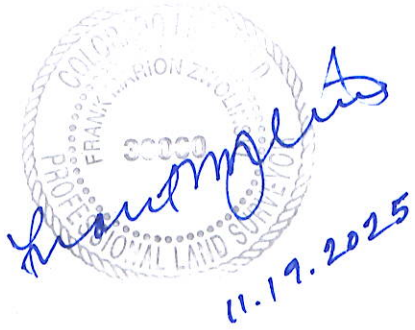
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181;
;
THENCE ALONG THE NORTH LINE OF SAID PARCEL B, CONTINUING SOUTH 88°55'25"

WEST, 350.75 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "RW-59", CONTINUING SOUTH 88°55'25" WEST, 21.13 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL "RW-58", AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-58" THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTH 31°00'23" EAST, 10.41 FEET TO A POINT;
2. SOUTH 59°24'14" WEST, 129.22 FEET TO A POINT;
3. SOUTH 30°35'46" EAST, 7.74 FEET TO A POINT;
4. SOUTH 59°24'14" WEST, 21.42 FEET TO A POINT;
5. NORTH 30°35'46" WEST, 17.08 FEET TO A NON-TANGENT CURVE TO THE RIGHT CONCAVE NORTHWESTERLY;
6. SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1487.50 FEET, AND WHOSE LONG CHORD BEARS SOUTH 68°39'29" WEST AND HAS A CHORD LENGTH OF 360.65 FEET, THROUGH A CENTRAL ANGLE OF 13°55'33", FOR AN ARC LERNGTH OF 361.54 FEET TO A POINT ON THE BOUNDARY OF SAID REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE 138 AT RECEPTION No. 110577;
7. ALONG SAID BOUNDARY, NORTH 20°34'28" EAST, 2.55 FEET TO A POINT;
8. NORTH 64°24'08" EAST, 26.93 FEET TO A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY;
9. NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1482.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 66°06'38" EAST AND HAS A CHORD LENGTH OF 368.70 FEET, THROUGH A CENTRAL ANGLE OF 14°17'12", FOR AN ARC LENGTH OF 369.66 FEET TO A POINT OF NON-TANGENCY;
10. NORTH 58°58'08" EAST, 87.19 FEET TO A POINT;
11. NORTH 88°55'25" EAST, 27.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,284 SQUARE FEET OR 0.167 ACRES OF LAND, MORE OR LESS.




**Frank M. Zwolinski, P.L.S.**
Colorado License No. 38060
For and on behalf of Power Surveying Company, Inc.
6911 Broadway
Denver, CO 80221
(303) 702-1617

# DIOCESE OF COLORADO SPRINGS ANNEXATION MAP

## A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

### LEGAL DESCRIPTION OF ANNEXABLE LANDS

PARCEL 1:

A PORITON OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B, AND BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE, ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING THREE (3) COURSES:

1. SOUTH 17°27'00" EAST, 198.21 FEET TO A POINT;
2. SOUTH 58°00'00" WEST, 275.86 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL B, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF PARCEL A AS DESCRIBED AND CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 26, 2002 AT RECEPTION No. 0219567;
3. NORTH 31°00'23" WEST, 372.61 FEET TO THE SOUTHERLYMOST CORNER OF PARCEL "RW-59" AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. 2025008210;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-59", NORTH 59°24'14" EAST, 18.31 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59", SAID POINT ALSO BEING ON THE BOUNDARY OF THE AFORMENTIONED PARCEL B;
THENCE ALONG SAID BOUNDARY OF SAID PARCEL B, NORTH 88°55'25" EAST, 350.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 88,086 SQUARE FEET OR 2.022 ACRES OF LAND, MORE OR LESS.

PARCEL 2:

A PORTION OF THAT REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE 138 AT RECEPTION No. 110577, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181;

THENCE LEAVING SAID NORTH LINE, ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING TWO (2) COURSES:

1. SOUTH 17°27'00" EAST, 198.21 FEET TO A POINT;
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THENCE ALONG THE BOUNDARY OF SAID PARCEL A, SOUTH 31°00'23" EAST, 518.76 FEET TO THE BOUNDARY OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN BARGAIN AND SALE DEED RECORDED FEBRUARY 20, 2019 AT RECEPTION No. 2019008528;
THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 42°34'38" WEST, 377.00 FEET TO A POINT;
2. NORTH 87°56'51" WEST, 165.80 FEET TO A POINT ON THE BOUNDARY OF BLOCK 4 OF MEMMEN'S 3RD ADDITION TO CASTLE ROCK;

THENCE ALONG SAID BOUNDARY OF SAID BLOCK 4 THE FOLLOWING TWO (2) COURSES:

1. NORTH 53°21'53" WEST, 452.19 FEET TO A POINT;
2. NORTH 46°21'53" WEST, 364.61 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN PERSONAL REPRESENTATIVE'S DEED RECORDED FEBRUARY 7, 1996 AT RECEPTION No. 9606393;

THENCE ALONG SAID BOUNDARY, NORTH 20°34'28" EAST, 335.77 FEET TO A POINT ON THE BOUNDARY OF A PARCEL DESCRIBED AS RW-58 IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. 2025008210;

THENCE ALONG THE BOUNDARY OF SAID PARCEL RW-58 THE FOLLOWING FIVE (5) COURSES:

1. NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1487.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 68°39'29" EAST AND HAS A CHORD LENGTH OF 360.65 FEET, THROUGH A CENTRAL ANGLE OF 13°55'33", FOR AN ARC LENGTH OF 361.54 FEET TO A POINT OF NON-TANGENCY;
2. SOUTH 30°35'46" EAST, 17.08 FEET TO A POINT;
3. NORTH 59°24'14" EAST, 21.42 FEET TO A POINT;
4. NORTH 30°35'46" WEST, 7.74 FEET TO A POINT;
5. NORTH 59°24'14" EAST, 129.22 FEET TO A POINT ON THE BOUNDARY OF THE AFORMENTIONED PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181;

THENCE ALONG SAID BOUNDARY, SOUTH 31°00'23" EAST, 372.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 627,355 SQUARE FEET OR 14.402 ACRES OF LAND, MORE OR LESS.

PARCEL 3:

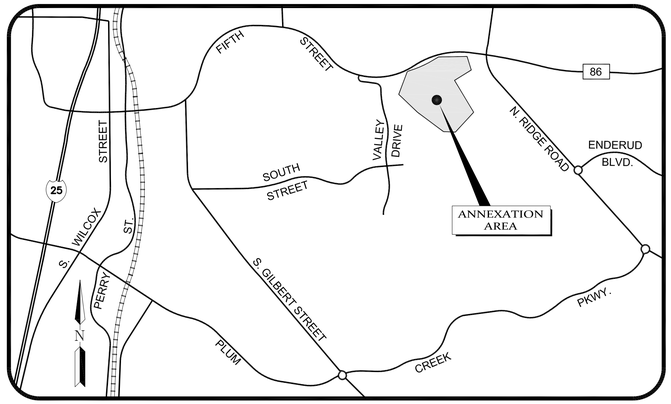
ALL OF THAT PARCEL DESCRIBED AS "RW-59" IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. 2025008210, BEING A PORTION OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B;
THENCE ALONG THE NORTH LINE OF SAID PARCEL B, CONTINUING SOUTH 88°55'25" WEST, 350.75 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59", AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-59" THE FOLLOWING THREE (3) COURSES:

1. SOUTH 59°24'14" WEST, 18.31 FEET TO A POINT;
2. NORTH 31°00'23" WEST, 10.41 FEET TO A POINT;
3. NORTH 88°55'25" EAST, 21.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 95 SQUARE FEET OR 0.002 ACRES OF LAND, MORE OR LESS.




VICINITY MAP
Not to Scale

PARCEL 4:

ALL OF THAT PARCEL DESCRIBED AS "RW-58" IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. 2025008210, BEING A PORTION OF THAT REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE 138 AT RECEPTION No. 110577, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181;
,
THENCE ALONG THE NORTH LINE OF SAID PARCEL B, CONTINUING SOUTH 88°55'25" WEST, 350.75 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59";
THENCE ALONG THE NORTH LINE OF SAID PARCEL "RW-59", CONTINUING SOUTH 88°55'25" WEST, 21.13 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL "RW-58", AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-58" THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTH 31°00'23" EAST, 10.41 FEET TO A POINT;
2. SOUTH 59°24'14" WEST, 129.22 FEET TO A POINT;
3. SOUTH 30°35'46" EAST, 7.74 FEET TO A POINT;
4. SOUTH 59°24'14" WEST, 21.42 FEET TO A POINT;
5. NORTH 30°35'46" WEST, 17.08 FEET TO A NON-TANGENT CURVE TO THE RIGHT CONCAVE NORTHWESTERLY;
6. SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1487.50 FEET, AND WHOSE LONG CHORD BEARS SOUTH 68°39'29" WEST AND HAS A CHORD LENGTH OF 360.65 FEET, THROUGH A CENTRAL ANGLE OF 13°55'33", FOR AN ARC LERNGTH OF 361.54 FEET TO A POINT ON THE BOUNDARY OF SAID REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE 138 AT RECEPTION No. 110577;
7. ALONG SAID BOUNDARY, NORTH 20°34'28" EAST, 2.55 FEET TO A POINT;
8. NORTH 64°24'08" EAST, 26.93 FEET TO A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY;
9. NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1482.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 66°06'38" EAST AND HAS A CHORD LENGTH OF 368.70 FEET, THROUGH A CENTRAL ANGLE OF 14°17'12", FOR AN ARC LENGTH OF 369.66 FEET TO A POINT OF NON-TANGENCY;
10. NORTH 58°58'08" EAST, 87.19 FEET TO A POINT;
11. NORTH 88°55'25" EAST, 27.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,284 SQUARE FEET OR 0.167 ACRES OF LAND, MORE OR LESS.

### CONTIGUITY TABULATION

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION: 3,574.37 L.F.

ONE-SIXTH OF TOTAL PERIMTER OF AREA: 595.73 L.F.

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS: 1,697.92 L.F.

THE TOTAL CONTIGUOUS PERIMETER IS 47.50%, WHICH EXCEEDS THE 1/6 PERIMETER LENGTH REQUIRED.

### SURVEYOR'S NOTES

1. 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. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING, INC. RELIED UPON THE FOLLOWING TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

ORDER No. RND70807131, WITH AN EFFECTIVE DATE OF MAY 22, 2023 AT 5:00 P.M.

3. FIELD SURVEY COMPLETION DATE: DECEMBER 24, 2024.

4. UNIT OF MEASUREMENT: THE LINEAR UNIT OF MEASUREMENT FOR THIS SURVEY IS THE INTERNATIONAL FOOT, DEFINED AS EXACTLY 0.3048 METER.

### DIOCESE OF COLORADO SPRINGS OWNERSHIP CERTIFICATION (as to Parcels 1 and 2)

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

_____
DIOCESE OF COLORADO SPRINGS, A COLORADO CORPORATION SOLE

SIGNED THIS _____ DAY OF _____, 20 ___.

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS_____ DAY OF_____, 20___, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

### TOWN OF CASTLE ROCK OWNERSHIP CERTIFICATION (as to Parcels 3 and 4)

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

BY: _____
MAYOR

ATTEST:

_____
TOWN CLERK

SIGNED THIS _____ DAY OF _____, 20 ___.

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS_____ DAY OF_____, 20___, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

### PLANNING COMMISSION RECOMMENDATION

THIS ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20 ___.

_____ _____
CHAIR DATE

ATTEST:

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE

### TOWN OF CASTLE ROCK APPROVAL

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20 ___.

_____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

### BASIS OF BEARINGS

SOUTH 88°55'25" WEST, A DISTANCE OF 2802.69 FEET, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 3-1/4" DIAMETER ILLEGIBLE ALUMINUM CAP AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) AND A FOUND 2-1/2" DIAMETER ALUMINUM CAP MARKED "ARCHER 6935 1994" AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4).

### SURVEYOR'S CERTIFICATE

I, FRANK M. ZWOLINSKI, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY DESCRIBES THE LAND TO BE ANNEXED BY THE TOWN OF CASTLE ROCK. I FURTHER CERTIFY THAT THE PERIMETER LENGTH OF SAID LAND IS GREATER THAN 1/6 CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE TOWN OF CASTLE ROCK. THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE TOWN OF CASTLE ROCK AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1)(a) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.


FRANK M. ZWOLINSKI, P.L.S.
Colorado License No. 38060
For and on behalf of Power Surveying Company, Inc.
6911 Broadway
Denver, CO 80221
(303) 702-1617


COLORADO LICENSED FRANK M. ZWOLINSKI 38060 PROFESSIONAL LAND SURVEYOR
6-12-2025


POWER™ Surveying Company, Inc.
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6911 BROADWAY
Denver, CO 80221
PH. 303-702-1617
FAX. 303-702-1488
www.powersurveying.com


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|---|---|
| TYPE OF SUBMITTAL: | ANNEXATION MAP |
| PREPARATION DATE: | DECEMBER 30, 2024 |
| REVISION DATE | JUNE 11, 2025 |
| REVISION DATE | |
| REVISION DATE | |
| JOB No. 501-23-075 | Dwg No. 501-23-075.dwg |

# DIOCESE OF COLORADO SPRINGS ANNEXATION MAP

## A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

FOUND 2-1/2" DIAM. ALUMINUM CAP, MARKED "ARCHER 6935 1994" (ACCEPTED AS N 1/4 COR SEC 12, T. 8S., R. 67W., 6th P.M.)

POINT OF BEGINNING, PARCEL 4

(BASIS OF BEARINGS) S88°55'25"W 2802.69'(M)

UNPLATTED WARRANTY DEED AT REC. #2009064865 (8-06-2009)

N88°55'25"E 399.85'

350.75'

1121.80'

POINT OF COMMENCEMENT
FOUND 3-1/4" DIAM. ILLEGIBLE ALUMINUM CAP (ACCEPTED AS NE COR SEC 12, T. 8S., R. 67W., 6th P.M.)

POINT OF BEGINNING, PARCEL 1
FOUND #5 REBAR, NO CAP

N58°58'08"E 87.19'

27.97'

POINT OF BEGINNING, PARCEL 3

S59°24'14"W 18.31'

21.13'

S59°24'14"W 129.22'

N31°00'23"W 10.41'

S30°35'46"E 7.74'

S59°24'14"W 21.42'

PARCEL 3
95 s.f. (0.002 acres)
PARCEL RW-59 PER REC. #2025008210

PRIVATE ACCESS EASEMENT PER REC. #110577

TOWN OF CASTLE ROCK TRAIL EASEMENT PER REC. #2007023677

N30°35'46"W 17.08'

30' WIDE TOWN OF CASTLE ROCK EASEMENT PER REC. #8735873

FIFTH STREET
varying with R/W per Rec. #2007030639

D=14°17'12"
R=1482.50'
L=369.66'
ChB=N66°06'38"E
ChL=368.70'

DETAIL
Scale: 1"=20'

N20°34'28"E 2.55'

DETAIL

N64°24'08"E 26.93'

N20°34'28"E 2.55'

PARCEL 4
7,284 s.f. (0.167 acres)
PARCEL RW-58 PER REC. #2025008210

D=13°55'33"
R=1487.50'
L=361.54'
ChB=S68°39'29"W
ChL=360.65'

20' WIDE PLATEAU NATURAL GAS COMPANY EASEMENT PER REC. #109508

PARCEL 1
88,086 s.f. (2.022 acres)

UNPLATTED PARCEL B OF WARRANTY DEED AT REC. #2004120181 (11-23-2004)

N31°00'23"W 372.61'

S17°27'00"E 198.21'

UNPLATTED WARRANTY DEED AT REC. #2017051336 (7-26-2017)

S58°00'00"W 275.86'

POINT OF BEGINNING, PARCEL 2

UNPLATTED QUIT CLAIM DEED AT REC. #2021018789 (2-12-2021)

UNPLATTED PERSONAL REPRESENTATIVES DEED AT REC. #9606393 (2-07-1996)

N20°34'28"E 338.32'

335.71'

FOUND 1-1/4" DIAM. ILLEGIBLE FADED RED PLASTIC CAP (BETWEEN FENCE CORNER AND BOULDER)

TOTAL ANNEXATION AREA:
722,820 S.F. 16.593 acres

PARCEL 2
627,355 s.f. (14.402 acres)

UNPLATTED PARCEL A OF QUIT CLAIM DEED AT REC. #0219567 (2-26-2002) LSP 802

S37°00'23"E 518.76'

UNPLATTED BOOK 136 PAGE 138

FOUND MAG NAIL IN ROCK ON TOP OF CLIFF

PUBLIC DRAINAGE EASEMENT PER REC. #2011082914 & #2017070215

FOUND #5 REBAR, NO CAP

N46°21'53"W 364.61'

30

29

28

27

26

25

24

23

22

BLOCK 4 OF MEMMENS 3RD ADDITION TO CASTLE ROCK

N53°21'53"W 452.19'

N87°56'51"W 165.80'

S42°34'38"W 377.00'

UNPLATTED PARCEL A OF BARGAIN AND SALE DEED AT REC. #2018008238 (2-20-2018) LSP 803 LSP 10000370

### LIST OF SYMBOLS AND ABBREVIATIONS

| | |
|---|---|
| ○ | MONUMENT FOUND, AS NOTED |
| (C) | CALCULATED |
| (R) | RECORD |
| (M) | MEASURED |
| ——— | LOT OR PARCEL LINE |
| ——— | EXISTING TOWN OF CASTLE ROCK CORPORATE LIMITS |
| ——— | EXISTING TOWN OF CASTLE ROCK CORPORATE LIMITS CONTIGUOUS WITH PROPOSED ANNEXATION LANDS BOUNDARY |
| ——— | NEW TOWN OF CASTLE ROCK CORPORATE BOUNDARY PER THIS ANNEXATION MAP |
| - - - - | EXISTING RECORD EASEMENT |
| ——— - - ——— | PUBLIC LANDS SURVEY SECTION LINE |

N

SCALE: 1" = 60'

60' 0 30' 60'


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