

RESOLUTION NO. 2016-015

A RESOLUTION FINDING A CERTAIN PETITION FOR ANNEXATION KNOWN AS THE PIONEER RANCH ANNEXATION TO BE IN SUBSTANTIAL COMPLIANCE WITH SECTION 30 OF ARTICLE II OF THE COLORADO CONSTITUTION AND WITH THE REQUIREMENTS OF §31-12-107(1), C.R.S.; AND ESTABLISHING A DATE, TIME AND PLACE FOR THE HEARING PRESCRIBED UNDER §31-12-108, C.R.S. TO DETERMINE IF THE PROPERTY PETITIONED FOR ANNEXATION TO THE TOWN OF CASTLE ROCK IS ELIGIBLE FOR ANNEXATION UNDER SECTION 30, ARTICLE II OF THE COLORADO CONSTITUTION AND THE MUNICIPAL ANNEXATION ACT OF 1965

WHEREAS, on January 27, 2016, a Petition for Annexation designated the Pioneer Ranch Annexation ("Petition") was filed with the Town Clerk by petitioners alleging to comprise more than fifty percent (50%) of the landowners in the area subject to the Petition and described on the attached *Exhibit A* ("Property"), and who assert ownership of more than fifty percent (50%) of the Property, excluding public streets and alleys and any land owned by the Town of Castle Rock;

WHEREAS, the Petition requests the Town of Castle Rock annex the Property; and

WHEREAS, pursuant to §31-12-107(1)(f), C.R.S., the Town Council, without undue delay, is required to determine if the Petition is in substantial compliance with Section 30(1)(b) of the Colorado Constitution and §31-12-107(1), and if so, it is to follow the procedures for consideration of the proposed annexation in accordance with the Municipal Annexation Act of 1965 including determination of whether the proposed annexation of the Property complies with the requirements of §§31-12-104 and 31-12-105, C.R.S.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. The Town Council finds and determines:

- A. the Petition filed with the Town Clerk was signed by persons comprising more than fifty percent (50%) of the landowners of the Property, and who own more than fifty percent (50%) of the Property, excluding public streets and alleys, and all land owned by the Town of Castle Rock;
- B. the Petition requests the Town of Castle Rock annex the Property;
- C. the Petition substantially complies with and meets the requirements of Section 30(1)(b) of Article II of the Colorado Constitution and of §31-12-107(1), C.R.S.;

- D. the Petition is accompanied by a map containing the information required under §31-12-107(1)(d), C.R.S.; and
- E. no signature on the Petition is dated more than 180 days prior to the date of filing of the Petition with the Town Clerk.


Section 2. Pursuant to §31-12-108, C.R.S., a public hearing is scheduled before the Town Council on April 5, 2016, at 6:00 P.M., at the Castle Rock Town Hall, 100 N. Wilcox Street, Castle Rock, Colorado, for the purpose of enabling the Town Council to determine whether the area proposed to be annexed complies with Section 30 of Article II of the Colorado Constitution and the applicable requirements of §§31-12-104 and 31-12-105, C.R.S., and is eligible for annexation; whether or not an election is required under Section 30(1)(a) of Article II of the Colorado Constitution and of §31-12-107(2), C.R.S.; and whether or not additional terms and conditions are to be imposed.

Section 3. The Town Clerk shall give notice of said hearing in the manner prescribed by §31-12-108(2), C.R.S.


Section 4. This Resolution shall become effective on the date and at the time of its adoption.

PASSED, APPROVED AND ADOPTED this 16th day of February, 2016 by the Town Council of the Town of Castle Rock, Colorado, on first and final reading by a vote of 6 for and 0 against.

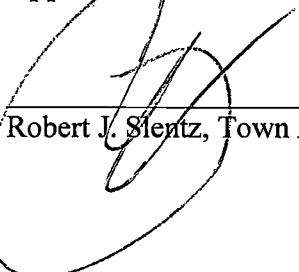
ATTEST:


Sally A. Misare, Town Clerk

TOWN OF CASTLE ROCK


Paul Donahue, Mayor

Approved as to form:


Robert J. Stentz, Town Attorney

PETITION FOR ANNEXATION

TO THE TOWN COUNCIL FO THE TOWN OF CASTLE ROCK, COLORADO

The undersigned (collectively "**Petitioner**"), in accordance with Section 30(1)(b) of Article II of the Constitution of the State of Colorado (the "**State Constitution**") and the Municipal Annexation Act of 1965 as set forth in Article 12, Title 31, Colorado Revised Statutes, as amended and as in effect on the submission date set forth below (the "**Annexation Act**"), hereby petitions the Town Council of the Town of Castle Rock, Colorado (the "**Council**"), to annex to the Town of Castle Rock (the "**Town**") the unincorporated territory located in the County of Douglas, State of Colorado, which property is more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**"). In support of this petition (this "**Petition**"), Petitioner alleges that:

1. It is desirable and necessary that the Property be annexed to the Town.
2. The requirements of Section 30(1)(b) of Article II of the State Constitution and Section - 104 and -105 of the Annexation Act exist or have been met.
3. The Petitioner comprises more than fifty percent (50%) of the landowners in the area proposed to be annexed and owns more than fifty percent (50%) of the area proposed to be annexed, excluding public streets and alleys and any land owned by the annexing municipality.
4. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town's current municipal boundaries.
5. A community of interest exists between the Property and the Town.
6. The Property is urban or will be urbanized in the near future.
7. The Property is integrated with or is capable of being integrated with the Town.
8. The Property is not presently a part of any incorporated city, city and county, or town. No proceedings have been commenced for incorporation or annexation of part or all of the Property to any other municipality. No election for annexation of the Property or substantially the same territory to the Town has been held within the twelve (12) months immediately preceding the filing of this Petition.
9. The proposed annexation will not result in detachment of area from any school district or attachment of the same to another school district.
10. Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent (50%) of which are within the three (3) mile limit, the proposed annexation will not extend the municipal boundary of the Town more than three (3) miles in any direction from any point of the current municipal boundary in one (1) year.
11. The proposed annexation will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or

PETITION FOR ANNEXATION

alley which has been annexed by the Town but is not bounded on both sides by the Town.

12. In Establishing the boundaries of the property to be annexed, 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:
 - (a) is being divided into separate parts or parcels without the written consent of the landowner thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or
 - (b) comprising twenty (20) acres or more (which, together with buildings and improvements situate thereon having a valuation for assessment in excess of two hundred thousand dollars (\$200,000) for ad valorem tax purposes for the year next preceding the proposed annexation) is included in the Property without the written consent of the landowner.
13. If a portion of the platted street or alley is to be annexed, the entire width thereof is included within the Property.
14. The affidavit of the circulator of this Petition certifying that the signature on this Petition is the signature of the person whose name it purports to be and certifying the accuracy of the date of such signature is attached hereto as Exhibit B and is incorporated herein by this reference.
15. This Petition is accompanied by four (4) prints of an annexation map containing, among other things, the following information;
 - (a) a written legal description of the boundaries of the Property;
 - (b) a map showing the boundaries of the Property;
 - (c) within the annexation map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of the plots or of lots and blocks; and
 - (d) next to the boundary of the Property, a drawing of the contiguous boundary of the Town and the contiguous boundary of any other municipality abutting the Property, if any.
16. In connection with the processing of this Petition, the Petitioner requests that the Town:
 - (a) institute the process to establish planned development ("PD") zoning for the Property in accordance with applicable provisions of the Castle Rock Municipal Code (the "Code") and in accordance with any applicable provisions of Section -115 of the Annexation Act; and

PETITION FOR ANNEXATION

- (b) approve and execute a development agreement acceptable to Petitioner and the Town (the "Development Agreement") which establishes vested property rights for the Property for an agreed upon term, pursuant to Chapter 17.08 of the Code and Article 68, Title 24, Colorado Revised Statutes, and which, in conjunction with the PD zoning, will establish the development plan for the Property.

17. Petitioner has filed this Petition subject to the following conditions:

- (a) Unless otherwise agreed in writing by Petitioner, the annexation of the Property into the Town shall not be effective unless:
 - (i) concurrently with the Town Council's final approval of an ordinance annexing the Property into the Town, the Town Council gives its final approval to (A) zoning regulations for the Property in form and substance satisfactory to the Petitioner, and (B) the Development Agreement in form and substance satisfactory to Petitioner; and
 - (ii) the town and Petitioner enter into the Development Agreement.
- (b) Petitioner hereby reserves the right to withdraw this Petition, and thereby prevent the Property from being annexed into the Town, by so notifying the Town Clerk in writing prior to the later to occur of:
 - (i) the occurrence of the conditions to effectiveness of the annexation as set forth in Section -113(2)(b) of the Annexation Act;
 - (ii) the Petitioner's delivery to the Town of Petitioner's written consent described in paragraph 17©below; and
 - (iii) a later date, if any, set forth in the Development Agreement.
- (c) Neither the Town, nor any representative thereof, shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Sections -113(a)(II)(A) and -113(2)(b) of the Annexation Act, without the express written consent of the Petitioner. This Petition shall not constitute such written consent.

18. Upon the annexation of the Property becoming effective, and subject to the conditions set forth in this Petition, and to be set forth in the Development Agreement and the documents constituting the terms of the PD zoning for the Property (the "PD Documents"), the Property shall be subject to the regulations of the Town, except as otherwise set forth in the Development Agreement and the PD Documents, and except for general taxation purposes in which case the annexation shall be deemed effective on January 1 of the next succeeding year following adoption of the annexation ordinance.

PETITION FOR ANNEXATION

19. Except for the terms and conditions of this Petition, the Development Agreement and the PD Documents, which terms and conditions Petitioner has approved or shall expressly approve, and therefore do not constitute an imposition of additional terms and conditions within the meaning of Section -112(1) of the Annexation Act, Petitioner requests that no additional terms and conditions be imposed upon annexation of the Property to the town.

THEREFORE, Petitioner requests that the Town Council of the Town of Castle Rock, Colorado, complete and approve the annexation of the Property pursuant and subject to the provisions of the Municipal Annexation Act of 1965, as amended, and this Petition.

Respectfully submitted this 24th day of November, 2015.

Signature of Landowner/Petitioner:

Scott Family Kyle A. Scott Adam B. Scott - OWNERS

By: Kyle A. Scott Adam B. Scott
Kyle and Adam Scott

Date of Signature: 1/6/16

Petitioner's Mailing Address:

Scott Family
2034 Liggett Road
Castle Rock, CO 80109

Attached Legal Description

SCOTT PROPERTY LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 AND A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE NORTHLINE OF THE NORTHWEST 1/4 OF SECTION 36, AS MONUMENTED AT THE WEST END BY 2 1/2" ALUMINUM CAP STAMPED LS 6935 AND AT THE EAST END BY 2 1/2" ALUMINUM CAP STAMPED LS 6935, SAID LINE BEARS S89°37'40"E.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36;

THENCE S89°37'40"E; ALONG THE NORTHERLY LINE OF SAID SECTION 36, A DISTANCE OF 2612.44 FEET, TO A FOUND 2 1/2" ALUMINUM MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 36;

THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36 S89°36'43"E, A DISTANCE OF 834.35 FEET TO A POINT OF NON-TANGENTIAL CURVE;

THENCE A DISTANCE OF 352.87 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1005.00 FEET, THROUGH A CENTRAL ANGLE OF 20°07'02", HAVING A CHORD WHICH BEARS S79°45'03"E, A DISTANCE OF 351.06 FEET;

THENCE S89°48'34"E A DISTANCE OF 488.93 FEET TO A POINT OF CURVATURE;

THENCE 1400.04 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 895.00 FEET, THROUGH A CENTRAL ANGLE OF 89°37'39", HAVING A CHORD WHICH BEARS S44°59'44"E, A DISTANCE OF 1261.60 FEET TO A POINT ON THE WEST R.O.W. LINE OF FOUNDERS PARKWAY;

THENCE ON SAID WEST R.O.W. LINE S00°10'54"E, A DISTANCE OF 1689.49 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 36;

THENCE ON SAID SOUTH LINE S89°52'39"W, A DISTANCE OF 3864.69 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36;

THENCE ON THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 S00°59'56"E, A DISTANCE OF 1324.69 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4;

THENCE ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 S89°40'51"W, A DISTANCE OF 1305.87 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4;

THENCE ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 35 N89°18'24"W, A DISTANCE OF 2672.40 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35;

THENCE ON THE SOUTHLINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 N89°18'46"W, A DISTANCE OF 223.25 FEET TO A POINT ON THE EAST R.O.W. LINE OF INTERSTATE 25;

THENCE ON SAID EAST R.O.W. LINE N03°29'34"W A DISTANCE OF 578.61 FEET;

THENCE LEAVING SAID EAST R.O.W. LINE S89°27'38"E A DISTANCE OF 2914.92 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35;

THENCE ON SAID EAST LINE N01°33'25"W, A DISTANCE OF 744.12 FEET TO A FOUND 2 1/2" ALUMINUM MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 35;
THENCE ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 N00°06'32"E, A DISTANCE OF 2679.44 FEET TO THE POINT OF BEGINNING.

PREPARED BY ATWELL LLC



Town of Castle Rock

100 North Wilcox Street
Castle Rock, CO 80104

Agenda Memorandum

Agenda Date: 2/16/2016

Item #: 14. File #: RES 2016-015

To: Honorable Mayor and Members of Town Council

From: Sandy Vossler, Senior Planner, Development Services Department

Resolution: Finding a Certain Petition for Annexation Known as the Pioneer Ranch Annexation to be in Substantial Compliance with Section 30 of Article II of the Colorado Constitution and with the Requirements of §31-12-107(1), C.R.S.; and Establishing a Date, Time and Place for the Hearing prescribed under §31-12-108, C.R.S. to Determine if the Property Petitioned for Annexation to the Town of Castle Rock is Eligible for Annexation under Section 30, Article II of the Colorado Constitution and the Municipal Annexation Act of 1965 [Substantial Compliance Hearing, 389 acres West of Founders Parkway / East of Front Street]

Executive Summary

NOTE: Please refer to the staff report for illustration.

The purpose and intent of this staff report is to demonstrate to Town Council that the Pioneer Ranch annexation petition is in substantial compliance with the applicable requirements of the Municipal Annexation Act (Act). After the Council concurs that a conforming annexation petition has been submitted, the Act mandates that the Council set a hearing date to determine if the allegations made in the petition are supportable and that the property is eligible for annexation (Eligibility Hearing). The Eligibility Hearing will be held on April 5, 2016.

The Substantial Compliance and Eligibility Hearings determine whether a proposed annexation application may later be annexed to the Town. The Town Council, however, has no obligation to approve an annexation simply because the property is eligible for annexation. Council will determine whether it is in the Town's interest to annex the property when the annexation and zoning ordinances are considered at public hearing later this year.

Staff finds that the petition substantially complies with State requirements and recommends approval of the Substantial Compliance Resolution.

Discussion

The Property

The proposed 389-acre annexation is located between Founders Parkway to the east and Front

Street to the west. Portions of the property are adjacent to the Metzler Ranch, The Haven and Pinion Soleil neighborhoods (**Attachment A**). The Pioneer Ranch Annexation property is designated an area of "growth and annexation" by the Douglas County / Town of Castle Rock Intergovernmental Development Agreement.

Annexation Process

There are three steps required in the annexation process. The following summarizes the three steps:

1. Substantial Compliance - The Town must determine if the annexation petition is in the prescribed form and contains the necessary statutory allegations. In addition, a finding must be made that the petitioners constitute more than 50% of all the landowners and that the petitioners own more than 50% of the total area of the property, excluding certain public ownership. The Town must also set a date, time and place for the Eligibility Hearing.
2. Eligibility - After four consecutive weeks of public notice in a newspaper of general circulation, the Town will determine if the assertions in the annexation petition are supportable and that the property is eligible for annexation under the Act. The Eligibility Hearing must occur between 30 and 60 days after the Substantial Compliance Hearing. If this Substantial Compliance Resolution is approved, the Eligibility Hearing for the Pioneer Ranch Annexation will be scheduled for April 5, 2016 (**Attachment B**).
3. Annexation and Zoning - Once a request has been found to be eligible for annexation, the Town can proceed with the annexation and zoning hearings at Planning Commission and Town Council. Substantial Compliance and Eligibility determine whether the parcel can be annexed; this final step determines whether a parcel should be annexed.

Substantial Compliance Findings

This application meets the requirements of the first step in the annexation process. Staff recommends that Town Council make a finding that this application substantially complies with Section 30 of Article II of the Colorado Constitution and with the Colorado Revised Statutes (C.R.S.) Section 31-12-107(1) given that:

1. The Annexation Petition has been signed by more than 50% of the landowners, owning more than 50% of the land, excluding right-of-way and property owned by the Town of Castle Rock. In fact, the Annexation Petition is signed by all of the property owners.
2. The petition was filed with the Town Clerk on January 27, 2016.
3. The petition contains:
 - a. An allegation that it is desirable and necessary that such territory be annexed to the Town;
 - b. An allegation that the requirements of Sections 31-12-104 and 31-12-105 exist or have been met;

- c. An allegation that the signers of the petition comprise the landowners of more than fifty (50%) of the territory included in the area proposed to be annexed, exclusive of streets and alleys;
 - d. A request that the municipality approve the annexation;
 - e. The signatures of the land owners;
 - f. The mailing address of each signer;
 - g. The legal description of the land owned by such signer;
 - h. The date of signing of each signature; and
 - i. The affidavit of each circulator of such petition, whether consisting of one or more sheets, that each signature therein is the signature of the person whose name it purports to be.
4. Four copies of the annexation map (**Attachment C**) were filed with the Clerk, containing:
- a. A written legal description;
 - b. A map showing the boundary of the area proposed for annexation;
 - c. An indication of ownership tracts; and
 - d. A depiction of the contiguous boundary of the property with any municipality.
5. No signatures on the petition are dated more than 180 days prior to the date of filing.

Staff finds that the annexation request meets the statutory requirements and it should be deemed sufficient.

Budget Impact

The action of determining substantial compliance does not have any financial impact.

Staff Recommendation

The application substantially complies with the State requirements and staff recommends setting an Eligibility Hearing date of April 5, 2016.

Proposed Motion

"I move to approve the Resolution Finding a Certain Petition for Annexation Known as the Pioneer Ranch Annexation to be in Substantial Compliance with Section 30 of Article II of the Colorado Constitution and with the Requirements of §31-12-107(1), C.R.S.; and Establishing a Date, Time and Place for the Hearing prescribed under §31-12-108, C.R.S. to Determine if the Property Petitioned for Annexation to the Town of Castle Rock is Eligible for Annexation under Section 30, Article II of the Colorado Constitution and the Municipal Annexation Act of 1965"

Attachments

Attachment A: Vicinity Map

Attachment B: Resolution

Item #: 14. File #: RES 2016-015

Exhibit A: Petition for Annexation
Attachment C: Annexation Plat

Item #: 14. File #: RES 2016-015

Exhibit A: Petition for Annexation
Attachment C: Annexation Plat



AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

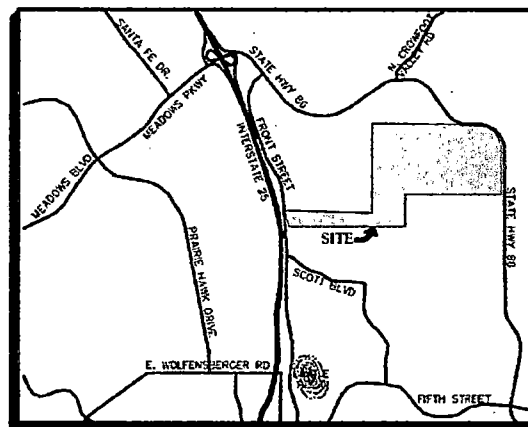
From: Sandy Vossler, Development Services Department

Title: **Resolution No. 2016 - __: A Resolution Finding a Certain Petition for Annexation Known as the Pioneer Ranch Annexation to be in Substantial Compliance with Section 30 of Article II of the Colorado Constitution and with the Requirements of §31-12-107(1), C.R.S.; and Establishing a Date, Time and Place for the Hearing prescribed under §31-12-108, C.R.S. to Determine if the Property Petitioned for Annexation to the Town of Castle Rock is Eligible for Annexation under Section 30, Article II of the Colorado Constitution and the Municipal Annexation Act of 1965 [Substantial Compliance Hearing, West of Founders Parkway / East of Front Street] - REVISED**

Executive Summary

The Pioneer Ranch Substantial Compliance Resolution has been revised to include a revised Annexation Map (Map) and legal description. Staff review determined the closure calculations were not consistent with the bearings shown on the Annexation Map.

The revised Annexation Map and legal description have been verified as correct. A revised Annexation Petition, to include the corrected legal description and Map were filed with the Town Clerk on February 16, 2016.



Vicinity map

The Pioneer Ranch annexation petition is in substantial compliance with the applicable requirements of the Municipal Annexation Act (Act). After the Council concurs that a conforming annexation petition has been submitted, the Act mandates that the Council set a hearing date to determine if the allegations made in the petition are supportable

and that the property is eligible for annexation (Eligibility Hearing). The Eligibility Hearing will be held on April 5, 2016.

Staff finds that the petition substantially complies with State requirements and recommends approval of the Substantial Compliance Resolution.

Staff Recommendation

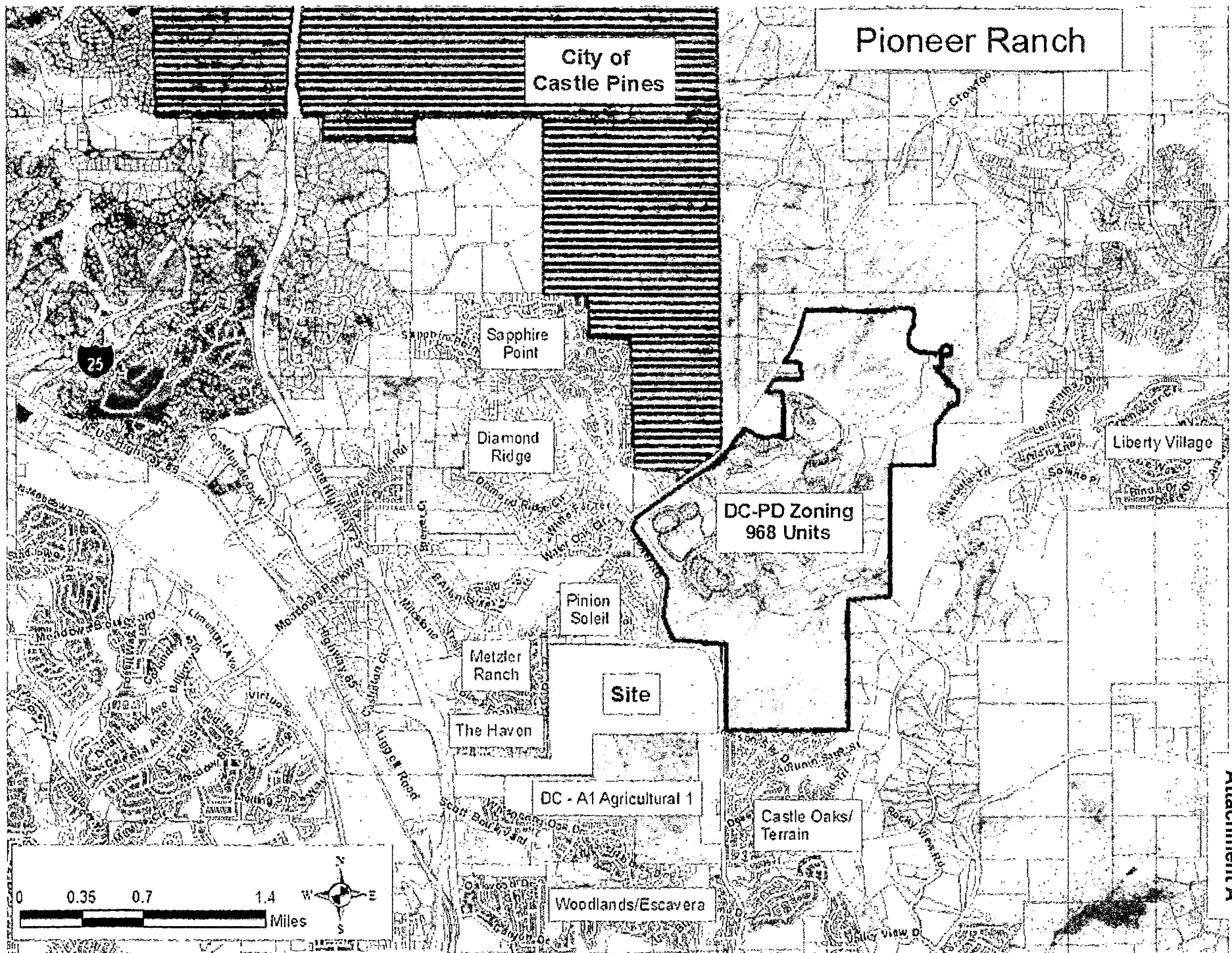
The application substantially complies with the State requirements and staff recommends setting an Eligibility Hearing date of April 5, 2016.

Proposed Motion

I move to approve Resolution No. 2016 – 015, as introduced by title.

Attachments

- Attachment A: Vicinity Map
- Attachment B: Resolution (includes annexation petition)
- Attachment C: Annexation Plat




PETITION FOR ANNEXATION

EXHIBIT B
TO PETITION FOR ANNEXATION

Affidavit of Circulator

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That the undersigned was the circulator of the foregoing Petition for Annexation of lands to the Town of Castle Rock, Colorado, consisting of 51x pages including this page, and that the signature of each person or entity constituting the Petitioner thereon was witnessed by the circulator and is the true and original signature of the person whose name it purports to be, and that the date of such signature is correct.

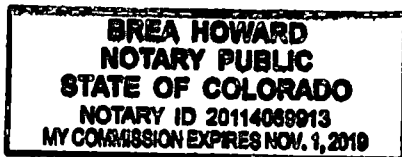

Circulator

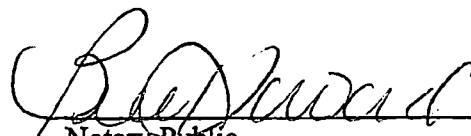
STATE OF Colorado)
COUNTY OF _____) ss.

The foregoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me this 16 day of January, 2018, by Edward D. Scott.
S.H.

Witness my hand and official seal.

My commission expires: 11/01/2019




Notary Public

ANNEXATION PLAT PIONEER RANCH

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 AND A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 AND A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

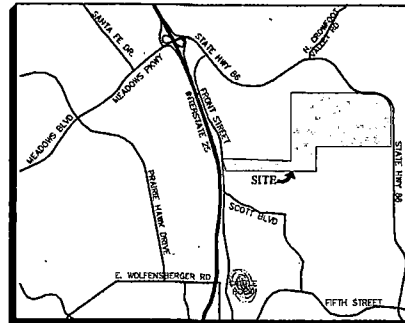
BEARINGS ARE BASED ON THE NORTHLINE OF THE NORTHWEST 1/4 OF SECTION 36, AS MONUMENTED AT THE WEST END BY 2 1/2" ALUMINUM CAP STAMPED LS 6935 AND AT THE EAST END BY 2 1/2" ALUMINUM CAP STAMPED LS 6935, SAID LINE BEARS S89°37'40"E.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36:

THENCE S89°37'40"E, ALONG THE NORTHERLY LINE OF SAID SECTION 36, A DISTANCE OF 2612.44 FEET, TO A FOUND 2 1/2" ALUMINUM MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 36;
THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36 S89°26'43"E, A DISTANCE OF 834.33 FEET TO A POINT OF NON-TANGENTIAL CURVE;
THENCE A DISTANCE OF 352.87 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1008.00 FEET, THROUGH A CENTRAL ANGLE OF 107°07'02", HAVING A CHORD WHICH BEARS S79°45'03"E, A DISTANCE OF 351.06 FEET;
THENCE S89°48'34"E, A DISTANCE OF 406.93 FEET TO A POINT OF CURVATURE;
THENCE 1400.04 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 893.00 FEET, THROUGH A CENTRAL ANGLE OF 89°37'39", HAVING A CHORD WHICH BEARS S44°59'44"E, A DISTANCE OF 1291.60 FEET TO A POINT ON THE WEST R.O.W. LINE OF FOUNDER'S PARKWAY;
THENCE ON SAID WEST R.O.W. LINE S00°10'54"E, A DISTANCE OF 1689.49 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 36;
THENCE ON SAID SOUTH LINE S89°12'39"W, A DISTANCE OF 3984.69 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36;
THENCE ON THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 S00°59'56"E, A DISTANCE OF 1324.89 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
THENCE ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 S89°40'51"W, A DISTANCE OF 1305.87 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
THENCE ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 N87°18'24"W, A DISTANCE OF 2872.40 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35;
THENCE ON THE SOUTHLINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 N87°18'48"W, A DISTANCE OF 223.80 FEET TO A POINT ON THE EAST R.O.W. LINE OF INTERSTATE 25;
THENCE ON SAID EAST R.O.W. LINE N02°29'34"W, A DISTANCE OF 578.61 FEET;
THENCE LEAVING SAID EAST R.O.W. LINE S89°27'38"E, A DISTANCE OF 2914.92 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35;
THENCE ON SAID EAST LINE N01°33'25"W, A DISTANCE OF 744.12 FEET TO A FOUND 2 1/2" ALUMINUM MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 35;
THENCE ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 N00°08'32"E, A DISTANCE OF 2679.44 FEET TO THE POINT OF BEGINNING.

SUMMARY TABLE

CONTAINING 16,920,770 SQ FT OR 388.447 ACRES OF LAND, MORE OR LESS.



VICINITY MAP
SCALE: 1"=1,500'

SHEET INDEX	
SHEET NUMBER	SHEET NAME
1	COVER SHEET
2	ANNEXATION PLAT

LAND OWNER:

ADAM B. AND KYLE A. SCOTT
2034 LIGGETT ROAD
CASTLE ROCK, CO 80109
PHONE: 303-388-8005

LAND PLANNER:

PCS GROUP, INC
83-B-180
1001 18TH STREET
DENVER, CO 80265
PHONE: 303-531-4905

APPLICANT:

ED SCOTT
SCOTT LAND DEVELOPMENT, LLC
3299 DTC PARKWAY, SUITE 130
GREENWOOD VILLAGE, CO 80111
303-588-8005

CIVIL ENGINEER:

ATWELL, LLC
143 UNION BOULEVARD,
SUITE 700
LAKEWOOD, CO 80228
PHONE: 303-928-6742

SURVEYOR:

ATWELL, LLC
143 UNION BOULEVARD,
SUITE 700
LAKEWOOD, CO 80228
PHONE: 303-928-6742

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 23,686.10 FEET
ONE-SIXTH OF TOTAL PERIMETER OF AREA = 3947.68 FEET
PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING TOWN LIMITS = 14,293.20 FEET
THE TOTAL CONTIGUOUS PERIMETER IS 60.35% WHICH EXCEEDS THE ONE-SIXTH (1/6) AREA REQUIRED.

SURVEY CERTIFICATION

I, PAUL W. SMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP HEREIN IS A CORRECT DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT IT IS CONTIGUOUS TO THE TOWN OF CASTLE ROCK, COLORADO AND MEET THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (c) THAT ONE-SIXTH (1/6) OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

PAUL W. SMITH, P.L.S.
COLORADO REG. NO. 29430
FOR AND ON BEHALF OF
ATWELL, LLC

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 CERTIFICATE SHOWN HEREON.

STATEMENT OF TOWN COUNCIL APPROVAL:

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF ____ 2016.

ATTEST: TOWN OF CASTLE ROCK

TOWN CLERK

MAYOR

CLERK AND RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER IN THAT STATE OF COLORADO AT ____ O'CLOCK ____ M.

ON THE ____ DAY OF ____ 2016.

RECEPTION NO. ____

BY: DEPUTY CLERK AND RECORDER

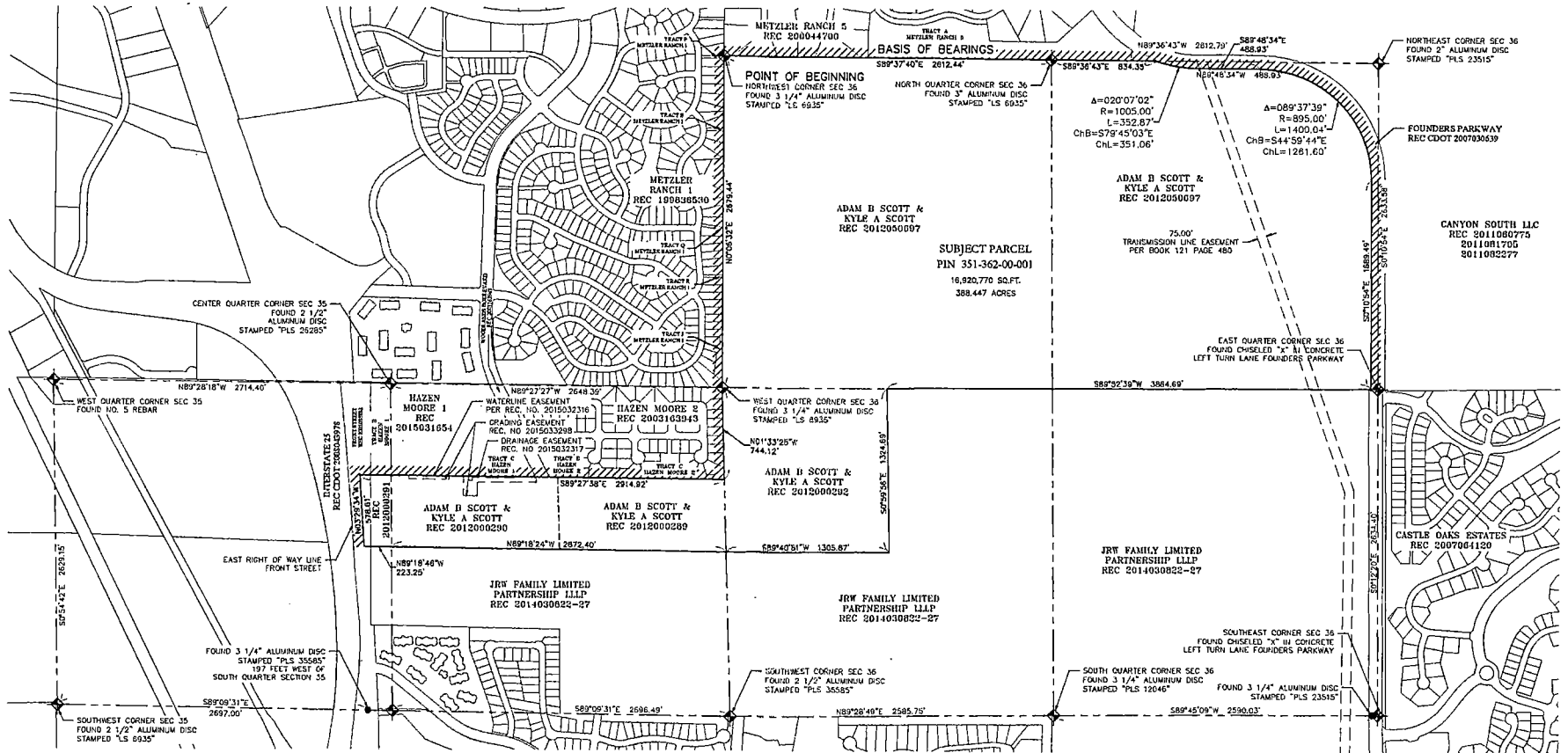
COVER SHEET
PROJECT NO. ANX15-0003
ANNEXATION PLAT PIONEER RANCH



REVISIONS		SHEET
1	OF 2	
FILE NO. 1501-0003		
DATE: 07/11/2015		
DRAWN BY: ATWELL		
CHECKED BY: [Signature]		
DATE: [Signature]		
15001404		

ANNEXATION PLAT PIONEER RANCH

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 AND A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- BOUNDARY OF LAND TO BE ANNEXED
- BOUNDARY OF LAND CONTIGUOUS TO THE PRESENT CITY OF CASTLE ROCK
- PROPERTY LINE
- QUARTER SECTION LINE
- SECTION LINE
- SECTION CORNER
- MONUMENT FOUND, AS NOTED
- MONUMENT FOUND, AS NOTED
- PIN PARCEL ID NUMBER

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHLINE OF THE NORTHWEST 1/4 OF SECTION 36, AS MONUMENTED AT THE WEST END BY 2 1/2" ALUMINUM CAP STAMPED LS 8935 AND AT THE EAST END BY 2 1/2" ALUMINUM CAP STAMPED LS 8935, SAID LINE BEARS S89°37'40"E.



400' 0' 400' 800'
SCALE: 1" = 400'



PROJECT NO. ANX15-000
ANNEXATION PLAT PIONEER

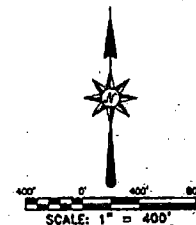
REVISIONS	SP

RECEIVED
JUN 25 1977
FEDERAL BUREAU OF INVESTIGATION
DEPARTMENT OF JUSTICE

[illegible]

-----	BOUNDARY OF LAND TO BE ADJUDGED	◆	SECTION CORNER
-----	BOUNDARY OF LAND CONTIGUOUS TO THE PRESENT CITY OF CASTLE ROCK	●	MONUMENT FOUND, AS NOTED
-----	PROPERTY LINE	×	MONUMENT FOUND, AS NOTED
-----	QUARTER SECTION LINE	PIN	PIN OR NUMBER
-----	SECTION LINE		

BEARINGS ARE BASED ON THE NORTHLINE OF THE NORTHWEST 1/4 OF SECTION 36, AS MONUMENTED AT THE WEST END BY 2 1/2" ALUMINUM CAP STAMPED LS 6939 AND AT THE EAST END BY 2 1/2" ALUMINUM CAP STAMPED LS 6933, 840 LINE BEARS S80°37'40"E.



REVISITONS	SHEET
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SHEET
2
OF 2

15C01404