

**ORDINANCE NO. 2025-030**

**AN ORDINANCE ANNEXING TO THE TOWN OF CASTLE ROCK,  
COLORADO, 0.21 ACRES OF LAND OWNED BY THE TOWN AND  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, DOUGLAS COUNTY, COLORADO  
(East Plum Creek Trail Annexation)**

**WHEREAS**, the Town of Castle Rock, Colorado (the “Town”) is the sole owner of 0.21 acres of land in unincorporated Douglas County that is located north of the Crystal Valley Parkway, east of the East Interstate 25 Frontage Road, and west of the Union Pacific Railroad Right-of-Way, all as more particularly described on the map attached as *Exhibit A* and legal description attached as *Exhibit B* (the “Property”); and

**WHEREAS**, the Property consists entirely of a public trail corridor and is not a public street or right-of-way; and

**WHEREAS**, Town staff has advised the Town Council of its desire to annex the Property; and

**WHEREAS**, Section 31-12-106(3), C.R.S., provides that when the Town is the sole owner of the area that it desires to annex, which area is eligible for annexation in accordance with Article II, Section 30(1)(c) of the Colorado Constitution and Sections 31-12-104(1)(a) and 31-12-105, C.R.S., the Town Council may, by ordinance, annex the area to the Town without notice and hearing as provided in Sections 31-12-108 and 31-12-109, C.R.S.; and

**WHEREAS**, Section 20.02.020.D of the Castle Rock Municipal Code provides that the requirement for a hearing regarding the advisability of annexing of property to the Town does not apply to the annexation of Town-owned property that does not consist solely of public streets and/or right-of-way; and

**WHEREAS**, the Town Council finds and determines that it is in the best interests of the Town and its residents to annex the Property.

**NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:**

**Section 1. Findings – Eligibility of the Property for Annexation.** The Town Council finds and determines that the following provisions of Article II, Section 30(1)(c) of the Colorado Constitution and Sections 31-12-104(1)(a) and 31-12-105, C.R.S., have been met:

- A. Not less than one sixth (1/6) of the perimeter of the Property is contiguous with the existing boundaries of the Town.
- B. A community of interest exists between the Property and the Town.

- C. The Property is urban or will be urbanized in the near future.
- D. The Property is integrated with or is capable of being integrated with the Town.
- E. In establishing the boundaries of the Property, no land 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, has been 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.
- F. In establishing the boundaries of the Property, no land 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 twenty (20) acres or more (which, together with buildings and improvements situated thereon has a value for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the annexation) is included in the Property, without the written consent of the landowners.
- G. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the Property.
- H. The Property, or substantially the same area, has not been the subject of an election for annexation to the Town within the preceding twelve (12) months.
- I. The Property is not presently a part of any incorporated city, city and county, or town.
- J. The annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.
- K. The annexation of the Property will not have the effect of extending the municipal boundary of the Town more than three miles in any direction from any point of such municipal boundary within one year.
- L. In establishing the boundaries of the Property, if a portion of a platted street or alley is to be annexed, the entire width of said street or alley has been included within the Property.
- M. The owner of 100% of the Property have expressed its support for the annexation; accordingly, no election is required.
- N. No additional terms or conditions will be unilaterally imposed on the Property.

**Section 2. Findings – Ownership and Type of Property.** The Town Council finds and determines that the following provisions of Section 31-12-106(3), C.R.S., have been met:

- A. The Town is the sole owner of the Property.
- B. The Property consists entirely of open space and is not a public street or right-of-way

**Section 3. Annexation of Property.** The 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 3, 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 circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

**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 19th day of August, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of \_\_\_\_ for and \_\_\_\_ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED, AND ADOPTED ON SECOND AND FINAL READING** this \_\_\_\_ day of \_\_\_\_\_, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of \_\_\_\_ for and \_\_\_\_ against.

**ATTEST:**

**TOWN OF CASTLE ROCK**

\_\_\_\_\_  
Lisa Anderson, Town Clerk

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

**Approved as to form:**

**Approved as to content:**

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

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

## **EXHIBIT A**

Map of Property to be Annexed  
(see attached)

# **EAST PLUM CREEK TRAIL ANNEXATION MAP** METES AND BOUND PARCELS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

LINE	RECORD	DATE	REMARKS
1	201300036	08/07/2013	ROCK 250 PAGE 302 DATED 07/21/1973
2	201300036	08/07/2013	ROCK 250 PAGE 302 DATED 07/21/1973
3	201300036	08/07/2013	ROCK 250 PAGE 302 DATED 07/21/1973
4	201300036	08/07/2013	ROCK 250 PAGE 302 DATED 07/21/1973
5	201300036	08/07/2013	ROCK 250 PAGE 302 DATED 07/21/1973
6	201300036	08/07/2013	ROCK 250 PAGE 302 DATED 07/21/1973

NORTHEAST QUARTER SECTION 22  
 T 8 S R 67 W 6TH PM  
 DOUGLAS COUNTY COLORADO

REC. NO. 201300036  
 DATED 08/07/2013  
 ROCK 250 PAGE 302  
 DATED 07/21/1973  
 LAND SURVEY PLAT  
 REC. NO. 10066079  
 PLS 35996

POINT OF COMMENCEMENT  
 NORTHEAST CORNER  
 SECTION 22 T 8 S R 67 W  
 (8 FOOT TALL CONCRETE  
 PILLAR AS PER MONUMENT  
 RECORDS ON FILE)

POINT OF BEGINNING  
 NORTHEAST CORNER  
 REC. NO. 201300036

REC. NO. 201300036  
 BOOK 1431 PAGE 3817  
 DATED 07/21/1973

SPECIAL WARRANTY DEED  
 REC. NO. 200307267

EAST QUARTER CORNER  
 SECTION 22 T 8 S R 67 W  
 3.25" ALUMINUM CAP  
 STAMPED PLS 23524

THIS HATCH INDICATES THE MILLER RANCH ANNEXATION  
 AS RECORDED UNDER RECEPTION NO. 258642  
 DATED OCTOBER 21, 1966.  
 CONTIGUITY LENGTH 36.93 FEET (SEE L2)

THIS HATCH INDICATES THE WILLAMAW ANNEXATION  
 NO. 2 AS RECORDED UNDER RECEPTION NO. 343040  
 DATED DECEMBER 18, 1964.  
 CONTIGUITY LENGTH 37.70 FEET (SEE L4)

THIS HATCH INDICATES ADJACENCY WITH THE CASTLE  
 ROCK SOUTH ANNEXATION WHICH WAS CREATED UNDER  
 CIRCULAR 226 RECORDED UNDER  
 RECEPTION NO. 168462 DATED JULY 30, 1975.

\*NOTE THIS ANNEXATION IS ON THE EASTERLY SIDE OF THE  
 100 FOOT RAILROAD RIGHT OF WAY. THE PARCEL TO BE ANNEXED  
 IS ADJACENT TO THE WESTERLY 100 FOOT RIGHT OF WAY. THE  
 RAILROAD RIGHT OF WAY FOR ANNEXATION PURPOSES IS  
 ALLOWED UNDER CLAS 31+0.15M (71) PL.  
 CONTIGUITY LENGTH 262.17 FEET (SEE L3)

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

## **GENERAL NOTES**

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IF NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) Misdemeanor PURSUANT TO STATE STATUTE 18-608, C.R.S.
3. ALL BEARINGS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DECIMAL, UNITS AND RECORDS.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
5. EASEMENTS ARE NOT SHOWN.
6. SURVEY IS VALID ONLY IF POINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

## **CONTACT LIST**

OWNER: TOWN OF CASTLE ROCK  
 100 WILCOX STREET  
 CASTLE ROCK, CO 80104

SURVEYOR: TRUE NORTH SURVEYING AND MAPPING, LLC  
 WILLIAM G. BUNTRICK, PLS  
 8003 WALLACE ROAD  
 LITTLETON, CO 80120  
 WILL@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 RAILROAD TRACKS LINE

## **CONTIGUITY PARCEL**

TOTAL PERIMETER 666.76 FEET  
 1/4 TOTAL PERIMETER 166.69 FEET  
 CONTIGUOUS PERIMETER 358.60 FEET  
 PERCENT CONTIGUITY 53.76%  
 TOTAL AREA 0.21 +/- ACRES

## **BASES OF BEARINGS**

ALL BEARINGS ARE ASSUMED. THE BASES OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 23524 WHICH IS ASSUMED TO BEAR S 89°58'41"E.

## **TOWN OF CASTLE ROCK OWNERSHIP**

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LOTS 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 2025.

NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 2025

BY: AS MAYOR AND

BY: AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

## **TOWN COUNCIL APPROVAL**

THE ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE DAY OF 2025.

MAYOR DATE

ATTEST:

TOWN CLERK DATE



## **VICINITY MAP**

## **LEGAL DESCRIPTION FOR EAST PLUM CREEK TRAIL ANNEXATION MAP**

A PARCEL OF LAND BEING DESCRIBED UNDER RECEPTION NO. 201706332 OF THE DOUGLAS COUNTY CLERK AND RECORDS OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE ASSUMED. THE BASES OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 23524 WHICH IS ASSUMED TO BEAR S 89°58'41"E.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 22, THENCE S 89°58'41"E, A DISTANCE OF 148.27 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 201706332, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 201706332, SAID CORNER ALSO BEING THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 201559949 ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 201706332, ALSO BEING SAID EAST LINE OF THE NORTHEAST QUARTER, ALSO BEING THE WESTERLY LINE OF SAID RECEPTION NO. 201559949, S 89°58'41"E, A DISTANCE OF 362.17 FEET TO THE MOST EASTERLY CORNER OF SAID RECEPTION NO. 201706332, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 201559949, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (BOOK AND PAGE UNKNOWN).

THENCE ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 201706332, ALSO BEING SAID WESTERLY RIGHT OF WAY LINE, S 89°58'41"E, A DISTANCE OF 362.17 FEET TO THE MOST SOUTHWEST CORNER OF SAID RECEPTION NO. 201706332, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2017064788 OF SAID CLERK'S OFFICE.

THENCE ALONG THE SOUTHERLY LINE OF SAID RECEPTION NO. 201706332, N 84°19'51"E, A DISTANCE OF 306.19 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 201706332, SAID CORNER ALSO BEING ON SAID SOUTHERLY LINE OF RECEPTION NO. 201559949.

THENCE ALONG SAID NORTHERLY AND SAID SOUTHERLY LINE, S 89°29'02"E, A DISTANCE OF 152.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 0.21 SQUARE FEET OR 0.21 ACRES MORE OR LESS.

## **SURVEYOR'S CERTIFICATE**

I, WILLIAM G. BUNTRICK, 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 (1) 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 ANNEXED MUNICIPALITY, AND THAT THIS ANNEXATION PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THEREIN.

## **DRAFT ~ OUT FOR TOWN REVIEW**

WILLIAM G. BUNTRICK, PLS 35885 DATE

DATE	BY	PROJECT NO.	TA
10/14/2024	WILLIAM G. BUNTRICK	10/14/2024	10/14/2024

REV.	DATE	DESCRIPTION
1	10/14/2024	TOWN COMMENTS

SHEET NUMBER  
 1 OF 1



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Saved to this PC

## **EXHIBIT B**

### **Legal Description of Property to be Annexed**

A PARCEL OF LAND BEING DESCRIBED UNDER RECEPTION NO. 2017065321 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 23524 WHICH IS ASSUMED TO BEAR S 00°08'44" E.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 22, THENCE S 00°08'44" E, A DISTANCE OF 1483.07 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2013093674, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2012093945 ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 2017065321, ALSO BEING SAID EAST LINE OF THE NORTHEAST QUARTER, ALSO BEING THE WESTERLY LINE OF SAID RECEPTION NO. 2012093945, S 00°08'44" E, A DISTANCE OF 39.53 FEET TO THE MOST EASTERLY CORNER OF SAID RECEPTION NO. 2017065321, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2012093945, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (BOOK AND PAGE UNKNOWN);

THENCE ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 2017065321 ALSO BEING SAID WESTERLY RIGHT OF WAY LINE, S 23°01'51" W, A DISTANCE OF 262.17 FEET TO THE MOST SOUTHEAST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2017054788 OF SAID CLERK'S OFFICE;

THENCE ALONG THE SOUTHERLY LINE OF SAID RECEPTION NO. 2017065321, ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 2017054788, N 89°47'13" W, A

DISTANCE OF 37.70 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2017065321;

THENCE ALONG THE WESTERLY LINE OF SAID RECEPTION NO. 2017065321, N 24°19'51" E, A DISTANCE OF 308.15 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING ON SAID SOUTHERLY LINE OF RECEPTION NO. 2013093674;

THENCE ALONG SAID NORTHERLY AND SAID SOUTHERLY LINE, S 89°29'02" E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 9,201 SQUARE FEET OR 0.21 ACRES MORE OR LESS.