

RESOLUTION NO. 2016-

A RESOLUTION FINDING A CERTAIN PETITION FOR ANNEXATION KNOWN AS THE CANYONS SOUTH 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 28, 2016, a Petition for Annexation designated the Canyons South 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 ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Sally A. Misare, Town Clerk

Paul Donahue, Mayor

Approved as to form:

Robert J. Slentz, Town Attorney



HAND DELIVERED

Ms. Sally Misare
Town Clerk
Town of Castle Rock
100 S. Wilcox Street
Castle Rock, CO 80104

January 19, 2016

Dear Ms. Misare:

Please accept for filing the attached annexation petition dated January 14, 2016 by Canyons South, LLC and Crowfoot Valley Ranch Metropolitan District No.1 for your prompt consideration.



Canyons South, LLC
By: John R. Waggoner, Managing Director



Crowfoot Valley Ranch Metropolitan District No. 1
By: John R. Waggoner, President

cc: Bob Slentz (w/ enclosure)
Teri Whitmore (w/ enclosure)

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

The undersigned ("**Petitioners**"), 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 petition the Town Council (the "**Council**") of the Town of Castle Rock, Colorado (the "**Town**") to annex to 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 "**Annexation Property**"). In support of this petition ("**Petition**"), Petitioners allege that:

1. It is desirable and necessary that the Annexation Property be annexed to the Town.
2. The requirements of Section 30(1)(b) of Article II of the State Constitution and Sections 31-12-104 and 31-12-105 of the Annexation Act exist or have been met.
3. The Petitioners comprise more than fifty percent (50%) of the landowners in the area of the Annexation Property and own more than fifty percent (50%) of the Annexation Property, excluding public streets and alleys.
4. The signers of this Petition are the owners of one hundred percent (100%) of the area of the Annexation Property exclusive of public streets and alleys.
5. Not less than one-sixth (1/6) of the perimeter of the Annexation Property is contiguous with the Town's current municipal boundaries.
6. A community of interest exists between the Annexation Property and the Town.
7. The Annexation Property is urban or will be urbanized in the near future.
8. The Annexation Property is integrated with or is capable of being integrated with the Town.
9. The Annexation Property is not presently a part of any incorporated city, city and county, or town; nor have any proceedings been commenced for annexation of part or all of the Annexation Property to any other municipality; nor has any election for annexation of the Annexation Property or substantially the same territory to the Town been held within the twelve (12) months immediately preceding the filing of this Petition.
10. The proposed annexation will not result in detachment of area from any school district or attachment of the same to another school district.
11. Except to the extent necessary to avoid dividing parcels within the Annexation 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.

12. In establishing the boundaries of the Annexation Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley shall be included within the area annexed; and, reasonable access shall 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.
13. In establishing the boundaries of the Annexation 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:
 - (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 Annexation Property without the written consent of the landowner.
14. The legal description of the lands owned by the signers of this Petition is set forth underneath the name of such Petitioners on Exhibit B, attached hereto and incorporated herein by this reference.
15. The Petitioners signed this Petition no more than one hundred eighty (180) days prior to the date of filing.
16. Attached to this Petition as Exhibit C is the Affidavit of Circulator of this Petition that the signatures hereon are the signatures of the persons whose name it purports to be.
17. 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 Annexation Property;
 - (b) a map showing the boundaries of the Annexation 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 Annexation Property, a drawing of the contiguous boundary of the Town and the contiguous boundary of any other municipality abutting the Annexation Property, if any.

18. In connection with the processing of this Petition, the Petitioners request that the Town:

- (a) institute the process to establish planned development ("PD") zoning for the Annexation Property in accordance with applicable provisions of the Town's Municipal Code (the "Code") and in accordance with any applicable provisions of Section 31-12-115 of the Annexation Act; and
- (b) approve and execute a development agreement acceptable to Petitioners and the Town (the "Development Agreement") which establishes vested Annexation Property rights for the Annexation 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 Annexation Property.

19. Petitioners have filed this Petition subject to the following conditions:

- (a) Unless otherwise agreed in writing by Petitioners, the annexation of the Annexation Property into the Town shall not be effective unless concurrently with the Council's final approval of an ordinance annexing the Annexation Property into the Town, the Council gives its final approval to (A) zoning regulations for the Annexation Property in form and substance satisfactory to the Petitioners, and (B) the Development Agreement in form and substance satisfactory to Petitioners which among other things creates vested rights for the Annexation Property pursuant to existing Town ordinances or resolution and Section 24-68-101, C.R.S., et seq.; and
- (b) Petitioners hereby reserve the right to withdraw this Petition, and thereby prevent the Annexation 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 31-12-113(2)(b) of the Annexation Act;
 - (ii) a later date, if any, set forth in the Development Agreement.

20. Upon the annexation of the Annexation 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 Annexation Property (the "PD Documents"), the Annexation 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.

21. This Petition is filed on the condition that the zoning requested by Petitioners under paragraph 18 (a), above, is granted by the Town as provided in the Development Agreement, and the Town agrees that no filing of the annexation ordinance and annexation maps as provided under Section 31-12-113, subsection (2)(a)(II)(A) of the Annexation Act shall be made until, and unless the requested zoning is granted and no longer subject to appeal.
22. Except for the terms and conditions of this Petition, the Development Agreement and the PD Documents, which terms and conditions Petitioners have approved or shall expressly approve, and therefore do not constitute an imposition of additional terms and conditions within the meaning of Section 31-12-112(1) of the Annexation Act, Petitioners request that no additional terms and conditions be imposed upon annexation of the Annexation Property to the town.

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

Respectfully submitted this 14th day of January, 2016

Signatures of Landowners/Petitioners:

CANYONS SOUTH, L.L.C

By: 
Authorized Signatory

Date of Signature: 1/14/2016

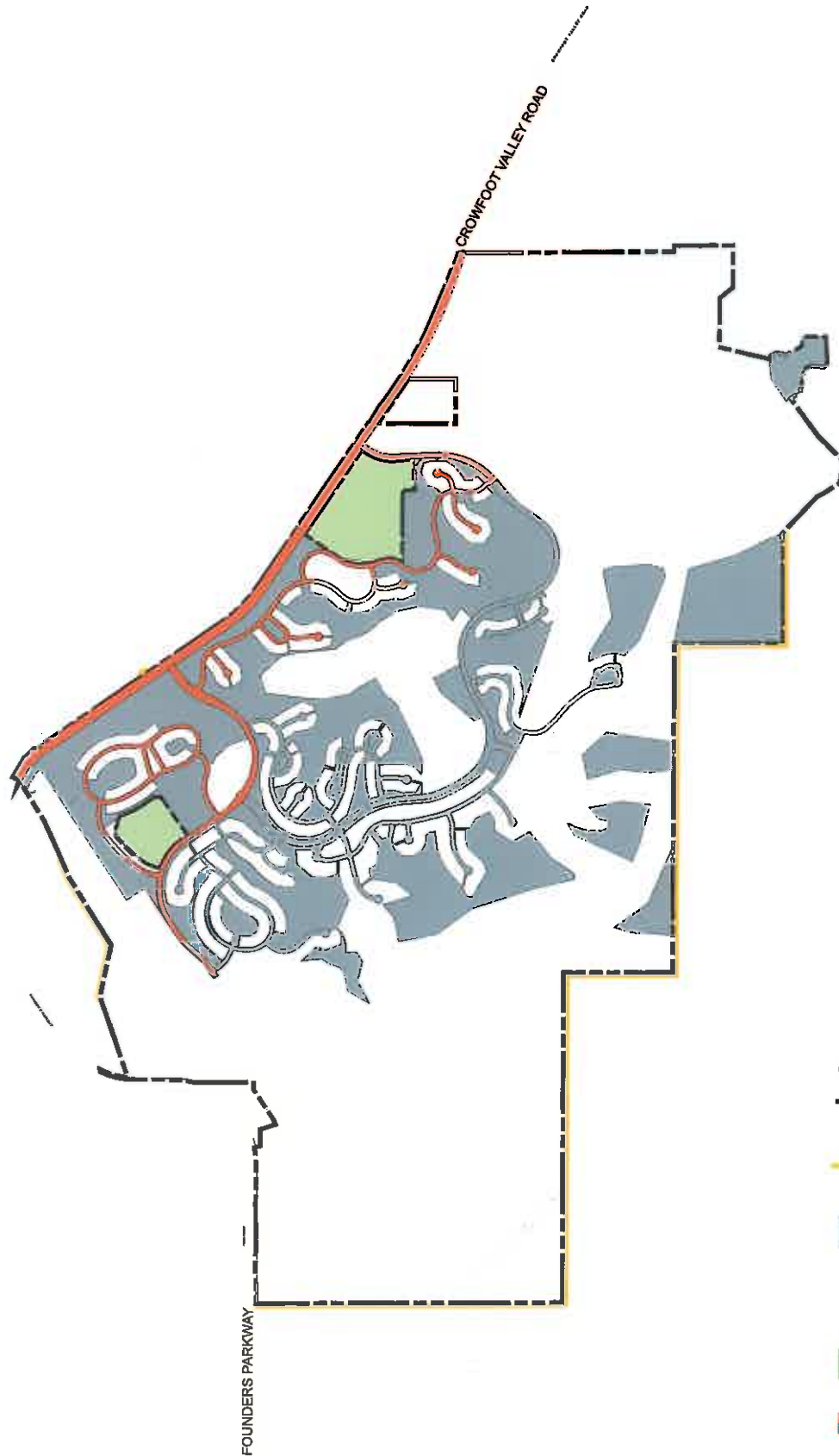
Mailing Address: 7400 E. Orchard Road
Greenwood Village, CO 80111

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

By: 
Authorized Signatory

Date of Signature: 1/14/2016

Mailing Address: c/o Special District Management Services, Inc.
141 Union Blvd, Suite 150
Lakewood CO 80228



LEGEND

- ANNEXATION AREA
1,569.5 AC
- TOWN OF CASTLE ROCK
BOUNDARY WITH
CANYONS SOUTH
- CROWFOOT VALLEY
METRO DISTRICT No. 1
433.1 AC
- CANYONS SOUTH LLC
OWNERSHIP
1,083.6 AC
- PREVIOUSLY DEDICATED
SCHOOL SITES
- PUBLIC RIGHT-OF-WAY
52.8 AC



CANYONS SOUTH
OWNERSHIP TRACTS WITHIN ANNEXATION MAP

**EXHIBIT A
TO PETITION FOR ANNEXATION**

Legal Description of Annexation Property

ANNEXATION PROPERTY LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST ONE-QUARTER CORNER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.; THENCE SOUTH 00°04'08" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30 AND THE WEST LINE OF THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION AS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 2006035530 ALSO COMMON TO THE EASTERLY BOUNDARY OF CANYONS SOUTH FILING NO. 1A AS RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2008047805, A DISTANCE OF 2648.96 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 00°03'57" EAST, ALONG SAID COMMON LINE AND THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30, A DISTANCE OF 1323.63 FEET TO THE NORTHEAST CORNER OF CASTLE OAKS RECORDED IN SAID RECORDS AT RECEPTION NUMBER 205749 AND BOOK 314, PAGE 728; THENCE ALONG THE NORTH AND WEST LINES OF SAID CASTLE OAKS THE FOLLOWING 3 COURSES: 1) SOUTH 89°33'50" WEST, A DISTANCE OF 1319.45 FEET; 2) SOUTH 00°04'19" EAST, A DISTANCE OF 1325.27 FEET; 3) SOUTH 00°07'26" EAST, A DISTANCE OF 2649.40 FEET TO A POINT ON THE NORTH LINE OF CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT PLAT RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2013082860; THENCE SOUTH 89°23'45" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1323.26 FEET TO THE CENTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.; THENCE SOUTH 89°23'45" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 31 AND THE NORTH LINES OF CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT PLAT RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2013082860, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2 RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2006078876, AND CASTLE OAKS ESTATES FILING NO. 1 RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2003181990, A DISTANCE OF 2352.67 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2009029995; THENCE SOUTH 89°23'47" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 25.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MILLER BOULEVARD FILING NO. 2 RECORDED IN SAID RECORDS AT RECEPTION NUMBER 8803133; THENCE NORTH 00°12'47" WEST, ALONG SAID EASTERLY RIGHT OF WAY AND THE WEST LINE OF SAID PARCEL, A DISTANCE OF 269.39 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 00°12'47" WEST, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 1420.37 FEET TO A 1005.00 FOOT RADIUS CURVE WHOSE CENTER BEARS WESTERLY; THENCE 187.79 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°42'21" TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2009099312; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING 5 COURSES: 1) NORTH 72°31'31" EAST, A DISTANCE OF 73.36 FEET; 2) NORTH 00°01'17" EAST, A DISTANCE OF 200.00 FEET; 3) NORTH 72°31'31" EAST, A DISTANCE OF 192.84 FEET; 4) NORTH 24°42'07" WEST, A DISTANCE OF 72.63 FEET; 5) NORTH 33°43'04" WEST, A DISTANCE OF 424.14 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT

ACCOUNT NUMBER R0446667; THENCE NORTH 00°01'17" EAST, ALONG SAID EAST LINE, A DISTANCE OF 88.15 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°47'43" WEST, ALONG THE NORTH LINE OF SAID PARCEL AND IT'S EXTENSION, A DISTANCE OF 729.78 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID MILLER BOULEVARD ON A 1005.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY AND WHOSE CHORD BEARS NORTH 82°51'28" WEST A DISTANCE OF 244.37 FEET; THENCE ALONG SAID CURVE AND SAID EASTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 13°57'59", AN ARC LENGTH OF 244.98 FEET; THENCE NORTH 89°50'28" WEST, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 488.91 FEET TO A 895.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHERLY; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°36'14", AN ARC LENGTH OF 399.95 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2008079259; THENCE NORTH 11°41'08" WEST, ALONG THE EAST LINE OF SAID RECEPTION NUMBER 2008079259, A DISTANCE OF 29.20 FEET TO A CURVE TO THE LEFT WHOSE CENTER BEARS NORTHERLY AND WHOSE CHORD BEARS SOUTH 74°32'57" EAST, A DISTANCE OF 347.05 FEET AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2006097242; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID RECEPTION NUMBER 2006097242 THE FOLLOWING 2 COURSES: 1) THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°57'23", AN ARC LENGTH OF 349.38 FEET; 2) THENCE NORTH 19°21'06" WEST, A DISTANCE OF 1023.82 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2008079259; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING 4 COURSES: 1) THENCE NORTH 11°53'16" EAST, A DISTANCE OF 638.12 FEET; 2) THENCE NORTH 32°10'12" WEST, A DISTANCE OF 949.84 FEET; 3) THENCE NORTH 24°10'42" WEST, A DISTANCE OF 757.47 FEET; 4) THENCE NORTH 32°05'40" WEST, A DISTANCE OF 560.97 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF CROWFOOT VALLEY ROAD AS DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2004088310; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY THE FOLLOWING 2 COURSES: 1) THENCE SOUTH 23°52'38" WEST, A DISTANCE OF 59.42 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2009028822; 2) THENCE SOUTH 30°20'28" WEST, ALONG SAID NORTH LINE AND SAID SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 5.47 FEET TO A POINT ON THE EASTERLY LINE OF BROOKWOOD ANNEXATION DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2003150876; THENCE ALONG THE EASTERLY LINES OF SAID BROOKWOOD ANNEXATION THE FOLLOWING 4 COURSES: 1) THENCE NORTH 15°03'54" EAST, A DISTANCE OF 78.93 FEET; 2) THENCE NORTH 49°22'14" WEST, A DISTANCE OF 61.09 FEET; 3) THENCE SOUTH 29°44'37" WEST, A DISTANCE OF 21.16 FEET; 4) THENCE NORTH 66°12'30" WEST, A DISTANCE OF 19.67 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF SAID CROWFOOT VALLEY ROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY THE FOLLOWING 4 COURSES: 1) THENCE NORTH 29°46'27" EAST, A DISTANCE OF 269.53 FEET; 2) THENCE NORTH 54°55'38" EAST, A DISTANCE OF 72.23 FEET; 3) THENCE NORTH 33°41'51" WEST, A DISTANCE OF 9.37 FEET TO A 225.15 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 53°38'03" EAST; 4) THENCE NORTHEASTERLY ALONG SAID

CURVE, THROUGH A CENTRAL ANGLE OF 24°51'03", AN ARC DISTANCE OF 97.66 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS IN BOOK 158 AT PAGE 490; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE WEST, SOUTH, AND EAST LINES OF SAID PARCEL THE FOLLOWING 3 COURSES: 1) THENCE SOUTH 00°15'24" EAST, A DISTANCE OF 18.13 FEET; 2) THENCE NORTH 55°33'39" EAST, A DISTANCE OF 167.62 FEET; 3) THENCE NORTH 33°46'20" WEST, A DISTANCE OF 16.95 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2002092550; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND SAID SOUTH LINE THENCE NORTH 55°22'16" EAST, A DISTANCE OF 1445.63 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE CONTINUE ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF CROWFOOT VALLEY ROAD THE FOLLOWING 17 COURSES: 1) THENCE NORTH 55°22'11" EAST, A DISTANCE OF 1123.12 FEET TO A 1587.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHWESTERLY; 2) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°06'37", AN ARC LENGTH OF 557.02 FEET; 3) THENCE NORTH 34°08'57" EAST, A DISTANCE OF 902.24 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBERS 199739225 AND 199038979; 4) THENCE NORTH 34°07'05" EAST, A DISTANCE OF 1533.03 FEET; 5) THENCE NORTH 89°45'00" EAST, A DISTANCE OF 11.34 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT BOOK 996, PAGE 193, ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT RECEPTION NUMBER 99060969; 6) THENCE NORTH 30°38'28" EAST, A DISTANCE OF 245.70 FEET; 7) THENCE NORTH 38°52'20" EAST, A DISTANCE OF 67.53 FEET TO THE SOUTHERLY MOST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT RECEPTION NUMBER 9739574; 8) THENCE NORTH 34°07'45" EAST, A DISTANCE OF 155.13 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NUMBER 9739574 AND A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 99040598 AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT BOOK 1449 PAGE 52, 9) THENCE NORTH 33°10'41" EAST, A DISTANCE OF 188.67 FEET TO A 5680.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHWESTERLY; 10) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'11", AN ARC LENGTH OF 486.06 FEET TO THE NORTHWEST CORNER OF SAID BOOK 1449 PAGE 52 AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT RECEPTION NUMBER 9739560; 11) THENCE NORTH 26°58'30" EAST, A DISTANCE OF 67.64 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NUMBER 9739560 AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT RECEPTION NUMBER 9739561; 12) THENCE NORTH 26°10'47" EAST, A DISTANCE OF 91.91 FEET TO THE NORTHERLY MOST CORNER OF SAID RECEPTION NUMBER 9739561 AND A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2010002245, 13) THENCE NORTH 22°07'34" EAST, ALONG SAID EAST LINE, A DISTANCE OF 598.84 FEET TO THE

SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2013039863; 14) THENCE NORTH 22°06'08" EAST, A DISTANCE OF 196.80 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2009058840; 15) THENCE NORTH 22°05'32" EAST, A DISTANCE OF 127.51 FEET; 16) THENCE NORTH 17°11'22" EAST, A DISTANCE OF 4.00 FEET TO THE SOUTH CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT BOOK 411 PAGE 342; 17) THENCE NORTH 07°24'47" EAST, A DISTANCE OF 116.83 FEET; THENCE SOUTH 72°35'13" EAST, A DISTANCE OF 86.82 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE PREVIOUSLY MENTIONED CROWFOOT VALLEY ROAD AS DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2004088310 AND THE EASTERLY RIGHT OF WAY OF CROWFOOT VALLEY ROAD AS DESCRIBED IN DEED RECORDED IN SAID RECORDS AT RECEPTION NUMBER 9807283 AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2008047807; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID RECEPTION NUMBER 2008047807 THE FOLLOWING 28 COURSES: 1) THENCE NORTH 89°19'11" EAST, A DISTANCE OF 2520.95 FEET; 2) THENCE NORTH 00°19'03" WEST, A DISTANCE OF 71.40 FEET; 3) THENCE NORTH 89°19'11" EAST, A DISTANCE OF 713.84 FEET; 4) THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 507.52 FEET; 5) THENCE SOUTH 50°05'03" WEST, A DISTANCE OF 204.24 FEET; 6) THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 589.15 FEET; 7) THENCE SOUTH 77°24'05" EAST, A DISTANCE OF 638.23 FEET; 8) THENCE NORTH 00°31'51" WEST, A DISTANCE OF 40.51 FEET; 9) THENCE NORTH 61°37'43" EAST, A DISTANCE OF 84.78 FEET; 10) THENCE SOUTH 79°26'31" EAST, A DISTANCE OF 119.56 FEET; 11) THENCE NORTH 61°15'39" EAST, A DISTANCE OF 200.58 FEET; 12) THENCE NORTH 16°48'21" EAST, A DISTANCE OF 104.75 FEET; 13) THENCE NORTH 61°37'43" EAST, A DISTANCE OF 43.46 FEET; 14) THENCE NORTH 90°00'00" EAST, A DISTANCE OF 227.75 FEET; 15) THENCE SOUTH 03°53'24" EAST, A DISTANCE OF 319.90 FEET; 16) THENCE SOUTH 44°05'06" WEST, A DISTANCE OF 64.21 FEET; 17) THENCE NORTH 82°43'20" WEST, A DISTANCE OF 132.60 FEET; 18) THENCE SOUTH 71°41'38" WEST, A DISTANCE OF 86.49 FEET; 19) THENCE SOUTH 38°41'04" WEST, A DISTANCE OF 52.20 FEET; 20) THENCE SOUTH 06°49'07" WEST, A DISTANCE OF 233.41 FEET; 21) THENCE SOUTH 44°05'06" WEST, A DISTANCE OF 47.75 FEET; 22) THENCE SOUTH 53°31'02" WEST, A DISTANCE OF 104.94 FEET; 23) THENCE SOUTH 36°28'58" EAST, A DISTANCE OF 558.06 FEET; 24) THENCE SOUTH 45°40'42" EAST, A DISTANCE OF 434.18 FEET; 25) THENCE SOUTH 09°51'23" WEST, A DISTANCE OF 261.50 FEET; 26) THENCE SOUTH 56°30'42" WEST, A DISTANCE OF 247.10 FEET; 27) THENCE SOUTH 62°17'16" WEST, A DISTANCE OF 78.99 FEET; 28) THENCE SOUTH 43°00'55" WEST, A DISTANCE OF 602.50 FEET TO A POINT ON THE WEST LINE OF THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2006035530; THENCE SOUTH 00°30'17" EAST, ALONG THE WEST LINE OF SAID VILLAGES AT CASTLE ROCK, 2ND AMENDMENT, A DISTANCE OF 1324.72 FEET; THENCE SOUTH 89°10'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1317.71 FEET TO THE **POINT OF BEGINNING.**

EXCEPT

TRACTS RR AND SS, CANYONS SOUTH FILING NO. 1A AS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 2008047805.

ALSO EXCEPT

THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT BOOK 217 AND PAGE 576 AND MODIFIED BY DOUGLAS COUNTY RIGHT OF WAY EXPANSIONS DESCRIBED IN SAID RECORDS AT RECEPTION NUMBERS 9760261 AND 9760262; SAID PERMANENT PARCEL BEING LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 89°47'11" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 19, A DISTANCE OF 923.05 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT RECEPTION NUMBER 9760263; THENCE SOUTH 89°47'11" WEST, A DISTANCE OF 6.06 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT RECEPTION NUMBER 9760262, THENCE NORTH 34°03'49" EAST, ALONG THE EAST LINE OF SAID RECEPTION NUMBER 9760262, A DISTANCE OF 282.05 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT RECEPTION NUMBER 9760261; THENCE NORTH 33°50'18" EAST, ALONG THE EAST LINE OF SAID RECEPTION NUMBER 9760261, A DISTANCE OF 365.63 FEET; THENCE NORTH 89°47'11" EAST, A DISTANCE OF 563.77 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 19; THENCE SOUTH 00°24'08" EAST, A DISTANCE OF 536.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS A CALCULATED NET AREA OF 68,366,809 SQUARE FEET, OR 1569.48597 ACRES, MORE OR LESS.

**EXHIBIT B
TO PETITION FOR ANNEXATION**

LEGAL DESCRIPTION OF LAND OWNED BY EACH LAND OWNER

Name of Owner: Canyons South, L.L.C.

Address of Owner: 7400 E. Orchard Road
 Greenwood Village, CO 80111

Legal description and address of land owned by Owner in area proposed for annexation:

- (See legal descriptions on annexation maps attached as part of Exhibit A.)
- Address of Land:

Percentage owned by Owner: 72.4%

CANYONS SOUTH ANNEXATION PROPERTY LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST ONE-QUARTER CORNER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.; THENCE SOUTH 00°04'08" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30 AND THE WEST LINE OF THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION AS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 2006035530 ALSO COMMON TO THE EASTERLY BOUNDARY OF CANYONS SOUTH FILING NO. 1A AS RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2008047805, A DISTANCE OF 2646.96 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 00°03'57" EAST, ALONG SAID COMMON LINE AND THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30, A DISTANCE OF 1323.63 FEET TO THE NORTHEAST CORNER OF CASTLE OAKS RECORDED IN SAID RECORDS AT RECEPTION NUMBER 205749 AND BOOK 314, PAGE 728; THENCE ALONG THE NORTH AND WEST LINES OF SAID CASTLE OAKS THE FOLLOWING 3 COURSES: 1) SOUTH 89°33'50" WEST, A DISTANCE OF 1319.45 FEET; 2) SOUTH 00°04'19" EAST, A DISTANCE OF 1325.27 FEET; 3) SOUTH 00°07'26" EAST, A DISTANCE OF 2649.40 FEET TO A POINT ON THE NORTH LINE OF CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT PLAT RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2013082860; THENCE SOUTH 89°23'45" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1323.26 FEET TO THE CENTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.; THENCE SOUTH 89°23'45" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 31 AND THE NORTH LINES OF CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT PLAT RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2013082860, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2 RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2006078876, AND CASTLE OAKS ESTATES FILING NO. 1 RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2003181990, A DISTANCE OF 2352.67 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2009029995; THENCE SOUTH 89°23'47" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 25.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MILLER BOULEVARD FILING NO. 2 RECORDED IN SAID RECORDS AT RECEPTION NUMBER 8603133; THENCE NORTH 00°12'47" WEST, ALONG SAID EASTERLY RIGHT OF WAY AND THE WEST LINE OF SAID PARCEL, A DISTANCE OF 269.39 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 00°12'47" WEST, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 1420.37 FEET TO A 1005.00 FOOT RADIUS CURVE WHOSE CENTER BEARS WESTERLY; THENCE 187.79 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°42'21" TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2009099312; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING 5 COURSES: 1) NORTH 72°31'31" EAST, A DISTANCE OF 73.36 FEET; 2) NORTH 00°01'17" EAST, A DISTANCE OF 200.00 FEET; 3) NORTH 72°31'31" EAST, A DISTANCE OF 192.84 FEET; 4) NORTH 24°42'07" WEST, A DISTANCE OF 72.63 FEET; 5) NORTH 33°43'04" WEST, A DISTANCE OF 424.14 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT

ACCOUNT NUMBER R0446667; THENCE NORTH $00^{\circ}01'17''$ EAST, ALONG SAID EAST LINE, A DISTANCE OF 88.15 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH $89^{\circ}47'43''$ WEST, ALONG THE NORTH LINE OF SAID PARCEL AND ITS EXTENSION, A DISTANCE OF 729.78 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID MILLER BOULEVARD ON A 1005.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY AND WHOSE CHORD BEARS NORTH $82^{\circ}51'28''$ WEST A DISTANCE OF 244.37 FEET; THENCE ALONG SAID CURVE AND SAID EASTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF $13^{\circ}57'59''$, AN ARC LENGTH OF 244.98 FEET; THENCE NORTH $89^{\circ}50'28''$ WEST, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 488.91 FEET TO A 895.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHERLY; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $25^{\circ}36'14''$, AN ARC LENGTH OF 399.95 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2008079259; THENCE NORTH $11^{\circ}41'08''$ WEST, ALONG THE EAST LINE OF SAID RECEPTION NUMBER 2008079259, A DISTANCE OF 29.20 FEET TO A CURVE TO THE LEFT WHOSE CENTER BEARS NORTHERLY AND WHOSE CHORD BEARS SOUTH $74^{\circ}32'57''$ EAST, A DISTANCE OF 347.05 FEET AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2006097242; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID RECEPTION NUMBER 2006097242 THE FOLLOWING 2 COURSES: 1) THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $22^{\circ}57'23''$, AN ARC LENGTH OF 349.38 FEET; 2) THENCE NORTH $19^{\circ}21'06''$ WEST, A DISTANCE OF 1023.82 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2008079259; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING 4 COURSES: 1) THENCE NORTH $11^{\circ}53'16''$ EAST, A DISTANCE OF 638.12 FEET; 2) THENCE NORTH $32^{\circ}10'12''$ WEST, A DISTANCE OF 949.84 FEET; 3) THENCE NORTH $24^{\circ}10'42''$ WEST, A DISTANCE OF 757.47 FEET; 4) THENCE NORTH $32^{\circ}05'40''$ WEST, A DISTANCE OF 560.97 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF CROWFOOT VALLEY ROAD AS DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2004088310; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY THE FOLLOWING 2 COURSES: 1) THENCE SOUTH $23^{\circ}52'38''$ WEST, A DISTANCE OF 59.42 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2009028822; 2) THENCE SOUTH $30^{\circ}20'28''$ WEST, ALONG SAID NORTH LINE AND SAID SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 5.47 FEET TO A POINT ON THE EASTERLY LINE OF BROOKWOOD ANNEXATION DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2003150876; THENCE ALONG THE EASTERLY LINES OF SAID BROOKWOOD ANNEXATION THE FOLLOWING 4 COURSES: 1) THENCE NORTH $15^{\circ}03'54''$ EAST, A DISTANCE OF 78.93 FEET; 2) THENCE NORTH $49^{\circ}22'14''$ WEST, A DISTANCE OF 61.09 FEET; 3) THENCE SOUTH $29^{\circ}44'37''$ WEST, A DISTANCE OF 21.16 FEET; 4) THENCE NORTH $66^{\circ}12'30''$ WEST, A DISTANCE OF 19.67 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF SAID CROWFOOT VALLEY ROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY THE FOLLOWING 4 COURSES: 1) THENCE NORTH $29^{\circ}46'27''$ EAST, A DISTANCE OF 269.53 FEET; 2) THENCE NORTH $54^{\circ}55'38''$ EAST, A DISTANCE OF 72.23 FEET; 3) THENCE NORTH $33^{\circ}41'51''$ WEST, A DISTANCE OF 9.37 FEET TO A 225.15 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH $53^{\circ}38'03''$ EAST; 4) THENCE NORTHEASTERLY ALONG SAID

CURVE, THROUGH A CENTRAL ANGLE OF 24°51'03", AN ARC DISTANCE OF 97.66 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS IN BOOK 158 AT PAGE 490; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE WEST, SOUTH, AND EAST LINES OF SAID PARCEL THE FOLLOWING 3 COURSES: 1) THENCE SOUTH 00°15'24" EAST, A DISTANCE OF 18.13 FEET; 2) THENCE NORTH 55°33'39" EAST, A DISTANCE OF 167.62 FEET; 3) THENCE NORTH 33°46'20" WEST, A DISTANCE OF 16.95 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2002092550; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND SAID SOUTH LINE THENCE NORTH 55°22'16" EAST, A DISTANCE OF 1445.63 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE CONTINUE ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF CROWFOOT VALLEY ROAD THE FOLLOWING 17 COURSES: 1) THENCE NORTH 55°22'11" EAST, A DISTANCE OF 1123.12 FEET TO A 1587.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHWESTERLY; 2) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°06'37", AN ARC LENGTH OF 557.02 FEET; 3) THENCE NORTH 34°08'57" EAST, A DISTANCE OF 902.24 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBERS 199739225 AND 199038979; 4) THENCE NORTH 34°07'05" EAST, A DISTANCE OF 1533.03 FEET; 5) THENCE NORTH 89°45'00" EAST, A DISTANCE OF 11.34 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT BOOK 996, PAGE 193, ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT RECEPTION NUMBER 99060969; 6) THENCE NORTH 30°38'28" EAST, A DISTANCE OF 245.70 FEET; 7) THENCE NORTH 38°52'20" EAST, A DISTANCE OF 67.53 FEET TO THE SOUTHERLY MOST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT RECEPTION NUMBER 9739574; 8) THENCE NORTH 34°07'45" EAST, A DISTANCE OF 155.13 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NUMBER 9739574 AND A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 99040598 AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT BOOK 1449 PAGE 52; 9) THENCE NORTH 33°10'41" EAST, A DISTANCE OF 188.67 FEET TO A 5680.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHWESTERLY; 10) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'11", AN ARC LENGTH OF 486.06 FEET TO THE NORTHWEST CORNER OF SAID BOOK 1449 PAGE 52 AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT RECEPTION NUMBER 9739560; 11) THENCE NORTH 26°58'30" EAST, A DISTANCE OF 67.64 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NUMBER 9739560 AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT RECEPTION NUMBER 9739561; 12) THENCE NORTH 26°10'47" EAST, A DISTANCE OF 91.91 FEET TO THE NORTHERLY MOST CORNER OF SAID RECEPTION NUMBER 9739561 AND A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2010002245; 13) THENCE NORTH 22°07'34" EAST, ALONG SAID EAST LINE, A DISTANCE OF 598.84 FEET TO THE

SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2013039863; 14) THENCE NORTH 22°06'08" EAST, A DISTANCE OF 196.80 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2009058840; 15) THENCE NORTH 22°05'32" EAST, A DISTANCE OF 127.51 FEET; 16) THENCE NORTH 17°11'22" EAST, A DISTANCE OF 4.00 FEET TO THE SOUTH CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID RECORDS AT BOOK 411 PAGE 342; 17) THENCE NORTH 07°24'47" EAST, A DISTANCE OF 116.83 FEET; THENCE SOUTH 72°35'13" EAST, A DISTANCE OF 86.82 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE PREVIOUSLY MENTIONED CROWFOOT VALLEY ROAD AS DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2004088310 AND THE EASTERLY RIGHT OF WAY OF CROWFOOT VALLEY ROAD AS DESCRIBED IN DEED RECORDED IN SAID RECORDS AT RECEPTION NUMBER 9807283 AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2008047807; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID RECEPTION NUMBER 2008047807 THE FOLLOWING 28 COURSES: 1) THENCE NORTH 89°19'11" EAST, A DISTANCE OF 2520.95 FEET; 2) THENCE NORTH 00°19'03" WEST, A DISTANCE OF 71.40 FEET; 3) THENCE NORTH 89°19'11" EAST, A DISTANCE OF 713.84 FEET; 4) THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 507.52 FEET; 5) THENCE SOUTH 50°05'03" WEST, A DISTANCE OF 204.24 FEET; 6) THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 589.15 FEET; 7) THENCE SOUTH 77°24'05" EAST, A DISTANCE OF 638.23 FEET; 8) THENCE NORTH 00°31'51" WEST, A DISTANCE OF 40.51 FEET; 9) THENCE NORTH 61°37'43" EAST, A DISTANCE OF 84.78 FEET; 10) THENCE SOUTH 79°26'31" EAST, A DISTANCE OF 119.56 FEET; 11) THENCE NORTH 61°15'39" EAST, A DISTANCE OF 200.58 FEET; 12) THENCE NORTH 16°48'21" EAST, A DISTANCE OF 104.75 FEET; 13) THENCE NORTH 61°37'43" EAST, A DISTANCE OF 43.46 FEET; 14) THENCE NORTH 90°00'00" EAST, A DISTANCE OF 227.75 FEET; 15) THENCE SOUTH 03°53'24" EAST, A DISTANCE OF 319.90 FEET; 16) THENCE SOUTH 44°05'06" WEST, A DISTANCE OF 64.21 FEET; 17) THENCE NORTH 82°43'20" WEST, A DISTANCE OF 132.60 FEET; 18) THENCE SOUTH 71°41'38" WEST, A DISTANCE OF 86.49 FEET; 19) THENCE SOUTH 38°41'04" WEST, A DISTANCE OF 52.20 FEET; 20) THENCE SOUTH 06°49'07" WEST, A DISTANCE OF 233.41 FEET; 21) THENCE SOUTH 44°05'06" WEST, A DISTANCE OF 47.75 FEET; 22) THENCE SOUTH 53°31'02" WEST, A DISTANCE OF 104.94 FEET; 23) THENCE SOUTH 36°28'58" EAST, A DISTANCE OF 558.06 FEET; 24) THENCE SOUTH 45°40'42" EAST, A DISTANCE OF 434.18 FEET; 25) THENCE SOUTH 09°51'23" WEST, A DISTANCE OF 261.50 FEET; 26) THENCE SOUTH 56°30'42" WEST, A DISTANCE OF 247.10 FEET; 27) THENCE SOUTH 62°17'16" WEST, A DISTANCE OF 78.99 FEET; 28) THENCE SOUTH 43°00'55" WEST, A DISTANCE OF 602.50 FEET TO A POINT ON THE WEST LINE OF THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION RECORDED IN SAID RECORDS AT RECEPTION NUMBER 2006035530; THENCE SOUTH 00°30'17" EAST, ALONG THE WEST LINE OF SAID VILLAGES AT CASTLE ROCK, 2ND AMENDMENT, A DISTANCE OF 1324.72 FEET; THENCE SOUTH 89°10'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1317.71 FEET TO THE **POINT OF BEGINNING**.

EXCEPT

TRACTS RR AND SS, CANYONS SOUTH FILING NO. 1A AS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 2008047805.

ALSO EXCEPT

THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT BOOK 217 AND PAGE 576 AND MODIFIED BY DOUGLAS COUNTY RIGHT OF WAY EXPANSIONS DESCRIBED IN SAID RECORDS AT RECEPTION NUMBERS 9760261 AND 9760262; SAID PERMANENT PARCEL BEING LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 89°47'11" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 19, A DISTANCE OF 923.05 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT RECEPTION NUMBER 9760263; THENCE SOUTH 89°47'11" WEST, A DISTANCE OF 6.06 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT RECEPTION NUMBER 9760262; THENCE NORTH 34°03'49" EAST, ALONG THE EAST LINE OF SAID RECEPTION NUMBER 9760262, A DISTANCE OF 282.05 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS DOUGLAS COUNTY RIGHT OF WAY EXPANSION IN SAID RECORDS AT RECEPTION NUMBER 9760261; THENCE NORTH 33°50'18" EAST, ALONG THE EAST LINE OF SAID RECEPTION NUMBER 9760261, A DISTANCE OF 365.63 FEET; THENCE NORTH 89°47'11" EAST, A DISTANCE OF 563.77 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 19; THENCE SOUTH 00°24'08" EAST, A DISTANCE OF 536.00 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPT

THOSE CERTAIN PARCELS OF LAND CONVEYED TO DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE ON JUNE 27, 1997 AT RECEPTION NUMBER 199739224, AND AS DESCRIBED IN AGREEMENT FOR POSSESSION AND USE RECORDED IN SAID RECORDS ON APRIL 7, 1998 AT RECEPTION NUMBER 199824201, AND AS DESCRIBED IN QUITCLAIM DEED RECORDED IN SAID RECORDS ON AUGUST 17, 1999 AT RECEPTION NUMBER 1999071461, AND AS DESCRIBED IN RULE AND ORDER RECORDED IN SAID RECORDS ON NOVEMBER 29, 2000 AT RECEPTION NUMBER 2000085552, AND AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN SAID RECORDS ON OCTOBER 27, 1997 AT RECEPTION NUMBER 199760262, AND AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN SAID RECORDS ON OCTOBER 27, 1997 AT RECEPTION NUMBER 199760261, AND AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN SAID RECORDS ON JULY 21, 1997 AT RECEPTION NUMBER 199739574, AND AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN SAID RECORDS ON JULY 21, 1997 AT RECEPTION NUMBER 199739560, AND AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN SAID RECORDS ON JULY 21, 1997 AT RECEPTION NUMBER 199739561,

A PORTION OF LAND AS DESCRIBED IN AGREEMENT FOR POSSESSION AND USE RECORDED IN SAID RECORDS ON FEBRUARY 4, 1998 AT RECEPTION NUMBER 199807283.

AND ALSO EXCEPT

THOSE CERTAIN PARCELS OF LAND CONVEYED TO THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 BY THE PLAT OF CANYONS SOUTH FILING NO. 1A RECORDED JULY 8, 2008 AT RECEPTION NO. 2008047805 IN SAID RECORDS OF DOUGLAS COUNTY, STATE OF COLORADO; AND, THAT CERTAIN PUBLIC RIGHT-OF-WAY FOR CROWFOOT VALLEY ROAD CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, AND THOSE CERTAIN PUBLIC ROAD RIGHTS-OF-WAY AND TRACTS AAAA AND BBBB CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, BY THE PLAT OF CANYONS SOUTH FILING NO. 1A RECORDED JULY 8, 2008 AT RECEPTION NO. 2008047805 IN SAID RECORDS OF DOUGLAS COUNTY, STATE OF COLORADO.

AND ALSO EXCEPT

THAT CERTAIN PARCEL OF LAND CONVEYED TO THE TOWN OF CASTLE ROCK BY QUITCLAIM DEED FROM THE COUNTY OF DOUGLAS RECORDED AUGUST 8, 2004 AT RECEPTION NO. 2004088310 IN SAID RECORDS OF DOUGLAS COUNTY, STATE OF COLORADO.

AND ALSO EXCEPT

THAT CERTAIN PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO BY SPECIAL WARRANTY DEED RECORDED APRIL 27, 2009 AT RECEPTION NO. 2009029995 IN SAID RECORDS OF DOUGLAS COUNTY, STATE OF COLORADO

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS A CALCULATED NET AREA OF 1084 ACRES, MORE OR LESS.

**EXHIBIT B
TO PETITION FOR ANNEXATION**

LEGAL DESCRIPTION OF LAND OWNED BY EACH LAND OWNER

Name of Owner: Crowfoot Valley Ranch Metropolitan District No. 1

Address of Owner: c/o Special District Management Services, Inc.
141 Union Blvd. Suite 150
Lakewood, CO 80228

Legal description and address of land owned by Owner in area proposed for annexation:

- (See legal descriptions on annexation maps attached as part of Exhibit A.)
- Address of Land:

Percentage owned by Owner: 27.6%

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1
ANNEXATION PROPERTY LEGAL DESCRIPTION:

THOSE CERTAIN PARCELS OF LAND CONVEYED TO THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 BY PLAT OF CANYONS SOUTH FILING 1A AS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE ON JULY 8, 2008 AT RECEPTION NO. 2008047805, SAID BEING PARCELS BEING MORE SPECIFICALLY DESCRIBED AS TRACTS A THROUGH MM, PP, QQ, ZZ, CCCC, DDDD, FFFF, GGGG, HHHH, IIII, JJJ; AND, ALSO INCLUDING THOSE CERTAIN PARCELS IDENTIFIED ON SAID PLAT AS PRIVATE STREETS AND ROADS.

THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 PROPERTY CONTAINS A CALCULATED NET AREA OF 433 ACRES, MORE OR LESS

**EXHIBIT C
TO PETITION FOR ANNEXATION**

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
) SS.
COUNTY OF)

The undersigned, Erik Clore, being duly sworn upon his oath, deposes and states:

1. That the affiant circulated the Petition for Annexation to the Town of Castle Rock, Colorado, for the purpose of obtaining the signatures of the above-named petitioners.
2. That each signature thereon is the signature of the person or party whose name is purports to be.



Date: January 14, 2016

Subscribed and sworn to before me this 14th day of January, 2016.

My commission expires 3.9.2017.



Notary Public

WITNESS my hand and official seal.

