

ORDINANCE NO. 2024-015

AN ORDINANCE APPROVING THE INITIAL ZONING FOR MULTIPLE PARCELS OF LAND TOTALING 1.992 ACRES LOCATED IN DOUGLAS COUNTY, COLORADO, PURSUANT TO A ZONING APPLICATION SUBMITTED BY THE TOWN OF CASTLE ROCK, COLORADO (Four Corners; South Ridge Road No. 1; South Ridge Road No. 2; Gilbert Street/Plum Creek Parkway Initial Zoning)

WHEREAS, the Town of Castle Rock, Colorado (the “Town”) is the owner of multiple parcels of land totaling 1.992 acres, as more particularly described on the maps attached as *Exhibit A* and legal descriptions attached as *Exhibit B* (the “Property”); and

WHEREAS, the Property is the subject of a petition for annexation to the Town, which annexation was approved by the Town Council at tonight’s meeting; and

WHEREAS, the Property consists solely of right-of-way or of land that will be used solely as right-of-way; and

WHEREAS, the Town has submitted an application for the initial zoning of the Property (the “Zoning Application”), requesting that it be classified within the PL-1 Zone District; and

WHEREAS, according to Section 20.02.030 of the Castle Rock Municipal Code (the “Code”), the Town Council may evaluate the pending zoning request for the Property concurrently with the annexation request, and the annexation hearing may be combined with the required public hearing on the zoning classification of the Property (the “Combined Hearings”); and

WHEREAS, in addition, prior to the date set for the Combined Hearings, the Town’s Zoning Application shall be reviewed in a public hearing by the Planning Commission; and

WHEREAS, the Planning Commission and Town Council have conducted the required public hearings in accordance with the applicable provisions of the Code; and

WHEREAS, the Planning Commission, by a unanimous vote, has recommended that the Town Council approve the initial zoning of the Property within the PL-1 Zone District.

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

Section 1. Findings. Based upon the testimony and evidence presented at the Combined Hearings, pursuant to the requirements of Section 17.02.060.C. of the Code, the Town Council makes the following findings:

- A. The zoning of the Property is not subject to any existing land use intergovernmental agreements;

- B. The proposed zoning conforms to the most recently adopted versions of the Town's Vision and Comprehensive Master Plan. The Property is not located within the boundaries of any sub-area or corridor plan;
- C. The proposed zoning and use of the Property are compatible with existing and planned development on adjacent properties and in the surrounding area;
- D. The redevelopment and future operation of the Property will be undertaken in accordance with Town regulations and technical criteria and, as such, any impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation, will be minimal;
- E. The Property will have access to Town services and infrastructure adequate to support its orderly development; and
- F. Development of the Property is anticipated to have a generally positive economic impact on the Town.

Section 2. Zoning Approval. The Property is hereby zoned to PL-1 District zoning. The Town's Zoning District Map will be amended to reflect the zoning classification of PL-1 District for the Property.

Section 3. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstance 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 4. 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 3rd day of September, 2024, by the Town Council of the Town of Castle Rock, Colorado by a vote of ___ for and ___ against, after publication; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this ___ day of _____, 2024, 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

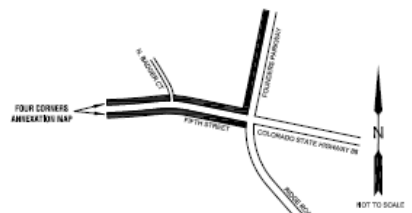
Tara Vargish, Development Services Director

EXHIBIT A

Maps of the Property to be Annexed
(see attached)

FOUR CORNERS ANNEXATION MAP

EIGHT METES AND BOUND PARCELS OF LAND
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, T 8 S, R 66 W
 AND THE SOUTHEAST QUARTER OF SECTION 1, T 8 S, R 67 W OF THE 6TH P.M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION FOR FOUR CORNERS ANNEXATION MAP

EIGHT METES AND BOUND PARCELS OF LAND BEING DESCRIBED IN THE FOLLOWING: SAID RECEPTION NO. 8620101, 8620102, 8620103, 8620104, 8620105 AND 8620106, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, T 8 S, R 66 W AND THE SOUTHEAST QUARTER OF SECTION 1, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASES OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 2" ALUMINUM CAP STAMPED TST 15 100M AND AT THE EAST QUARTER CORNER WITH A 2" ALUMINUM CAP STAMPED W.C. 5 FT 15 25 2501 2008 WHICH IS ASSIGNED TO BEAR # 011847 W.

CONTIGUITY PARCELS

COMMENCE AT SAID SOUTHWEST CORNER OF SECTION 1, THENCE N 14°19'00" W, A DISTANCE OF 23.27 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 8620101; SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 8620101 AND SAID RECEPTION NO. 8620102 THE FOLLOWING FOUR (4) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 234.62 FEET, A CENTRAL ANGLE OF 30°27'47", AN ARC LENGTH OF 184.77 FEET, WHOSE CHORD BEARS N 8°29'58" W, A DISTANCE OF 184.27 FEET;
- 2) N 19°22'14" W, A DISTANCE OF 14.67 FEET;
- 3) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 220.65 FEET, A CENTRAL ANGLE OF 30°27'47", AN ARC LENGTH OF 37.98 FEET, WHOSE CHORD BEARS S 89°51'19" E, A DISTANCE OF 37.94 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 8620103;
- 4) N 42°32'31" W, A DISTANCE OF 30.26 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 8620104;
- 5) N 81°54'31" E, A DISTANCE OF 15.40 FEET;
- 6) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 224.20 FEET, A CENTRAL ANGLE OF 30°27'47", AN ARC LENGTH OF 60.23 FEET, WHOSE CHORD BEARS S 89°51'19" E, A DISTANCE OF 60.21 FEET;
- 7) S 41°58'19" E, A DISTANCE OF 62.23 FEET TO THE POINT OF BEGINNING.

CONTIGUITY PARCEL 1 CONTAINS 16.26 SQUARE FEET OR 0.34 ACRES MORE OR LESS.

CONTIGUITY PARCELS

COMMENCE AT SAID SOUTHWEST CORNER OF SECTION 1, THENCE N 12°52'11" E, A DISTANCE OF 26.63 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 8620101, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 8620101, RECEPTION NO. 202207872 AND RECEPTION NO. 202207872 THE FOLLOWING TWENTY (20) COURSES:

- 1) N 78°12'22" W, A DISTANCE OF 113.37 FEET;
- 2) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 232.28 FEET, A CENTRAL ANGLE OF 39°12'39", AN ARC LENGTH OF 24.42 FEET, WHOSE CHORD BEARS N 62°46'48" W, A DISTANCE OF 24.39 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 202207872;
- 3) ALONG A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 306.11 FEET, A CENTRAL ANGLE OF 39°12'39", AN ARC LENGTH OF 25.47 FEET, WHOSE CHORD BEARS N 61°47'49" W, A DISTANCE OF 25.28 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 202207872;
- 4) ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 252.53 FEET, A CENTRAL ANGLE OF 39°12'39", AN ARC LENGTH OF 24.94 FEET, WHOSE CHORD BEARS S 69°51'39" E, A DISTANCE OF 24.70 FEET;
- 5) ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 62.23 FEET, A CENTRAL ANGLE OF 19°23'01", AN ARC LENGTH OF 16.37 FEET, WHOSE CHORD BEARS S 89°51'19" E, A DISTANCE OF 16.23 FEET;
- 6) N 62°54'49" E, A DISTANCE OF 65.14 FEET;
- 7) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 94.00 FEET, A CENTRAL ANGLE OF 19°23'01", AN ARC LENGTH OF 15.89 FEET, WHOSE CHORD BEARS N 61°47'49" W, A DISTANCE OF 15.82 FEET TO THE MOST NORTHWEST CORNER OF SAID RECEPTION NO. 8620101;
- 8) N 61°12'52" E, A DISTANCE OF 6.74 FEET;
- 9) N 69°29'00" E, A DISTANCE OF 65.31 FEET;
- 10) S 87°04'24" E, A DISTANCE OF 16.23 FEET;
- 11) S 83°28'58" E, A DISTANCE OF 36.40 FEET;
- 12) S 80°58'33" E, A DISTANCE OF 37.23 TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 202207872 (R/W 152);
- 13) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 187.20 FEET, A CENTRAL ANGLE OF 12°25'57", AN ARC LENGTH OF 40.32 FEET, WHOSE CHORD BEARS N 61°47'49" W, A DISTANCE OF 40.23 FEET;
- 14) N 19°22'39" E, A DISTANCE OF 125.41 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 202207872 (R/W 152);
- 15) N 19°22'39" E, A DISTANCE OF 125.25 FEET;
- 16) N 14°39'24" E, A DISTANCE OF 50.48 FEET;
- 17) N 14°39'24" E, A DISTANCE OF 50.30 FEET;
- 18) N 20°11'17" E, A DISTANCE OF 12.89 FEET;
- 19) N 19°41'02" W, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 202207872 (R/W 22);
- 20) N 78°48'07" E, A DISTANCE OF 46.42 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 202207872 (R/W 22);
- 21) S 09°38'01" E, A DISTANCE OF 37.34 FEET;
- 22) S 10°22'12" W, A DISTANCE OF 21.63 FEET;
- 23) S 09°11'17" W, A DISTANCE OF 61.15 FEET;
- 24) S 19°23'01" W, A DISTANCE OF 45.33 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 202207872 (R/W 152);
- 25) S 19°14'19" W, A DISTANCE OF 190.70 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 202207872 (R/W 152);
- 26) S 19°38'57" W, A DISTANCE OF 85.11 FEET TO THE POINT OF BEGINNING.

CONTIGUITY PARCEL 3 CONTAINS 91.74 SQUARE FEET OR 0.73 ACRES MORE OR LESS.

LEGAL DESCRIPTION FOR FOUR CORNERS ANNEXATION MAP

CONTIGUITY PARCEL 2

COMMENCE AT SAID SOUTHWEST CORNER OF SECTION 1, THENCE N 81°58'37" W, A DISTANCE OF 48.64 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 8620103, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 8620103 THE FOLLOWING FOUR (4) COURSES:

- 1) N 27°12'57" W, A DISTANCE OF 25.10 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 8620103;
- 2) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 230.70 FEET, A CENTRAL ANGLE OF 02°02'49", AN ARC LENGTH OF 37.69 FEET, WHOSE CHORD BEARS N 81°54'22" E, A DISTANCE OF 37.55 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 8620105;
- 3) ALONG A COMPOUND CURVE TO THE RIGHT WITH A RADIUS OF 183.81 FEET, A CENTRAL ANGLE OF 02°13'11", AN ARC LENGTH OF 25.27 FEET, WHOSE CHORD BEARS S 02°39'22" E, A DISTANCE OF 25.25 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 8620105;
- 4) ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 232.28 FEET, A CENTRAL ANGLE OF 02°13'11", AN ARC LENGTH OF 37.66 FEET, WHOSE CHORD BEARS S 87°03'47" W, A DISTANCE OF 37.63 FEET TO THE POINT OF BEGINNING.

CONTIGUITY PARCEL 2 CONTAINS 0.42 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

CONTIGUITY ANNEXATION LEGEND

- THIS HATCH INDICATES STATE HIGHWAY 66 ANNEXATION PLAT AS RECORDED UNDER RECEPTION NO. 200730803 DATED OCTOBER 12, 2007.
- PARCEL 1 CONTIGUITY LENGTH 96.62 FEET
- PARCEL 2 CONTIGUITY LENGTH 37.68 FEET
- PARCEL 3 CONTIGUITY LENGTH 48.67 FEET
- THIS HATCH INDICATES HOVE ROAD ANNEXATION PLAT AS RECORDED UNDER RECEPTION NO. 200800016 DATED MAY 28, 2008.
- PARCEL 1 CONTIGUITY LENGTH 84.22 FEET

CONTIGUITY PARCEL 1

| | |
|----------------------|----------------|
| TOTAL PERIMETER | 1,488.24 FEET |
| 1/8 TOTAL PERIMETER | 246.70 FEET |
| CONTIGUOUS PERIMETER | 759.74 FEET |
| PERCENT CONTIGUITY | 50.90% |
| TOTAL AREA | 0.42 +/- ACRES |

CONTIGUITY PARCEL 2

| | |
|----------------------|----------------|
| TOTAL PERIMETER | 80.69 FEET |
| 1/8 TOTAL PERIMETER | 10.09 FEET |
| CONTIGUOUS PERIMETER | 37.68 FEET |
| PERCENT CONTIGUITY | 46.81% |
| TOTAL AREA | 0.22 +/- ACRES |

CONTIGUITY PARCEL 3

| | |
|----------------------|----------------|
| TOTAL PERIMETER | 2,228.61 FEET |
| 1/8 TOTAL PERIMETER | 278.58 FEET |
| CONTIGUOUS PERIMETER | 486.27 FEET |
| PERCENT CONTIGUITY | 21.80% |
| TOTAL AREA | 0.73 +/- ACRES |

TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN:
 TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____ MAYOR

ATTEST: _____ TOWN CLERK

SIGNED THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

SUBSCRIBED AND SIGNED TO BEFORE ME THIS _____ DAY OF _____, 2024.

BY: _____ AS MAYOR AND

BY: _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2024.

MAYOR: _____ DATE: _____

ATTEST: _____ TOWN CLERK DATE: _____

PLANNING COMMISSION RECOMMENDATION

THIS FOUR CORNERS ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2024.

CHAIR: _____ DATE: _____

ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES DATE: _____

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 2024.

AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

DEPUTY _____

CONTACT LIST

| | |
|-----------|---|
| OWNER: | TOWN OF CASTLE ROCK 500 W. COX STREET CASTLE ROCK, CO 81014 |
| SURVEYOR: | TRUE NORTH SURVEYING AND MAPPING, LLC WILLIAM G. BURTRICK, PLS 1622 HALLAND FOREWAY LITTLE ROCK, COLORADO REURAGT@TRUENORTHSURVEY.COM |

VICINITY MAP

NOTE

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

GENERAL NOTES

1. NOTARIES ACCORDING TO COLORADO LAW YOU MUST COMPLY WITH ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, OR NO LATER THAN ANY AGREEMENT UPON ANY DEFECT IN THIS SURVEY BE COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CENTER SECTION UNDER REVIEW.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY CORNER A CLASS TWO MONUMENT PERMISSIBLE PURSUANT TO STATE STATUTE 10-6-106, C.F.R.
3. ALL MONUMENTS SHOWN ARE IN THIS SURVEY FILE, MONUMENTS ARE SHOWN AS DEPICTED IN THIS SURVEY AND SECTION.
4. ALL REFERENCES HEREIN TO BOOKS, PAGES, MAPS AND RECORDS OF THE BUREAU OF LAND MANAGEMENT FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
5. SADDLEBARS ARE NOT SHOWN.
6. SURVEY IS VALID ONLY IF PRINTED WITH ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

BASES OF BEARINGS

ALL BEARINGS ARE ASSIGNED. THE BASES OF BEARINGS IS THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, BEING MONUMENTED AT THE SOUTHWEST CORNER WITH A 2" ALUMINUM CAP STAMPED TST 15 100M AND AT THE EAST QUARTER CORNER WITH A 2" ALUMINUM CAP STAMPED W.C. 5 FT 15 25 2501 2008 WHICH IS ASSIGNED TO BEAR # 011847 W.

SURVEYOR'S CERTIFICATE

WILLIAM G. BURTRICK, 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 EIGHTH (1/8) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THE ANNEXATION PLAT COMPLETS WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THEREIN.

DRAFT R1

WILLIAM G. BURTRICK, PLS 8888 DATE _____

| | | | |
|---------------|-----|---------------------|-----|
| NO. OF SHEETS | 174 | NO. OF SHEETS FILED | 174 |
| NO. OF SHEETS | 174 | NO. OF SHEETS | 174 |
| NO. OF SHEETS | 174 | NO. OF SHEETS | 174 |

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

SHEET NUMBER
1 OF 2

PROJECT NUMBER IS
 ANX24-0001



DATE PLOTTED: 10/10/2024
 10:23 AM
 1023 10th Street, Suite 100, Castle Rock, CO 81015
 Phone: 303-448-0808 Fax: 303-448-0804
 www.truenorthsurvey.com

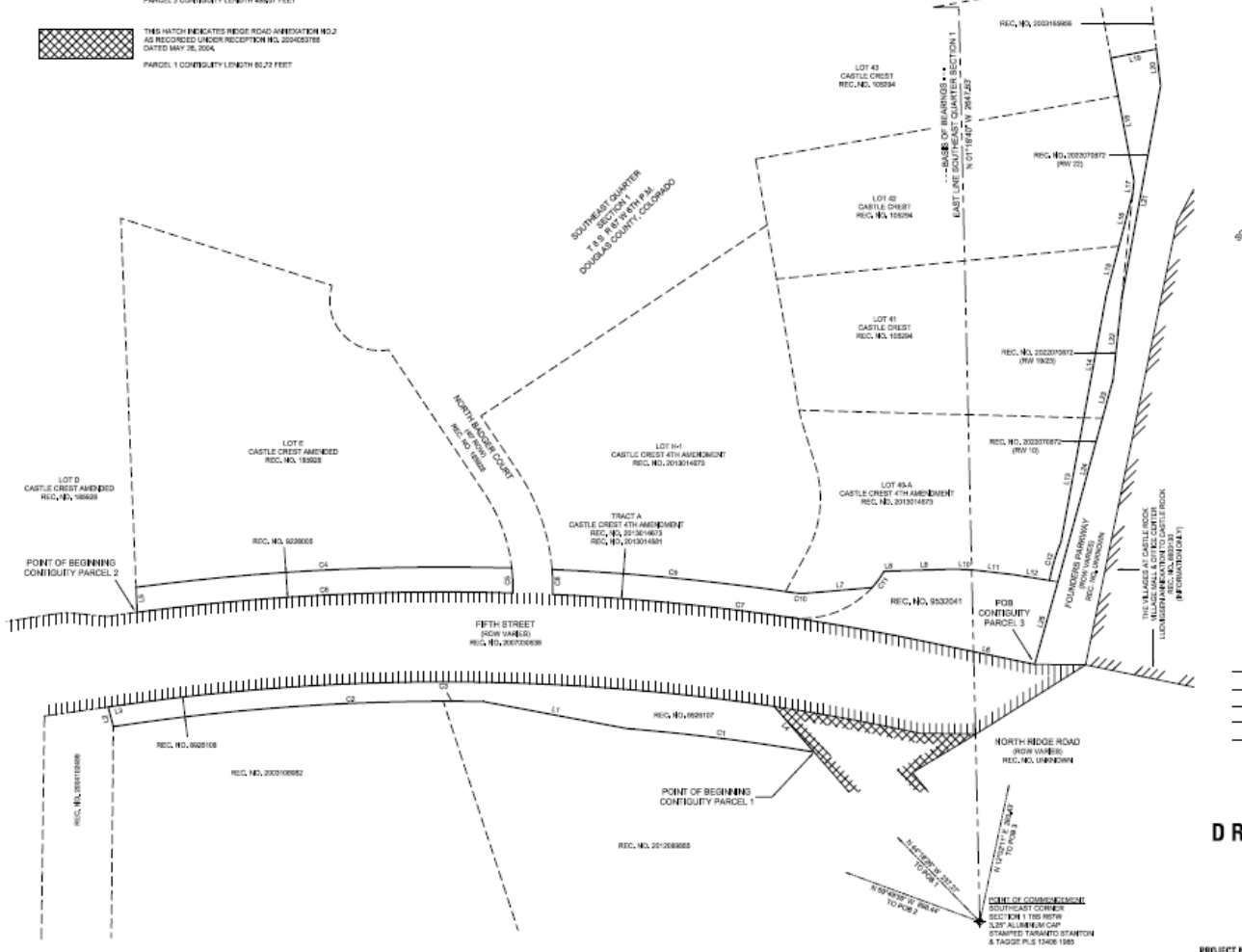
FOUR CORNERS ANNEXATION MAP
 EIGHT METES AND BOUND PARCELS OF LAND
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, T 8 S, R 66 W
 AND THE SOUTHEAST QUARTER OF SECTION 1, T 8 S, R 67 W OF THE 6TH P.M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO

- CONTIGUITY ANNEXATION LEGEND**
- THIS HATCH INDICATES STATE HIGHWAY OR AN ANNEXATION PLAT AS RECORDED UNDER RECEPTION NO. 200508058 DATED OCTOBER 12, 2005.
 PARCEL 1 CONTIGUITY LENGTH 6962 FEET
 PARCEL 2 CONTIGUITY LENGTH 3749 FEET
 PARCEL 3 CONTIGUITY LENGTH 4847 FEET
 - THIS HATCH INDICATES RESIDE ROAD ANNEXATION NO. 2 AS RECORDED UNDER RECEPTION NO. 200603768 DATED MAY 26, 2004.
 PARCEL 1 CONTIGUITY LENGTH 6529 FEET

| CURVE | BEARING | ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------------|-------|----------|------------|-----------------|--------------|
| C01 | S 87° 47' | | 2135.227 | 189.77 | N 62° 49' 28" W | 189.77 |
| C02 | S 26° 11' | | 2255.227 | 174.59 | S 68° 17' 38" W | 174.59 |
| C03 | S 64° 13' | | 2242.227 | 163.42 | S 39° 51' 13" E | 163.42 |
| C04 | S 70° 48' | | 2387.227 | 176.58 | N 37° 04' 38" E | 176.58 |
| C05 | S 31° 31' | | 182.51 | 145.81 | S 30° 08' 55" E | 145.81 |
| C06 | S 19° 32' | | 2332.227 | 175.86 | S 87° 03' 41" W | 175.86 |
| C07 | S 12° 25' | | 2332.227 | 174.67 | N 82° 48' 07" W | 174.67 |
| C08 | S 9° 25' | | 208.51 | 122.07 | N 01° 18' 40" W | 122.07 |
| C09 | S 60° 41' | | 2257.227 | 181.73 | S 84° 31' 15" E | 181.73 |
| C10 | S 32° 23' | | 69.27 | 13.21 | S 88° 13' 11" E | 13.21 |
| C11 | S 2° 09' 58" | | 34.27 | 19.38 | N 36° 13' 24" E | 19.38 |
| C12 | S 2° 09' 58" | | 147.00 | 69.28 | N 10° 32' 21" E | 69.28 |

LINE BEARING DISTANCE

| | | |
|----|-----------------|--------|
| 01 | N 10° 20' 24" E | 14.07 |
| 02 | S 18° 29' 37" W | 25.20 |
| 03 | N 31° 34' 37" E | 15.30 |
| 04 | S 41° 48' 15" E | 165.97 |
| 05 | N 10° 21' 32" W | 95.10 |
| 06 | N 78° 22' 24" W | 113.27 |
| 07 | N 30° 14' 45" E | 83.42 |
| 08 | S 37° 10' 25" E | 9.74 |
| 09 | N 58° 10' 05" E | 61.51 |
| 10 | S 37° 05' 43" E | 18.52 |
| 11 | S 32° 20' 30" E | 39.82 |
| 12 | S 10° 10' 18" E | 57.47 |
| 13 | S 10° 22' 35" E | 126.41 |
| 14 | N 10° 26' 34" E | 225.29 |
| 15 | N 14° 28' 24" E | 44.38 |
| 16 | N 10° 11' 17" E | 17.88 |
| 17 | N 10° 11' 17" E | 17.88 |
| 18 | N 10° 41' 13" W | 174.10 |
| 19 | N 78° 28' 07" E | 46.22 |
| 20 | S 60° 20' 01" E | 137.24 |
| 21 | S 30° 24' 19" W | 218.63 |
| 22 | S 48° 01' 11" W | 61.16 |
| 23 | S 50° 23' 32" W | 45.00 |
| 24 | S 10° 12' 18" W | 183.70 |
| 25 | S 10° 36' 37" W | 165.21 |



- LINE TABLE LEGEND**
- INDICATES AREA TO BE ANNEXED
 - INDICATES APPROPRIATE ADJOINING PROPERTY LINE
 - INDICATES APPROPRIATE RIGHT OF WAY LINE
 - INDICATES SECTION / QUARTER SECTION LINE
 - INDICATES SURVEY CONTROL LINE



DRAFT R1

PROJECT NUMBER IS
 ANX24-001



SHEET NUMBER
2 OF 2



Our Place In Time Since 2008
 8023 1/2 Road, Fort Collins, CO 80525
 Phone: 970-468-4888 Fax: 970-468-1984
 www.TRUE-NORTHsurveying.com

EXHIBIT B

Legal Descriptions of the Property to be Annexed

Four Corners Annexation

1. State Parcel No.: 2505-014-01-021
Location Description: PT OF LOT E CASTLE CREST AMENDED .217 AM/L
2. State Parcel No.: 2505-014-99-010
Location Description: TRACT A CASTLE CREST 4TH AMD 0.17 AM/L
3. State Parcel No.: 2507-063-99-024
Location Description: PART LOT 40-A CASTLE CREST 4TH AMD 0.044 AM/L
(ROW PROJECT AQC M185-013 PARC RW-10)
4. State Parcel No.: 2507-063-99-025
Location Description: PART LOT 41 & 42 CASTLE CREST SUB 0.074 AM/L (ROW
PROJECT AQC M185-013 PARC RW-19 & RW-23)
5. State Parcel No.: 2507-063-99-026
Location Description: ROW PARCEL IN SW1/4 6-8-66 LYING E OF CASTLE CREST
SUB 0.105 AM/L (ROW PROJECT AQC M185-013 PARC RW-10)
6. State Parcel No.: 2505-014-00-012
Location Description: TRACT IN SE1/4 1-8-67 0.1525 AM/L
7. State Parcel No.: 2505-014-00-013
Location Description: TRACT IN SE1/4SE1/4SE1/4 1-8-67 0.2662AM/L
8. State Parcel No.: 2507-060-09-001
Location Description: PT LOT 40 CASTLE CREST SUB 0.331 AM/L

South Ridge Road No. 1 Annexation

1. State Parcel No.: 2507-073-00-001
Location Description: TRACT IN NE1/4SW1/4 7-8-66 LYING NE OF RIDGE RD 0.12
AM/L LSP 4151 & 4078

South Ridge Road No. 2 Annexation

1. State Parcel No.: 2507-074-99-034
Location Description: ROW FOR RIDGE RD IN THE S1/2SE1/4 7-8-66 0.022 AM/L

Gilbert Street/Plum Creek Parkway Annexation

1. State Parcel No.: 2505-132-99-017
Location Description: PUBLIC STREET LYING IN NW1/4 13-8-67 0.475 AM/L AKA
PART LAKE GULCH RD