

PETITION FOR ANNEXATION

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

The undersigned Landowner (Petitioner), in accordance with the provisions of Article 12 of Title 31, C.R.S., as amended, known as the Municipal Annexation Act of 1965, and the Constitution of the State of Colorado, Article II, Section 30, hereby petition the Town Council of the Town of Castle Rock, Colorado, for annexation to the Town of Castle Rock, Colorado, of the unincorporated territory situate and described as in the attached *Exhibit 1* (Property).

Petitioner states to the Town Council as follows:

1. It is desirable and necessary that the Property be annexed to the Town of Castle Rock, Colorado.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., exist or have been met, in that:
 - a. Not less than one sixth (1/6) of the perimeter of the area proposed to be annexed 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 and that the Property is integrated with or is capable of being integrated with the Town.
 - d. In establishing the boundaries of the territory to be annexed, 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.
 - e. In establishing the boundaries of the area proposed to be annexed, 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 valuation for assessment in excess of \$200,000.00 for *ad valorem* tax purposes for the year next preceding the annexation) is included in the area proposed to be annexed without the written consent of the landowner or landowners, unless such tract of land is situated entirely within the outer boundaries of the Town, as they exist at the time of annexation.

f. That no annexation proceedings have been commenced for the annexation of part or all of the Property proposed to be annexed to another municipality.

g. That the property proposed to be annexed by the Town, or substantially this same area has not been the subject of an election for annexation to the Town within the preceding twelve (12) months.

h. That the Property is not presently a part of any incorporated city, city and county, or town.

i. That 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.

j. That the annexation of the Property will not have the effect of extending a municipal boundary of the Town, more than three miles in any direction from any point of such municipal boundary within one year, except such three-mile limit may be exceeded if such limit would have the effect of dividing a parcel of property held in identical ownership and at least fifty percent of that parcel is within the three-mile limit.

k. That in establishing the boundaries of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.

l. That the mailing address of the Petitioner, the legal description of the land owned by the Petitioner and the date of signing of each signature are all shown on this Petition for Annexation.

m. That no signature on this Petition for Annexation is dated more than one hundred eighty (180) days prior to the date of filing the Petition for Annexation with the Town Clerk.

3. The Signer of this petition comprise more than fifty percent (50%) of the landowners in the area proposed to be annexed, and own more than fifty percent (50%) of the area proposed to be annexed, excluding public streets and alleys and any land owned by the Town of Castle Rock, Colorado, in accordance with the Constitution of the State of Colorado, Article II, Section 30.

4. Submitted concurrently are four (4) prints of the annexation map containing a written legal description of the Property and showing the boundaries of the area proposed to be annexed; the location of each ownership tract in unplatted land or, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and a drawing of the contiguous boundary of the Town of Castle Rock, Colorado, and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

EXHIBIT 1 (Property)

PARCEL B:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 ;THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET ;
THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A
DISTANCE OF 309.60 FEET TO THE TRUE POINT OF BEGINNING ;
THENCE CONTINUING NORTHWESTERLY ALONG THE LAST MENTIONED COURSE A DISTANCE OF
296.00 FEET TO A POINT ON THE EAST LINE OF INTERSTATE 25 ;
THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS
ALONG SAID EAST LINE A DISTANCE OF 106.00 FEET ;
THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A
DISTANCE OF 315.58 FEET ;
THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A
DISTANCE OF 102.23 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 ;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET;
THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A
DISTANCE OF 309.60 FEET;
THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A
DISTANCE OF 102.23 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 84 DEGREES 14 MINUTES 30 SECONDS A
DISTANCE OF 315.58 FEET TO THE EAST LINE OF INTERSTATE HIGHWAY NO. 25 ;
THENCE SOUTHERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS ALONG
SAID EAST LINE A DISTANCE OF 103.69 FEET ;
THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A
DISTANCE OF 334.74 FEET ;
THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A
DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO