PETITION FOR ANNEXATION OF UNINCORPORATED TERRITORY IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, TO THE TOWN OF CASTLE ROCK, STATE OF COLORADO

The undersigned, in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, of the Colorado Revised Statutes, 1973, as amended, hereby petition the Town of Castle Rock for annexation to the Town of Castle Rock of the following described unincorporated territory located in the County of Douglas, State of Colorado, to wit:

LEGAL DESCRIPTION - SEE EXHIBIT A

And in support of the said Petition, state that:

- 1) It is desirable and necessary that the above-described territory be annexed to the Town of Castle Rock.
- 2) The requirements of Article II, Section 30 of the Colorado Constitution have been met.
- 3) Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the Town of Castle Rock.
- 4) A community of interest exists between the territory proposed to be annexed and the Town of Castle Rock.
- 5) The territory to be annexed is urban or will be urbanized in the near future.
- The territory proposed to be annexed is integrated or is capable of being integrated with the Town of Castle Rock.
- 7) 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:
 - a) Is divided into separate parts or parcels without the written consent of the landowner(s) thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road or other public way.
 - b) Comprises 20 acres or more, which together with the buildings and improvements situated thereon, has an assessed value in excess of two-hundred thousand dollars for an ad valorem tax purpose for the year preceding the annexation is included within the territory proposed to be annexed, without the written consent of the landowner or landowner thereof. (CRS 31-12-105)
- 8) The annexation of the Property will not result in the detachment of area from areas from any school district or the attachment of same to another school district.
- 9) No annexation proceedings have been commenced by another municipality and are currently pending for the annexation of part or all of the area proposed herein to be annexed to the Town of Castle Rock.
- 10) The entire width of any street or alley to be annexed is included within the annexation.
- 11) All requirements of CRS 31-12-104, as amended, and CRS 31-12-105, as amended, exist or have been met:
- 12) Annexation by the Town of Castle Rock of the property will not have the effect of, and will not result in, the denial of reasonable access to landowners, owners of an easement, or owners of a franchise adjoining a platted street or alley, inasmuch as annexation of the Property will not result in annexation of a platted street or alley which is not bounded on both sides by the Town of Castle Rock.
- 13) The proposed annexation will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the Town boundary in any one year.
- 14) The signer(s) of the Petition comprise(s) one-hundred percent (100%) of the landowners in the area and own one-hundred percent (100%) of the territory included in the area proposed to be annexed, exclusive of streets and alleys, and of any land owned by the annexing municipality; or
- 15) The mailing address of each signer, the legal description of the land owned by each signer and the date of signing of each signature are all shown on this Petition.
- 16) Attached to this Petition is the Affidavit of the Circulator of this Petition affirming that each signature hereon is the signature of the person whose name it represents.
- 17) The landowners request that the Town of Castle Rock approve the annexation of the property.
- 18) Accompanying this Petition is a minimum of four (4) annexation maps

	n one or more counterparts, all of which taken together shall
constitute the same document.	. walnus of A I
	LANDOWNERS:
	By: Milly My - maple Grove Land Limit
	Partnership
	By:
	Mailing Address: 6101 Habitat Ct. Edina, MN 55436
STATE OF COLORADO)
)
COUNTY OF Douglas) ostenson
Subscribed and sworn to before me this	12th day of Edwary. 2013. by James Lostenson and
Witness my hand and official seal.	NANCY SCHIELD
My commission expires: 6-1-201	NOTARY PUBLIC STATE OF COLORADO
Notary Public Nancy Schield	NOTARY ID 19984015041
,	MY COMMISSION EXPIRES JUNE 1, 2018
AFFIDAVIT OF CIRCULAR IN SUPPORT	OF PETITION
STATE OF COLORADO)
7) S.S.
COUNTY OF Douglas)
James J. M.T. being first duly si	worn states as follows:
a. I have circulated the Petition for Ann	nexation to the City/Town of Cost lackset forth herein
	ire subscribed to the foregoing Petition on behalf of the
c. The signatures on the foregoing Pe	tition were affixed in my presence and each signature is a true,
genuine and correct signature of the	
	elief, the persons whose names are affixed to the foregoing
Petition are authorized to sign such	
	CIRCULATOR
	The state of the s
STATE OF COLORADO	
) s.s.
COUNTY OF Douglas) /
Subscribed and sworn to before me the	his 16th day of February 2016, by James U Mill
Witness my hand and official seal.	
My commission expires: 6-1	-2018
NANCY SCHIELD	Notary Public
NOTARY PUBLIC STATE OF COLORADO	Notary Public
NOTARY ID 19984015041	•
MY COMMISSION EXPIRES JUNE 1, 2018	

 This instrument may be executed in constitute the same document. 	n one or more counterparts, all of which taken together shall
constitute the same decement	LANDOWNERS
	By: Ruthof Hydram - Rotnam CUR, LL
	Ву:
	Mailing Address: 2765 Casco Point Road Wayzata, MN 5539)
STATE OF COLORADO)
) s.s.
COUNTY OF Douglas) 16 Potnami
Subscribed and sworn to before me this	2 th day of February. 2013. by Richard A- Rotnam and g
Williess my hand and official seal.	MANOV COLUET D
My commission expires: 6-1-20 Notary Public Nawy Schuld	NOTARY PUBLIC
Notary Public Nawy Schul 4	STATE OF COLORADO NOTARY ID 19984015041 MY COMMISSION EXPIRES JUNE 1, 2018
AFFIDAVIT OF CIRCULAR IN SUPPORT	OF PETITION
STATE OF COLORADO)
COUNTY OF Douglas) s.s.)
- Ima- Mill being first duly sy	worn states as follows: nexation to the City/Town of <u>Cash Ruck</u> set forth herein
b. I know the persons whose names at Landowners.	re subscribed to the foregoing Petition on behalf of the
 c. The signatures on the foregoing Pet genuine and correct signature of the 	ition were affixed in my presence and each signature is a true, e person it purports to be.
d. To the best of my knowledge and be Petition are authorized to sign such	elief, the persons whose names are affixed to the foregoing document on behalf of Petitioners.
	CIRCULATOR
STATE OF COLORADO)) s.s.
COUNTY OF Douglas	
Subscribed and sworn to before me th	is 16th day of February 2016, by James J Mill
Witness my hand and official seal.	
My commission expires:	1-2019
NANCY SCHIELD NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19984015041 MY COMMISSION EXPIRES JUNE 1, 2018	Notary Public School

 This instrument may be executed in constitute the same document. 	one or more counterparts, all of which taken together shall
	LANDOWNERS:
	By: Thomas - Wayne E Bown tamby
	By:
	Mailing Address: 8031 Homesteader Drive Morrison, CO 80465
STATE OF COLORADO) Morrison, CO 80465
20 - 12) s.s.
COUNTY OF Douglas) th day of February, 2013, by Gregory and Brown NANCY SCHIELD
Subscribed and sworn to before me this 15	th day of February, 2013, by Gregory and
My commission expires: 6-1-20	NOTARY PUBLIC STATE OF COLORADO
Notary Public Nanny Schield	NOTARY ID 19984015041
/	MY COMMISSION EXPIRES JUNE 1, 2018
AFFIDAVIT OF CIRCULAR IN SUPPORT	OF PETITION
STATE OF COLORADO)
1) s.s.
COUNTY OF Donglas)
Jomes J. Mill, being first duly sw	orn states as follows:
a. I have circulated the Petition for Anne	exation to the City/Town of Cook for set forth herein
	e subscribed to the foregoing Petition on behalf of the
 c. The signatures on the foregoing Petit genuine and correct signature of the 	ion were affixed in my presence and each signature is a true, person it purports to be.
d. To the best of my knowledge and bel	ief, the persons whose names are affixed to the foregoing
Petition are authorized to sign such o	
	CIRCULATOR
	10/30/ OVI
STATE OF COLORADO	
17) s.s.
COUNTY OF Douglas	
Subscribed and sworn to before me this	s 16th day of February, 2016, by James JMill
Witness my hand and official seal.	
	-2018
NANCY SCHIELD NOTARY PUBLIC	nany Schuld
STATE OF COLORADO NOTARY ID 19984015041	Notary Public /
MY COMMISSION EXPIRES JUNE 1, 2018	

RIDGE ESTATES BOUNDARY - EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36;
THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID
SECTION 36 N89°14'58"E, 1,486.23 FEET TO THE WESTERLY BOUNDARY OF
SELLERS CREEK RANCH RURAL SITE PLAN, RECORDED AT RECEPTION NO.
01063901 OF THE DOUGLAS COUNTY RECORDS;
THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING NINETEEN (19)
COURSES:

- 1. S34°15'57"W, 288.40 FEET TO A POINT OF CURVE;
- 2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 28°23'03", 101.56 FEET;
- 3. S02°04'38"E, 673.40 FEET;
- 4. N57°54'07"E, 372.84 FEET;
- 5. S89°49'44"E, 153.99 FEET;
- 6. S06°20'17"E, 554.82 FEET;
- 7. S11°09'46"W, 60.00 FEET;
- 8. S14°44'51"W, 462.71 FEET;
- 9. S62°47'50"W, 183.08 FEET;
- 10. S52°17'19"W, 568.15 FEET;
- 11. S36°17'48"W, 313.93 FEET;
- 12. N86°18'09"W, 247.70 FEET;
- 13. N08°31'26"E, 249.70 FEET;
- 14. N50°35'33"W, 424.70 FEET;
- 15. N55°30'11"W, 60.00 FEET;
- 16. N34°29'49"E, 339.94 FEET;
- 17. N55°30'11"W, 69.01 FEET TO A POINT OF CURVE;
- 18. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 78°25'46", 520.16 FEET;
- 19. N67°04'24"W, 293.23 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36;

THENCE ALONG SAID WEST LINE AND ALONG THE EAST LINE OF BELL MOUNTAIN RANCH SUBDIVISION FILING NO. 1-B, RECORDED AT RECEPTION NO. 9829016 OF THE DOUGLAS COUNTY RECORDS N01°04'20"W, 1,041.84 FEET TO THE POINT OF BEGINNING, CONTAINING 3,049,617 SQUARE FEET OR 70.010 ACRES, MORE OR LESS.

PREPARED BY: STEPHEN H. HARDING, PLS FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

RECEIVED

MAR 1 0 2016

TOWN OF CASTLE ROCK DEVELOPMENT SERVICES HENRY DESIGN GROUP 1301 WAZZE STREET SUITE 1-C DENVER, CO. 80202 CONTACT: KAREN HENRY PHONE: (303) 446-2368

LEGACY ENGINEERING
1626 THATCH CR.
CASTLE ROCK, CO 80108-3513
CONTACT: JAMES J. WILL
PHONE: (720) 200-4577

RECEIVED

ANNEXATION PLAT APARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS,

STATE OF COLORADO

PARCEL OF LAND LYNG IN THE NORTHWEST QUARTER OF CITION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH INCIPAL MERIONAL, COUNTY OF DOUGLAS, STATE OF LORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: INNING AT THE NORTHWEST CORNER OF SAID SECTION 36; NOE ALONG THE NORTHWEST OWNERS.

SAID SECTION 36 NORTH STÉE, 1,486.21 FETT OT THE TERLY BOUNDARY OF SELLERS CREEK RANCH RUPAL STEELY BOUNDARY OF SELLERS CREEK RANCH RUPAL STEELY BOUNDARY OF THE IGLAS COUNTY RECORDS.

MECCAUSING SAID WESTERLY BOUNDARY THE FOLLOWING

IDGE_ESTATES BOUNDARY

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DIUS OF 205.00 FEET AND A CENTRAL ANGLE OF
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SOZ-07-18", 893.40 FEET;
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SOZ-07-17", 804.82 FEET;
SOZ-07-17", 804.82 FEET;
SOZ-07-17-18", 688.15 FEET;
SOZ-07-17-18", 688.15 FEET;
SOZ-07-18", 183.08 FEET;
SOZ-07-18", 183.08 FEET;
SOZ-07-18", 183.08 FEET;
SOZ-17-18", 183.09 FEET;
SOZ-17-18", 183.09 FEET;
SOZ-17-18", 183.00 FEET;
SOZ-07-18", 183.00 FEET;
SOZ-0

G SITE

26

VICINITY MAP

THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EAK CONSULTANTS, INC. TO DETENHALE RECORD THILE, EASBARN THE RECORD—MAY. THE REPORT 451-40339359-288-NCS, AMEDIDARIN 10.1, WITH AN EFFECTE DATE OF FEBRUARY 11TH, 2016 WAS RELED UPON FOR ALL WFORMATION RECORD THE, EASEMENTS OF RECORD AND RIGHTS—OF—MAY. THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.

THE ANNEXATION PARCEL CONTAINS A TOTAL OF 70.010 ACRES MORE OR LESS.

THERE ARE NO MAPPED FEMA FLOOD PLAINS ON THIS PARCEL.

TOTAL PERIMETER:
CONTIGUOUS TO CITY LINITS
ONE—SIXTH (1) OF PERIMETER
ANNEXED AREA: CONTIGUITY STATEMENT:

MORE OR LESS

INDIANA H. HARDING, A. REGISTERED LAND SURVEYOR IN THE STATE OF CO.CANAL PERSON STATE. THAT THIS AMPEXATION PLAT WAS DESCRIBED UNGE MY PERMISON. AND THAT TO THE BEST OF MY PROMISOR: INFORMATION, INFORMATION, AND BERLY, S. MAP ACCURANTED, DELINEATIES THE PARCEL OF LAND TO BE AMPLEDO TO THE MY OF CASTLE ROCK CO.CRAND, AND THAT AT LEAST ONE SYTH. (1) OF THE MYONAY OF SAID PARCEL IS COMPICIOUS TO THE FRESSIT TOWN OF CASTLE ROCK THE COUNTY OF DOMICALS, STATE OF COLORADO. GENERAL NOTES

PUBLIC ACCESS TO THE SITE WILL BE VIA EXISTING AND FUTURE TOWN RIGHT OF WAY IN CRYSTAL VALLEY RANCH.

HE PURPOSE OF THIS ANNEXATION PLAT IS TO ANNEX INTO THE TOWN A VARCEL OF LAND INTENDED FOR SINGLE FAMILY LOTS.

STEPHEN H. HARDING COLORADO P.L.S. NO. FOR AND ON BEHALF

29040 OF ENK CONSULTANTS, INC.

MA

DEVELOPER:

ORYSTAL VALLEY RANCH DEVELOPMENT CO. LL

ORYSTAL VALLEY PARKWAY

LOSTER BOCK, COLOR-DO BOTO4

CONTROT GRECORY W, GROWN

PHONE (303) 814-8822

FC

TOWN COUNCIL APPROVAL

DOUGLAS COUNTY CLERK AND RECORDER
BY: _____

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RIDGE ESTATES
ANNEXATION PLAT
JOB. NO. CVR-RE FEBRUARY, 2016
JOB. NO. TOF 1 (PROJ # ANXP16-0001)

EMK CONSULTANTS
7008 SOUTH ALTON WAY, BLDG F
CENTENNIAL, CO 80112-2019
CONTACT: STEVE HARDING
PHONE: (303) 694-1520

WAYOR DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE: 시 1-

