

PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

The undersigned, each being a “Landowner” as defined in Section 31-12-103(6), C.R.S., hereby petition the Town of Castle Rock, Colorado (the “Town”) for annexation of the following described property located in the County of Douglas, State of Colorado, and further state:

1. The legal description of the land which Landowners ACM Dawson Trails VIII JV LLC and the Town request to be annexed to the Town is attached hereto as *Exhibit A*. (the “Property”)
2. It is desirable and necessary that the Property be annexed to the Town.
3. The requirements of Article II, Section 30 of the Colorado Constitution have been met.
4. The following requirements of Section 31-12-104, C.R.S., exist or have been met:
 - a. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town.
 - b. A community of interest exists between the Property and the Town. The Property is urban or will be urbanized in the near future. Further, the Property is integrated with the Town.
5. None of the limitations provided in Section 31-12-105, C.R.S., are applicable and the requirements of that statute have been met because of the following:
 - a. The annexation of the Property will not result in the Property being divided into separate parts or parcels under identical ownership.
 - b. No land area within the Property 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 20 acres or more, which together with the buildings and improvements situated thereon, has an assessed value in excess of \$200,000 for an ad valorem tax purpose for the year preceding the annexation is included within the Property proposed to be annexed, without the written consent of the landowner or landowners thereof.
 - c. No annexation proceedings have been commenced for annexation of any part of the Property by any other municipality.
 - d. The entire width of all streets or alleys within the area to be annexed are included in the annexation.
 - e. The annexation of the Property will not result in the detachment of any area from any school district or the attachment of same to another school district.

- f. Annexation by the Town 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 in the unincorporated area adjacent to the Property.
 - g. The annexation of the Property will not have the effect of extending a boundary of the Town more than three miles in any direction from any point of the Town boundary in the past 12 months.
6. The Property described in *Exhibit A* is owned solely by Landowners ACM Dawson Trails VIII JV LLC and the Town, as the annexing municipality. The respective interests of the Landowners in and to the Property are as depicted in the annexation boundary map attached hereto as *Exhibit B*.
 7. ACM Dawson Trails VIII JV LLC, and the Town, as Landowners, request that the Town Council approve the annexation of the Property to the Town.
 8. This Petition is accompanied by four (4) copies of the annexation boundary map, which map is in the form required by Section 31-12-107(1)(d), C.R.S.
 9. This instrument may be executed in one or more counterparts, all of which taken together shall constitute the same document.

(remainder of page intentionally left blank)

ACM DAWSON TRAILS VIII JV LLC,
a Delaware limited liability company, as Landowner

By: [Signature]
Its: Authorized Representative

STATE OF COLORADO)
) ss.
COUNTY OF Arapahoe)

The foregoing instrument was subscribed and sworn before me this 17th day of March, 2025, by Jake Schroader as Authorized Representative for ACM Dawson Trails VIII JV LLC.

Witness my official hand and seal.
My commission expires: 7/24/2028

(SEAL)

SAMUEL GOTTSEGEN
Notary Public
State of Colorado
Notary ID # 20244027871
My Commission Expires 7/24/2028

[Signature]
Notary Public

ATTEST:

TOWN OF CASTLE ROCK, as Landowner

DocuSigned by:

[Signature]

Lisa Anderson, Town Clerk



Signed by:

[Signature]

David L. Corliss, Town Manager

Approved as to form:

DocuSigned by:

[Signature]

Michael J. Hyman, Town Attorney

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was subscribed and sworn before me this 7.00 day of May, 2025, by David L. Corliss as Town Manager and Lisa Anderson as Town Clerk for the Town of Castle Rock, Colorado.

Witness my official hand and seal.

My commission expires: 9/30/2028 DAN#20084033388-946082

(SEAL) SHANNON EKLUND
NOTARY PUBLIC
STATE OF COLORADO
Notary ID: 20084033388
My commission expires 9/30/2028

DocuSigned by:

[Signature]
Notary Public

AFFIDAVIT OF CIRCULATOR IN SUPPORT OF PETITION

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

Darcie Hartman, being first duly sworn, states as follows:

1. I have circulated the Petition for Annexation to the Town of Castle Rock as set forth herein.
2. I know the persons whose names are subscribed to the foregoing petition on behalf of the Landowners.
3. The signatures on the foregoing Petition were affixed in my presence and each signature is a true, genuine, and correct signature of the person it purports to be.
4. To the best of my knowledge and belief, the person whose names are affixed to the foregoing Petition are authorized to sign such document on behalf of the Landowners.

CIRCULATOR

By: The Town of Castle Rock
Name: Darcie Hartman
DocuSigned by: 447DBBC7441F4EB...

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was subscribed and sworn before me this 7.00 day of May, 2025, by Darcie Hartman, as Petition Circulator.

Witness my official hand and seal.
My commission expires: 9/30/2028 DAN#20084033388-949081

(SEAL) SHANNON EKLUND
NOTARY PUBLIC
STATE OF COLORADO
Notary ID: 20084033388
My commission expires 9/30/2028

DocuSigned by: Shannon Eklund
Notary Public

**EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY**

A PARCEL OF LAND BEING TRACT C AND A PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS SHOWN ON TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972; THAT PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 8816440; PORTIONS OF PARCEL NO.'S RW-15, RW-16, AND RW-17 AS DESCRIBED BY THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021053518 AND THOSE TWO (2) PARCELS AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020899; ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'37" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A BENT #6 REBAR, WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 21 AND 22, THENCE S 89° 28' 35" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT, A DISTANCE OF 651.86 FEET TO THE SOUTHWEST CORNER OF TRACT C, SAID TWIN OAKS PLAT, ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT AND THE POINT OF BEGINNING;

THENCE N 59° 21' 57" E, ALONG THE COMMON LINE OF SAID TRACT C AND SAID TERRITORIAL ROAD, A DISTANCE OF 172.31 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 706.50 FEET, A CENTRAL ANGLE OF 01° 45' 31" AND AN ARC LENGTH OF 21.68 FEET, THE CHORD OF WHICH BEARS N 05° 37' 59" E, A DISTANCE OF 21.68 FEET;

THENCE N 04° 45' 10" E, A DISTANCE OF 52.15 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT ON THE SOUTHERLY LINE OF SAID PARCEL NO. RW-17;

THENCE N 02° 03' 11" W, A DISTANCE OF 152.77 FEET TO THE COMMON CORNER OF SAID PARCEL NO. RW-17 AND SAID PARCEL NO. RW-16 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID PARCEL NO. RW-16 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 07° 21' 55" AND AN ARC LENGTH OF 31.75 FEET, THE CHORD OF WHICH BEARS N 17° 12' 56" E, A DISTANCE OF 31.73 FEET;
2. N 13° 31' 59" E, A DISTANCE OF 157.59 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 13° 57' 26" AND AN ARC LENGTH OF 161.99 FEET, THE CHORD OF WHICH BEARS N 20° 30' 42" E, A DISTANCE OF 161.59 FEET TO THE EASTERLY CORNER OF THE REMAINDER OF LOT 58, TWIN OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 248925;

THENCE N 37° 58' 39" E, A DISTANCE OF 102.94 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-16, ALSO BEING A POINT ON THE SOUTH LINE OF CLARKES CIRCLE RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT;

THENCE N 37° 58' 39" E, A DISTANCE OF 79.79 FEET TO A POINT ON THE NORTH LINE OF SAID CLARKES CIRCLE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID PARCEL NO. RW-15;

THENCE N 37° 58' 39" E, A DISTANCE OF 31.48 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-15 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE NORTH LINE OF SAID PARCEL RW-15 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, A

CENTRAL ANGLE OF 09° 08' 48" AND AN ARC LENGTH OF 89.40 FEET, THE CHORD OF WHICH BEARS N 46° 17' 31" E, A DISTANCE OF 89.30 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT, BEING THE NORTH CORNER OF SAID PARCEL NO. RW-15, AND BEING THE NORTHWEST CORNER OF PARCEL NO. RW-14, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020898, SAID DOUGLAS COUNTY RECORDS;

THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TWIN OAKS PLAT AND ALONG THE COMMON LINE OF SAID PARCEL NO. RW-15 AND SAID PARCEL NO. RW-14, A DISTANCE OF 90.44 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. RW-15, BEING THE NORTHEAST CORNER OF SAID CLARK'S CIRCLE RIGHT-OF-WAY AND NORTHWEST CORNER OF THAT PORTION OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;

THENCE N 89° 40' 41" E, ALONG THE NORTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1628.83 FEET TO A POINT ON THE WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE S 15° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 62.30 FEET TO A POINT ON THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;

THENCE S 89° 40' 41" W, ALONG THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1599.62 FEET TO THE SOUTHWEST CORNER OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, ALSO BEING A POINT ON THE EASTERLY LINE OF THAT PORTION OF TERRITORIAL ROAD, AS SHOWN ON SAID TWIN OAKS PLAT, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE COMMON LINE OF SAID PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING TWO (2) COURSES:

1. S 17° 17' 13" W, A DISTANCE OF 534.53 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31° 52' 19" AND AN ARC LENGTH OF 110.69 FEET,

THE CHORD OF WHICH BEARS S33°13'23"W, A DISTANCE OF 109.26 FEET TO THE NORTH CORNER OF SAID TRACT C;

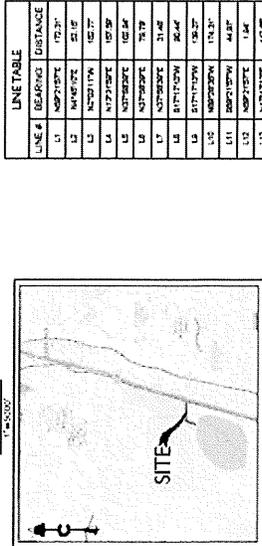
THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 139.27 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;

THENCE N 89° 28' 35" W, ALONG THE SOUTH LINE OF SAID TRACT C, A DISTANCE OF 174.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 204,543 SQUARE FEET OR 4.696 ACRES, MORE OR LESS.

EXHIBIT B
ANNEXATION BOUNDARY MAP
(see attached)

TERRITORIAL ROAD ANNEXATION MAP
SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO



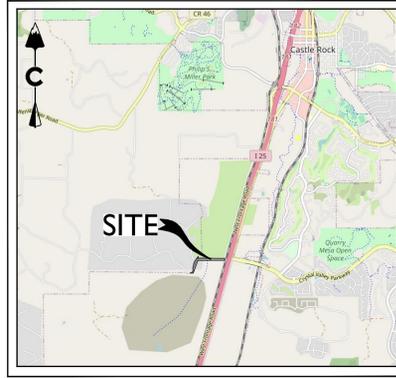
LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°15'27"E	172.31'
L2	N49°52'52"E	152.37'
L3	N29°21'04"E	152.37'
L4	N17°31'52"E	152.37'
L5	N10°58'52"E	152.37'
L6	N07°09'52"E	152.37'
L7	N03°10'52"E	152.37'
L8	S11°11'04"W	152.37'
L9	S07°12'04"W	152.37'
L10	S03°13'04"W	152.37'
L11	S00°14'04"W	152.37'
L12	S00°14'04"W	152.37'
L13	N07°11'12"E	152.37'
L14	N13°10'12"E	152.37'
L15	N19°09'12"E	152.37'
L16	N25°08'12"E	152.37'
L17	N31°07'12"E	152.37'
L18	N37°06'12"E	152.37'
L19	N43°05'12"E	152.37'
L20	N49°04'12"E	152.37'
L21	N55°03'12"E	152.37'
L22	N61°02'12"E	152.37'
L23	N67°01'12"E	152.37'
L24	N73°00'12"E	152.37'
L25	N79°00'12"E	152.37'
L26	N85°00'12"E	152.37'
L27	N91°00'12"E	152.37'
L28	N97°00'12"E	152.37'
L29	N103°00'12"E	152.37'
L30	N109°00'12"E	152.37'
L31	N115°00'12"E	152.37'
L32	N121°00'12"E	152.37'
L33	N127°00'12"E	152.37'
L34	N133°00'12"E	152.37'
L35	N139°00'12"E	152.37'
L36	N145°00'12"E	152.37'
L37	N151°00'12"E	152.37'
L38	N157°00'12"E	152.37'
L39	N163°00'12"E	152.37'
L40	N169°00'12"E	152.37'
L41	N175°00'12"E	152.37'
L42	N181°00'12"E	152.37'
L43	N187°00'12"E	152.37'
L44	N193°00'12"E	152.37'
L45	N199°00'12"E	152.37'
L46	N205°00'12"E	152.37'
L47	N211°00'12"E	152.37'
L48	N217°00'12"E	152.37'
L49	N223°00'12"E	152.37'
L50	N229°00'12"E	152.37'
L51	N235°00'12"E	152.37'
L52	N241°00'12"E	152.37'
L53	N247°00'12"E	152.37'
L54	N253°00'12"E	152.37'
L55	N259°00'12"E	152.37'
L56	N265°00'12"E	152.37'
L57	N271°00'12"E	152.37'
L58	N277°00'12"E	152.37'
L59	N283°00'12"E	152.37'
L60	N289°00'12"E	152.37'
L61	N295°00'12"E	152.37'
L62	N301°00'12"E	152.37'
L63	N307°00'12"E	152.37'
L64	N313°00'12"E	152.37'
L65	N319°00'12"E	152.37'
L66	N325°00'12"E	152.37'
L67	N331°00'12"E	152.37'
L68	N337°00'12"E	152.37'
L69	N343°00'12"E	152.37'
L70	N349°00'12"E	152.37'
L71	N355°00'12"E	152.37'
L72	N361°00'12"E	152.37'
L73	N367°00'12"E	152.37'
L74	N373°00'12"E	152.37'
L75	N379°00'12"E	152.37'
L76	N385°00'12"E	152.37'
L77	N391°00'12"E	152.37'
L78	N397°00'12"E	152.37'
L79	N403°00'12"E	152.37'
L80	N409°00'12"E	152.37'
L81	N415°00'12"E	152.37'
L82	N421°00'12"E	152.37'
L83	N427°00'12"E	152.37'
L84	N433°00'12"E	152.37'
L85	N439°00'12"E	152.37'
L86	N445°00'12"E	152.37'
L87	N451°00'12"E	152.37'
L88	N457°00'12"E	152.37'
L89	N463°00'12"E	152.37'
L90	N469°00'12"E	152.37'
L91	N475°00'12"E	152.37'
L92	N481°00'12"E	152.37'
L93	N487°00'12"E	152.37'
L94	N493°00'12"E	152.37'
L95	N499°00'12"E	152.37'
L96	N505°00'12"E	152.37'
L97	N511°00'12"E	152.37'
L98	N517°00'12"E	152.37'
L99	N523°00'12"E	152.37'
L100	N529°00'12"E	152.37'
L101	N535°00'12"E	152.37'
L102	N541°00'12"E	152.37'
L103	N547°00'12"E	152.37'
L104	N553°00'12"E	152.37'
L105	N559°00'12"E	152.37'
L106	N565°00'12"E	152.37'
L107	N571°00'12"E	152.37'
L108	N577°00'12"E	152.37'
L109	N583°00'12"E	152.37'
L110	N589°00'12"E	152.37'
L111	N595°00'12"E	152.37'
L112	N601°00'12"E	152.37'
L113	N607°00'12"E	152.37'
L114	N613°00'12"E	152.37'
L115	N619°00'12"E	152.37'
L116	N625°00'12"E	152.37'
L117	N631°00'12"E	152.37'
L118	N637°00'12"E	152.37'
L119	N643°00'12"E	152.37'
L120	N649°00'12"E	152.37'
L121	N655°00'12"E	152.37'
L122	N661°00'12"E	152.37'
L123	N667°00'12"E	152.37'
L124	N673°00'12"E	152.37'
L125	N679°00'12"E	152.37'
L126	N685°00'12"E	152.37'
L127	N691°00'12"E	152.37'
L128	N697°00'12"E	152.37'
L129	N703°00'12"E	152.37'
L130	N709°00'12"E	152.37'
L131	N715°00'12"E	152.37'
L132	N721°00'12"E	152.37'
L133	N727°00'12"E	152.37'
L134	N733°00'12"E	152.37'
L135	N739°00'12"E	152.37'
L136	N745°00'12"E	152.37'
L137	N751°00'12"E	152.37'
L138	N757°00'12"E	152.37'
L139	N763°00'12"E	152.37'
L140	N769°00'12"E	152.37'
L141	N775°00'12"E	152.37'
L142	N781°00'12"E	152.37'
L143	N787°00'12"E	152.37'
L144	N793°00'12"E	152.37'
L145	N799°00'12"E	152.37'
L146	N805°00'12"E	152.37'
L147	N811°00'12"E	152.37'
L148	N817°00'12"E	152.37'
L149	N823°00'12"E	152.37'
L150	N829°00'12"E	152.37'
L151	N835°00'12"E	152.37'
L152	N841°00'12"E	152.37'
L153	N847°00'12"E	152.37'
L154	N853°00'12"E	152.37'
L155	N859°00'12"E	152.37'
L156	N865°00'12"E	152.37'
L157	N871°00'12"E	152.37'
L158	N877°00'12"E	152.37'
L159	N883°00'12"E	152.37'
L160	N889°00'12"E	152.37'
L161	N895°00'12"E	152.37'
L162	N901°00'12"E	152.37'
L163	N907°00'12"E	152.37'
L164	N913°00'12"E	152.37'
L165	N919°00'12"E	152.37'
L166	N925°00'12"E	152.37'
L167	N931°00'12"E	152.37'
L168	N937°00'12"E	152.37'
L169	N943°00'12"E	152.37'
L170	N949°00'12"E	152.37'
L171	N955°00'12"E	152.37'
L172	N961°00'12"E	152.37'
L173	N967°00'12"E	152.37'
L174	N973°00'12"E	152.37'
L175	N979°00'12"E	152.37'
L176	N985°00'12"E	152.37'
L177	N991°00'12"E	152.37'
L178	N997°00'12"E	152.37'
L179	N1003°00'12"E	152.37'
L180	N1009°00'12"E	152.37'
L181	N1015°00'12"E	152.37'
L182	N1021°00'12"E	152.37'
L183	N1027°00'12"E	152.37'
L184	N1033°00'12"E	152.37'
L185	N1039°00'12"E	152.37'
L186	N1045°00'12"E	152.37'
L187	N1051°00'12"E	152.37'
L188	N1057°00'12"E	152.37'
L189	N1063°00'12"E	152.37'
L190	N1069°00'12"E	152.37'
L191	N1075°00'12"E	152.37'
L192	N1081°00'12"E	152.37'
L193	N1087°00'12"E	152.37'
L194	N1093°00'12"E	152.37'
L195	N1099°00'12"E	152.37'
L196	N1105°00'12"E	152.37'
L197	N1111°00'12"E	152.37'
L198	N1117°00'12"E	152.37'
L199	N1123°00'12"E	152.37'
L200	N1129°00'12"E	152.37'
L201	N1135°00'12"E	152.37'
L202	N1141°00'12"E	152.37'
L203	N1147°00'12"E	152.37'
L204	N1153°00'12"E	152.37'
L205	N1159°00'12"E	152.37'
L206	N1165°00'12"E	152.37'
L207	N1171°00'12"E	152.37'
L208	N1177°00'12"E	152.37'
L209	N1183°00'12"E	152.37'
L210	N1189°00'12"E	152.37'
L211	N1195°00'12"E	152.37'
L212	N1201°00'12"E	152.37'
L213	N1207°00'12"E	152.37'
L214	N1213°00'12"E	152.37'
L215	N1219°00'12"E	152.37'
L216	N1225°00'12"E	152.37'
L217	N1231°00'12"E	152.37'
L218	N1237°00'12"E	152.37'
L219	N1243°00'12"E	152.37'
L220	N1249°00'12"E	152.37'
L221	N1255°00'12"E	152.37'
L222	N1261°00'12"E	152.37'
L223	N1267°00'12"E	152.37'
L224	N1273°00'12"E	152.37'
L225	N1279°00'12"E	152.37'
L226	N1285°00'12"E	152.37'
L227	N1291°00'12"E	152.37'
L228	N1297°00'12"E	152.37'
L229	N1303°00'12"E	152.37'
L230	N1309°00'12"E	152.37'
L231	N1315°00'12"E	152.37'
L232	N1321°00'12"E	152.37'
L233	N1327°00'12"E	152.37'
L234	N1333°00'12"E	152.37'
L235	N1339°00'12"E	152.37'
L236	N1345°00'12"E	152.37'
L237	N1351°00'12"E	152.37'
L238	N1357°00'12"E	152.37'
L239	N1363°00'12"E	152.37'
L240	N1369°00'12"E	152.37'
L241	N1375°00'12"E	152.37'
L242	N1381°00'12"E	152.37'
L243	N1387°00'12"E	152.37'
L244	N1393°00'12"E	152.37'
L245	N1399°00'12"E	152.37'
L246	N1405°00'12"E	152.37'
L247	N1411°00'12"E	152.37'
L248	N1417°00'12"E	152.37'
L249	N1423°00'12"E	152.37'
L250	N1429°00'12"E	152.37'
L251	N1435°00'12"E	152.37'
L252	N1441°00'12"E	152.37'
L253	N1447°00'12"E	152.37'
L254	N1453°00'12"E	152.37'
L255	N1459°00'12"E	152.37'
L256	N1465°00'12"E	152.37'
L257	N1471°00'12"E	152.37'
L258	N1477°00'12"E	152.37'
L259	N1483°00'12"E	152.37'
L260	N1489°00'12"E	152.37'
L261	N1495°00'12"E	152.37'
L262	N1501°00'12"E	152.37'
L263	N1507°00'12"E	152.37'
L264	N1513°00'12"E	152.37'
L265	N1519°00'12"E	152.37'
L266	N1525°00'12"E	152.37'
L267	N1531°00'12"E	152.37'
L268	N1537°00'12"E	152.37'
L269	N1543°00'12"E	152.37'
L270	N1549°00'12"E	152.37'
L271	N1555°00'12"E	152.37'
L272	N1561°00'12"E	152.37'
L273	N1567°00'12"E	152.37'
L274	N1573°00'12"E	152.37'
L275	N1579°00'12"E	152.37'
L276	N1585°00'12"E	152.37'
L277	N1591°00'12"E	152.37'
L278	N1597°00'12"E	152.37'
L279	N1603°00'12"E	152.37'
L280	N1609°00'12"E	152.37'
L281	N1615°00'12"E	152.37'
L282	N1621°00'12"E	152.37'
L283	N1627°00'12"E	152.37'
L284	N1633°00'12"E	152.37'
L285	N1639°00'12"E	152.37'
L286	N1645°00'12"E	152.37'
L287	N1651°00'12"E	152.37'
L288	N1657°00'12"E	152.37'
L289	N1663°00'12"E	152.37'
L290	N1669°00'12"E	152.37'
L291	N1675°00'12"E	152.37'
L292	N1681°00'12"E	152.37'
L293	N1687°00'12"E	152.37'
L294	N1693°00'12"E	152.37'
L295	N1699°00'12"E	152.37'
L296	N1705°00'12"E	152.37'
L297	N1711°00'12"E	152.37'
L298	N1717°00'12"E	152.37'
L299	N1723°00'12"E	152.37'
L300	N1729°00'12"E	152.37'
L301	N1735°00'12"E	152.37'
L302	N1741°00'12"E	152.37'
L303	N1747°00'12"E	152.37'
L304	N1753°00'12"E	152.37'
L305	N1759°00'12"E	152.37'
L306	N1765°00'12"E	152.37'
L307	N1771°00'12"E	152.37'
L308	N1777°00'12"E	152.37'
L309	N1783°00'12"E	152.37'
L310	N1789°00'12"E	152

TERRITORIAL ROAD ANNEXATION MAP

SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP
1"=5000'



LINE #	BEARING	DISTANCE
L1	N59°21'57"E	172.31'
L2	N4°45'10"E	52.15'
L3	N2°03'11"W	152.77'
L4	N13°31'59"E	157.59'
L5	N37°58'39"E	102.94'
L6	N37°58'39"E	79.79'
L7	N38°21'43"E	31.65'
L8	S17°17'13"W	90.50'
L9	S17°17'13"W	139.27'
L10	N89°28'35"W	174.31'
L11	S59°21'57"W	44.97'
L12	N59°21'57"E	1.94'
L13	N17°17'13"W	442.65'
L14	N89°50'13"E	57.05'
L15	N17°17'13"E	693.02'
L16	S4°45'10"W	27.10'
L17	N89°40'41"E	36.47'
L18	S0°32'08"E	60.00'

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	706.50'	1°45'31"	21.68'	N5°37'59"E	21.68'
C2	247.00'	7°21'55"	31.75'	N17°12'56"E	31.73'
C3	665.00'	13°57'26"	161.99'	N20°30'42"E	161.59'
C4	560.00'	9°07'54"	89.25'	N46°09'19"E	89.16'
C5	198.98'	31°52'19"	110.69'	S33°13'23"W	109.26'
C6	198.98'	10°12'25"	35.45'	S54°15'45"W	35.40'
C7	138.98'	42°04'44"	102.07'	N38°19'35"E	99.79'
C8	53.56'	88°59'25"	83.19'	N27°12'29"W	75.07'
C9	198.98'	27°01'57"	93.88'	N35°38'34"E	93.01'
C10	695.00'	27°21'55"	331.94'	S18°26'08"W	328.80'
C11	109.00'	15°29'44"	29.48'	N7°12'44"E	29.39'
C12	293.00'	12°21'41"	63.21'	S21°28'38"W	63.09'

POINT OF COMMENCEMENT
S 1/16 COR. SECTION 21/22,
T8S, R67W, 6TH P.M.
FOUND 1" DIAMETER PIPE W/ 2" DIAMETER ALUMINUM CAP
STAMPED "LS 6935 - 1988"
MATCHES MONUMENT RECORD DATED 07/27/2018

SE 1/16 COR. SECTION 21,
T8S, R67W, 6TH P.M.
FOUND BENT #6 REBAR,
W/ 2-1/2" DIAMETER ALUMINUM CAP
STAMPED "LS 6935"

BASIS OF BEARINGS
N89°55'37"W
NORTH LINE, SE1/4, SE1/4,
SEC. 21, T8S, R67W, 6TH P.M.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACT C AND A PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS SHOWN ON TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972; THAT PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 8816440; PORTIONS OF PARCEL NO. 'S RW-15, RW-16, AND RW-17 AS DESCRIBED BY THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021053518 AND THOSE TWO (2) PARCELS AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020899, ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'37" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A BENT #6 REBAR, WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 21 AND 22, THENCE S 89° 28' 35" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT, A DISTANCE OF 651.86 FEET TO THE SOUTHWEST CORNER OF TRACT C, SAID TWIN OAKS PLAT, ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT AND THE POINT OF BEGINNING;

THENCE N 59° 21' 57" E, ALONG THE COMMON LINE OF SAID TRACT C AND SAID TERRITORIAL ROAD, A DISTANCE OF 172.31 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 706.50 FEET, A CENTRAL ANGLE OF 01° 45' 31" AND AN ARC LENGTH OF 21.68 FEET, THE CHORD OF WHICH BEARS N 05° 37' 59" E, A DISTANCE OF 21.68 FEET;

THENCE N 04° 45' 10" E, A DISTANCE OF 52.15 FEET TO A POINT ON THE NORTH-WESTERLY LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT ON THE SOUTHERLY LINE OF SAID PARCEL NO. RW-17;

THENCE N 02° 03' 11" W, A DISTANCE OF 152.77 FEET TO THE COMMON CORNER OF SAID PARCEL NO. RW-17 AND SAID PARCEL NO. RW-16 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID PARCEL NO. RW-16 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 07° 21' 55" AND AN ARC LENGTH OF 31.75 FEET, THE CHORD OF WHICH BEARS N 17° 12' 56" E, A DISTANCE OF 31.73 FEET;
2. N 13° 31' 59" E, A DISTANCE OF 157.59 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 13° 57' 26" AND AN ARC LENGTH OF 161.99 FEET, THE CHORD OF WHICH BEARS N 20° 30' 42" E, A DISTANCE OF 161.59 FEET TO THE EASTERLY CORNER OF THE REMAINDER OF LOT 58, TWIN OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 248925;

THENCE N 37° 58' 39" E, A DISTANCE OF 102.94 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-16, ALSO BEING A POINT ON THE SOUTH LINE OF CLARKE'S CIRCLE RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT;

THENCE N 37° 58' 39" E, A DISTANCE OF 79.79 FEET TO A POINT ON THE NORTH LINE OF SAID CLARKE'S CIRCLE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID PARCEL NO. RW-15;

LEGAL DESCRIPTION (CONTINUED)

THENCE N 38° 21' 43" E, A DISTANCE OF 31.65 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-15 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE NORTH LINE OF SAID PARCEL RW-15 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 09° 07' 54" AND AN ARC LENGTH OF 89.25 FEET, THE CHORD OF WHICH BEARS N 46° 09' 19" E, A DISTANCE OF 89.16 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT, BEING THE NORTH CORNER OF SAID PARCEL NO. RW-15, AND BEING THE NORTHWEST CORNER OF PARCEL NO. RW-14, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020898, SAID DOUGLAS COUNTY RECORDS;

THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TWIN OAKS PLAT AND ALONG THE COMMON LINE OF SAID PARCEL NO. RW-15 AND SAID PARCEL NO. RW-14, A DISTANCE OF 90.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. RW-15, BEING THE NORTHEAST CORNER OF SAID CLARKE'S CIRCLE RIGHT-OF-WAY AND NORTHWEST CORNER OF THAT PORTION OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;

THENCE N 89° 40' 41" E, ALONG THE NORTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1628.83 FEET TO A POINT ON THE WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE S 15° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 62.30 FEET TO A POINT ON THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;

THENCE S 89° 40' 41" W, ALONG THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1599.62 FEET TO THE SOUTHWEST CORNER OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, ALSO BEING A POINT ON THE EASTERLY LINE OF THAT PORTION OF TERRITORIAL ROAD, AS SHOWN ON SAID TWIN OAKS PLAT, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE COMMON LINE OF SAID PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING TWO (2) COURSES:

1. S 17° 17' 13" W, A DISTANCE OF 534.53 FEET TO A POINT OF CURVATURE;
 2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31° 52' 19" AND AN ARC LENGTH OF 110.69 FEET, THE CHORD OF WHICH BEARS S33°13'23"W, A DISTANCE OF 109.26 FEET TO THE NORTH CORNER OF SAID TRACT C;
- THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 139.27 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;
- THENCE N 89° 28' 35" W, ALONG THE SOUTH LINE OF SAID TRACT C, A DISTANCE OF 174.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 204,745 SQUARE FEET OR 4.700 ACRES, MORE OR LESS.

CONTIGUITY STATEMENT

TOTAL ACREAGE OF ANNEXATION BOUNDARY= 4.700 ACRES

PERIMETER OF BOUNDARY = 5,393.93 FEET
1/6 OF PERIMETER BOUNDARY = 898.99 FEET
CONTIGUITY WITH TOWN BOUNDARY = 4,340.04 FEET

TOWN COUNCIL APPROVAL

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE DAY OF _____, 20__.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

SURVEYOR'S CERTIFICATE

I, JEFFREY C. ANTON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT MORE THAN ONE SIXTH (1/6) 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 THIS ANNEXATION MAP COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO

JEFFREY C. ANTON
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38818
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY

AT _____, M., ON THE _____ DAY OF _____, 20__ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY:

DEPUTY _____

ENGINEER AND SURVEYOR
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
(303) 703-4444

TERRITORIAL ROAD ANNEXATION MAP
SEC. 22, T8S, R67W, 6TH P.M.
COUNTY OF DOUGLAS, COLORADO

DATE: 03/07/25
CAD: K.B.
QA/QC: JCA

JOB NO. 20-224

SHEET 1 OF 1

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
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