

## PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

The undersigned, being a “Landowner” as defined in Section 31-12-103(6), C.R.S., hereby petitions the Town of Castle Rock (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 Landowner requests to be annexed to the municipality is attached hereto as *Exhibit A* (the “Property”)
2. It is desirable and necessary that the above-described 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.



AFFIDAVIT OF CIRCULATOR IN SUPPORT OF PETITION

STATE OF COLORADO )
) ss.
COUNTY OF DOUGLAS )

Matt Gohl, 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 Landowner.
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 Landowner.

CIRCULATOR

DocuSigned by:
M Gohl
Matt Gohl, Assistant Town Manager

STATE OF COLORADO )
) ss.
COUNTY OF DOUGLAS )

The foregoing instrument was subscribed and sworn before me this 25 day of March, 2024, by Matt Gohl, as Assistant Town Manager and Petition Circulator.

Witness my official hand and seal.
My commission expires: 9/30/2024 DAN#20084033388-908725

SHANNON EKLUND
NOTARY PUBLIC
STATE OF COLORADO
Notary ID: 20084033388
My commission expires 9/30/2024

DocuSigned by:
Shannon Eklund
Notary Public

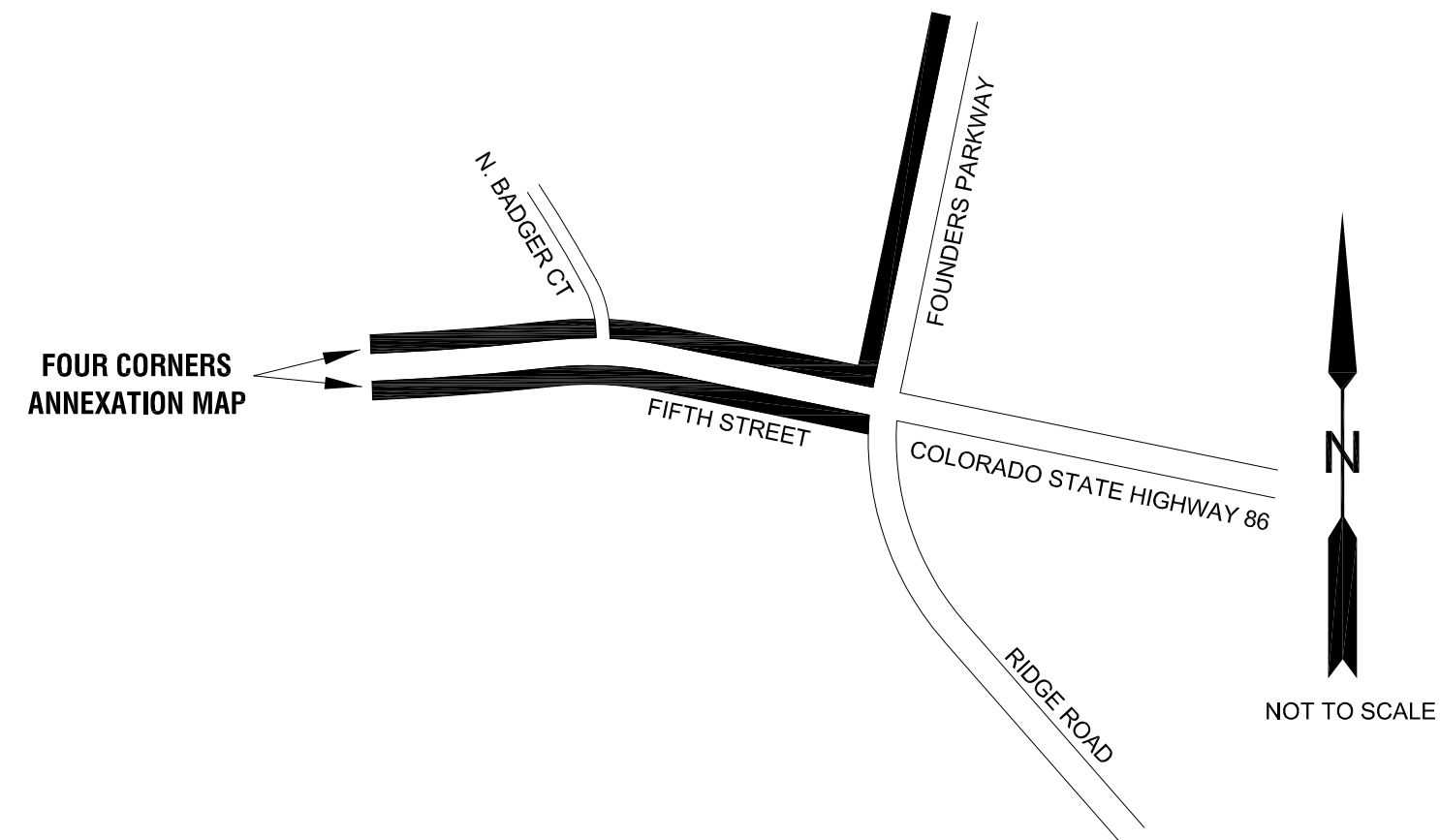
**EXHIBIT A**  
**The Property**

- 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

**EXHIBIT B**  
**Annexation Map**  
**(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 RIGHT OF WAY PARCELS OF LAND BEING DESCRIBED IN THE FOLLOWING SIX RECEPTION NO. 8926107, 8926108, 9226005, 9532041, 2013014673 AND 2022070872, 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 6, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 3.25" ALUMINUM CAP STAMPED TST LS 12406 1985 AND AT THE EAST QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED W.C. 5FT LPI PLS 23521 2009. SAID LINE IS ASSUMED TO BEAR N 01°18'40" W.

### CONTIGUITY PARCEL 1

COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 1, THENCE N 44°18'26" W, A DISTANCE OF 237.27 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 8926107, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 8926107 AND SAID RECEPTION NO. 8926108 THE FOLLOWING SEVEN (7) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2185.00 FEET, A CENTRAL ANGLE OF 04°57'47", AN ARC LENGTH OF 189.27 FEET, WHOSE CHORD BEARS N 82°49'56" W, A DISTANCE OF 189.21 FEET;
- 2) N 79°20'14" W, A DISTANCE OF 146.07 FEET;
- 3) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2205.00 FEET, A CENTRAL ANGLE OF 09°39'01", AN ARC LENGTH OF 371.39 FEET, WHOSE CHORD BEARS S 86°07'08" W, A DISTANCE OF 370.95 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 8926108;
- 4) N 14°32'33" W, A DISTANCE OF 20.30 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 8926108;
- 5) N 81°54'57" E, A DISTANCE OF 15.80 FEET;
- 6) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2242.00 FEET, A CENTRAL ANGLE OF 16°41'36", AN ARC LENGTH OF 653.22 FEET, WHOSE CHORD BEARS S 89°51'19" E, A DISTANCE OF 650.91 FEET;
- 7) S 41°06'15" E, A DISTANCE OF 60.72 FEET TO THE POINT OF BEGINNING.

CONTIGUITY PARCEL 1 CONTAINS 18,260 SQUARE FEET OR 0.42 ACRES MORE OR LESS.

### CONTIGUITY PARCEL 2

COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 1, THENCE N 12°02'11" E, A DISTANCE OF 263.43 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 9532041, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 9532041, RECEPTION NO. 2013014673 AND RECEPTION NO. 2022070872 THE FOLLOWING TWENTY SIX (26) COURSES:

- 1) N 78°12'25" W, A DISTANCE OF 113.27 FEET;
- 2) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2332.09 FEET, A CENTRAL ANGLE OF 09°12'29", AN ARC LENGTH OF 374.80 FEET, WHOSE CHORD BEARS N 82°48'40" W, A DISTANCE OF 374.39 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2013014673;
- 3) ALONG A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 208.51 FEET, A CENTRAL ANGLE OF 06°53'25", AN ARC LENGTH OF 25.07 FEET, WHOSE CHORD BEARS N 01°19'40" W, A DISTANCE OF 25.06 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2013014673;
- 4) ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 2357.00 FEET, A CENTRAL ANGLE OF 05°52'41", AN ARC LENGTH OF 241.81 FEET, WHOSE CHORD BEARS S 84°31'05" E, A DISTANCE OF 241.70 FEET;
- 5) ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 69.00 FEET, A CENTRAL ANGLE OF 13°20'31", AN ARC LENGTH OF 16.07 FEET, WHOSE CHORD BEARS S 88°15'01" E, A DISTANCE OF 16.03 FEET;
- 6) N 85°04'45" E, A DISTANCE OF 63.84 FEET;
- 7) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 94.00 FEET, A CENTRAL ANGLE OF 12°09'55", AN ARC LENGTH OF 19.96 FEET, WHOSE CHORD BEARS N 36°13'24" E, A DISTANCE OF 19.92 FEET TO THE MOST NORTHWEST CORNER OF SAID RECEPTION NO. 9532041;
- 8) N 87°10'50" E, A DISTANCE OF 9.74 FEET;
- 9) N 88°09'06" E, A DISTANCE OF 61.31 FEET;
- 10) S 87°04'24" E, A DISTANCE OF 18.52 FEET;
- 11) S 83°20'56" E, A DISTANCE OF 39.83 FEET;
- 12) S 80°55'08" E, A DISTANCE OF 37.20 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2022070872 (RW 10);
- 13) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 187.00 FEET, A CENTRAL ANGLE OF 12°20'57", AN ARC LENGTH OF 40.30 FEET, WHOSE CHORD BEARS N 16°32'31" E, A DISTANCE OF 40.23 FEET;
- 14) N 10°22'35" E, A DISTANCE OF 126.41 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2022070872 (RW 10);
- 15) N 10°22'35" E, A DISTANCE OF 125.25 FEET;
- 16) N 14°36'24" E, A DISTANCE OF 50.48 FEET;
- 17) N 14°36'24" E, A DISTANCE OF 54.35 FEET;
- 18) N 06°01'17" E, A DISTANCE OF 12.89 FEET;
- 19) N 10°41'03" W, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2022070872 (RW 22);
- 20) N 78°48'00" E, A DISTANCE OF 46.42 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2022070872 (RW 22);
- 21) S 06°26'01" E, A DISTANCE OF 37.34 FEET;
- 22) S 10°22'19" W, A DISTANCE OF 216.98 FEET;
- 23) S 06°01'17" W, A DISTANCE OF 81.15 FEET;
- 24) S 15°23'59" W, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2022070872 (RW 10);
- 25) S 15°14'16" W, A DISTANCE OF 169.70 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2022070872 (RW 10);
- 26) S 15°39'57" W, A DISTANCE OF 85.91 FEET TO THE POINT OF BEGINNING.

CONTIGUITY PARCEL 3 CONTAINS 31,744 SQUARE FEET OR 0.73 ACRES MORE OR LESS.

## LEGAL DESCRIPTION FOR FOUR CORNERS ANNEXATION MAP

### CONTIGUITY PARCEL 2

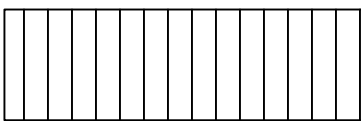
COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 1, THENCE N 69°49'39" W, A DISTANCE OF 898.44 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 9226005, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 9226005 THE FOLLOWING FOUR (4) COURSES:

- 1) N 02°21'52" W, A DISTANCE OF 25.10 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 9226005;
- 2) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2357.00 FEET, A CENTRAL ANGLE OF 09°09'48", AN ARC LENGTH OF 376.95 FEET, WHOSE CHORD BEARS N 87°04'22" E, A DISTANCE OF 376.55 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 9226005;
- 3) ALONG A COMPOUND CURVE TO THE RIGHT WITH A RADIUS OF 168.51 FEET, A CENTRAL ANGLE OF 08°31'31", AN ARC LENGTH OF 25.07 FEET, WHOSE CHORD BEARS S 02°08'22" E, A DISTANCE OF 25.05 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 9226005;
- 4) ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 2332.00 FEET, A CENTRAL ANGLE OF 09°15'33", AN ARC LENGTH OF 376.86 FEET, WHOSE CHORD BEARS S 87°03'54" W, A DISTANCE OF 376.45 FEET TO THE POINT OF BEGINNING.

CONTIGUITY PARCEL 2 CONTAINS 9,429 SQUARE FEET OR 0.22 ACRES MORE OR LESS.

## CONTIGUITY ANNEXATION LEGEND

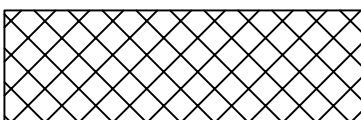


THIS HATCH INDICATES STATE HIGHWAY 86 ANNEXATION PLAT AS RECORDED UNDER RECEPTION NO. 2007080826 DATED OCTOBER 12, 2007.

PARCEL 1 CONTIGUITY LENGTH 669.02 FEET

PARCEL 2 CONTIGUITY LENGTH 376.86 FEET

PARCEL 3 CONTIGUITY LENGTH 488.07 FEET



THIS HATCH INDICATES RIDGE ROAD ANNEXATION NO. 2 AS RECORDED UNDER RECEPTION NO. 2004053766 DATED MAY 26, 2004.

PARCEL 1 CONTIGUITY LENGTH 60.72 FEET

## CONTIGUITY PARCEL 1

|                      |                |
|----------------------|----------------|
| TOTAL PERIMETER      | 1,456.76 FEET  |
| 1/6 TOTAL PERIMETER  | 242.79 FEET    |
| CONTIGUOUS PERIMETER | 729.74 FEET    |
| PERCENT CONTIGUITY   | 50.00%         |
| TOTAL AREA           | 0.42 +/- ACRES |

## CONTIGUITY PARCEL 2

|                      |                |
|----------------------|----------------|
| TOTAL PERIMETER      | 803.99 FEET    |
| 1/6 TOTAL PERIMETER  | 134.00 FEET    |
| CONTIGUOUS PERIMETER | 376.86 FEET    |
| PERCENT CONTIGUITY   | 46.87%         |
| TOTAL AREA           | 0.22 +/- ACRES |

## CONTIGUITY PARCEL 3

|                      |                |
|----------------------|----------------|
| TOTAL PERIMETER      | 2,233.61 FEET  |
| 1/6 TOTAL PERIMETER  | 372.27 FEET    |
| CONTIGUOUS PERIMETER | 488.07 FEET    |
| PERCENT CONTIGUITY   | 21.85%         |
| TOTAL AREA           | 0.73 +/- ACRES |

## TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED 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 BLOCK

SUBSCRIBED AND SWORN 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 RECORDER'S 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<br>100 WILCOX STREET<br>CASTLE ROCK, CO 80104  |
| SURVEYOR: | TRUE NORTH SURVEYING AND MAPPING, LLC<br>WILLIAM G. BUNTROCK, PLS<br>9623 MALLARD POND WAY<br>LITTLETON, CO 80125<br>BILLB@TRUENORTHSURVEY.COM |

## VICINITY MAP

## NOTE

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

## GENERAL NOTES

1. NOTICE - ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
5. EASEMENTS ARE NOT SHOWN.
6. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

## BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 3.25" ALUMINUM CAP STAMPED TST LS 12046 AND AT THE EAST QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED W.C. 5 FT PLS 23521 2009 WHICH IS ASSUMED TO BEAR N 01°18'40" W.

## SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, 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 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 PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

# DRAFT R1

WILLIAM G. BUNTROCK, PLS 35585 DATE \_\_\_\_\_

|   |          |              |            |
|---|----------|--------------|------------|
| State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic |          |              |            |
| HORZ. SCALE:  | 1" = 50' | PROJECT NO:  | TN 23073   |
| VERT. SCALE:  | N/A      | DATE:        | 12/02/2023 |
| FIELD CREW:   | N/A      | FIELD DATE:  | N/A        |
|   |          | DRAFTED BY:  | BB         |
|   |          | APPROVED BY: | BB         |

| REV | DATE     | DESCRIPTION   |
|-----|----------|---------------|
| 1   | 02/27/24 | TOWN COMMENTS |
|     |          |               |
|     |          |               |
|     |          |               |
|     |          |               |

SHEET NUMBER  
**1 OF 2**

PROJECT NUMBER IS  
ANX24-0001



Our Passion Shows | Since 2008  
 9623 Mallard Pond Way Littleton, Co 80125  
 Phone: 303-484-8886 Fax: 303-948-1854  
 www.TRUENORTHSURVEY.COM



## PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

The undersigned, being a “Landowner” as defined in Section 31-12-103(6), C.R.S., hereby petitions the Town of Castle Rock (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 Landowner requests to be annexed to the municipality is attached hereto as *Exhibit A* (the “Property”)
2. It is desirable and necessary that the above-described 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.



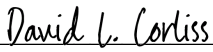
- f. Annexation by the Town of the Property will not have the effect of, and will not result in, the denial of reasonable access to landowners, owners of an easement, or owners of a franchise adjoining a platted street or alley in the unincorporated area adjacent to the Property.
  - g. The annexation 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 is solely owned by the Town, as the annexing municipality.
  7. The Town, as landowner, requests that the Town Council approve the annexation of the property.
  8. This Petition is accompanied by four (4) copies of an annexation boundary map in the form required by Section 31-12-101(1)(d), C.R.S., which map is attached as **Exhibit B**.
  9. This instrument may be executed in one or more counterparts, all of which taken together shall constitute the <sup>DS</sup> document.

ATTEST:

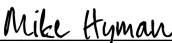


TOWN OF CASTLE ROCK, as Landowner

DocuSigned by:  
  
 Lisa Anderson, Town Clerk

DocuSigned by:  
  
 David L. Corliss, Town Manager

Approved as to form:

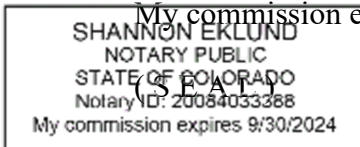
DocuSigned by:  
  
 Michael J. Hyman, Town Attorney


STATE OF COLORADO    )  
   ) ss.  
 COUNTY OF DOUGLAS    )  
 DS

The foregoing instrument was subscribed and sworn before me this 25 day of March, 2024, 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: 9/30/2024 DAN#20084033388-911459



DocuSigned by:  
  
 Notary Public

AFFIDAVIT OF CIRCULATOR IN SUPPORT OF PETITION

STATE OF COLORADO )  
 ) ss.  
COUNTY OF DOUGLAS )

Matt Gohl, 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 Landowner.
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 Landowner.

CIRCULATOR

DocuSigned by:  
  
Matt Gohl, Assistant Town Manager

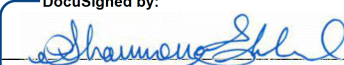
STATE OF COLORADO )  
 ) ss.  
COUNTY OF DOUGLAS )  
DS

The foregoing instrument was subscribed and sworn before me this 25 day of March, 2024, by Matt Gohl, as Assistant Town Manager and Petition Circulator.

Witness my official hand and seal.

My commission expires: 9/30/2024 DAN#20084033388-915651

SHANNON EKLUND  
NOTARY PUBLIC  
STATE OF COLORADO  
Notary ID: 20084033388  
My commission expires 9/30/2024

DocuSigned by:  
  
Notary Public

**EXHIBIT A**  
**The Property**

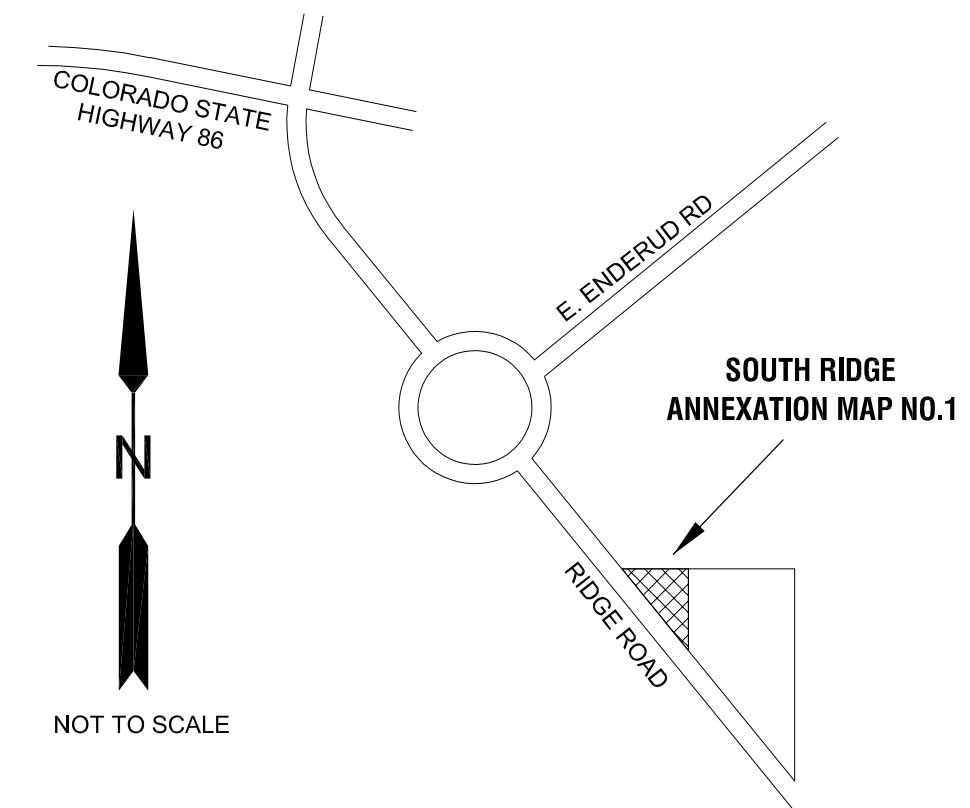
State Parcel No.: 2507-073-00-001  
Location Description: TRACT IN NE1/4SW1/4 7-8-66 LYING NE OF RIDGE RD 0.12  
AM/L LSP 4151 & 4078

**EXHIBIT B**  
**Annexation Map**  
**(attached)**

# SOUTH RIDGE ANNEXATION NO.1 MAP

## METES AND BOUND PARCELS OF LAND

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, T 8 S, R 66 W OF THE 6TH P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

### CONTIGUITY ANNEXATION LEGEND

THIS HATCH INDICATES THE MT. ZION LUTHERAN CHURCH ANNEXATION PLAT AS RECORDED UNDER RECEPTION NO. 8703279 AND RECEPTION NO. 8703281 BOTH DATED JANUARY 30, 1987. CONTIGUITY LENGTH 109.90 FEET

### CONTIGUITY

|                      |                |
|----------------------|----------------|
| TOTAL PERIMETER      | 343.35 FEET    |
| 1/6 TOTAL PERIMETER  | 57.22 FEET     |
| CONTIGUOUS PERIMETER | 109.90 FEET    |
| PERCENT CONTIGUITY   | 32.01%         |
| TOTAL AREA           | 0.12 +/- ACRES |

### CONTACT LIST

**OWNER:** TOWN OF CASTLE ROCK  
100 WILCOX STREET  
CASTLE ROCK, CO 80104

**SURVEYOR:** TRUE NORTH SURVEYING AND MAPPING, LLC  
WILLIAM G. BUNTROCK, PLS  
9623 MALLARD POND WAY  
LITTLETON, CO 80125  
BILLB@TRUENORTHSURVEY.COM

### LINE TABLE LEGEND

- INDICATES AREA TO BE ANNEXED
- INDICATES APPROXIMATE ADJOINING PROPERTY LINE
- INDICATES APPROXIMATE RIGHT OF WAY LINE
- INDICATES SECTION / QUARTER SECTION LINE
- INDICATES SURVEY CONTROL LINE

### GENERAL NOTES

1. NOTICE - ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
5. EASEMENTS ARE NOT SHOWN.
6. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

### LEGAL DESCRIPTION FOR SOUTH RIDGE ANNEXATION MAP NO.1

A PARCEL OF LAND BEING DESCRIBED IN RECEPTION NO. 2010066926 WHICH IS ALSO DEFINED ON A LAND SURVEY PLAT DEPOSITED AT LSP 10004078 DATED AUGUST 8, 2008, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, T 8 S, R 66 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, BEING MONUMENTED AT THE CENTER QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 13258 AND AT THE WEST QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 22100. SAID LINE IS ASSUMED TO BEAR S 88°47'36" W.

BEGINNING AT SAID CENTER QUARTER CORNER, ALSO BEING THE NORTHEAST CORNER OF SAID RECEPTION NO. 2010066926 (PARCEL) THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, ALSO BEING THE WESTERLY LINES OF RECEPTION NO. 2021040780 AND RECEPTION NO. 2007058527 ALL IN SAID CLERK'S OFFICE S 00°50'28" W, A DISTANCE OF 109.90 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL;

THENCE ALONG THE COMMON LINE OF SAID PARCEL AND RIDGE ROAD, N 40°03'49" W, A DISTANCE OF 141.04 FEET TO THE MOST SOUTHWEST CORNER OF SAID PARCEL ALSO BEING THE WESTERLY CORNER OF A RIGHT OF WAY PARCEL DESCRIBED UNDER RECEPTION NO. 8621161 OF SAID CLERK'S OFFICE;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, ALSO BEING THE NORTH LINE OF SAID SOUTHWEST QUARTER, N 88°47'36" E, A DISTANCE OF 92.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 5,075 SQUARE FEET OR 0.12 ACRES MORE OR LESS.

### BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, BEING MONUMENTED AT THE CENTER QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 13258 AND AT THE WEST QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 22100 WHICH IS ASSUMED TO BEAR S 88°47'36" W.

### NOTE

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

### SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, 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 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 PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

# DRAFT

WILLIAM G. BUNTROCK, PLS 35585      DATE

### TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED 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 BLOCK

SUBSCRIBED AND SWORN 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 SOUTH RIDGE ROAD NO.1 ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK,

COLORADO ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR      DATE

\_\_\_\_\_  
TOWN CLERK      DATE

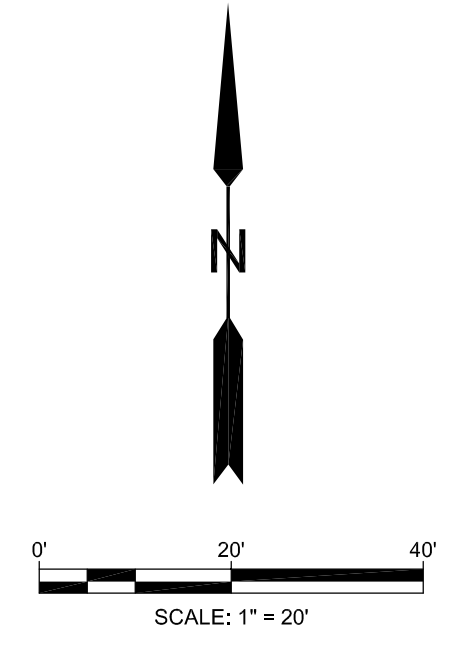
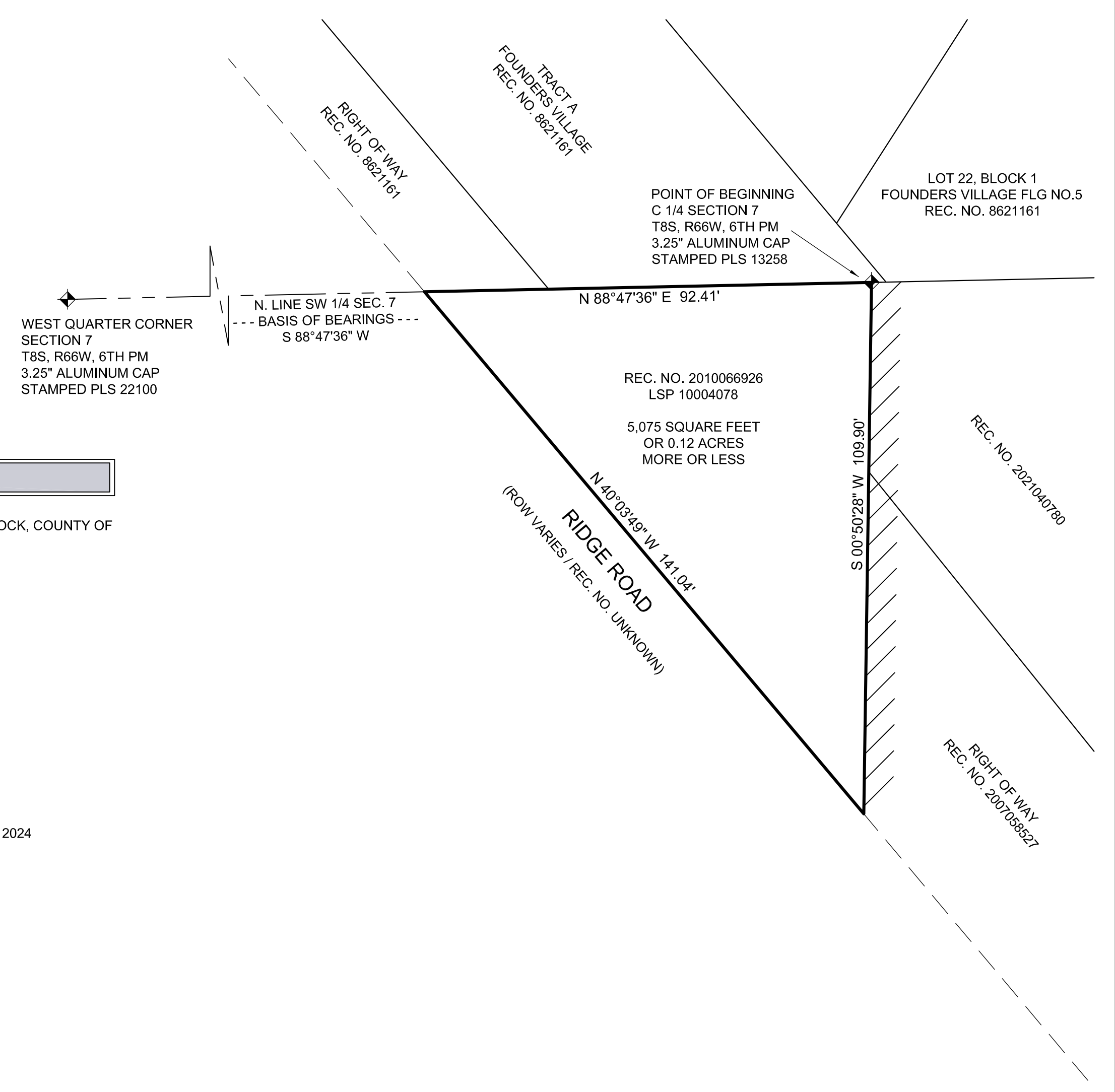
### PLANNING COMMISSION RECOMMENDATION

THIS SOUTH RIDGE ROAD NO.1 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



State Board of Licensure Rule 6.1.2 Self Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

|              |          |              |            |
|--------------|----------|--------------|------------|
| HORZ. SCALE: | 1" = 20' | PROJECT NO:  | TN 23077   |
| VERT. SCALE: | N/A      | DATE:        | 04/15/2024 |
| FIELD CREW:  | N/A      | FIELD DATE:  | N/A        |
|              |          | DRAFTED BY:  | BB         |
|              |          | APPROVED BY: | BB         |

| REV | DATE       | DESCRIPTION   |
|-----|------------|---------------|
| 1   | 04/15/2024 | TOWN COMMENTS |
|     |            |               |
|     |            |               |

SHEET NUMBER  
**1 OF 1**

PROJECT NUMBER IS  
**ANX24-0003**



**TRUE NORTH**  
Surveying & Mapping, LLC

Our Passion Shows | Since 2008  
9623 Mallard Pond Way Littleton, Co 80125  
Phone: 303-484-8886 Fax: 303-948-1854  
www.TRUENORTHSURVEYING.COM

## PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

The undersigned, being a “Landowner” as defined in Section 31-12-103(6), C.R.S., hereby petitions the Town of Castle Rock (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 Landowner requests to be annexed to the municipality is attached hereto as *Exhibit A* (the “Property”)
2. It is desirable and necessary that the above-described 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.



AFFIDAVIT OF CIRCULATOR IN SUPPORT OF PETITION

STATE OF COLORADO )  
 ) ss.  
COUNTY OF DOUGLAS )

Matt Gohl, 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 Landowner.
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 Landowner.

CIRCULATOR

DocuSigned by:  
  
\_\_\_\_\_  
Matt Gohl, Assistant Town Manager

STATE OF COLORADO )  
 ) ss.  
COUNTY OF DOUGLAS )

DS

The foregoing instrument was subscribed and sworn before me this 25 day of March, 2024, by Matt Gohl, as Assistant Town Manager and Petition Circulator.

Witness my official hand and seal.

My commission expires: 9/30/2024, DAN#20084033388-937235

SHANNON EKLUND  
NOTARY PUBLIC  
STATE OF COLORADO  
Notary ID: 20084033388  
My commission expires 9/30/2024

DocuSigned by:  
  
\_\_\_\_\_  
Shannon Eklund  
Notary Public



**EXHIBIT A**  
**The Property**

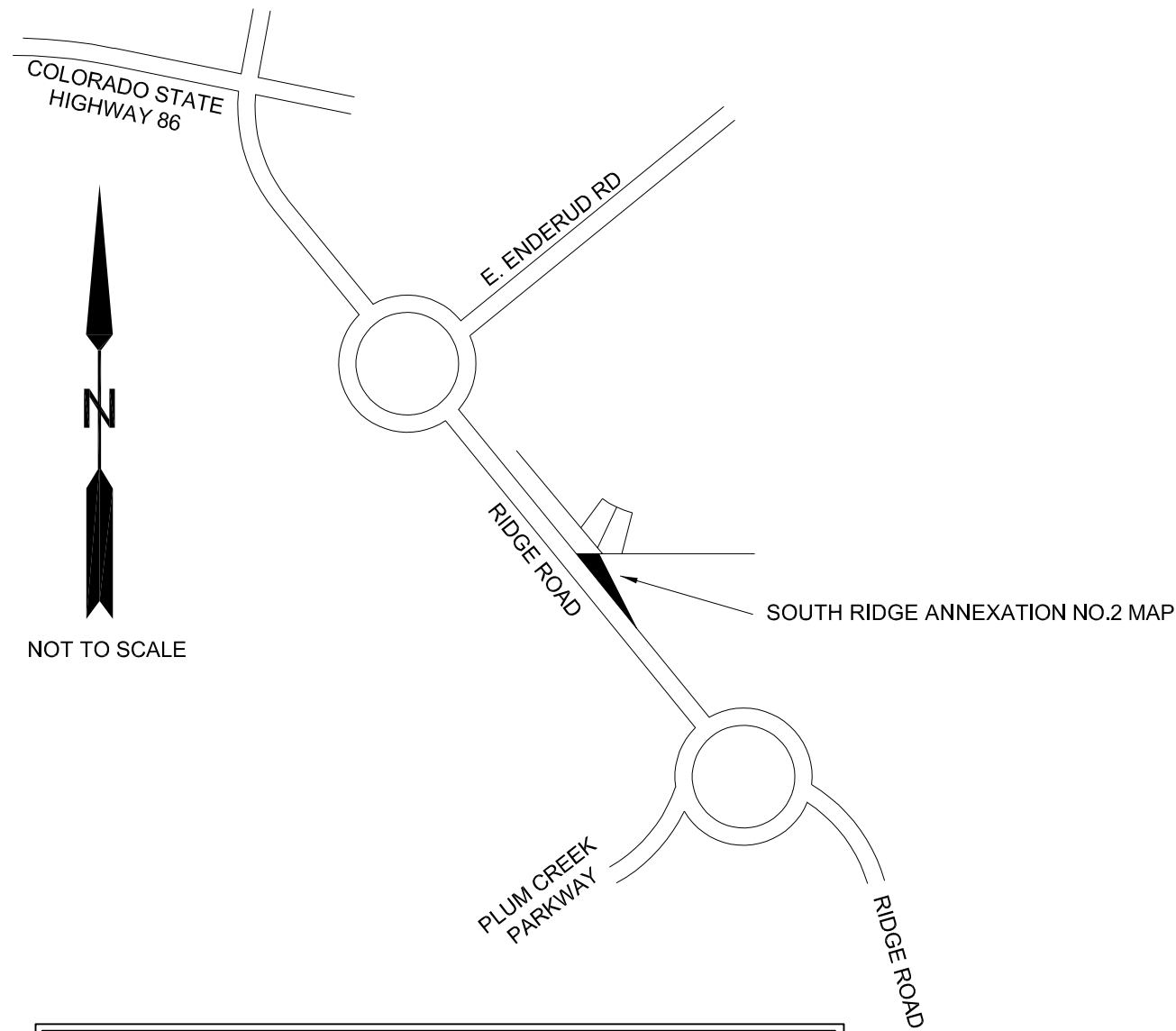
State Parcel No.: 2507-074-99-034  
Location Description: ROW FOR RIDGE RD IN THE S1/2SE1/4 7-8-66 0.022 AM/L

**EXHIBIT B**  
**Annexation Map**  
**(attached)**

# SOUTH RIDGE ANNEXATION NO.2 MAP

## METES AND BOUND PARCELS OF LAND

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, T 8 S, R 66 W OF THE 6TH P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

### LEGAL DESCRIPTION FOR SOUTH RIDGE ANNEXATION MAP NO.1

A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2007028329 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, T 8 S, R 66 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 2.5" ALUMINUM CAP STAMPED PLS 6935 AND AT THE SOUTH QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580. SAID LINE IS ASSUMED TO BEAR S 88°04'14" W.

COMMENCING AT SAID SOUTHEAST CORNER, THENCE N 52°30'25" W, A DISTANCE OF 1877.70 FEET TO THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2007028329, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF RIDGE ROAD AS DESCRIBED IN RECEPTION NO. 99036066 OF SAID CLERK'S OFFICE, N 51°41'46" W, A DISTANCE OF 109.17 FEET TO A POINT ON THE SOUTHERLY LINE OF A RIGHT OF WAY PARCEL AND TRACT A BOTH DESCRIBED UNDER RECEPTION NO. 9333785 OF SAID CLERK'S OFFICE;

THENCE DEPARTING SAID RIGHT OF WAY LINE AND ALONG SAID SOUTHERLY LINE, ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 2007028329, N 88°35'35" E, A DISTANCE OF 27.04 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2007028329, SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF A PARCEL DESCRIBED UNDER RECEPTION NO. 2017044190 OF SAID CLERK'S OFFICE; THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2007028329 AND RECEPTION NO. 2017044190, S 40°38'03" E, A DISTANCE OF 90.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 943 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

### BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 2.5" ALUMINUM CAP STAMPED PLS 6935 AND AT THE SOUTH QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580 WHICH IS ASSUMED TO BEAR S 88°04'14" W.

### NOTE

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

### SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, 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 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 PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DRAFT

WILLIAM G. BUNTROCK, PLS 35585      DATE

### CONTIGUITY ANNEXATION LEGEND

THIS HATCH INDICATES THE RIDGE ROAD ANNEXATION AN ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2003010475 DATED JANUARY 27, 2003. CONTIGUITY LENGTH 109.17 FEET

### CONTIGUITY

|                      |                |
|----------------------|----------------|
| TOTAL PERIMETER      | 226.25 FEET    |
| 1/6 TOTAL PERIMETER  | 37.71 FEET     |
| CONTIGUOUS PERIMETER | 109.17 FEET    |
| PERCENT CONTIGUITY   | 48.25%         |
| TOTAL AREA           | 0.02 +/- ACRES |

### CONTACT LIST

OWNER: TOWN OF CASTLE ROCK  
100 WILCOX STREET  
CASTLE ROCK, CO 80104

SURVEYOR: TRUE NORTH SURVEYING AND MAPPING, LLC  
WILLIAM G. BUNTROCK, PLS  
9623 MALLARD POND WAY  
LITTLETON, CO 80125  
BILLB@TRUENORTHSURVEY.COM

### LINE TABLE LEGEND

- INDICATES AREA TO BE ANNEXED
- INDICATES APPROXIMATE ADJOINING PROPERTY LINE
- INDICATES APPROXIMATE RIGHT OF WAY LINE
- INDICATES SECTION / QUARTER SECTION LINE
- INDICATES SURVEY CONTROL LINE

### GENERAL NOTES

1. NOTICE - ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
5. EASEMENTS ARE NOT SHOWN.
6. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

### TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED 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 BLOCK

SUBSCRIBED AND SWORN 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 SOUTH RIDGE ROAD NO.2 ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR      DATE

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
TOWN CLERK      DATE

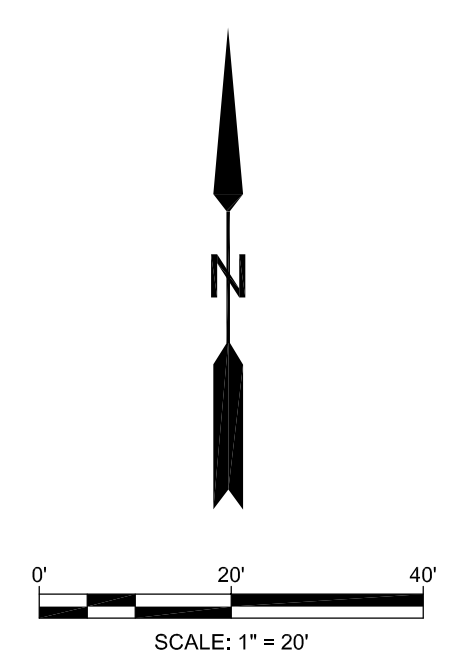
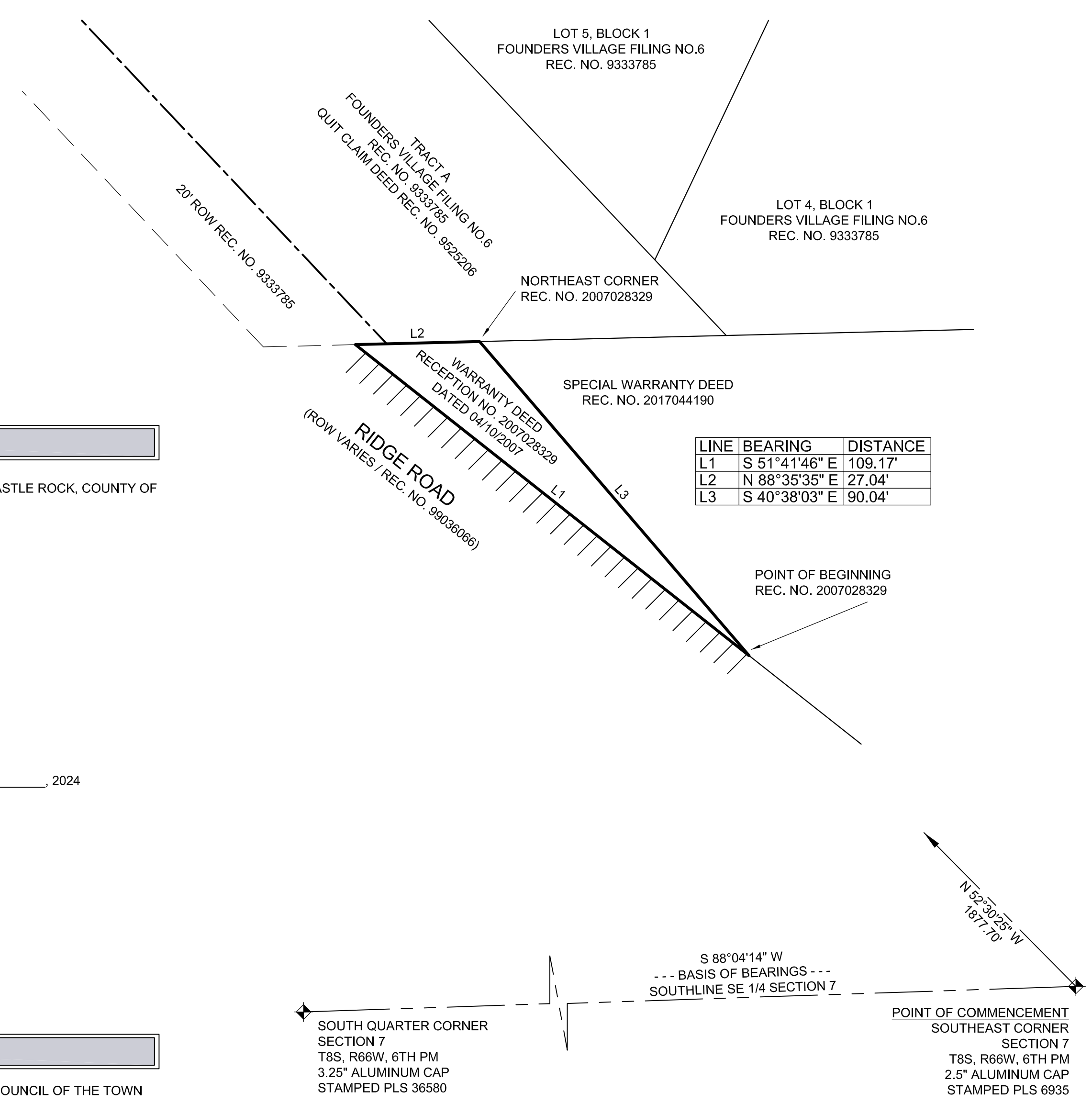
### PLANNING COMMISSION RECOMMENDATION

THIS SOUTH RIDGE ROAD NO.2 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



State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

|               |          |              |            |
|---------------|----------|--------------|------------|
| HORIZ. SCALE: | 1" = 20' | PROJECT NO.: | TN 23078   |
| VERT. SCALE:  | N/A      | DATE:        | 04/15/2024 |
| FIELD CREW:   | N/A      | FIELD DATE:  | N/A        |
|               |          | DRAFTED BY:  | BB         |
|               |          | APPROVED BY: | BB         |

| REV | DATE       | DESCRIPTION   |
|-----|------------|---------------|
| 1   | 04/15/2024 | TOWN COMMENTS |
|     |            |               |
|     |            |               |
|     |            |               |
|     |            |               |

PROJECT NUMBER IS  
ANX24-0004



SHEET NUMBER  
**1 OF 1**

Our Passion Shows | Since 2008  
9623 Mallard Pond Way Littleton, Co 80125  
Phone: 303-484-8886 Fax: 303-948-1854  
www.TRUENORTHSURVEYING.COM

## PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

The undersigned, being a “Landowner” as defined in Section 31-12-103(6), C.R.S., hereby petitions the Town of Castle Rock (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 Landowner requests to be annexed to the municipality is attached hereto as *Exhibit A* (the “Property”)
2. It is desirable and necessary that the above-described 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.



AFFIDAVIT OF CIRCULATOR IN SUPPORT OF PETITION

STATE OF COLORADO )  
 ) ss.  
COUNTY OF DOUGLAS )

Matt Gohl, 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 Landowner.
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 Landowner.

CIRCULATOR

DocuSigned by:  
  
Matt Gohl, Assistant Town Manager

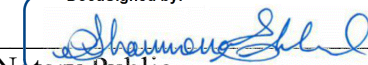
STATE OF COLORADO )  
 ) ss.  
COUNTY OF DOUGLAS )

DS

The foregoing instrument was subscribed and sworn before me this 1st day of April, 2024, by Matt Gohl, as Assistant Town Manager and Petition Circulator.

Witness my official hand and seal, 9/30/2024 DAN#20084033388-022798  
My commission expires: \_\_\_\_\_.

( SHANNON EKLUND  
NOTARY PUBLIC  
STATE OF COLORADO  
Notary ID: 20084033388  
My commission expires 9/30/2024

DocuSigned by:  
  
Notary Public

**EXHIBIT A**  
**The Property**

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

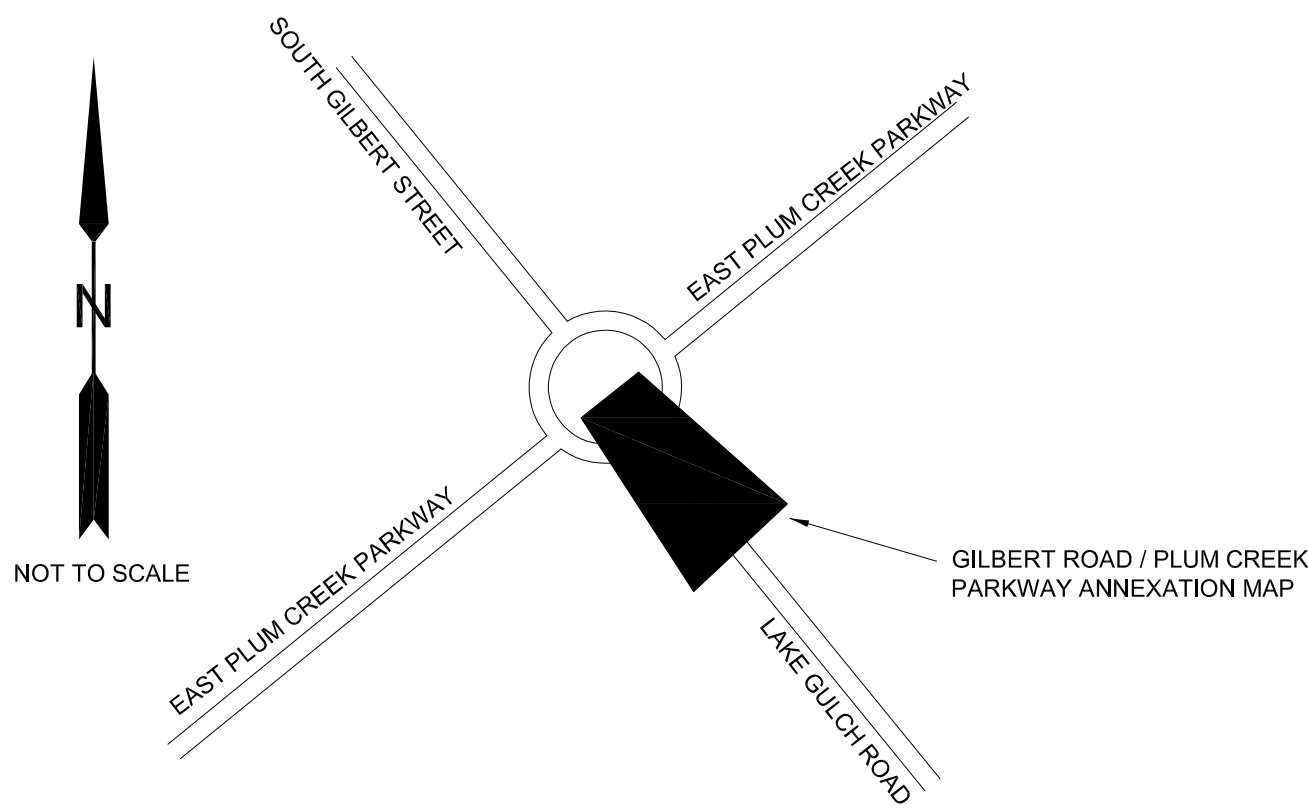
**EXHIBIT B**  
**Annexation Map**  
**(attached)**



# GILBERT STREET / PLUM CREEK PARKWAY ANNEXATION MAP

## METES AND BOUND PARCELS OF LAND

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T 8 S, R 67 W OF THE 6TH P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO



**VICINITY MAP**

**GILBERT ROAD / PLUM CREEK PARKWAY ANNEXATION MAP**

A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2019063536 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, BEING MONUMENTED AT THE NORTHWEST CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580 AND AT THE NORTH QUARTER CORNER WITH A 2.25" ALUMINUM CAP STAMPED PLS 25965. SAID LINE IS ASSUMED TO BEAR N 89°09'56" E.

COMMENCING AT SAID NORTHWEST CORNER, THENCE S 54°28'12" E, A DISTANCE OF 2530.51 FEET TO THE COMMON CORNER OF SAID RECEPTION NO. 2019063536 WITH RECEPTION NO. 2006097117 AND BOOK 765 AT PAGE 160 ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID RECEPTION NO. 2019063536 THE FOLLOWING SEVEN (7) COURSES:

- 1) N 65°11'03" E, ALONG THE COMMON LINE OF SAID RECEPTION NO. 2019063536 AND RECEPTION NO. 2006030562 IN SAID CLERK'S OFFICE, A DISTANCE OF 68.13 FEET TO THE MOST NORTHERLY CORNER OF SAID RECEPTION NO. 2019063536, SAID CORNER ALSO BEING A WESTERLY CORNER OF RECEPTION NO. 320371 IN SAID CLERK'S OFFICE;
- 2) S 40°12'10" E, A DISTANCE OF 172.21 FEET;
- 3) S 43°24'54" E, A DISTANCE OF 109.10 FEET TO THE MOST EASTERLY CORNER OF SAID RECEPTION NO. 2019063536;
- 4) S 46°35'06" W, A DISTANCE OF 79.68 FEET TO THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2019063536;
- 5) N 38°51'30" W, ALONG A PORTION OF RECEPTION NO. 2020009843 OF SAID CLERK'S OFFICE, BEING COMMON WITH A LINE OF SAID RECEPTION NO. 2019063536, A DISTANCE OF 83.20 FEET;
- 6) N 38°32'00" W, CONTINUING ALONG SAID COMMON LINE A DISTANCE OF 107.15 FEET TO THE MOST NORTHERLY CORNER OF SAID RECEPTION NO. 2020009843 ALSO BEING THE MOST EASTERLY CORNER OF SAID BOOK 765 AT PAGE 160, A DISTANCE OF 83.20 FEET;
- 7) N 38°50'50" W, ALONG THE COMMON LINE OF SAID RECEPTION NO. 2019063536 AND BOOK 765 AT PAGE 160, A DISTANCE OF 113.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 20,707 SQUARE FEET OR 0.48 ACRES MORE OR LESS.

**BASIS OF BEARINGS**

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, BEING MONUMENTED AT THE NORTHWEST CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580 AND AT THE NORTH QUARTER CORNER WITH A 2.5 ALUMINUM CAP STAMPED PLS 25965 WHICH IS ASSUMED TO BEAR N 89°09'56" E.

**NOTE**

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

**SURVEYOR'S CERTIFICATE**

I, WILLIAM G. BUNTROCK, 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 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 PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DRAFT

WILLIAM G. BUNTROCK, PLS 35585      DATE

**CONTIGUITY ANNEXATION LEGEND**

- THIS HATCH INDICATES THE WEAKLEY ANNEXATION AN ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 310819 DATED AUGUST 30, 1983. CONTIGUITY LENGTH 281.31 FEET
- THIS HATCH INDICATES THE GILBERT STREET ANNEXATION MAP TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2007004045 DATED JANUARY 12, 2007. CONTIGUITY LENGTH 68.13 FEET

**CONTIGUITY**

|                      |                |
|----------------------|----------------|
| TOTAL PERIMETER      | 732.90 FEET    |
| 1/6 TOTAL PERIMETER  | 122.15 FEET    |
| CONTIGUOUS PERIMETER | 349.44 FEET    |
| PERCENT CONTIGUITY   | 47.68%         |
| TOTAL AREA           | 0.47 +/- ACRES |

**CONTACT LIST**

**OWNER:** TOWN OF CASTLE ROCK  
100 WILCOX STREET  
CASTLE ROCK, CO 80104

**SURVEYOR:** TRUE NORTH SURVEYING AND MAPPING, LLC  
WILLIAM G. BUNTROCK, PLS  
9623 MALLARD POND WAY  
LITTLETON, CO 80125  
BILLB@TRUENORTHSURVEY.COM

**LINE TABLE LEGEND**

- INDICATES AREA TO BE ANNEXED
- INDICATES APPROXIMATE ADJOINING PROPERTY LINE
- INDICATES APPROXIMATE RIGHT OF WAY LINE
- INDICATES SECTION / QUARTER SECTION LINE
- INDICATES SURVEY CONTROL LINE

**GENERAL NOTES**

1. NOTICE - ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
5. EASEMENTS ARE NOT SHOWN.
6. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

**TOWN OF CASTLE ROCK OWNERSHIP**

THE UNDERSIGNED 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 BLOCK

SUBSCRIBED AND SWORN 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 GILBERT STREET / PLUM CREEK PARKWAY ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR      DATE

ATTEST: \_\_\_\_\_  
TOWN CLERK      DATE

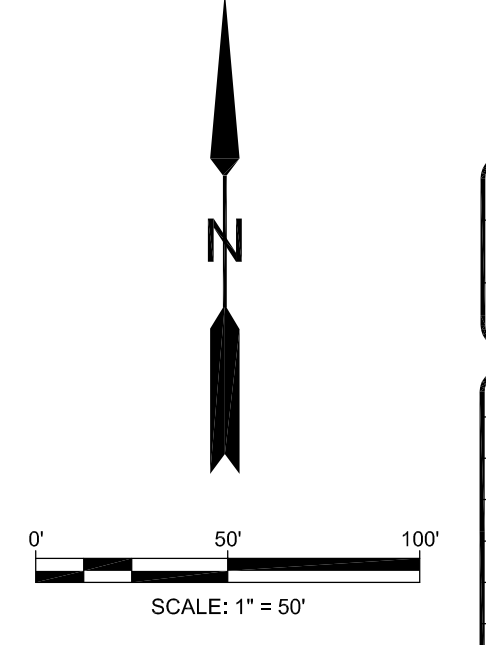
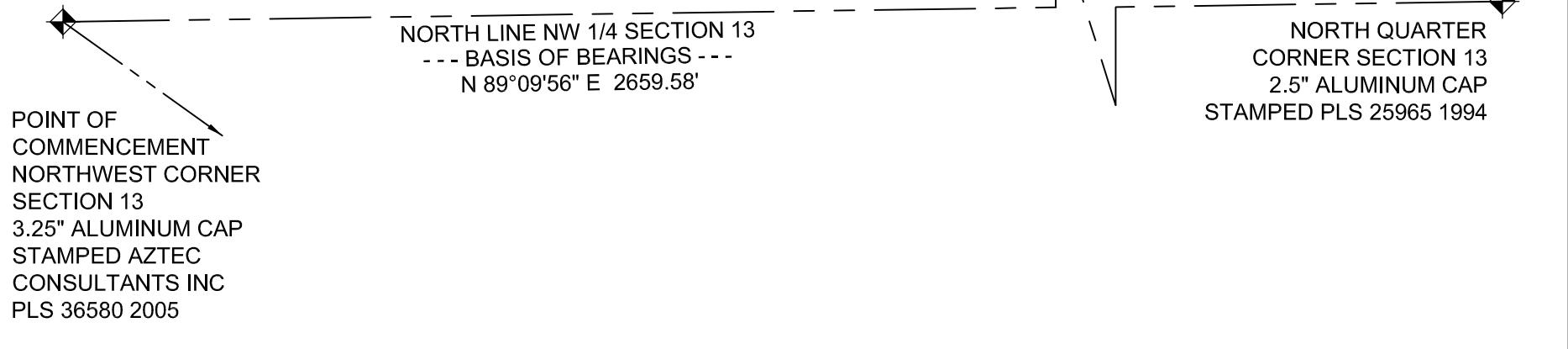
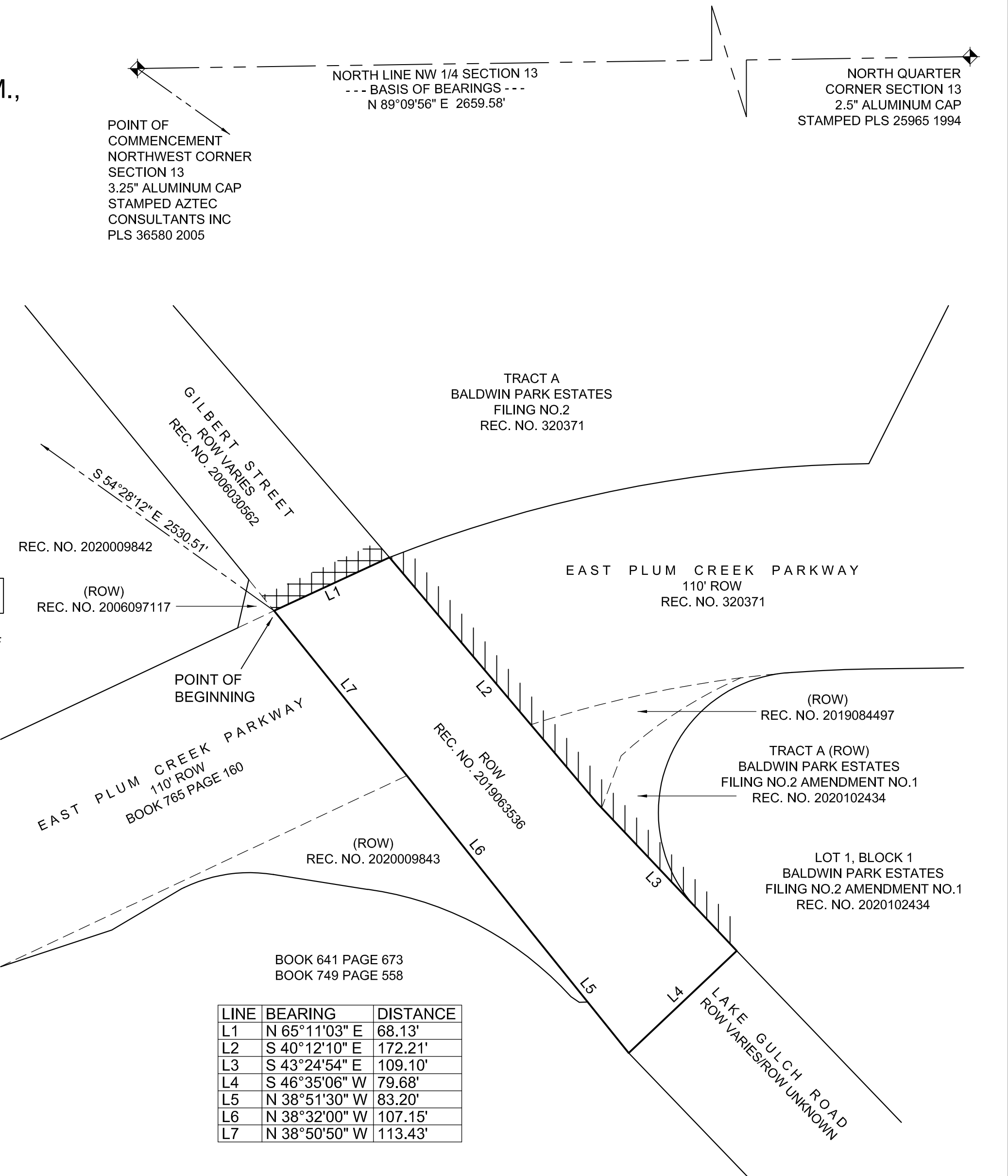
**PLANNING COMMISSION RECOMMENDATION**

THIS GILBERT STREET / PLUM CREEK PARKWAY 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



State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

|              |          |              |            |
|--------------|----------|--------------|------------|
| HORZ. SCALE: | 1" = 50' | PROJECT NO:  | TN 23074   |
| VERT. SCALE: | N/A      | DATE:        | 04/15/2024 |
| FIELD CREW:  | N/A      | FIELD DATE:  | N/A        |
|              |          | DRAFTED BY:  | BB         |
|              |          | APPROVED BY: | BB         |

| REV | DATE       | DESCRIPTION   |
|-----|------------|---------------|
| 1   | 04/15/2024 | TOWN COMMENTS |
|     |            |               |
|     |            |               |

SHEET NUMBER  
**1 OF 1**

**TRUE NORTH**  
Surveying & Mapping, LLC

Our Passion Shows | Since 2008  
9623 Mallard Pond Way Littleton, Co 80125  
Phone: 303-484-8886 Fax: 303-948-1854  
www.TRUENORTHSURVEYING.COM

PROJECT NUMBER IS  
ANX24-0005

