

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, 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 the Town, as Landowner, requests 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 the Town, as the annexing municipality.
- 7. The Town, as Landowner, requests 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 attached hereto as ***Exhibit B***, 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.

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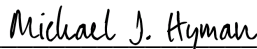
ATTEST:

TOWN OF CASTLE ROCK, as Landowner

DocuSigned by:

298A8A4EDEF34AF...
Lisa Anderson, Town Clerk

Signed by:

1BB5457CFF76414...
David L. Corliss, Town Manager

Approved as to form:

DocuSigned by:

E7347F3246794D1...
Michael J. Hyman, Town Attorney

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was subscribed and sworn before me this 3rd day of July, 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

(S E A L)

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

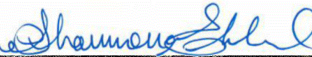
DocuSigned by:

2C2E9A3FF54D4A3...
Notary Public
DAN#20084033388-272620

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

A PARCEL OF LAND BEING DESCRIBED UNDER RECEPTION NO. 2017065321 OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 23524 WHICH IS ASSUMED TO BEAR 00°08'44" E.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 22, THENCE S 00°08'44" E, A DISTANCE OF 1483.07 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2013093674, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2012093945 ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 2017065321, ALSO BEING SAID EAST LINE OF THE NORTHEAST QUARTER, ALSO BEING THE WESTERLY LINE OF SAID RECEPTION NO. 2012093945, S 00°08'44" E, A DISTANCE OF 39.53 FEET TO THE MOST EASTERLY CORNER OF SAID RECEPTION NO. 2017065321, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2012093945, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (BOOK AND PAGE UNKNOWN);

THENCE ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 2017065321 ALSO BEING SAID WESTERLY RIGHT OF WAY LINE, S 23°01'51" W, A DISTANCE OF 262 17 FEET TO THE MOST SOUTHEAST CORNER OF SAID RECEPTION NO 2017065321, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2017054788 OF SAID CLERK'S OFFICE;

THENCE ALONG THE SOUTHERLY LINE OF SAID RECEPTION NO. 2017065321. ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 2017054788, N 89°47'13" W, A DISTANCE OF 37.70 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2017065321;

THENCE ALONG THE WESTERLY LINE OF SAID RECEPTION NO. 2017065321, N 24'19'51" E, A DISTANCE OF 308.15 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING ON SAID SOUTHERLY LINE OF RECEPTION NO. 2013093674;

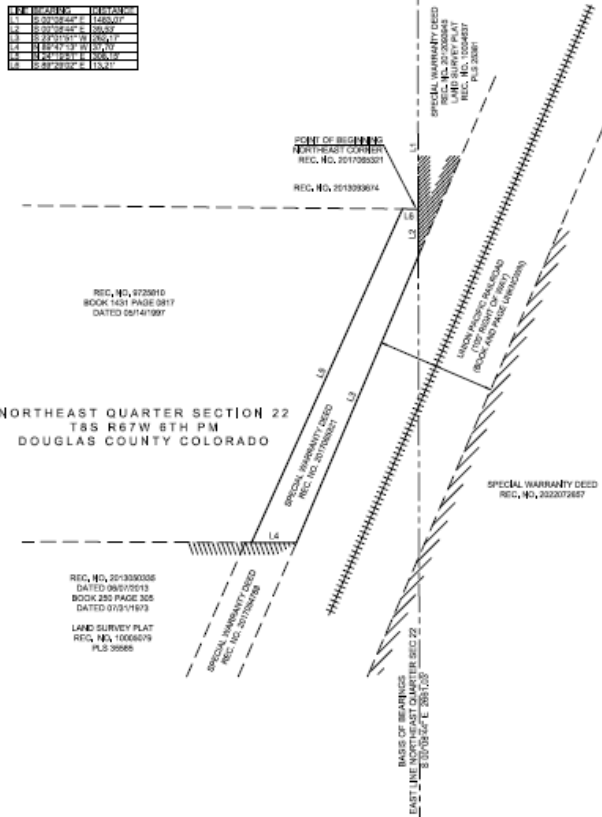
THENCE ALONG SAID NORTHERLY AND SAID SOUTHERLY LINE, S 89'29'02" E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 9,201 SQUARE FEET OR 0.21 ACRES MORE OR LESS.

EXHIBIT B
ANNEXATION BOUNDARY MAP
(see attached)

EAST PLUM CREEK ANNEXATION MAP **METES AND BOUND PARCELS OF LAND** LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

NO.	RECORD	DATE
1	10/21/2017	10/21/2017
2	10/21/2017	10/21/2017
3	10/21/2017	10/21/2017
4	10/21/2017	10/21/2017
5	10/21/2017	10/21/2017
6	10/21/2017	10/21/2017
7	10/21/2017	10/21/2017
8	10/21/2017	10/21/2017
9	10/21/2017	10/21/2017
10	10/21/2017	10/21/2017



CONTIGUITY ANNEXATION LEGEND	
	THIS HATCH INDICATES THE MILLER RANCH ANNEXATION AS RECORDED UNDER RECEPTION NO. 2016842 DATED OCTOBER 21, 1985. CONTIGUITY LENGTH 30.65 FEET
	THIS HATCH INDICATES THE WILLIAM G. BUNKER ANNEXATION AS RECORDED UNDER RECEPTION NO. 2016848 DATED DECEMBER 18, 1984. CONTIGUITY LENGTH 37.70 FEET
	THIS HATCH INDICATES THE CASTLE ROCK SOUTH ANNEXATION WHICH WAS CREATED UNDER RECEIPT NO. 2016842 DATED JULY 20, 1975. CONTIGUITY LENGTH 282.17 FEET

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 CONTRIBUTION BEING RECEIVED.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITTS A CLASS TWO (2) Misdemeanor PURSUANT TO STATE STATUTE 18-608, C.R.S.
3. ALL BEARINGS SHOWN ARE IN U.S. SURVEY FEET, BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
4. ALL REFERENCES HEREIN 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.

CONTACT LIST

OWNER: TOWN OF CASTLE ROCK
 100 WILCOX STREET
 CASTLE ROCK, CO 80514

SURVEYOR: TRUE NORTH SURVEYING AND MAPPING, LLC
 WILLIAM G. BUNKER, PLS
 9523 MALLARD POND WAY
 LITTLETON, CO 80120
 WILL@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 RAILROAD TRACKS LINE

CONTIGUITY PARCEL

TOTAL PERIMETER	69675 FEET
1/8 TOTAL PERIMETER	11512 FEET
CONTIGUOUS PERIMETER	33840 FEET
PERCENT CONTIGUITY	61.37%
TOTAL AREA	0.21 +/- ACRES

BASES OF BEARINGS

ALL BEARINGS ARE ASSIGNED. THE BASES OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 4.25 ALUMINUM CAP STAMPED PLS 2354 WHICH IS ASSIGNED TO BEAR S 89°08'44" E.

TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN PARCELS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____ MAYOR

ATTEST: _____

TOWN CLERK

SIGNED THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC

SUBSCRIBED AND 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 _____

TOWN CLERK _____ DATE _____

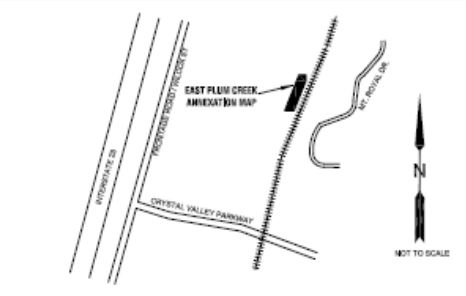
PLANNING COMMISSION RECOMMENDATION

THIS EAST PLUM CREEK 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 _____



LEGAL DESCRIPTION FOR EAST PLUM CREEK ANNEXATION MAP

A PARCEL OF LAND BEING DESCRIBED UNDER RECEPTION NO. 201705321 OF THE DOUGLAS COUNTY CLERK AND RECORDS OFFICE, LOCATED IN THE NORTH-EAST QUARTER OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE ASSIGNED. THE BASES OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 4.25 ALUMINUM CAP STAMPED PLS 2354 WHICH IS ASSIGNED TO BEAR S 89°08'44" E.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 22, THENCE S 89°08'44" E, A DISTANCE OF 148.27 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 201705321, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2016848, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (BOOK AND PAGE UNKNOWN);

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 201705321, ALSO BEING SAID EAST LINE OF THE NORTHEAST QUARTER, ALSO BEING THE WESTERLY LINE OF SAID RECEPTION NO. 2016848, S 89°08'44" E, A DISTANCE OF 302.17 FEET TO THE MOST EASTERLY CORNER OF SAID RECEPTION NO. 201705321, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2016848, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (BOOK AND PAGE UNKNOWN);

THENCE ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 201705321, ALSO BEING SAID WESTERLY RIGHT OF WAY LINE, S 23°17'15" W, A DISTANCE OF 35.17 FEET TO THE MOST SOUTHWEST CORNER OF SAID RECEPTION NO. 201705321, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 201705478 OF SAID CLERK'S OFFICE;

THENCE ALONG THE SOUTHERLY LINE OF SAID RECEPTION NO. 201705321, ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 201705478, S 89°08'15" W, A DISTANCE OF 37.70 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 201705321;

THENCE ALONG THE WESTERLY LINE OF SAID RECEPTION NO. 201705321, S 24°39'31" E, A DISTANCE OF 306.15 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 201705321, SAID CORNER ALSO BEING ON SAID SOUTHERLY LINE OF RECEPTION NO. 2016848;

THENCE ALONG SAID NORTHERLY AND SAID SOUTHERLY LINE, S 89°08'22" E, A DISTANCE OF 15.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 5,201 SQUARE FEET OR 0.21 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

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

WILLIAM G. BUNKER, PLS 35885 DATE _____

DRAFT ~ OUT FOR TOWN REVIEW

PROJECT NUMBER IS AND24-0000

DATE _____

DATE _____

DATE _____

DATE _____

DATE _____

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