

ORDINANCE NO. 2026-025

**AN ORDINANCE ANNEXING TO THE TOWN OF CASTLE ROCK,
COLORADO, MULTIPLE PARCELS OF LAND TOTALING 16.12
ACRES IN SIZE AND OWNED BY THE TOWN
(Home Street Annexation, Maher Ranch Tank Site Annexation, Founders
Corner Annexation, and Terrain Remnant Annexation)**

WHEREAS, the Town of Castle Rock, Colorado (the “Town”) is the sole owner of multiple parcels of land totaling 16.12 acres in size and located in unincorporated Douglas County, Colorado; and

WHEREAS, the Home Street Annexation consists of a parcel of land approximately 8.45 acres in size located in the Southeast Quarter of Section 22, Township 7 South, Range 67 West of the 6th principal meridian, and is more particularly described on the map attached as ***Exhibit A-1*** and legal description attached as ***Exhibit A-2***; and

WHEREAS, the Maher Ranch Tank Site Annexation consists of a parcel of land approximately 1.46 acres in size located in the Southwest Quarter of Section 23, Township 7 South, Range 67 West of the 6th principal meridian, and is more particularly described on the map attached as ***Exhibit B-1*** and legal description attached as ***Exhibit B-2***; and

WHEREAS, the Founders Corner Annexation consists of a parcel of land approximately 5.81 acres in size located in portions of the Southwest Quarter of Section 30 and Northwest Quarter of Section 31, Township 7 South, Range 66 West, and portions of the Southeast Quarter of Section 25 and Northeast Quarter of Section 36, Township 7 South, Range 67 West, all of the 6th principal meridian, and is more particularly described on the map attached as ***Exhibit C-1*** and legal description attached as ***Exhibit C-2***; and

WHEREAS, the Terrain Remnant Annexation consists of a parcel of land approximately 0.40 acres in size located in the Northeast Quarter of Section 6, Township 8 South, Range 66 West of the 6th principal meridian, and is more particularly described on the map attached as ***Exhibit D-1*** and legal description attached as ***Exhibit D-2***; and

WHEREAS, the Home Street Annexation, Maher Ranch Tank Site Annexation, Founders Corner Annexation, and Terrain Remnant Annexation (collectively, the “Property”) consist entirely of remnant land, utility-related land, and other Town-owned land and do not include any public streets or rights-of-way; and

WHEREAS, Town staff has advised the Town Council of its desire to annex the Property; and

WHEREAS, Section 31-12-106(3), C.R.S., provides that when the Town is the sole owner of the area that it desires to annex, which area is eligible for annexation in accordance with Article II, Section 30(1)(c) of the Colorado Constitution and Sections 31-12-104(1)(a) and 31-12-105,

C.R.S., the Town Council may, by ordinance, annex the area to the Town without notice and hearing as provided in Sections 31-12-108 and 31-12-109, C.R.S.; and

WHEREAS, Section 20.02.020.D of the Castle Rock Municipal Code provides that the requirement for a hearing regarding the advisability of annexing property to the Town does not apply to the annexation of Town-owned property consisting, in whole or in part, of property other than public streets and/or right-of-way; and

WHEREAS, the Town Council finds and determines that it is in the best interests of the Town and its residents to annex the Property.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Findings – Eligibility of the Property for Annexation. The Town Council finds and determines that the following provisions of Article II, Section 30(1)(c) of the Colorado Constitution and Sections 31-12-104(1)(a) and 31-12-105, C.R.S., have been met:

- A. Not less than one sixth (1/6) of the perimeter of the Property is contiguous with the existing boundaries of the Town.
- B. A community of interest exists between the Property and the Town.
- C. The Property is urban or will be urbanized in the near future.
- D. The Property is integrated with or is capable of being integrated with the Town.
- E. In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way.
- F. In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty (20) acres or more (which, together with buildings and improvements situated thereon has a value for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the annexation) is included in the Property, without the written consent of the landowners.
- G. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the Property.
- H. The Property, or substantially the same area, has not been the subject of an election for annexation to the Town within the preceding twelve (12) months.

- I. The Property is not presently a part of any incorporated city, city and county, or town.
- J. The annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.
- K. The annexation of the Property will not have the effect of extending the municipal boundary of the Town more than three miles in any direction from any point of such municipal boundary within one year.
- L. In establishing the boundaries of the Property, if a portion of a platted street or alley is to be annexed, the entire width of said street or alley has been included within the Property.
- M. The owner of 100% of the Property have expressed its support for the annexation; accordingly, no election is required.
- N. No additional terms or conditions will be unilaterally imposed on the Property.

Section 2. Findings – Ownership and Type of Property. The Town Council finds and determines that the following provisions of Section 31-12-106(3), C.R.S., have been met:

- A. The Town is the sole owner of the Property.
- B. The Property consists entirely of remnant land, utility-related land, and other Town-owned land and is not a public street or right-of-way

Section 3. Annexation of Property. The annexation of the Property to the Town is hereby approved.

Section 4. Required Filings. The Town Clerk is hereby directed to file with the Douglas County Clerk and Recorder those documents required by § 31-12-113, C.R.S.

Section 5. Effective Date. Subject to the filings required to be made pursuant to Section 3, above, the Property shall be subject to the Town Charter and all ordinances, resolutions, rules and regulations of the Town upon the effective date of this Ordinance.

Section 6. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 7. Safety Clause. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relationship to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 18th day of August, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ____ for and ____ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED, AND ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services

EXHIBIT A-1 Home Street Annexation Map

HOME STREET ANNEXATION MAP

METES AND BOUND PARCELS OF LAND
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, T 7 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION FOR HOME STREET ANNEXATION MAP

A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 20106436 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED WITH 3/2" ALUMINUM CAP STAMPED PLUS 1349 WHERE A LINE TO THE SOUTHWEST CORNER OF SECTION 22, BEING MONUMENTED WITH A 3/2" ALUMINUM CAP STAMPED PLUS 1349 BEARS N 87° 34' 30" W, A DISTANCE OF 2643.19 FEET, SAID LINE BEING THE BASE OF BEARINGS FOR THIS DESCRIPTION.

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22 N 87° 34' 30" W, A DISTANCE OF 100.00 FEET TO A COMMON CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 20220404 AND RECEPTION NO. 20106581.

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 20220404 AND RECEPTION NO. 20106581 N 87° 21' 24" E, A DISTANCE OF 114.15 FEET TO A COMMON CORNER OF SAID PARCELS RECEPTION NO. 20106581 AND RECEPTION NO. 20220404, SAID COMMON CORNER BEING THE POINT OF BEGINNING.

THENCE ALONG THE COMMON LINE BETWEEN SAID RECEPTION NO. 20220404 AND RECEPTION NO. 20106581 THE FOLLOWING TWO (2) COURSES:

- 1) N 88° 10' 17" W, A DISTANCE OF 116.43 FEET;
- 2) N 31° 28' 19" W, A DISTANCE OF 264.40 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 20220404, RECEPTION NO. 20106581 AND RECEPTION NO. 20106581 IN SAID CLERK'S OFFICE.

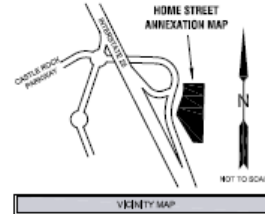
THENCE ALONG THE COMMON LINE BETWEEN SAID RECEPTION NO. 20220404 AND SAID RECEPTION NO. 20106581 THE FOLLOWING FOUR (4) COURSES:

- 1) N 14° 34' 10" E, A DISTANCE OF 104.00 FEET;
- 2) N 27° 19' 30" E, A DISTANCE OF 230.45 FEET;
- 3) N 28° 48' 34" E, A DISTANCE OF 143.18 FEET;
- 4) N 69° 31' 17" W, A DISTANCE OF 80.27 FEET TO THE COMMON CORNER OF SAID RECEPTION NO. 20220404, SAID RECEPTION NO. 20106581 AND RECEPTION NO. 20106581 IN SAID CLERK'S OFFICE.

THENCE S 89° 34' 30" E, A DISTANCE OF 358.28 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 20220404 AND SAID RECEPTION NO. 20220404.

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 20220404 AND SAID RECEPTION NO. 20220404, S 91° 21' 24" W, A DISTANCE OF 104.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 368.23 SQUARE FEET OR 8.46 ACRES MORE OR LESS.



TOWN COUNCIL APPROVAL

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2025.

MAYOR _____ DATE _____

ATTEND: _____

TOWN CLERK _____ 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

ATTEND: _____

TOWN CLERK _____

SIGNED THIS _____ DAY OF _____, 2025.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025.

BY _____ AS MAYOR AND

BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PLANNING COMMISSION RECOMMENDATION

THIS HOME STREET ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2025.

CHAIR _____ DATE _____

ATTEND: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDERS 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 _____, 2025.

AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY _____

DEPUTY _____

Date Rec'd of [Document Title] and [Document Title] [Document Title] [Document Title] [Document Title] [Document Title] [Document Title] [Document Title] [Document Title] [Document Title] [Document Title]

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CONTIGUITY	
TOTAL PERIMETER	2,889.21 FEET
VE TOTAL PERIMETER	443.58 FEET
CONTIGUOUS PERIMETER	925.23 FEET
PERCENT CONTIGUITY	34.46%
TOTAL AREA	368.23 SQUARE FEET OR 8.46 ACRES +/-

CONTACT LIST	
OWNER	STATE PARCEL 2351-224-03-058 TOWN OF CASTLE ROCK 100 W. COX STREET CASTLE ROCK, CO 80104
SURVEYOR	TRUE NORTH SURVEYING AND MAPPING, LLC WILLIAM G. BURROCK, PLS 9623 MALLARD FORD WAY LITTLETON, CO 80120 BILL@TRUE-NORTH-SURVEYING.COM

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 BE 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 18-6-506, C.R.S.
3. ALL CONTIGUOUS AREAS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DECIMAL, 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.

CONTIGUITY ANNEXATION LEGEND

THIS HATCH INDICATES THE ANNEXATION OF THE CASTLE PINES COMMERCIAL PLAZA, TO THE TOWN OF CASTLE ROCK RECORDED UNDER RECEPTION NO. 19878867 DATED OCTOBER 09, 1987. CONTIGUITY LINE IS 500.00 FEET.

BASES OF BEARINGS

THE BASES OF BEARINGS IN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 3/2" ALUMINUM CAP STAMPED PLUS 1349 AND AT THE SOUTHWEST CORNER WITH A 3/2" ALUMINUM CAP STAMPED PLUS 1349 WHICH IS ASSUMED TO BEAR N 87° 34' 30" W A DISTANCE OF 2643.19 FEET.

NOTE

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

LINE TABLE LEGEND

- INDICATES LAND TO BE ANNEXED
- INDICATES APPROXIMATE ADJACENT LOT LINES (NOT SURVEYED)
- INDICATES SECTION LINE

DRAFT

WILLIAM G. BURROCK, PLS 30881 DATE _____



SHEET NUMBER
1 OF 1



Our Team Drive (24 hrs) 2025
9623 Mallard Ford Way, Littleton, CO 80120
Phone 303-484-0885 Fax 303-445-1854
www.TRUE-NORTH-SURVEYING.COM

EXHIBIT A-2
Home Street Annexation Legal Description

A PARCEL OF LAND BEING DESCRIBED UNDER RECEPTION NO. 2021064354 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED WITH 3.25" ALUMINUM CAP STAMPED PLS 13485, WHENCE A LINE TO THE SOUTH QUARTER CORNER OF SECTION 22, BEING MONUMENTED WITH 3.25" ALUMINUM CAP STAMPED PLS 38064 BEARS N 89°34'36" W, A DISTANCE OF 2643.19 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST CORNER OF SAID SECTION 22 N 89°34'36" W, A DISTANCE OF 1036.86 FEET TO A COMMON CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2022004974 AND RECEPTION NO. 2016059261;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2022004974 AND RECEPTION NO. 2016059261 N 01°21'24" E, A DISTANCE OF 114.10 FEET TO A COMMON CORNER OF SAID PARCELS RECEPTION NO. 2016059261 AND RECEPTION NO. 2021064354, SAID COMMON CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE COMMON LINE BETWEEN SAID RECEPTION NO. 2021064354 AND RECEPTION NO. 2016059261 THE FOLLOWING TWO (2) COURSES:

- 1) N 88°10'17" W, A DISTANCE OF 160.83 FEET;
- 2) N 31°28'15" W, A DISTANCE OF 564.40 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2021064354, RECEPTION NO. 2016059261 AND RECEPTION NO. 2013018555 IN SAID CLERK'S OFFICE;

THENCE ALONG THE COMMON LINE BETWEEN SAID RECEPTION NO. 2021064354 AND RECEPTION NO. 2013018555 THE FOLLOWING FOUR (4) COURSES:

- 1) N 14°34'10" E, A DISTANCE OF 126.00 FEET;
- 2) N 20°18'58" E, A DISTANCE OF 230.40 FEET;
- 3) N 06°44'54" E, A DISTANCE OF 145.15 FEET;

- 4) N 06°55'17" W, A DISTANCE OF 68.27 FEET TO THE COMMON CORNER OF SAID RECEPTION NO. 2021064354, RECEPTION NO. 2013018555 AND RECEPTION NO. 2013012022 IN SAID CLERK'S OFFICE;

THENCE S 89°34'34" E, A DISTANCE OF 359.38 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2021064354, AND SAID RECEPTION NO. 2022004974;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2021064354, AND SAID RECEPTION NO. 2022004974, S 01°21'24" W, A DISTANCE OF 1034.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 368,203 SQUARE FEET OR 8.45 ACRES MORE OR LESS.

EXHIBIT B-1 Maher Ranch Tank Site Annexation Map

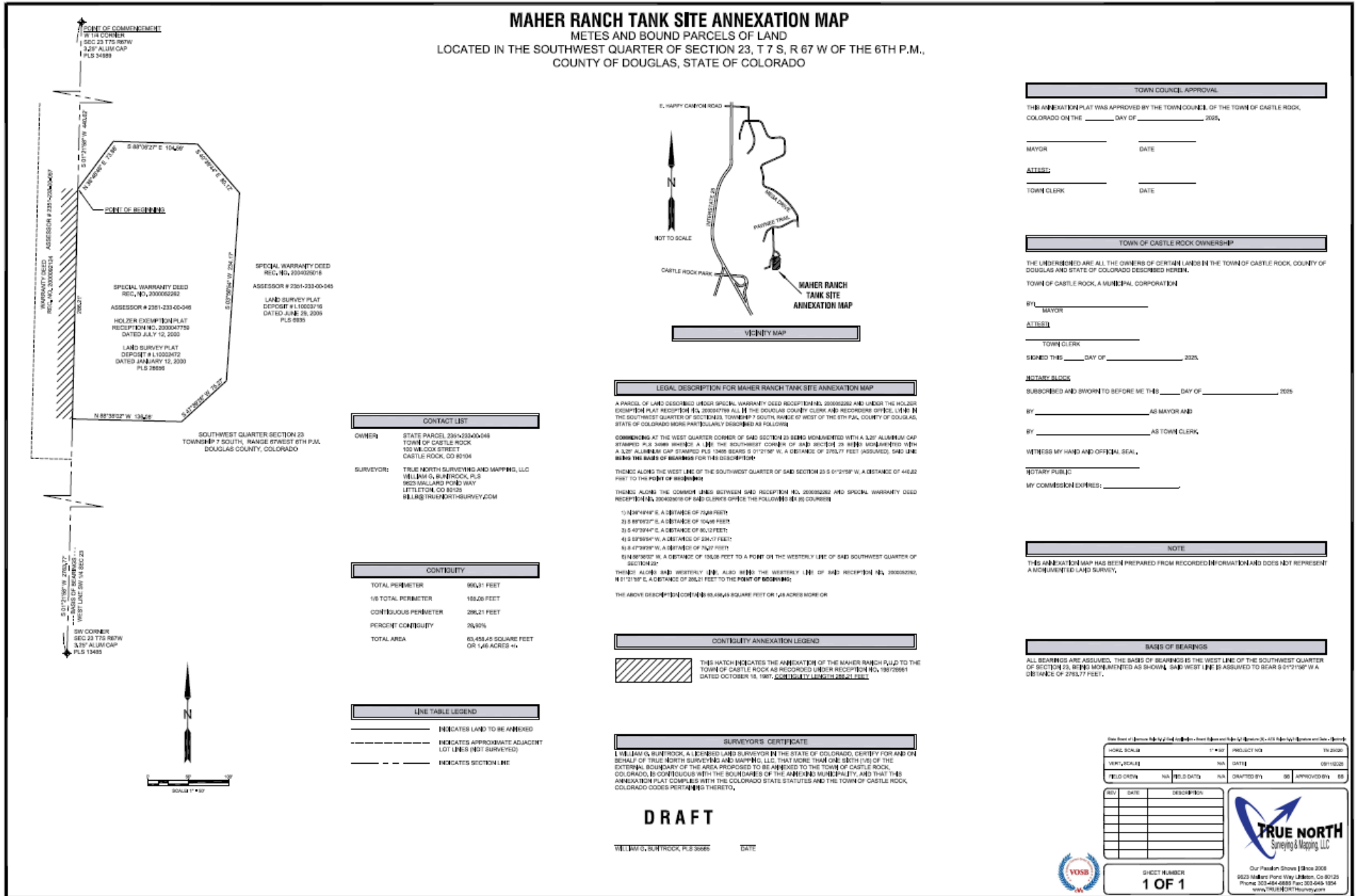


EXHIBIT B-2

Maher Ranch Tank Site Annexation Legal Description

A PARCEL OF LAND BEING DESCRIBED UNDER RECEPTION NO. 2000052262 AND UNDER THE HOLZER EXEMPTION PLAT RECEPTION NO. 2000047759 ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23 BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 34989, WHENCE A LINE TO THE SOUTHWEST CORNER OF SECTION 23, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 13485 BEARS S 01°21'58" W, A DISTANCE OF 2763.77 FEET (ASSUMED), SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST CORNER OF SAID SECTION 23 S 01°21'58" W, A DISTANCE OF 440.62 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE COMMON LINES BETWEEN SAID RECEPTION NO. 2000052262 AND SPECIAL WARRANTY DEED RECEPTION NO. 2004025018 OF SAID CLERK'S OFFICE THE FOLLOWING SIX (6) COURSES:

- 1) N 36°46'46" E, A DISTANCE OF 73.88 FEET;
- 2) S 88°06'27" E, A DISTANCE OF 104.59 FEET;
- 3) S 40°39'44" E, A DISTANCE OF 80.12 FEET;
- 4) S 03°56'54" W, A DISTANCE OF 234.17 FEET;
- 5) S 47°39'26" W, A DISTANCE OF 75.27 FEET;
- 6) N 88°38'02" W, A DISTANCE OF 136.08 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 23;

THENCE ALONG SAID WESTERLY LINE, ALSO BEING THE WESTERLY LINE OF SAID RECEPTION NO. 2000052262, N 01°21'58" E, A DISTANCE OF 286.21 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS 63,458.45 SQUARE FEET OR 1.46 ACRES MORE OR LESS.

Founders Corner Annexation Map

EXHIBIT C-2
Founders Corner Annexation Legal Description

A PARCEL OF LAND BEING DESCRIBED UNDER THE FOLLOWING THREE PARCELS OF LAND: RECEPTION NO. 2009099312, RECEPTION NO. 2024054132 AND RECEPTION NO. 2025014513, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST, THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST, ALL OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, BEING MONUMENTED WITH A 2" ALUMINUM CAP STAMPED PLS 23515, WHENCE A LINE TO THE NORTH QUARTER CORNER OF SECTION 36, BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED PLS 6935 WHICH IS ASSUMED TO BEAR N 89°37'41" W, A DISTANCE OF 2612.86 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE N 43°23'19" E, A DISTANCE OF 41.24 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2025014513 AND RECEPTION NO. 2023036542 OF SAID CLERK'S OFFICE, SAID COMMON CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2025014513 AND SAID RECEPTION NO. 2023036542, S 00°01'17" W, A DISTANCE OF 88.15 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2025014513, SAID RECEPTION NO. 2023036542 AND SAID RECEPTION NO. 2009099312;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2023036542 AND SAID RECEPTION NO. 2009099312 THE FOLLOWING TWO (2) COURSES:

- 1) S 33°43'04" E, A DISTANCE OF 424.14 FEET;
- 2) S 24°42'07" E, A DISTANCE OF 72.63 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2023036542, SAID RECEPTION NO. 2009099312 AND RECEPTION NO. 2023038767 OF SAID CLERK'S OFFICE;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2009099312 AND SAID RECEPTION NO. 2023038767 THE FOLLOWING THREE (3) COURSES:

- 1) S 72°31'31" W, A DISTANCE OF 192.84 FEET;
- 2) S 00°01'17" W, A DISTANCE OF 200.00 FEET;

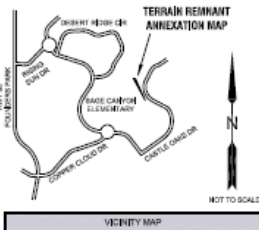
- 3) S 72°31'31" W, A DISTANCE OF 73.29 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2009099312 AND SAID RECEPTION NO. 2023038767, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF FOUNDERS PARKWAY AS DESCRIBED UNDER RECEPTION NO. 8603133 OF SAID CLERK'S OFFICE;'

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, ON A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 64°57'19", AN ARC LENGTH OF 1139.35 FEET, WHOSE CHORD BEARS N 43°23'51" W, A DISTANCE OF 1079.31 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 8603133, SAID RECEPTION NO. 2023036542 AND SAID RECEPTION NO. 2025014513;

THENCE DEPARTING SAID RIGHT OF WAY LINE, ALONG A COMMON LINE OF SAID RECEPTION NO. 2023036542 AND SAID RECEPTION NO. 2025014513, N 89°47'43" E, A DISTANCE OF 729.71 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS 252,947 SQUARE FEET OR 5.81 ACRES MORE OR LESS.

TERRAIN REMNANT ANNEXATION MAP
METES AND BOUND PARCELS OF LAND
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, T 8 S, R 66 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION FOR TERRAIN REMNANT ANNEXATION MAP

A PARCEL OF LAND DESCRIBED UNDER WARRANTY DEED RECEPTION NO. 20162120, IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 95 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTH CORNER OF SAID RECEPTION NO. 2018021082, WHEN A LINE TO THE NORTHWEST CORNER OF SAID SECTION IS BEING MEASURED, WITH A 3.25" ALUMINUM GAGE STAMPED 10/2012 W.C., 45 PLS 23021 (ITC TO ACTUAL CORNER) BEARS 89°27'14" W., A DISTANCE OF 279.15 FEET (ASSUMED), FROM SAID NORTHWEST CORNER OF SECTION 6, A LINE TO THE WEST QUARTER CORNER OF SAID SECTION 6, BEING THE WEST LINE OF THE NORTHWEST QUARTER, BEING MEASURED WITH A 3.25" ALUMINUM GAGE STAMPED 10/2008 W.C., 5 PLS 23021 BEARS S 04°55'21" E., A DISTANCE OF 209.26 FEET (ASSUMED), SAID WEST LINE OF THE NORTHWEST QUARTER BEING THE BASIS OF BEARINGS FOR THIS CLASSIFIED LOT.

THESE ALONG THE NORTHERLY, EASTERLY AND WESTERLY SIDES OF SAID RECEIPTED LOT, 261621362 THE FOLLOWING THREE (3) COURSES:

- 2) S 24°25'43" E, A DISTANCE OF 877.71 FEET;

THE ABOVE DESCRIPTION CONTAINS 17,385 SQUARE FEET OR 0.40 ACRES MORE OR LESS

CONTIGUITY ANNEXATION LEGEND



THIS HATCH INDICATES THE VILLAGES AT CASTLE ROCK ANNEXATION
NUMBER 48 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER
RECEPTION NO. 27269A DATED AUGUST 11, 1981.
CONTIGUITY LENGTH 281.46 FEET

SURVEYOR'S CERTIFICATE

WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND 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 PLAN COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DRAFT

TABLE 1	ANALYSIS OF THE DATA	EXPLANATION OF THE DATA
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TABLE 1

TOWN COUNCIL APPROVAL:

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK,
COLORADO ON THE _____ DAY OF _____, 2005.

MAYOR

DATE

ATTN:

TOWN CLERK

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

871 _____

ATTEST

TOWN CLERK

SIGNED THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2008.

BY _____ AS MAYOR AND

BY AS TOWN CLERK

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTE

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

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, BEING MONUMENTED AS SHOWN. SAID WEST LINE IS ASSUMED TO BEAR S 60°49'53" E A DISTANCE OF 2884.35 FEET.

Data Sheet of ^{137}Cs β and γ Spectra and ^{137}Cs Signature (β), ^{137}Cs Signature (γ) and Date, 1999					
HORN SCALE		1 * 80		PROJECT NO	
VOLT SCALE		NA		DATE	
FIELD ORIGIN		NA		FIELD DATA	
NA		NA		DRAFTED BY	
				REV	
				APPROVED BY	
				REV	

[illegible]

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SHEET NUMBER
1 OF 1

EXHIBIT D-2

Terrain Remnant Annexation Legal Description

A PARCEL OF LAND DESCRIBED UNDER WARRANTY DEED RECEPTION NO. 2016021052, IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTH CORNER OF SAID RECEPTION NO. 2016021052, WHENCE A LINE TO THE NORTHWEST CORNER OF SAID SECTION 6 BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED LPI 2012 W.C. 45' PLS 23521 (TIE TO ACTUAL CORNER) BEARS N 85°27'14" W, A DISTANCE OF 2764.15 FEET (ASSUMED). FROM SAID NORTHWEST CORNER OF SECTION 6, A LINE TO THE WEST QUARTER CORNER OF SAID SECTION 6, BEING THE WEST LINE OF THE NORTHWEST QUARTER, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED LPI 2009 W.C. 5' PLS 23521 BEARS S 00°45'53" E, A DISTANCE OF 2664.30 FEET (ASSUMED), SAID WEST LINE OF THE NORTHWEST CORNER BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG THE NORTHERLY, EASTERLY AND WESTERLY LINES OF SAID RECEPTION NO. 2016021052 THE FOLLOWING THREE (3) COURSES:

- 1) S 77°52'40" E, A DISTANCE OF 63.88 FEET;
- 2) S 24°26'43" E, A DISTANCE OF 677.71 FEET;
- 3) N 28°32'43" W, A DISTANCE OF 717.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 17,385 SQUARE FEET OR 0.40 ACRES MORE OR LESS.