

ORDINANCE NO. 2024-014

**AN ORDINANCE ANNEXING TO THE TOWN OF CASTLE ROCK,
COLORADO, MULTIPLE PARCELS OF LAND TOTALING 1.992
ACRES LOCATED IN DOUGLAS COUNTY, COLORADO, PURSUANT
TO AN ANNEXATION PETITION SUBMITTED BY THE TOWN OF
CASTLE ROCK, COLORADO**

**(Four Corners Annexation; South Ridge Road No. 1 Annexation; South Ridge
Road No. 2 Annexation; Gilbert Street/Plum Creek Parkway Annexation)**

WHEREAS, the Town of Castle Rock (the “Town”) has filed four separate petitions (the “Petitions”) to annex multiple parcels of land, all as more particularly described on the maps attached as *Exhibit A* and legal descriptions attached as *Exhibit B* (collectively, the “Property”); and

WHEREAS, the Four Corners Annexation consists of eight parcels located north and west of the intersection of State Highway 86 and Founders Parkway/Ridge Road, totaling 1.37 acres; and

WHEREAS, the South Ridge Road No. 1 Annexation consists of one parcel located approximately 225 feet south of the South Ridge Road and Enderud Boulevard roundabout, on the east side of South Ridge Road, totaling 0.12 acres; and

WHEREAS, the South Ridge Road No. 2 Annexation consists of one parcel located approximately 220 feet north of the South Ridge Road and East Plum Creek Parkway roundabout, on the east side of South Ridge Road, totaling 0.022 acres; and

WHEREAS, the Gilbert Street/Plum Creek Parkway Annexation consists of one parcel located at the intersection of Gilbert Street/South Lake Gulch Road and Plum Creek Parkway, totaling 0.48 acres; and

WHEREAS, the Property consists solely of right-of-way or of land that will be used solely as right-of-way; and

WHEREAS, each Petition: (i) formally requests that the Property be annexed to the Town; (ii) states that it is signed by the Town as the sole owner of the Property, and (iii) is, in fact, signed by the Town; and

WHEREAS, on April 16, 2024, the Town Council adopted Resolution No. 2024-040, finding that the Petitions are in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and § 31-12-107(1), C.R.S.; and

WHEREAS, on June 4, 2024, the Town Council adopted Resolution No. 2024-054, finding that the Property is eligible for annexation to the Town under Article II, Section 30 of the Colorado Constitution and §§ 31-12-104 and 31-12-105, C.R.S.; and

WHEREAS, Section 20.02.020 of the Castle Rock Municipal Code (the “Code”) provides that, within 180 days from the date the Town Council determines the Property is eligible for

annexation, the Town Council shall conduct a separate hearing regarding the advisability of annexing of the Property to the Town, unless the hearing is deferred with the consent of the petitioner (the “Annexation Hearing”); and

WHEREAS, in addition, at least ten days prior to the date set for the Annexation Hearing, the Petitioner’s request to annex the Property shall be reviewed in a public hearing by the Planning Commission; and

WHEREAS, the Planning Commission and Town Council have conducted the public hearings required by Section 20.02.020 of the Code; and

WHEREAS, the Planning Commission, by a unanimous vote, has recommended that the Town Council approve the annexation of the Property.

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

Section 1. Notice. The Town Council takes notice of the following findings regarding the annexation of the Property made in Resolution No. 2024-054:

- A. The applicable provisions of Article II, Section 30 of the Colorado Constitution and §§ 31-12-104 and 31-12-105, C.R.S., have been met;
- B. An election is not required under §31-12-107(2), C.R.S.; and
- C. No additional terms and conditions are to be imposed.

Section 2. Findings. Based upon the testimony and evidence presented at the Annexation Hearing, the Town Council makes the following additional findings:

- A. The annexation of the Property is consistent with the Town Master Plan; and
- B. The Property is otherwise a desirable addition to the Town.

Section 3. Annexation of Property. 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 4, 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 circumstance 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 3rd day of September, 2024, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against, after publication; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this ___ day of _____, 2024, 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:

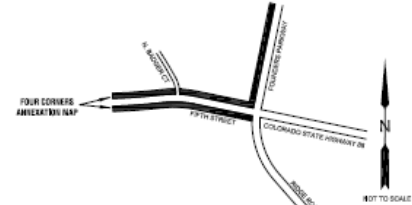
Michael J. Hyman, Town Attorney

Tara Vargish, Development Services Director

EXHIBIT A
Maps of the Property to be Annexed
(see 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

THAT RIGHT OF WAY PARCELS OF LAND BEING DESCRIBED IN THE FOLLOWING (S) RECEIPTION NO. 8605107, 8605108, 8629005, 8629004, 2022101623 AND 2022101622, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDS OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, T 8 S, R 66 W AND THE SOUTHWEST QUARTER OF SECTION 1, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASES OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, BEING MONUMENTED AT THE SOUTHWEST CORNER WITH A 3/2" ALUMINUM CAP STAMPED 1ST LB 18408 1868 AN IN AT THE EAST QUARTER CORNER WITH A 3/2" ALUMINUM CAP STAMPED W 87 L 18 18408 2008, 3/4" INCH IS ASSUMED TO BEAR 0°19'00" W.

CONTIGUITY PARCEL 1

COMMENCING AT S40 SOUTHWEST CORNER OF SECTION 1, THENCE N 41°19'00" W, A DISTANCE OF 297.27 FEET TO THE SOUTHWEST CORNER OF S40 RECEIPTION NO. 8629005, S40 CORNER BEING THE POINT OF BEGINNING.

THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY LINES OF S40 RECEIPTION NO. 8629005 AND S40 RECEIPTION NO. 8629004 THE FOLLOWING BEARING BY COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2166.0 FEET, A CENTRAL ANGLE OF 105°27'41", AN ARC LENGTH OF 1847.1 FEET, WHOSE CHORD BEARS N 87°50'00" W, A DISTANCE OF 1847.1 FEET;
- 2) N 19°22'14" W, A DISTANCE OF 164.97 FEET;
- 3) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2026.0 FEET, A CENTRAL ANGLE OF 08°52'37", AN ARC LENGTH OF 371.80 FEET, WHOSE CHORD BEARS S 89°59'59" W, A DISTANCE OF 374.98 FEET TO THE SOUTHWEST CORNER OF S40 RECEIPTION NO. 8629004;
- 4) N 43°29'24" W, A DISTANCE OF 204.00 FEET TO THE NORTHWEST CORNER OF S40 RECEIPTION NO. 8629004;
- 5) N 81°54'01" E, A DISTANCE OF 15.80 FEET;
- 6) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2240.0 FEET, A CENTRAL ANGLE OF 18°27'31", AN ARC LENGTH OF 662.02 FEET, WHOSE CHORD BEARS S 89°51'10" E, A DISTANCE OF 662.02 FEET;
- 7) S 41°58'10" E, A DISTANCE OF 62.72 FEET TO THE POINT OF BEGINNING.

CONTIGUITY PARCEL 1 CONTAINS 16.90 SQUARE FEET OR 0.40 ACRES MORE OR LESS.

CONTIGUITY PARCEL 2

COMMENCING AT S40 SOUTHWEST CORNER OF SECTION 1, THENCE N 17°52'11" E, A DISTANCE OF 283.00 FEET TO THE SOUTHWEST CORNER OF S40 RECEIPTION NO. 8629004, S40 CORNER BEING THE POINT OF BEGINNING.

THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY LINES OF S40 RECEIPTION NO. 8629004, RECEIPTION NO. 201914873 AND RECEIPTION NO. 2022101622 THE FOLLOWING TWENTY (20) COURSES:

- 1) N 11°22'25" W, A DISTANCE OF 113.27 FEET;
- 2) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2302.0 FEET, A CENTRAL ANGLE OF 39°12'29", AN ARC LENGTH OF 214.00 FEET, WHOSE CHORD BEARS N 81°28'17" W, A DISTANCE OF 214.00 FEET TO THE SOUTHWEST CORNER OF S40 RECEIPTION NO. 201914873;
- 3) ALONG A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 3061.0 FEET, A CENTRAL ANGLE OF 08°52'37", AN ARC LENGTH OF 24.07 FEET, WHOSE CHORD BEARS N 81°28'17" W, A DISTANCE OF 30.88 FEET TO THE NORTHWEST CORNER OF S40 RECEIPTION NO. 201914873;
- 4) ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 2267.0 FEET, A CENTRAL ANGLE OF 39°12'29", AN ARC LENGTH OF 241.00 FEET, WHOSE CHORD BEARS S 84°31'59" E, A DISTANCE OF 241.00 FEET;
- 5) ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 19°29'31", AN ARC LENGTH OF 16.27 FEET, WHOSE CHORD BEARS S 89°10'01" E, A DISTANCE OF 16.23 FEET;
- 6) N 80°54'49" E, A DISTANCE OF 63.81 FEET;
- 7) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 94.00 FEET, A CENTRAL ANGLE OF 17°52'11", AN ARC LENGTH OF 16.88 FEET, WHOSE CHORD BEARS N 81°28'17" W, A DISTANCE OF 16.88 FEET TO THE MOST NORTHWEST CORNER OF S40 RECEIPTION NO. 8629004;
- 8) N 87°10'59" E, A DISTANCE OF 67.61 FEET;
- 9) N 89°59'00" E, A DISTANCE OF 65.31 FEET;
- 10) S 87°04'24" E, A DISTANCE OF 16.20 FEET;
- 11) S 83°29'24" E, A DISTANCE OF 36.00 FEET;
- 12) S 87°04'30" E, A DISTANCE OF 37.20 FEET TO THE SOUTHWEST CORNER OF S40 RECEIPTION NO. 2022101622 (RW 10);
- 13) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 181.20 FEET, A CENTRAL ANGLE OF 12°29'31", AN ARC LENGTH OF 40.30 FEET, WHOSE CHORD BEARS N 16°29'29" E, A DISTANCE OF 42.23 FEET TO THE POINT OF BEGINNING;
- 14) N 10°29'39" E, A DISTANCE OF 192.61 FEET TO THE NORTHWEST CORNER OF S40 RECEIPTION NO. 2022101622 (RW 10);
- 15) N 10°29'39" E, A DISTANCE OF 192.60 FEET;
- 16) N 14°39'24" E, A DISTANCE OF 30.46 FEET;
- 17) N 14°39'24" E, A DISTANCE OF 30.30 FEET;
- 18) N 09°11'17" E, A DISTANCE OF 12.80 FEET;
- 19) N 10°14'19" W, A DISTANCE OF 120.00 FEET TO THE NORTHWEST CORNER OF S40 RECEIPTION NO. 2022101622 (RW 22);
- 20) N 78°48'02" E, A DISTANCE OF 45.42 FEET TO THE NORTHEAST CORNER OF S40 RECEIPTION NO. 2022101622 (RW 22);
- 21) S 08°28'01" E, A DISTANCE OF 37.34 FEET;
- 22) S 10°22'12" W, A DISTANCE OF 216.80 FEET;
- 23) S 08°11'17" W, A DISTANCE OF 61.03 FEET;
- 24) S 10°29'39" W, A DISTANCE OF 43.30 FEET TO THE NORTHEAST CORNER OF S40 RECEIPTION NO. 2022101622 (RW 10);
- 25) S 10°14'19" W, A DISTANCE OF 180.00 FEET TO THE SOUTHWEST CORNER OF S40 RECEIPTION NO. 2022101622 (RW 10);
- 26) S 19°58'07" W, A DISTANCE OF 85.31 FEET TO THE POINT OF BEGINNING.

CONTIGUITY PARCEL 2 CONTAINS 31.74 SQUARE FEET OR 0.73 ACRES MORE OR LESS.

LEGAL DESCRIPTION FOR FOUR CORNERS ANNEXATION MAP

CONTIGUITY PARCEL 1

COMMENCING AT S40 SOUTHWEST CORNER OF SECTION 1, THENCE N 8°49'58" W, A DISTANCE OF 186.44 FEET TO THE SOUTHWEST CORNER OF S40 RECEIPTION NO. 8293005, S40 CORNER BEING THE POINT OF BEGINNING.

THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINES OF S40 RECEIPTION NO. 8293005 THE FOLLOWING FOUR (4) COURSES:

- 1) N 20°21'52" W, A DISTANCE OF 23.10 FEET TO THE NORTHWEST CORNER OF S40 RECEIPTION NO. 8293005;
- 2) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2397.0 FEET, A CENTRAL ANGLE OF 02°04'49", AN ARC LENGTH OF 376.00 FEET, WHOSE CHORD BEARS N 87°54'22" E, A DISTANCE OF 376.00 FEET TO THE NORTHWEST CORNER OF S40 RECEIPTION NO. 8293005;
- 3) ALONG A COMPOUND CURVE TO THE RIGHT WITH A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 02°13'17", AN ARC LENGTH OF 20.27 FEET, WHOSE CHORD BEARS S 09°29'34" W, A DISTANCE OF 19.40 FEET TO THE SOUTHWEST CORNER OF S40 RECEIPTION NO. 8293005;
- 4) ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 2332.00 FEET, A CENTRAL ANGLE OF 02°13'17", AN ARC LENGTH OF 376.00 FEET, WHOSE CHORD BEARS S 87°03'24" W, A DISTANCE OF 376.00 FEET TO THE POINT OF BEGINNING.

CONTIGUITY PARCEL 2 CONTAINS 0.42 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

CONTIGUITY ANNEXATION LEGEND

- THIS HATCH INDICATES STATE HIGHWAY AS AN EXISTING LAND RECEPTION PLAT AS RECORDED UNDER RECEIPTION NO. 201914873 DATED OCTOBER 12, 2007.
- PARCEL 1 CONTIGUITY LENGTH 862.00 FEET
- PARCEL 2 CONTIGUITY LENGTH 376.00 FEET
- PARCEL 3 CONTIGUITY LENGTH 462.00 FEET
- THIS HATCH INDICATES ROAD ANNEXATION AS RECORDED UNDER RECEIPTION NO. 2022101622 DATED MAY 03, 2024.
- PARCEL 1 CONTIGUITY LENGTH 642.76 FEET

CONTIGUITY PARCEL 1

TOTAL PERIMETER	1,685.28 FEET
1/8 TOTAL PERIMETER	210.67 FEET
CONTIGUOUS PERIMETER	759.74 FEET
PERCENT CONTIGUITY	50.00%
TOTAL AREA	6.42 +/- ACRES

CONTIGUITY PARCEL 2

TOTAL PERIMETER	823.00 FEET
1/8 TOTAL PERIMETER	102.88 FEET
CONTIGUOUS PERIMETER	376.00 FEET
PERCENT CONTIGUITY	45.81%
TOTAL AREA	0.22 +/- ACRES

CONTIGUITY PARCEL 3

TOTAL PERIMETER	3,250.00 FEET
1/8 TOTAL PERIMETER	406.25 FEET
CONTIGUOUS PERIMETER	486.00 FEET
PERCENT CONTIGUITY	21.86%
TOTAL AREA	6.73 +/- 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 HERINA:
TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____ MAYOR

ATTORNEY _____

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 MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____ 2024.

MAYOR _____ DATE _____

ATTORNEY _____ DATE _____

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 _____

ATTORNEY _____ DATE _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDS 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 _____

DOUGLAS COUNTY CLERK AND RECORDER

BY _____

DEPUTY _____

CONTACT LIST

OWNER	TOWN OF CASTLE ROCK 100 W. COX STREET CASTLE ROCK, CO 80104
SURVEYOR	TRUE NORTH SURVEYING AND MAPPING, LLC 100 JAMES G. BUEFORD, PLS 1000 HALLAND POPE WAY LITTLETON, CO 80120 TEL: 303.749.8787 SURVEY@TNM.COM

VELOCITY MAP

NOTE

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

GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMERCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, AND NO LATER THAN ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMERCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION BELOW HEREOF.
2. ANY PERSON WHO UNLAWFULLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMEES A CLASS TWO CRIMINAL MENSURE PUNISHABLE TO STATE STATUTE 18-65A-604.
3. ALL DISTURBANCES SHOWN ARE IN 1/4" EQUAL FEET, BEARINGS ARE SHOWN IN DEGREES, MINUTES AND SECONDS.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEIPTION BEARINGS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
5. EASEMENTS ARE NOT SHOWN.
6. SURVEYS BE VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASES OF BEARINGS IS THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, BEING MONUMENTED AT THE SOUTHWEST CORNER WITH A 3/2" ALUMINUM CAP STAMPED 1ST LB 18408 1868 AN IN AT THE EAST QUARTER CORNER WITH A 3/2" ALUMINUM CAP STAMPED W 87 L 18 18408 2008 WHICH IS ASSUMED TO BEAR 0°19'00" W.

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTRUCK, 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 (ONE) (1/8) 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 COMEES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DRAFT R1

WILLIAM G. BUNTRUCK, PLS 8888 DATE _____

FILE NUMBER	FILE NO.	PROJECT NO.	NO. SHEETS
WORK SHEET	NO.	DATE	APPROVED BY
FILED BY	NO.	FILED DATE	NO.

NO.	DATE	DESCRIPTION

PROJECT NUMBER IS
ANR24-0001

SHEET NUMBER
1 OF 2

Our People Drive Us
1000 20th
1000 20th Street, Suite 1000, Castle Rock, CO 80108
Phone: 303.749.8787 FAX: 303.749.8788
www.TRUE-NORTHsurvey.com

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

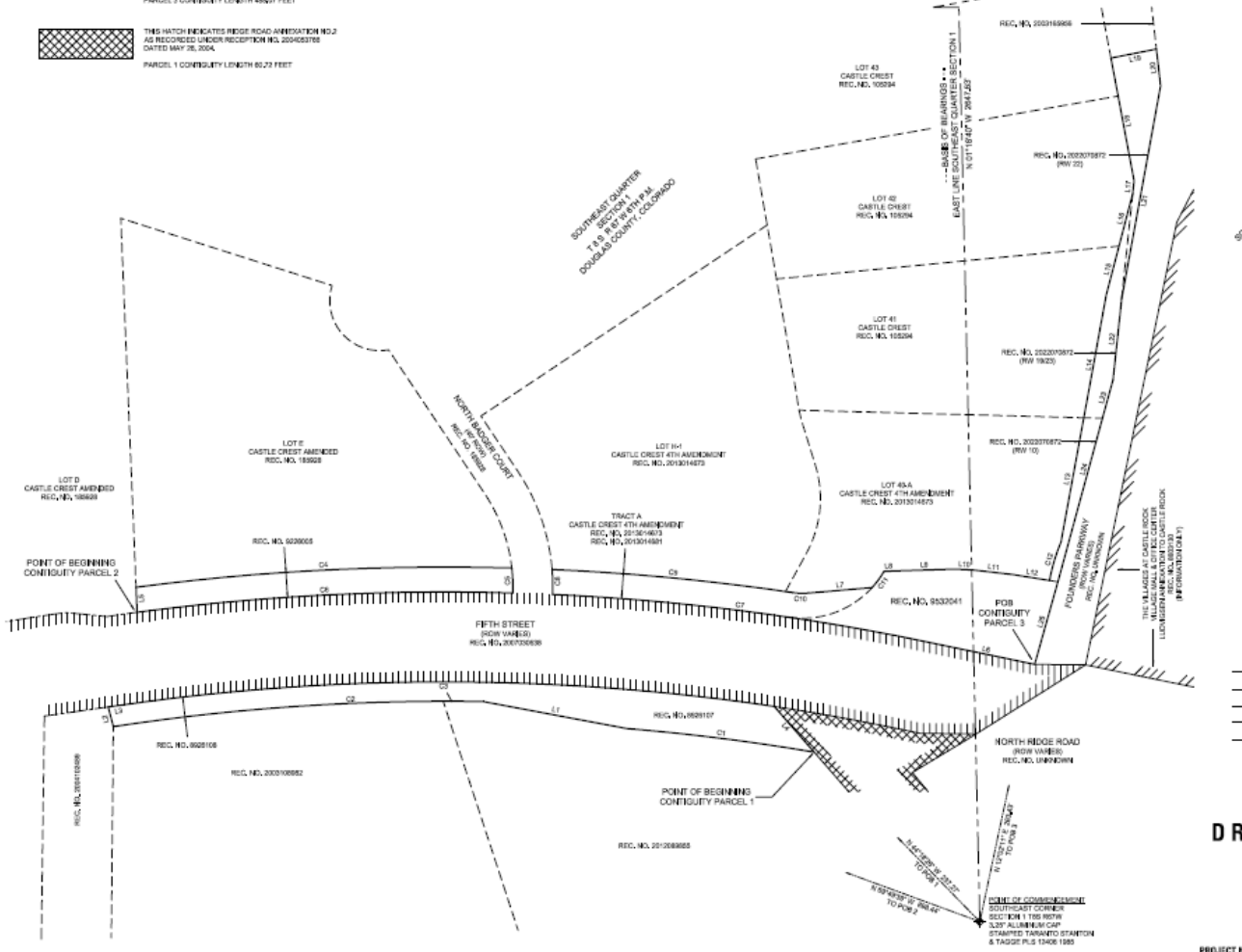
CONTIGUITY ANNEXATION LEGEND

	THIS HATCH INDICATES STATE HIGHWAY OR AN ANNEXATION PLAT AS RECORDED UNDER RECEPTION NO. 200508058 DATED OCTOBER 12, 2005.
	PARCEL 1 CONTIGUITY LENGTH 6962 FEET
	PARCEL 2 CONTIGUITY LENGTH 3769 FEET
	PARCEL 3 CONTIGUITY LENGTH 4847 FEET
	THIS HATCH INDICATES RIDGE ROAD ANNEXATION NO.2 AS RECORDED UNDER RECEPTION NO. 200603765 DATED MAY 26, 2004.
	PARCEL 1 CONTIGUITY LENGTH 6529 FEET

CURVE	BEG. STA. ANGLE	END STA.	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C01	S 87°47'	2135.227	189.77	N 62°49'28" W	189.77
C02	S 28°11'	2252.227	174.59	S 68°17'38" W	370.65
C03	S 64°13'	2242.227	653.22	S 89°51'13" E	650.01
C04	S 70°42'	2337.227	135.38	N 87°04'24" E	376.25
C05	S 31°31'	182.51	145.91	S 20°08'55" E	376.25
C06	S 19°32'	2332.227	129.86	S 87°03'54" W	376.25
C07	S 12°25'	2332.227	214.67	N 82°08'00" W	374.39
C08	S 9°32'	208.51	122.07	N 01°18'40" W	123.08
C09	S 60°41'	2332.227	228.73	S 84°31'15" E	221.70
C10	S 32°23'	69.27	152.07	S 88°13'11" E	152.07
C11	S 2°09'58"	34.207	19.387	N 38°13'24" E	19.387
C12	S 2°09'58"	147.00	69.267	N 10°32'21" E	69.267

LINE BEARING DISTANCE

LINE	BEARING	DISTANCE
01	N 10°20'24" W	14.07
02	S 18°29'33" W	25.20
03	N 81°34'37" E	15.30
04	S 41°18'15" E	165.97
05	N 10°20'24" W	85.10
06	N 78°22'24" W	113.27
07	N 80°14'45" E	83.42
08	S 87°10'25" E	9.74
09	N 88°10'00" E	61.51
10	S 87°05'43" E	18.52
11	S 82°20'30" E	39.82
12	S 87°05'18" E	57.47
13	S 10°22'35" E	126.41
14	N 10°20'24" W	25.20
15	N 78°22'24" W	113.27
16	N 80°14'45" E	83.42
17	N 88°10'00" E	61.51
18	N 10°41'03" W	123.10
19	N 78°28'07" E	46.22
20	S 82°20'30" E	39.82
21	S 80°24'19" W	218.69
22	S 82°05'11" W	61.41
23	S 55°23'32" W	45.00
24	S 15°12'18" W	183.70
25	S 15°35'37" W	165.21



LINE TABLE LEGEND

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



DRAFT R1

DATE: 08/14/18	TIME: 11:40 AM	PROJECT NO: 18-2003
SCALE: AS SHOWN	DATE: 10/20/2023	
BY: [Signature]	CHECKED BY: [Signature]	APPROVED BY: [Signature]

REV	DATE	DESCRIPTION

PROJECT NUMBER IS **ANX24-001**

TRUE NORTH
Surveying & Mapping, LLC

Our Head Office is located at 1400 S. 10th St., Suite 100, Fort Collins, CO 80504
 Phone: 970.226.4800 Fax: 970.226.1994
 www.TRUE-NORTHsurveying.com

EXHIBIT B

Legal Descriptions of the Property to be Annexed

Four Corners Annexation

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

South Ridge Road No. 1 Annexation

1. 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

South Ridge Road No. 2 Annexation

1. 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

Gilbert Street/Plum Creek Parkway Annexation

1. 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