

ATTACHMENT 1: PETITION FOR ANNEXATION

PETITION FOR ANNEXATION TO THE CITY/TOWN OF CASTLE ROCK, COLORADO

THE UNDERSIGNED, being "Landowners" as defined in C.R.S § 31-12-103(6), hereby Petition the City/ Town of Castle Rock for annexation for the follow described property and further state:

1. The legal description of the land which Landowners request to be annexed to the municipality is attached hereto as Exhibit "A", hereinafter referred to as the "Property."
2. It is desirable and necessary that the Property be annexed to the City/ Town of Castle Rock.
3. The requirements of Article II Section 30 of the Colorado Constitution have been met.
4. The following requirements of C.R.S. § 31-12-104 exist or have been met:
 - a. Not less than 1/6th of the perimeter of the Property is contiguous with the City/ Town of Castle Rock.
 - b. A community of interest exists between the Property and the City/ Town of Castle Rock. The Property is urban or will be urbanized in the near future; and the Property is capable of being integrated into the City/ Town of Castle Rock.
5. None of the limitations provided in C.R.S § 31-12-105 are applicable and the requirements of that statue 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 and having valuation for assessment in excess of \$200,000 for ad valorem tax purposes has been included in the area of the Property to be annexed without the written consent of the 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 and alleys to be included within the area annexed are included.
 - e. The annexation of the Property will not result in the detachment of area from any school district or the attachment of same to another school district.
 - f. Annexation by the City/ Town of Castle Rock of the Property will not have the effect of, and will not result in, the denial of reasonable accesses to landowners, owners of an easement, or owners of a franchise adjoining a platted street or alley, inasmuch as annexation of the Property will not result in annexation of a platted street or alley which is not bounded on both sides by the City/ Town of Castle Rock.
6. The annexation of the Property will not have the effect of extending a boundary of the City/ Town of Castle Rock more than three miles in any direction from any point of the municipal boundary in the past 12 months.
7. The Landowners comprise the owners in fee of more than 50 percent of the area of the Property, exclusive of public streets and alleys, and comprise more than 50 percent of the

landowners of the Property. The legal description of the land owned by each signer of this petition is shown on Exhibit A.

8. The Landowners request that the City/ Town of Castle Rock approve the annexation of the Property.
9. This Petition is accompanied by four (4) copies of an annexation boundary map in the form required by C.R.S § 31-12-102(1) (d) and attached Exhibit B.
10. This instrument may be executed in one or more counterparts, all of which taken together shall constitute the same document.

LANDOWNERS:

By: R. David Love

Authorized Agent: Dave Love
Calvary Chapel Castle Rock, Inc.

Mailing Address:

Calvary Chapel Castle Rock, Inc.
1100 Caprice Drive
Castle Rock, CO 80109
(303) 663-2514

STATE OF COLORADO)
) s.s.
COUNTY OF DOUGLAS)

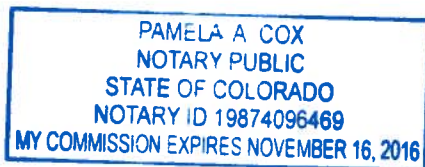
Subscribed and sworn to before me this 7th day April, 2016.

by R. David Love, authorized agent for Calvary Chapel Castle Rock, Inc.

Witness my hand and official seal.

My commission expires: 11-16-16

Pamela A. Cox
Notary Public



AFFIDAVIT OF CIRCULAR IN SUPPORT OF PETITION

STATE OF COLORADO)
) s.s.
COUNTY OF DOUGLAS)

Joey McKee, being first duly sworn states as follows:

- a. I have circulated the Petition for Annexation to the City/ Town of Castle Rock set forth herein
- b. I know the persons whose names are subscribed to the foregoing Petition on behalf of the Landowners.
- c. The signatures on the foregoing Petition were affixed in my presence and each signature is a true, genuine and correct signature of the person is purports to be.
- d. To the best of my knowledge and belief, the persons whose names are affixed to the foregoing Petition are authorized to sign such document on behalf of Petitioners.

CIRCULATOR

By: *Joey McKee*
Authorized Agent: Joey McKee
Calvary Chapel Castle Rock, Inc.

Mailing Address:

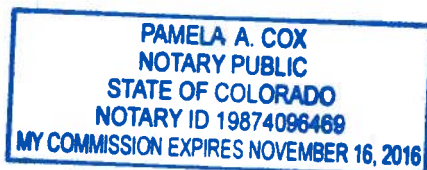
Calvary Chapel Castle Rock, Inc.
1100 Caprice Drive
Castle Rock, CO 80109
(303) 663-2514

Subscribed and sworn to before me this 7th day April, 20 16,

by Joey McKee, Authorized Agent for Calvary Chapel Castle Rock, Inc.

Witness my hand and official seal.

My commission expires: 11-16-16



Pamela A. Cox
Notary Public

EXHIBIT 'A': LEGAL DESCRIPTION

PARCEL DESCRIPTION

ALL OF THOSE PROPERTIES DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2016009092 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING ASSUMED TO BEAR N02°18'30"E

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE WOODLANDS FILING NO. 8 RECORDED UNDER RECEPTION NO. 9348216 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID THE WOODLANDS FILING NO. 8, THE FOLLOWING FOUR (4) COURSES:

1. N88°46'20"E A DISTANCE OF 40.00 FEET;
2. N02°18'30"E A DISTANCE OF 75.14 FEET;
3. N88°46'20"E A DISTANCE OF 960.36 FEET;
4. S01°13'40"E A DISTANCE OF 75.00 FEET, TO THE NORTHWESTERLY CORNER OF CASTLE ROCK CHURCH OF CHRIST RECORDED UNDER RECEPTION NO. 01101066;

THENCE ON THE WESTERLY LINE OF SAID CASTLE ROCK CHURCH OF CHRIST, THE FOLLOWING TWO (2) COURSES:

1. S01°13'40"E A DISTANCE OF 160.27 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 99°29'00" AND AN ARC LENGTH OF 78.13 FEET, TO A POINT OF NON-TANGENT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5TH STREET AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2006057785;

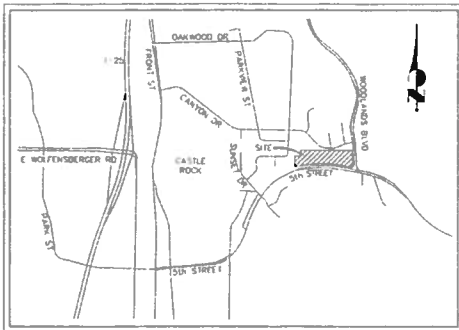
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- RECEIVED
1. N81°44'54"W A DISTANCE OF 331.46 FEET, TO A POINT OF CURVE;
 2. ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1332.82 FEET, A CENTRAL ANGLE OF 09°58'00" AND AN ARC LENGTH OF 231.85 FEET, TO A POINT OF NON-TANGENT;
 3. S81°15'35"W A DISTANCE OF 156.71 FEET, TO A POINT OF CURVE;
 4. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1323.30 FEET, A CENTRAL ANGLE OF 10°49'39" AND AN ARC LENGTH OF 250.07 FEET, SAID CURVE HAVING A CHORD BEARING S76°07'24"W AND A CHORD LENGTH OF 249.70 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY LINE OF A REPLAT OF LOTS 18, 19, 20 AND 21, OAKWOOD PARK, RECORDED UNDER RECEPTION NO. 313658;

THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF OAKWOOD PARK RECORDED UNDER RECEPTION NO. 1977204309, N00°03'57"W A DISTANCE OF 207.12 FEET, TO THE POINT OF BEGINNING.

SUMMARY TABLE

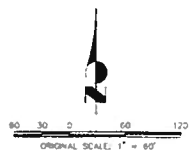
CONTAINING A CALCULATED AREA OF 236,732 SQUARE FEET OR 5.4346 ACRES.



VICINITY MAP
SCALE: 1"=1000'

CALVARY CHAPEL

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 1 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO ANNEXATION PLAT

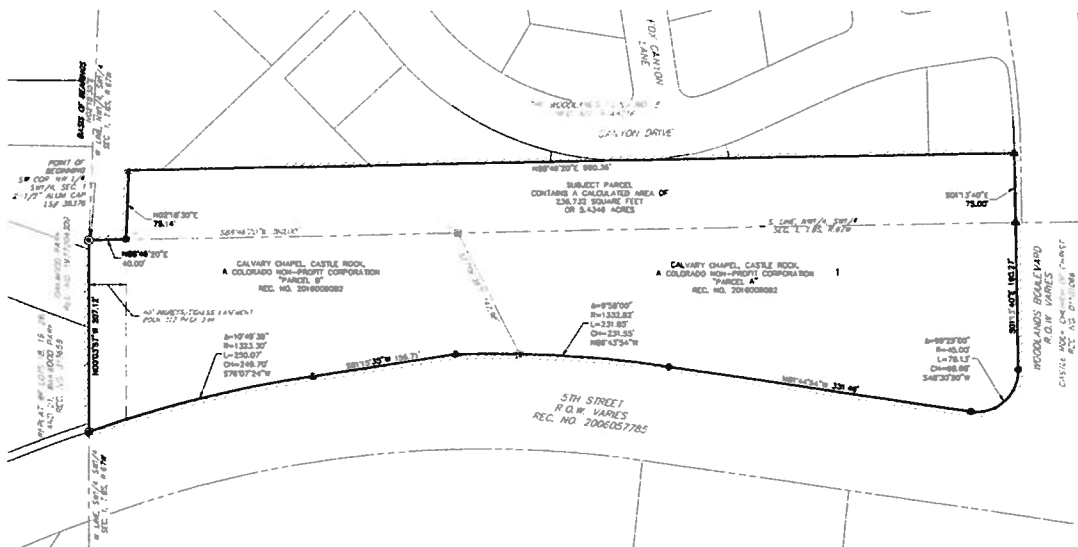


SURVEYOR

JARROD ADAMS, PLS
JR ENGINEERING, LLC
7200 S. ALTON WAY SUITE C-400
CENTENNIAL, CO 80112
303-740-8393

OWNER

CALVARY CHAPEL CASTLE ROCK, INC
c/o RCH CONGREGATION
1100 CAMPBELL DR
CASTLE ROCK, CO 80109
(719) 481-1270



GENERAL NOTES

1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM MAPS AND DOCUMENTS OF RECORD. ALL MONUMENTS DEPICTED WERE SHOWN ON THE ALTA/FACSIMILE LAND TITLE SURVEY PREPARED BY HIGH PRICER SURVEY COMPANY ON JULY 2, 2015, JOB NUMBER 15247-ALTA.
2. THIS ANNEXATION MAP DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING RIGHTS OF WAY AND TITLE OF RECORD, JR ENGINEERING RELIED UPON TITLE COMMITMENT FILE NO. A8770474000-4 PREPARED BY LAND TITLE GUARANTEE COMPANY, HAVING AN EFFECTIVE DATE OF JANUARY 21, 2016 AT 5:00 P.M.
3. DATE OF PREPARATION: FEBRUARY 18, 2016

LEGEND

- PLASTIC CAP LS #38376
- PA AND CAP LS#30127
- W/REBAR
- PA AND CAP LS#22100
- PA AND CAP LS#13258
- EXISTING 100' WIDE CASTLE ROCK BOUNDARY

PARCEL DESCRIPTION

A.S. OF THESE PROPERTIES DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 200808082 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING ASSUMED TO BEAR NORTH 70°30'00" E.

BEING ON THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., SAID POINT BEING THE SOUTHWEST CORNER OF THE WOODLANDS PLAT NO. 8 RECORDED UNDER RECEPTION NO. 9348216 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.

THENCE ON THE SOUTHERLY LINE OF SAID THE WOODLANDS PLAT NO. 8, THE FOLLOWING FOUR (4) COURSES:

1. N88°48'20"E A DISTANCE OF 42.00 FEET;
2. N02°18'30"E A DISTANCE OF 75.14 FEET;
3. N88°48'20"E A DISTANCE OF 680.36 FEET;
4. S01°15'40"E A DISTANCE OF 75.00 FEET, TO THE NORTHWEST CORNER OF CASTLE ROCK CHURCH OF CHRIST RECORDED UNDER RECEPTION NO. 01101008.

THENCE ON THE WESTERLY LINE OF SAID CASTLE ROCK CHURCH OF CHRIST, THE FOLLOWING TWO (2) COURSES:

1. S01°15'40"E A DISTANCE OF 160.27 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 43.60 FEET, A CENTRAL ANGLE OF 89°30'00" AND AN ARC LENGTH OF 79.13 FEET, TO A POINT OF NON-TANGENT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5TH STREET AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2008057785.

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. N81°44'34"W A DISTANCE OF 331.46 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1332.82 FEET, A CENTRAL ANGLE OF 09°50'00" AND AN ARC LENGTH OF 231.85 FEET, TO A POINT OF NON-TANGENT;
3. S81°15'35"W A DISTANCE OF 156.71 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1293.30 FEET, A CENTRAL ANGLE OF 10°41'39" AND AN ARC LENGTH OF 250.07 FEET, SAID CURVE HAVING A CHORD BEARING S78°07'24"W AND A CHORD LENGTH OF 249.70 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY LINE OF A REPLAT OF LOTS 16, 18, 20 AND 21, SAID WOOD PARK, RECORDED UNDER RECEPTION NO. 313636.

THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF OAKWOOD PARK RECORDED UNDER RECEPTION NO. 1877204308, N02°03'37"W A DISTANCE OF 207.12 FEET, TO THE POINT OF BEGINNING.

SUMMARY TABLE

CONTAINING A CALCULATED AREA OF 238,732 SQUARE FEET OR 5.4348 ACRES.

STATEMENT OF TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 2016.

ATTEST: TOWN OF CASTLE ROCK

TOWN CLERK

MAYOR

SURVEYOR'S CERTIFICATE

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP HEREIN IS A CORRECT DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT IT IS CONTIGUOUS TO THE TOWN OF CASTLE ROCK, COLORADO AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 39-12-101(1) (2) THAT ONE-SIXTH (1/6) OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 2,268.11 FEET.
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 477.88 FEET.
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING TOWN LIMITS = 2,268.11 FEET.

THE TOTAL CONTIGUOUS PERIMETER IS 100.00% WHICH EXCEEDS THE ONE-SIXTH (1/6) AREA REQUIRED.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLERK AND RECORDER'S CERTIFICATE

HEREBY CERTIFY THAT THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____ O'CLOCK _____ M.

ON THE _____ DAY OF _____, 20____.

RECEPTION NO. _____

BY _____
DEPUTY CLERK AND RECORDER

ANNEXATION PLAT
CALVARY CHAPEL
JOB NO. 25113.00
2/18/2016
SHEET 1 OF 1

JR ENGINEERING
A DESIGN COMPANY

PROJECT NO. ANXP16-0002

Colorado 313-740-8393 • Canada 303-740-8393
or Call 800-439-8888 • www.jrengineering.com

RECEIVED

APR 07 2016

**TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES**