

ORDINANCE NO. 2026-026

**AN ORDINANCE APPROVING THE INITIAL ZONING FOR MULTIPLE
PARCELS OF LAND TOTALING 16.12 ACRES IN SIZE AND OWNED
BY THE TOWN OF CASTLE ROCK, COLORADO
(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 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, pursuant to the Town’s request, the Home Street Annexation, Maher Ranch Tank Site Annexation, Founders Corner Annexation, and Terrain Remnant Annexation (collectively, the “Property”) were annexed to the Town by the Town Council at tonight’s meeting; and

WHEREAS, Town staff has recommended that the Property be zoned as Public Land-1 pursuant to Section 17.30.020 of the Castle Rock Municipal Code (the “Code”); and

WHEREAS, according to Section 20.02.030 of the Code, the Town Council may evaluate the Town’s zoning application for the Property concurrently with the annexation request; and

WHEREAS, at its July 23, 2026, meeting, the Planning Commission reviewed the Town's zoning application in a public hearing and voted to recommend its approval; and

WHEREAS, the Town Council has conducted the required public hearing on the initial zoning of the Property in accordance with the applicable provisions of the Code.

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

Section 1. Findings. Based upon the testimony and evidence presented at tonight's hearing, pursuant to the requirements of Section 17.02.060.C of the Code, the Town Council makes the following findings:

- A. The zoning of the Property is not subject to any existing land use intergovernmental agreements;
- B. The proposed zoning conforms to the most recently adopted versions of the Town's Vision and Comprehensive Master Plan and other master plans;
- C. The proposed zoning and use of the Property are compatible with existing and planned development on adjacent properties and in the surrounding area;
- D. The use of the Property will have minimal impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation;
- E. It is the intent of the Town that the Property will be used for permitted public purposes or will otherwise remain undeveloped. Accordingly, the criteria set forth in Subsections 17.02.060.C.5 and 6 of the Code regarding access to services and infrastructure to support the orderly development of the Property and the positive economic impact potential from the development of the Property are not applicable.

Section 2. Zoning Approval. The Property is hereby zoned to Public Land-1 zoning. The Town's Zoning District Map will be amended to reflect the zoning classification of Public Land-1 for the Property.

Section 3. 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 4. 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, Development Services Director

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-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;

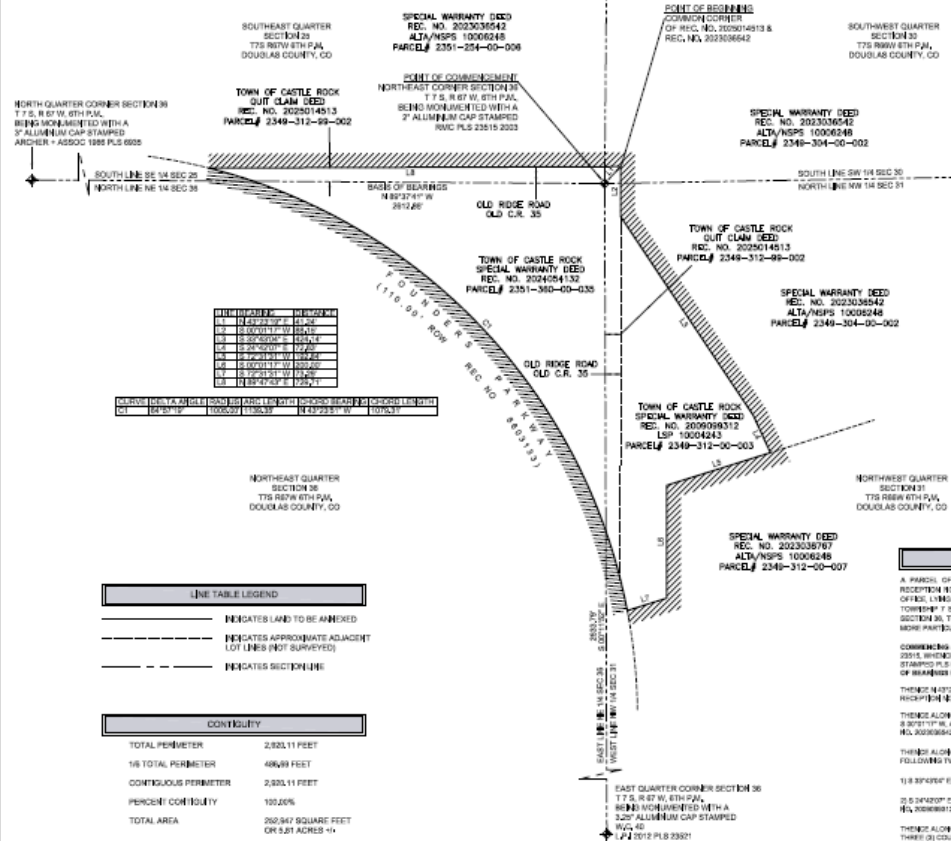
THENCE ALONG SAID WESTERLY LINE, ALSO BEING THE WESTERLY LINE OF SAID RECEPTION NO. 2000052262, N 01°21'58" E, A DISTANCE OF 286.21 FEET TO THE POINT OF BEGINNING;

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

Founders Corner Annexation Map

FOUNDERS CORNER ANNEXATION MAP

THREE METES AND BOUND PARCELS OF LAND
LOCATED IN PORTIONS OF THE SW 1/4 SEC. 30, NW 1/4 SEC. 31, T 7 S, R 66 W AND
PORTIONS OF THE SE 1/4 SEC. 25, NE 1/4 SEC. 36, T 7 S, R 67 W ALL OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION FOR VILLAGES ANNEXATION MAP

A PARCEL OF LAND DESCRIBED UNDER THE FOLLOWING: THREE PARCELS OF LAND RECEPTION NO. 200088903 RECEPTION NO. 200084452 AND RECEPTION NO. 2002014615, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LIES IN PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 30, THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH RANGE 65 WEST, THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH PL. COUNTY OF COLORADO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, BEING MONUMENTED WITH A 2" ALUMINUM CAP STAMPED PLS 29515, WHENCE A LINE TO THE NORTH-QUARTER CORNER OF SECTION 30, BEING MONUMENTED WITH A 2" ALUMINUM CAP STAMPED PLS 8035 WHICH IS ASSUMED TO BEAR N 89°34'17" W, A DISTANCE OF 265.02 FEET, SAID LINE BEING THE BARS OF IRON RAILS FOR THE DITCH; THENCE

THENCE ALONG THE COMMON LINE OF SAID RECEIPT# NO. 2020014513 AND SAID RECEIPT# NO. 2020035542, A 3087.17' M. A DISTANCE OF 86.15 FEET TO A COMMON CORNER OF SAID RECEIPT# NO. 2020148103, SAID RECEIPT# NO. 2020035542 AND SAID RECEIPT# NO. 2020088012;

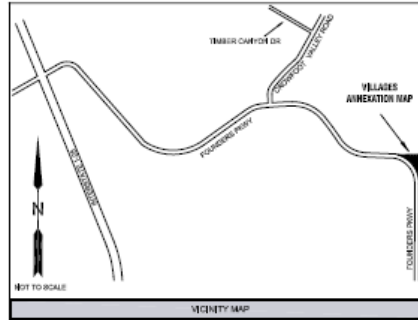
THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 202008012 SAID RECEPTIONS, 202008012 THE POLY DRAIN

1) S 72°31'12" W, A DISTANCE OF 105.54 FEET;

THESE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 100620 FEET, A CENTRAL ANGLE OF 84°51'59", AN ARC LENGTH OF 1193.35 FEET, WHOSE CHORD BEARS N47°32'55" W, A DISTANCE OF 1045.91 FEET TO A COMMON CORNER OF SAID RECEPTIONS 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851,

THE/2E DEPART /1E 24/D R/H/T OF RAY /1/E, ALONG A COMMON /1/E OF 24/D RECEIPT OF/1/E, 302306642 A/D 24/D RECEIPT/1/E NO. 232501450, 145674393, A DISTANCE OF 723.71 FEET TO THE POINT OF BEGINNING:

THE ABOVE DECD/P/1/E CO/1/E 262.847 SQUARE FEET OR 1/81 ACRES MORE OR LESS



TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT 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 _____

ATTEST

TOWN CLERK

SIGNED THIS _____ DAY OF _____, 2005.

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

SURVEYOR'S CERTIFICATE

WILLIAM G. BLUMROCK, 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 ADJOINING MUNICIPALITY, AND THAT THIS ANNEXATION PLAN COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DRAFT

WILLING, BUY THICK, PLUS 30000	DATE
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DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER

OF DOUGLASS COUNTY AT _____, ON THE _____ DAY OF _____, 2023.

DOUGLAS COUNTY CLERK AND RECORDER

BY:

DEPUTY _____

HORIZ SCALE	1" = 100'	PROJECT NO.	TN 20292
VERT SCALE	N/A	DATE	08/06/2025
FIELD CROWN	N/A	FIELD DATA	MMA
		DRAFTED BY	SS
		APPROVED BY	ES

[illegible]

SHEET NUMBER
1 OF 1

Our Passion Shows | Since 2008
9623 Millard Pond Way Littleton, Co 80120
Phone: 303-484-8888 Fax: 303-445-1854
www.798188178713.com

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.

EXHIBIT D-1

Terrain Remnant Annexation Map

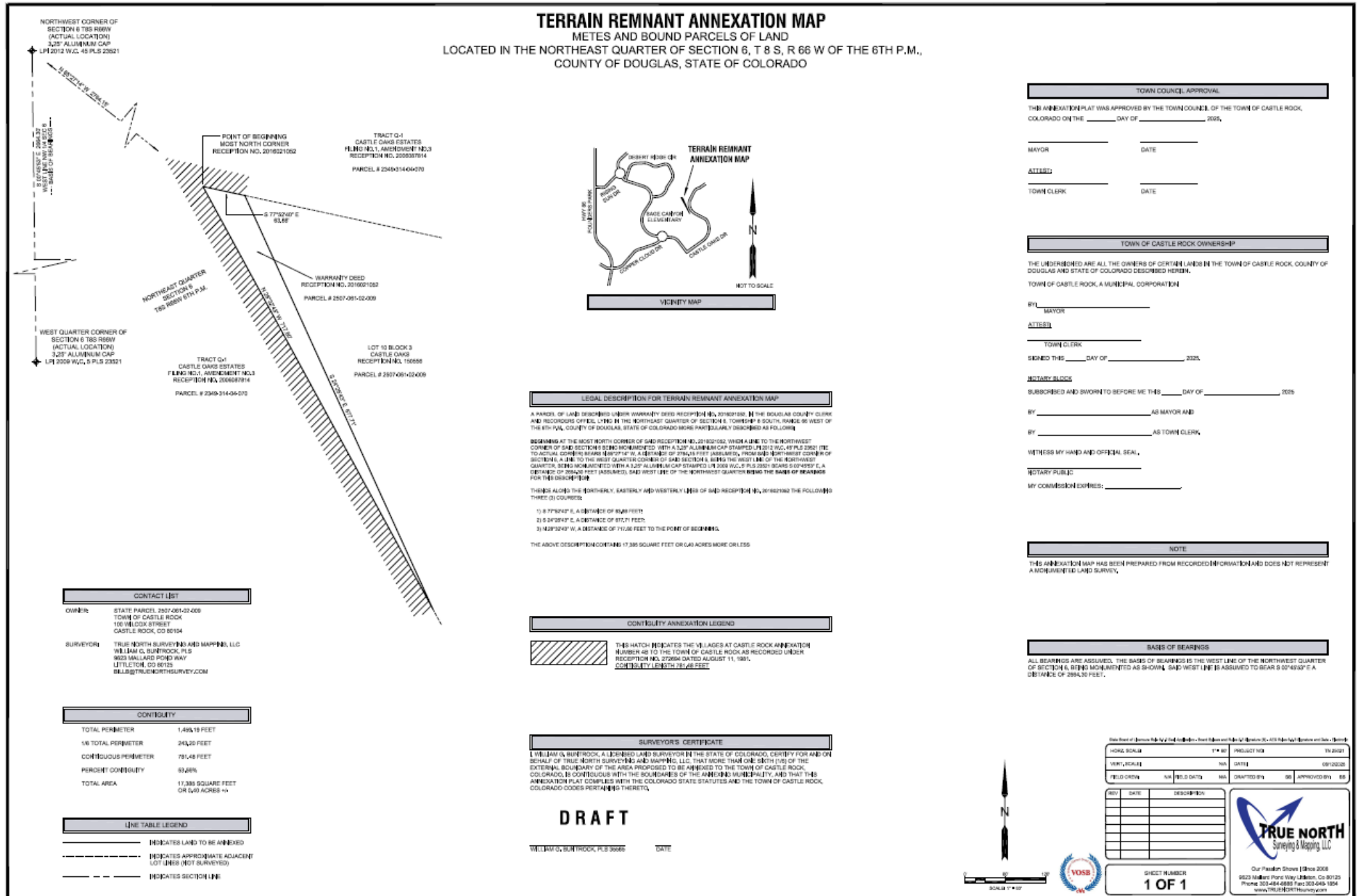


EXHIBIT D-2

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.