

ORDINANCE NO. 2026-006

**AN ORDINANCE ANNEXING TO THE TOWN OF CASTLE ROCK,
COLORADO, MULTIPLE PARCELS OF LAND TOTALING 4.696
ACRES LOCATED IN DOUGLAS COUNTY, COLORADO, PURSUANT
TO A PETITION FOR ANNEXATION SUBMITTED BY ACM DAWSON
TRAILS VIII JV LLC AND THE TOWN OF CASTLE ROCK,
COLORADO; AND PROVIDING FOR THE EMERGENCY ADOPTION
OF THIS ORDINANCE ON FIRST AND FINAL READING
(Territorial Road Annexation)**

WHEREAS, ACM Dawson Trails VIII JV LLC (“ACM”) and the Town of Castle Rock (the “Town”) have filed a joint petition (the “Petition”) to annex multiple parcels of land (the “Territorial Road Annexation”), all as more particularly described in the annexation map attached as *Exhibit A* and legal description attached as *Exhibit B* (collectively, the “Property”); and

WHEREAS, the Territorial Road Annexation consists of multiple parcels totaling 4.696 acres and located within the Territorial Road right-of-way and adjacent to the Dawson Trails Planned Development and Twin Oaks, a subdivision in unincorporated Douglas County; and

WHEREAS, the Petition: (i) formally requests that the Property be annexed to the Town; (ii) states that it is signed by ACM and the Town as the sole owners of the Property, and (iii) is, in fact, signed by ACM and the Town, all as required by Article II, Section 30(1)(b) of the Colorado Constitution; and

WHEREAS, on June 3, 2025, the Town Council adopted Resolution No. 2025-070, finding that the Petition is 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 July 15, 2025, the Town Council adopted Resolution No. 2025-085, 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, which consent has been given by ACM and the Town (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 has recommended that the Town Council approve the annexation of the Property; and

WHEREAS, according to that certain Intergovernmental Agreement between the Town and the Board of County Commissioners of the County of Douglas, State of Colorado, Regarding Financial Contribution for the Crystal Valley Interchange Project and West I-25 Frontage Road Relocation Project, dated June 27, 2023 (the “IGA”), the Town agreed, to the extent allowed by law, to complete the annexation of the Property within two years of the effective date of the IGA; and

WHEREAS, in order to comply with the spirit of the IGA and to ensure that the Property is brought entirely under the jurisdiction of the Town in a timely manner, thereby clearing up any confusion concerning the enforcement of the Town’s traffic laws, the Town Council hereby finds that an emergency exists within the meaning of Section 2.02.100.E of the Castle Rock Municipal Code and, as such, it is necessary for the preservation of the immediate public health and safety for this Ordinance to take effect upon its adoption.

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. 2025-085:

- 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.

Section 8. Emergency Clause. For the reasons stated in the recitals to this Ordinance, it is declared that an emergency exists and it is necessary for the preservation of the immediate public health and safety for this Ordinance to take effect upon its adoption on first and final reading.

PASSED, APPROVED AND ADOPTED ON FIRST READING this 3rd day of March, 2026, by the Town Council of the Town of Castle Rock, Colorado by a vote of ___ for and ___ against, constituting the extraordinary majority required by Section 2.02.100.E of the Castle Rock Municipal Code, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code.

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

Annexation Map of the Property
(see attached)

TERRITORIAL ROAD ANNEXATION MAP

SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP
1"=3000'



LINE #	BEARING	DISTANCE
L1	N59°21'57"E	172.31
L2	N4°45'10"E	52.15
L3	N2°03'11"W	152.77
L4	N12°31'59"E	157.52
L5	N37°55'39"E	102.94
L6	N37°55'39"E	79.79
L7	N39°21'42"E	31.65
L8	S17°17'13"W	90.52
L9	S17°17'13"W	136.27
L10	N89°28'28"W	174.31
L11	S59°21'57"W	44.57
L12	N59°21'57"E	1.94
L13	N17°17'13"E	44.55
L14	N89°28'12"E	57.05
L15	N17°17'13"E	93.02
L16	S4°45'10"W	27.10
L17	N89°40'41"E	35.47
L18	S9°23'59"E	80.02

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	706.50	1°45'31"	21.68	N87°37'59"E	21.68
C2	247.00	7°21'50"	31.75	N17°12'59"E	31.73
C3	685.00	1°57'23"	151.59	N00°30'42"E	151.59
C4	590.00	5°07'54"	89.25	N45°09'19"E	89.19
C5	198.50	31°52'12"	110.52	S37°12'27"W	106.28
C6	198.50	10°12'22"	35.45	S54°15'47"W	35.47
C7	136.50	42°04'44"	102.07	N39°18'25"E	98.79
C8	53.50	89°58'23"	83.19	N27°12'39"W	75.07
C9	198.50	27°01'57"	93.58	N35°39'34"E	93.01
C10	685.00	27°21'55"	331.94	S18°28'08"W	338.82
C11	109.00	19°28'44"	26.48	N7°12'44"E	26.39
C12	263.00	12°21'41"	63.21	S21°28'38"W	63.08

POINT OF COMMENCEMENT
S 1/16 COR. SECTION 22, 22, T8S, 86W, 67E 1/4

FOUND 1" DIAMETER PIPE W/ 2" DIAMETER ALUMINUM CAP STAMPED "LS 6025 - 1987"

BE 1/16 COR. SECTION 21, T8S, 86W, 67E 1/4
FOUND SECT W/ REBAR, FOUND BENT W/ REBAR, FOUND 2-1/2" DIAMETER ALUMINUM CAP STAMPED "LS 6025 - 1987"

BASIS OF BEARINGS
N89°52'37"W
NORTH LINE, SE1/4, SE1/4, SEC. 21, T8S, 86W, 67E 1/4

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACT C AND A PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS SHOWN ON TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 861842; THAT PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT CLAIM DEED RECORDED AT RECEPTION NO. 861842; PORTIONS OF PARCEL NO. 15 RW-15, RW-16, AND RW-17 AS DESCRIBED BY THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 20200595 AND THOSE TWO (2) PARCELS AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 20200596, ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89° 52' 37" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6025 - 1987", TO THE SOUTHWEST SEVENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A 2 INCH REBAR, WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6025", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 21 AND 22, THENCE S 89° 28' 39" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT, A DISTANCE OF 151.86 FEET TO THE SOUTHWEST CORNER OF TRACT C, SAID TWIN OAKS PLAT, ALSO BEING A POINT ON THE SOUTHEASTLY LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESIGNATED BY SAID TWIN OAKS PLAT AND THE **POINT OF BEGINNING**;

- THENCE N 59° 21' 57" E, ALONG THE COMMON LINE OF SAID TRACT C AND SAID TERRITORIAL ROAD, A DISTANCE OF 173.31 FEET TO A POINT OF NON-TANGENT CURVATURE;
- THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 706.50 FEET, A CENTRAL ANGLE OF 01° 45' 31" AND AN ARC LENGTH OF 21.68 FEET, THE CHORD OF WHICH BEARS N 09° 37' 59" E, A DISTANCE OF 21.68 FEET;
- THENCE N 04° 45' 10" E, A DISTANCE OF 52.15 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT ON THE SOUTHERLY LINE OF SAID PARCEL NO. RW-17;
- THENCE N 02° 01' 17" W, A DISTANCE OF 152.77 FEET TO THE COMMON CORNER OF SAID PARCEL NO. RW-17 AND SAID PARCEL NO. RW-16 AND A POINT OF NON-TANGENT CURVATURE;

- THENCE ALONG THE WEST LINE OF SAID PARCEL NO. RW-16 THE FOLLOWING THREE (3) COURSES:
 - ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 07° 21' 50" AND AN ARC LENGTH OF 31.73 FEET, THE CHORD OF WHICH BEARS N 17° 12' 59" E, A DISTANCE OF 31.73 FEET;
 - N 13° 31' 59" E, A DISTANCE OF 157.59 FEET TO A POINT OF NON-TANGENT CURVATURE;
 - ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 1° 57' 23" AND AN ARC LENGTH OF 151.59 FEET, THE CHORD OF WHICH BEARS N 29° 30' 42" E, A DISTANCE OF 151.59 FEET TO THE EASTERLY CORNER OF THE REMAINDER OF LOT 58, TWIN OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 248625;

THENCE N 37° 55' 39" E, A DISTANCE OF 102.94 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-16, ALSO BEING A POINT ON THE SOUTH LINE OF CLARKE'S CIRCLE RIGHT-OF-WAY, AS DESIGNATED BY SAID TWIN OAKS PLAT;
THENCE N 37° 55' 39" E, A DISTANCE OF 79.79 FEET TO A POINT ON THE NORTH LINE OF SAID CLARKE'S CIRCLE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID PARCEL NO. RW-16;

LEGAL DESCRIPTION (CONTINUED)

- THENCE N 28° 21' 47" E, A DISTANCE OF 31.65 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-15 AND A POINT OF NON-TANGENT CURVATURE;
- THENCE ALONG THE NORTH LINE OF SAID PARCEL RW-15 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 09° 01' 59" AND AN ARC LENGTH OF 89.25 FEET, THE CHORD OF WHICH BEARS N 45° 09' 19" E, A DISTANCE OF 89.19 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT, BEING THE NORTH CORNER OF SAID PARCEL NO. RW-15, AND BEING THE NORTHWEST CORNER OF PARCEL NO. RW-14, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 20200596, SAID DOUGLAS COUNTY RECORDS;
- THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TWIN OAKS PLAT AND ALONG THE COMMON LINE OF SAID PARCEL NO. RW-15 AND SAID PARCEL NO. RW-14, A DISTANCE OF 90.52 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. RW-15, BEING THE NORTHEAST CORNER OF SAID CLARKE'S CIRCLE RIGHT-OF-WAY AND NORTHWEST CORNER OF THAT PORTION OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 861842;
- THENCE N 89° 40' 41" E, ALONG THE NORTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 102.94 FEET TO A POINT ON THE WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
- THENCE S 19° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 62.30 FEET TO A POINT ON THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 861842;
- THENCE S 89° 40' 41" W, ALONG THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 158.62 FEET TO THE SOUTHWEST CORNER OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, ALSO BEING A POINT ON THE EASTERLY LINE OF THAT PORTION OF TERRITORIAL ROAD, AS SHOWN ON SAID TWIN OAKS PLAT, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 20200596, SAID DOUGLAS COUNTY RECORDS;
- THENCE ALONG THE COMMON LINE OF SAID PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING TWO (2) COURSES:
 - S 17° 17' 13" W, A DISTANCE OF 55.53 FEET TO A POINT OF CURVATURE;
 - ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 198.50 FEET, A CENTRAL ANGLE OF 31° 52' 12" AND AN ARC LENGTH OF 110.52 FEET, THE CHORD OF WHICH BEARS S 37° 12' 27" W, A DISTANCE OF 106.28 FEET TO THE NORTH CORNER OF SAID TRACT C;
 - THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 136.27 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;
 - THENCE N 89° 28' 39" W, ALONG THE SOUTH LINE OF SAID TRACT C, A DISTANCE OF 174.31 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A TOTAL AREA OF 204.745 SQUARE FEET OR A 700 ACRES, MORE OR LESS.

CONTIGUITY STATEMENT

TOTAL ACREAGE OF ANNEXATION BOUNDARY - 4.700 ACRES
PERIMETER OF BOUNDARY - 5,363.33 FEET
1/3 OF PERIMETER BOUNDARY - 1,800.95 FEET
CONTIGUITY WITH TOWN BOUNDARY - 4,340.04 FEET

TOWN COUNCIL APPROVAL

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE DAY OF _____, 20__.

MAYOR _____ DATE _____

ATTEST: _____ DATE _____

TOWN CLERK _____ DATE _____

SURVEYOR'S CERTIFICATE

I, JEFFREY C. ANTON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY 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 MAP COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

JEFFREY C. ANTON
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38818
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____, AL, ON THE _____ DAY OF _____, 20__ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER _____

BY: _____
ENGINEER AND SURVEYOR
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO. 80113
(303) 752-4444

DEPUTY _____

LAND DEVELOPMENT
ENERGY
INFRASTRUCTURE
PUBLIC INFRASTRUCTURE
CORE
TERRITORIAL ROAD ANNEXATION MAP
SEC. 22, T8S, R67W, 6TH P.M.
COUNTY OF DOUGLAS, COLORADO
SHEET 1 OF 1

EXHIBIT B

Legal Description of the Property

A PARCEL OF LAND BEING TRACT C AND A PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS SHOWN ON TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972; THAT PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 8816440; PORTIONS OF PARCEL NO.'S RW-15, RW-16, AND RW-17 AS DESCRIBED BY THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021053518 AND THOSE TWO (2) PARCELS AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020899; ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'37" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A BENT #6 REBAR, WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 21 AND 22, THENCE S 89° 28' 35" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT, A DISTANCE OF 651.86 FEET TO THE SOUTHWEST CORNER OF TRACT C, SAID TWIN OAKS PLAT, ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT AND THE POINT OF BEGINNING;

THENCE N 59° 21' 57" E, ALONG THE COMMON LINE OF SAID TRACT C AND SAID TERRITORIAL ROAD, A DISTANCE OF 172.31 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 706.50 FEET, A CENTRAL ANGLE OF 01° 45' 31" AND AN ARC LENGTH OF 21.68 FEET, THE CHORD OF WHICH BEARS N 05° 37' 59" E, A DISTANCE OF 21.68 FEET;

THENCE N 04° 45' 10" E, A DISTANCE OF 52.15 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT ON THE SOUTHERLY LINE OF SAID PARCEL NO. RW-17;

THENCE N 02° 03' 11" W, A DISTANCE OF 152.77 FEET TO THE COMMON CORNER OF SAID PARCEL NO. RW-17 AND SAID PARCEL NO. RW-16 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID PARCEL NO. RW-16 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 07° 21' 55" AND AN ARC LENGTH OF 31.75 FEET, THE CHORD OF WHICH BEARS N 17° 12' 56" E, A DISTANCE OF 31.73 FEET;

2. N 13° 31' 59" E, A DISTANCE OF 157.59 FEET TO A POINT OF NON-TANGENT CURVATURE;

3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 13° 57' 26" AND AN ARC LENGTH OF 161.99 FEET, THE CHORD OF WHICH BEARS N 20° 30' 42" E, A DISTANCE OF 161.59 FEET TO THE EASTERLY CORNER OF THE REMAINDER OF LOT 58, TWIN OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 248925;

THENCE N 37° 58' 39" E, A DISTANCE OF 102.94 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-16, ALSO BEING A POINT ON THE SOUTH LINE OF CLARKES CIRCLE RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT;

THENCE N 37° 58' 39" E, A DISTANCE OF 79.79 FEET TO A POINT ON THE NORTH LINE OF SAID CLARKES CIRCLE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID PARCEL NO. RW-15;

THENCE N 37° 58' 39" E, A DISTANCE OF 31.48 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-15 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE NORTH LINE OF SAID PARCEL RW-15 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 09° 08' 48" AND AN ARC LENGTH OF 89.40 FEET, THE CHORD OF WHICH BEARS N 46° 17' 31" E, A DISTANCE OF 89.30 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT, BEING THE NORTH CORNER OF SAID PARCEL NO. RW-15, AND BEING THE NORTHWEST CORNER OF PARCEL NO. RW-14, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020898, SAID DOUGLAS COUNTY RECORDS;

THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TWIN OAKS PLAT AND ALONG THE COMMON LINE OF SAID PARCEL NO. RW-15 AND SAID PARCEL NO. RW-14, A DISTANCE OF 90.44 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. RW-15, BEING THE NORTHEAST CORNER OF SAID CLARK'S CIRCLE RIGHT-OF-WAY AND NORTHWEST CORNER OF THAT PORTION OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;

THENCE N 89° 40' 41" E, ALONG THE NORTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1628.83 FEET TO A POINT ON THE WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE S 15° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 62.30 FEET TO A POINT ON THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;

THENCE S 89° 40' 41" W, ALONG THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1599.62 FEET TO THE SOUTHWEST CORNER OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, ALSO BEING A POINT ON THE EASTERLY LINE OF THAT PORTION OF TERRITORIAL ROAD, AS SHOWN ON SAID TWIN OAKS PLAT, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE COMMON LINE OF SAID PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING TWO (2) COURSES:

1. S 17° 17' 13" W, A DISTANCE OF 534.53 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31° 52' 19" AND AN ARC LENGTH OF 110.69 FEET, THE CHORD OF WHICH BEARS S33°13'23"W, A DISTANCE OF 109.26 FEET TO THE NORTH CORNER OF SAID TRACT C;

THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 139.27 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;

THENCE N 89° 28' 35" W, ALONG THE SOUTH LINE OF SAID TRACT C, A DISTANCE OF 174.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 204,543 SQUARE FEET OR 4.696 ACRES, MORE OR LESS.