

PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

The undersigned, being "Landowners" as defined in the C.R.S. § 31-12-103(6), hereby petition the Town of Castle Rock for annexation to the Town of Castle Rock of the following described unincorporated Property located in the County of Douglas, State of Colorado, 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 above-described Property be annexed to the Town of Castle Rock for the following:
- 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 one-sixth ($1/6$) of the perimeter of the area proposed to be annexed is contiguous with the Town of Castle Rock.
 - b) A community of interest exists between the Property proposed to be annexed and the Town of Castle Rock. The Property to be annexed is urban or will be urbanized in the near future; and the Property proposed to be annexed is integrated or is capable of being integrated with the Town of Castle Rock.
- 5) None of the limitations provided in C.R.S. § 31-12-105 are applicable and the requirements of that statute 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, which together with the buildings and improvements situated thereon, has an assessed value in excess of two-hundred thousand dollars for an ad valorem tax purpose for the year preceding the annexation is included within the Property proposed to be annexed, without the written consent of the landowner or landowner thereof. (CRS 31-12-105)
 - c) No annexation proceedings have been commenced for annexation of any part of the Property by any other municipality.
 - d) The entire width of any street or alley to be annexed is included within the annexation.
 - e) The annexation of the Property will not result in the detachment of area from areas from any school district or the attachment of same to another school district.

f) Annexation by the Town of Castle Rock of the property will not have the effect of, and will not result in, the denial of reasonable access 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 Town of Castle Rock.

6) The proposed annexation will not have the effect of extending a boundary of the Town of Castle Rock more than three miles in any direction from any point of the Town boundary in the past 12 months.

7) The signer(s) of the Petition comprise(s) one-hundred percent (100%) of the landowners in the area and own one hundred percent (100%) of the Property included in the area proposed to be annexed, exclusive of streets and alleys, and of any land owned by the annexing municipality. The legal description of the land owned by each signer of this petition is shown on Exhibit A.

8) The landowners request that the 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. 31-12-101(1)(d) and attached Exhibit B.

LANDOWNER:

BARBARA J. LINCOLN

Barbara J. Lincoln

667 NORTH RIDGE ROAD
CASTLE ROCK, CO

STATE OF COLORADO)

) SS.

COUNTY OF Douglas

SUBSCRIBED AND SWORN BEFORE ME THIS 18th DAY OF June, 2020 BY
BARBARA J. LINCOLN AS OWNER.

SIGNATURE (AND TITLE) OF NOTARY / OFFICIAL ADMINISTERING OATH:

Connie M. Roush
Notary Public

MY COMMISSION EXPIRES: 04/22/2023

TYPE OF ID PROVIDED BY CIRCULATOR: Colo Drivers License

WITNESS MY HAND AND OFFICIAL SEAL

Connie M. Roush

NOTARY PUBLIC

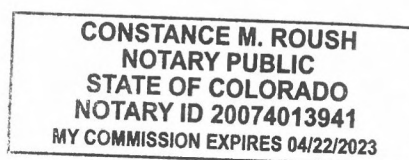


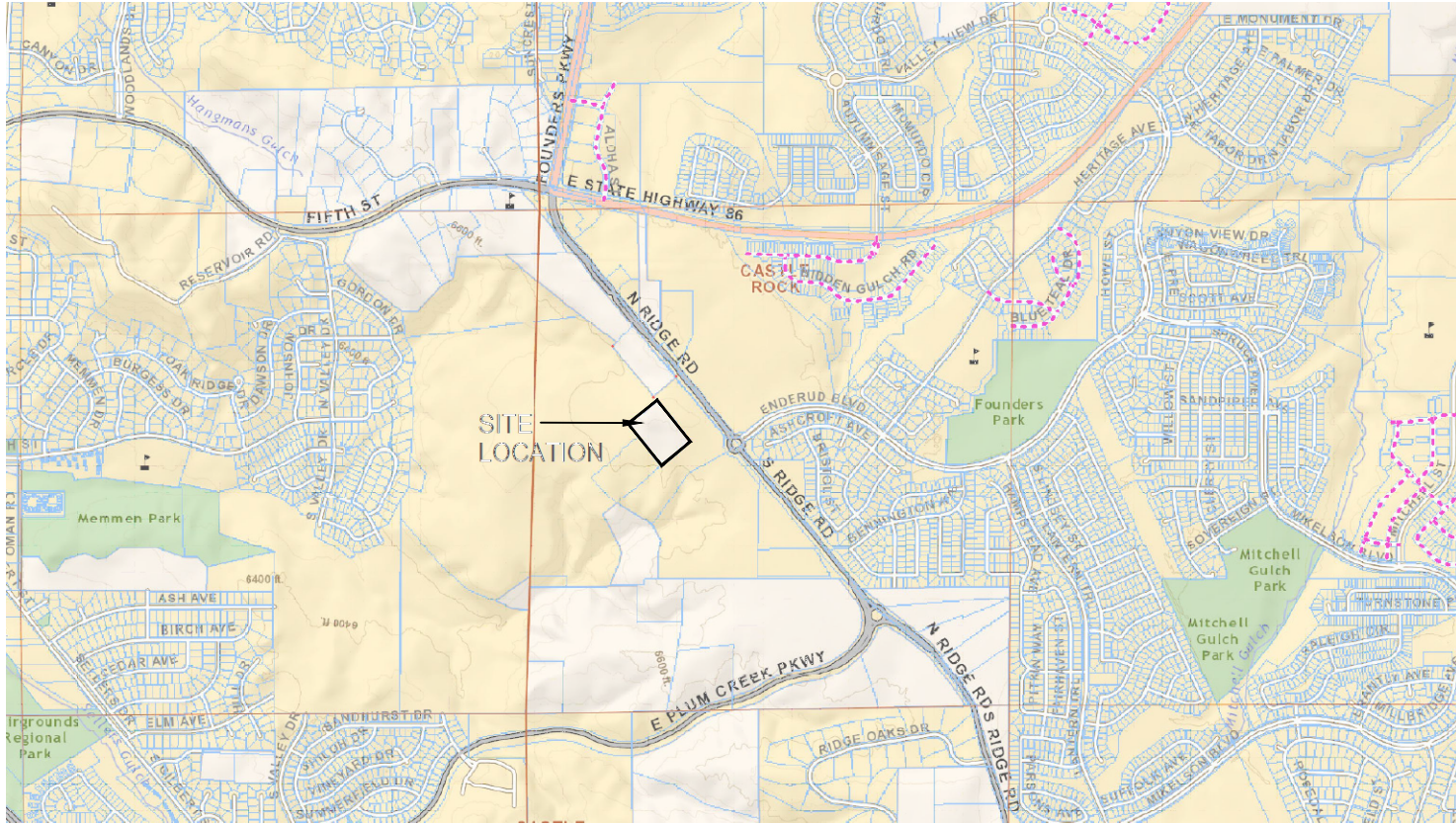
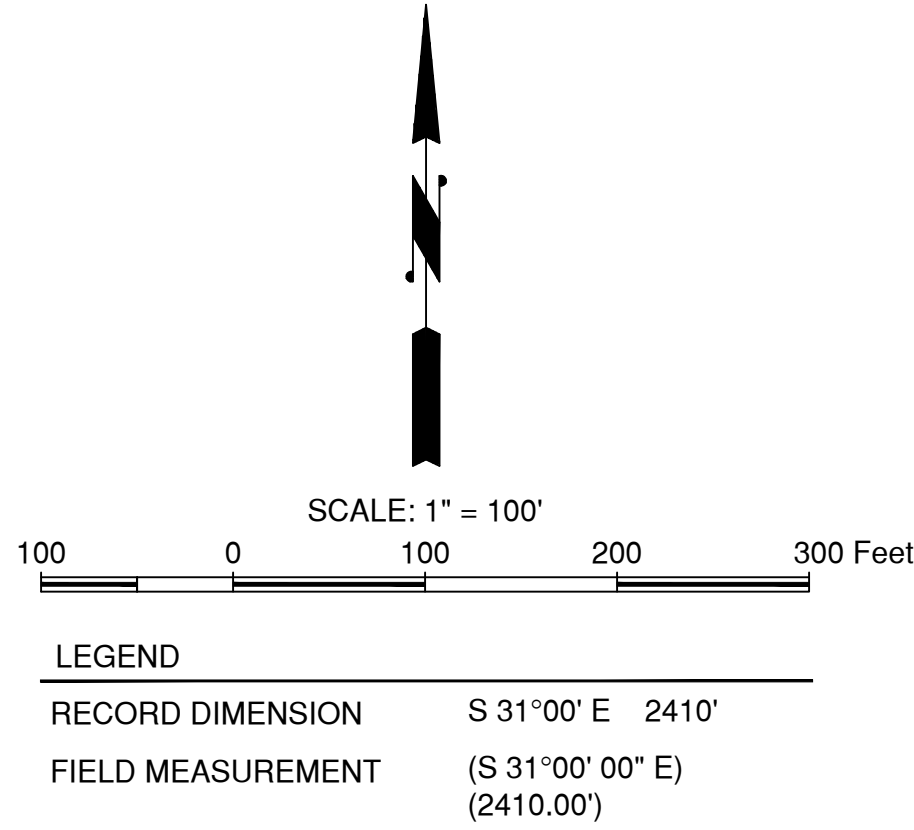
EXHIBIT A

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A POINT, POINT OF BEGINNING, WHICH BEARS SOUTH 31 DEGREES 0 MINUTES EAST, 2410 FEET FROM NORTHWEST CORNER, SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST;
THENCE SOUTH 51 DEGREES 30 MINUTES WEST 400 FEET;
THENCE SOUTH 38 DEGREES 30 MINUTES EAST 544.5 FEET;
THENCE NORTH 51 DEGREES 30 MINUTES EAST 400 FEET,
THENCE NORTH 38 DEGREES 30 MINUTES WEST, 544.5 FEET
TO POINT OF BEGINNING;

MEMMEN PARCEL
ANNEXATION MAP

LOCATED WITHIN THE WEST HALF OF SECTION 7,
TOWNSHIP 08 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN,
TOWNSHIP 08 SOUTH, RANGE 67 WEST 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



VICINITY MAP
1"=2000'

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A POINT, POINT OF BEGINNING, WHICH BEARS SOUTH 31 DEGREES 0 MINUTES EAST, 2410 FEET FROM NORTHWEST CORNER, SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST;
THENCE SOUTH 51 DEGREES 30 MINUTES WEST 400 FEET;
THENCE SOUTH 38 DEGREES 30 MINUTES EAST 544.5 FEET;
THENCE NORTH 51 DEGREES 30 MINUTES EAST 400 FEET,
THENCE NORTH 38 DEGREES 30 MINUTES WEST, 544.5 FEET
TO POINT OF BEGINNING,
CONTAINING 217,819 SQUARE FEET OR 5.00 ACRES MORE OR LESS.

BASIS OF BEARING FOR FIELD MEASUREMENTS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF SOUTH 01°15'50" WEST WITH THE SOUTH SIXTEENTH CORNER BEING A 2-1/2" DIAMETER ALUMINUM CAP ON NO. 6 REBAR STAMPED: LS 6935 AND THE SOUTHEAST CORNER BEING A 2-1/2" DIAMETER ALUMINUM CAP ON NO. 6 REBAR STAMPED: PLS 30127.

CONTIGUITY STATEMENT:

TOTAL PERIMETER	1,889.13'
CONTIGUOUS TO CITY LIMITS	1,889.13'
ONE-SIXTH (1/6) OF PERIMETER	314.86'

SURVEYOR'S CERTIFICATE

I, RUSSELL B. HALL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF CASTLE ROCK IN THE COUNTY OF DOUGLAS, STATE OF COLORADO.

REGISTERED LAND SURVEYOR _____ DATE _____

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: _____

TOWN CLERK _____ DATE _____

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 _____, 20____
AT RECEPTION NO./ _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

H **HIGHLINE** **ENGINEERING & SURVEYING**
DATE: 5/15/20
PO BOX 1295
PARKER, COLORADO 80134
Tel. No. (303) 889-0044
Fax. No.(303) 380-3320

SHEET 1 OF 1

CASE NO.