



### 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:
  - a) The Parcel is completely surrounded by properties already part of the Town of Castle Rock.
  - b) The Parcel is currently a non-contributing parcel within the Central Character area, with respect to the Town's Comprehensive Plan.
  - c) The annexation of this parcel will create additional tax revenue and attainable housing within the 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 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 the annexation boundary map in the form required by the Town of Castle Rock and is the attached annexation plat.



Godden|Sudik  
ARCHITECTS

SEE WHAT COULD BE

LANDOWNERS:

By: 15 M L L C

By: Derek L Memmen, Manager

Mailing Address:

STATE OF COLORADO

)

)

s.s.

COUNTY OF Denver

)

Subscribed and sworn to before me this 19<sup>th</sup> day of Nov, 2018, by Derek L Memmen, Manager and

Witness my hand and official seal.

My commission expires: 1/30/21

Notary Public Jacqueline J. Kowal

JACQUELINE J KOWAL  
Notary Public  
State of Colorado  
Notary ID # 20094002440  
My Commission Expires 01-30-2021

## Circulator Affidavit

I do solemnly affirm under penalty of perjury that:

- I have read and understand the laws governing the circulation of petitions;
- I was a citizen of the United States, and at least 18 years of age at the time this section of the petition was circulated and signed by the listed electors;
- I circulated this section of the petition;
- Each signature on this petition was affixed in my presence;
- Each signature on this petition is the signature of the person whose name it purports to be;
- To the best of my knowledge and belief each of the persons signing this petition section was, at the time of signing, a registered elector;
- I have not paid or will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix his or her signature to the petition;
- I understand that I can be prosecuted for violating the laws governing the circulation of petitions, including the requirement that a circulator truthfully completed the affidavit and that each signature on the petition was affixed in the circulator's presence;
- I understand that failing to make myself available to be deposed and to provide testimony in the event of a protest shall invalidate the petition section if it is challenged on the grounds of circulator fraud;
- I understand that the entire petition section may be rejected if any portion of the circulator affidavit is incomplete; and
- I understand that I am required to provide my permanent residence address and the temporary street address where I am staying in Colorado if I am not a Colorado resident.

Circulator Name (please print)

NETTLETON ROBERT  
Last name First name

Permanent Residence Address: 250 COLUMBIA ST (UNIT 203)  
DENVER CO.

Sign and Date

[Signature] 10/30/18  
Signature of Circulator Date of Signing

STATE OF COLORADO

COUNTY OF Denver

Subscribed and sworn to before me this 30<sup>th</sup> day of Oct, 2018, by Robert Nettleton

Signature (and title) of Notary / Official Administering Oath: [Signature]

My commission expires: 1/30/21 Type of ID provided by circulator: Drivers license

JACQUELINE J KOWAL  
Notary Public  
State of Colorado  
Notary ID # 20094002440  
My Commission Expires 01-30-2021

## Exhibit A

### LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION, BEING A 3 1/4" DIAMETER ALUMINUM CAP IN RANGE BOX STAMPED LS 6935;  
THENCE ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION NORTH 00°54'15" WEST A DISTANCE OF 350.00 FEET MARKED WITH A 30 (THIRTY) FOOT WITNESS CORNER BEING A NO. 4 REBAR WITH A 2" DIAMETER ALUMINUM CAP STAMPED 30' W.C. PLS 38056; THENCE NORTH 89°48'40" EAST A DISTANCE OF 190.25 FEET TO A NO. 5 REBAR;  
THENCE SOUTH 33°11'42" EAST, A DISTANCE OF 188.24 FEET TO A NO. 5 REBAR;  
THENCE NORTH 85°17'10" EAST A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;  
THENCE NORTH 34°16'10" EAST A DISTANCE OF 146.00 FEET TO A NO. 4 REBAR;  
THENCE NORTH 75°24'42" EAST A DISTANCE OF 229.63 FEET TO A NO. 4 REBAR;  
THENCE SOUTH 65°52'35" EAST A DISTANCE OF 134.91 FEET TO A NO. 4 REBAR;  
THENCE NORTH 82°51'31" EAST A DISTANCE OF 99.76 FEET TO A NO. 5 REBAR;  
THENCE NORTH 54°26'29" EAST A DISTANCE OF 164.79 FEET TO A NO. 5 REBAR;  
THENCE NORTH 89°55'53" EAST A DISTANCE OF 385.27 FEET TO A NO. 5 REBAR;  
THENCE SOUTH 70°45'07" EAST A DISTANCE OF 307.85 FEET TO THE SOUTHWEST CORNER OF TRACT 2 DESCRIBED IN BOOK 773 AT PAGE 468, BEING A NO. 4 REBAR;  
THENCE ALONG THE SOUTH LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES;

1. NORTH 89°57'36" EAST A DISTANCE OF 150.06 FEET TO A NO. 4 REBAR;
2. SOUTH 46°29'10" EAST A DISTANCE OF 134.93 FEET TO THE NORTHWEST CORNER OF TRACT 1 DESCRIBED IN BOOK 773 AT PAGE 468, BEING A NO. 4 REBAR;

THENCE ALONG THE WEST LINE OF SAID PARCEL SOUTH 00°04'28" EAST A DISTANCE OF 234.65 FEET TO A REBAR WITH A 1 1/8" DIAMETER RED PLASTIC CAP STAMPED LS 6935 BEING THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION;  
THENCE ALONG SAID LINE SOUTH 89°55'08" WEST A DISTANCE OF 1952.26 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM RIGHT-OF-WAY FOR OMAN ROAD.

BASIS OF BEARING: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF NORTH 00°54'15" WEST WITH THE SOUTH 1/16 CORNER BEING A 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX STAMPED : LS 6935 AND THE WEST QUARTER CORNER BEING A 2-1/2" DIAMETER ALUMINUM CAP IN RANGE BOX STAMPED : LS 6935.

SAID PARCEL OF LAND CONTAINING 15.77 ACRES, MORE OR LESS.