

PETITION FOR ANNEXATION OF UNINCORPORATED TERRITORY IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, TO THE TOWN OF CASTLE ROCK, STATE OF COLORADO

The undersigned, in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, of the Colorado Revised Statutes, 1973, as amended, hereby petition the Town of Castle Rock for annexation to the Town of Castle Rock of the following described unincorporated territory located in the County of Douglas, State of Colorado, to wit:

LEGAL DESCRIPTION - SEE EXHIBIT A

And in support of the said Petition, state that:

- 1) It is desirable and necessary that the above-described territory be annexed to the Town of Castle Rock.
- 2) The requirements of Article II, Section 30 of the Colorado Constitution have been met.
- 3) 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.
- 4) A community of interest exists between the territory proposed to be annexed and the Town of Castle Rock.
- 5) The territory to be annexed is urban or will be urbanized in the near future.
- 6) The territory proposed to be annexed is integrated or is capable of being integrated with the Town of Castle Rock.
- 7) No land 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:
 - a) Is divided into separate parts or parcels without the written consent of the landowner(s) thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road or other public way.
 - b) Comprises 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 territory proposed to be annexed, without the written consent of the landowner or landowner thereof. (CRS 31-12-105)
- 8) 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.
- 9) No annexation proceedings have been commenced by another municipality and are currently pending for the annexation of part or all of the area proposed herein to be annexed to the Town of Castle Rock.
- 10) The entire width of any street or alley to be annexed is included within the annexation.
- 11) All requirements of CRS 31-12-104, as amended, and CRS 31-12-105, as amended, exist or have been met:
- 12) 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.
- 13) The proposed annexation will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the Town boundary in any one year.
- 14) 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 territory included in the area proposed to be annexed, exclusive of streets and alleys, and of any land owned by the annexing municipality; or
- 15) The mailing address of each signer, the legal description of the land owned by each signer and the date of signing of each signature are all shown on this Petition.
- 16) Attached to this Petition is the Affidavit of the Circulator of this Petition affirming that each signature hereon is the signature of the person whose name it represents.
- 17) The landowners request that the Town of Castle Rock approve the annexation of the property.
- 18) Accompanying this Petition is a minimum of four (4) annexation maps

10. This instrument may be executed in one or more counterparts, all of which taken together shall constitute the same document.

LANDOWNERS:

By: [Signature] - Maple Grove Land Limited Partnership
By: _____

Mailing Address: 6101 Habitat Ct. Edina, MN 55436

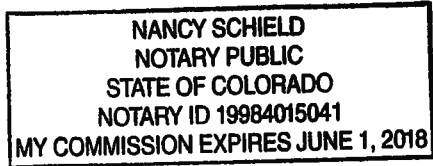
STATE OF COLORADO)
) s.s.
COUNTY OF Douglas)

Subscribed and sworn to before me this 12th day of February, 2016, by James L. Ostenson and or.

Witness my hand and official seal.

My commission expires: 6-1-2018

Notary Public Nancy Schield



AFFIDAVIT OF CIRCULAR IN SUPPORT OF PETITION

STATE OF COLORADO)
) s.s.
COUNTY OF Douglas)

James J. Mill 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 it 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

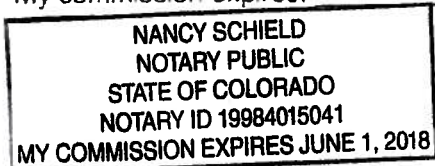
[Signature]

STATE OF COLORADO)
) s.s.
COUNTY OF Douglas)

Subscribed and sworn to before me this 16th day of February, 2016, by James J. Mill

Witness my hand and official seal.

My commission expires: 6-1-2018



Nancy Schield

Notary Public

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LANDOWNERS:

By:

Richard A. Putnam - Putnam CVR, LLC

By: _____

Mailing Address: 2765 Casco Point Road
Wayzata, MN 55391

STATE OF COLORADO)

) s.s.

COUNTY OF Douglas)

Subscribed and sworn to before me this 12th day of February, 2016, by Richard A. Putnam and Ø.

Witness my hand and official seal.

My commission expires: 6-1-2018

Notary Public Nancy Schield

**NANCY SCHIELD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984015041
MY COMMISSION EXPIRES JUNE 1, 2018**

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[Signature]

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) s.s.

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**NANCY SCHIELD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984015041
MY COMMISSION EXPIRES JUNE 1, 2018**

Nancy Schield
Notary Public

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LANDOWNERS:

By: Gregory W. Brown - Wayne E Brown Family LLC

By: _____

Mailing Address: 8031 Homesteader Drive
Morrison, CO 80465

STATE OF COLORADO)

) s.s.

COUNTY OF Douglas)

Subscribed and sworn to before me this 15th day of February, 2013, by Gregory W. Brown and Wayne E. Brown.

Witness my hand and official seal.

My commission expires: 6-1-2018

Notary Public Nancy Schield

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NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984015041
MY COMMISSION EXPIRES JUNE 1, 2018

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CIRCULATOR

[Signature]

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) s.s.

COUNTY OF Douglas)

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Witness my hand and official seal.

My commission expires: 6-1-2018

NANCY SCHIELD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984015041
MY COMMISSION EXPIRES JUNE 1, 2018

Nancy Schield
Notary Public

RECEIVED

MAY 1 2018

TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES

RIDGE ESTATES BOUNDARY - EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36;
THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36 N89°14'58"E, 1,486.23 FEET TO THE WESTERLY BOUNDARY OF SELLERS CREEK RANCH RURAL SITE PLAN, RECORDED AT RECEPTION NO. 01063901 OF THE DOUGLAS COUNTY RECORDS;
THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING NINETEEN (19) COURSES:

1. S34°15'57"W, 288.40 FEET TO A POINT OF CURVE;
 2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 28°23'03", 101.56 FEET;
 3. S02°04'38"E, 673.40 FEET;
 4. N57°54'07"E, 372.84 FEET;
 5. S89°49'44"E, 153.99 FEET;
 6. S06°20'17"E, 554.82 FEET;
 7. S11°09'46"W, 60.00 FEET;
 8. S14°44'51"W, 462.71 FEET;
 9. S62°47'50"W, 183.08 FEET;
 10. S52°17'19"W, 568.15 FEET;
 11. S36°17'48"W, 313.93 FEET;
 12. N86°18'09"W, 247.70 FEET;
 13. N08°31'26"E, 249.70 FEET;
 14. N50°35'33"W, 424.70 FEET;
 15. N55°30'11"W, 60.00 FEET;
 16. N34°29'49"E, 339.94 FEET;
 17. N55°30'11"W, 69.01 FEET TO A POINT OF CURVE;
 18. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 78°25'46", 520.16 FEET;
 19. N67°04'24"W, 293.23 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36;
- THENCE ALONG SAID WEST LINE AND ALONG THE EAST LINE OF BELL MOUNTAIN RANCH SUBDIVISION FILING NO. 1-B, RECORDED AT RECEPTION NO. 9829016 OF THE DOUGLAS COUNTY RECORDS N01°04'20"W, 1,041.84 FEET TO THE POINT OF BEGINNING, CONTAINING 3,049,617 SQUARE FEET OR 70.010 ACRES, MORE OR LESS.

PREPARED BY:
STEPHEN H. HARDING, PLS
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.

RECEIVED

MAR 10 2016

TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES

PLANNING & DEVELOPMENT DEPARTMENT

1000 WEST 10TH AVENUE

CASTLE ROCK, COLORADO 80104
TELEPHONE: 303.785.1000
WWW.CASTLEROCK.CO

PLANNING & DEVELOPMENT DEPARTMENT
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CASTLE ROCK, COLORADO 80104

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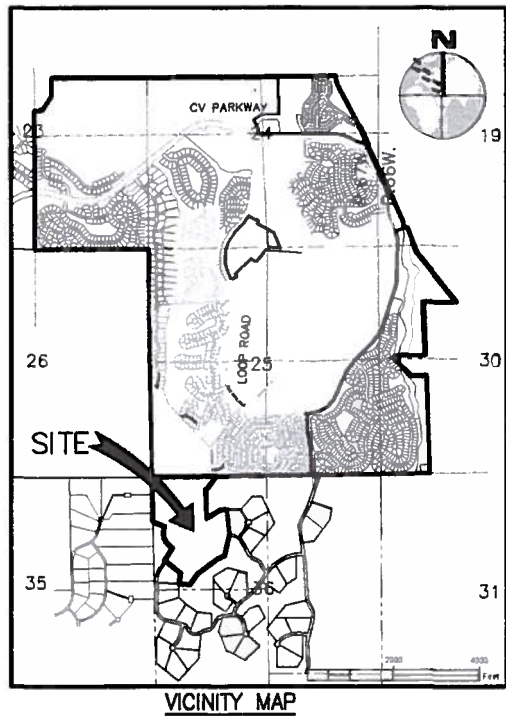
RIDGE ESTATES ANNEXATION PLAT

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

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SURVEYOR'S STATEMENT:

I, STEPHEN H. HARDING, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS ANNEXATION PLAT WAS PREPARED UNDER MY 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.

STEPHEN H. HARDING DATE
COLORADO P.L.S. NO. 20040
FOR AND ON BEHALF OF ENK CONSULTANTS, INC.

PURPOSE:

THE PURPOSE OF THIS ANNEXATION PLAT IS TO ANNEX INTO THE TOWN A PARCEL OF LAND INTENDED FOR SINGLE FAMILY LOTS.

CONTIGUITY STATEMENT:

TOTAL PERIMETER:	8,465'
CONTIGUOUS TO CITY LIMITS:	1,486'
ONE-SIXTH (1/6) OF PERIMETER ANNEXED AREA:	1,411'
	70.010 ACRES, MORE OR LESS

DEVELOPER:

CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC
1175 CRYSTAL VALLEY PARKWAY
CASTLE ROCK, COLORADO 80104
CONTACT: GREGORY W. BROWN
PHONE: (303) 814-8882

ENGINEER:

LEGACY ENGINEERING
1625 THATCH CR.
CASTLE ROCK, CO 80109-3513
CONTACT: JAMES J. MILL
PHONE: (720) 200-4577

PLANNER:

HENRY DESIGN GROUP
1501 WAZZE STREET SUITE 1-C
DENVER, CO 80202
CONTACT: KAREN HENRY
PHONE: (303) 448-2388

SURVEYOR:

ENK CONSULTANTS
7005 SOUTH ALTON WAY BLDG F
CENTENNIAL, CO 80112-1009
CONTACT: STEVE HARDING
PHONE: (303) 894-1520

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOW OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF ____ 2016

MAYOR _____ DATE _____
ATTEST: _____

TOWN CLERK _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE ____ DAY OF ____ 2016 AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER
BY: _____
DEPUTY

GENERAL NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ENK CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENT OR RIGHTS-OF-WAY. HERITAGE TITLE COMPANY TITLE REPORT 451-H0359569-266-NCS, AMENDMENT NO. 1, WITH AN EFFECTIVE DATE OF FEBRUARY 11TH, 2016 WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
2. THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
3. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY ENK CONSULTANTS, INC.
4. THE ANNEXATION PARCEL CONTAINS A TOTAL OF 70.010 ACRES MORE OR LESS.
5. PUBLIC ACCESS TO THE SITE WILL BE VIA EXISTING AND FUTURE TOWN RIGHT OF WAY IN CRYSTAL VALLEY RANCH.
6. THERE ARE NO MAPPED FEMA FLOOD PLAINS ON THIS PARCEL.

