

**RESOLUTION NO. 2016-065**

**A RESOLUTION OF THE CASTLE ROCK TOWN COUNCIL  
MAKING REQUIRED STATUTORY FINDINGS  
CONCERNING THE ELIGIBILITY OF CERTAIN  
PROPERTY FOR ANNEXATION  
(RIDGE ESTATES ANNEXATION)**

**WHEREAS**, a petition for annexation of certain property, to be known as **RIDGE ESTATES ANNEXATION**, has been filed with the Town of Castle Rock; and

**WHEREAS**, by Resolution No. 2016 - 056, the Castle Rock Town Council found that the annexation petition was in substantial compliance with the applicable requirements of the Municipal Annexation Act of 1965, as amended (the "Act"); and

**WHEREAS**, the Town Council of the Town of Castle Rock has conducted a public hearing to determine if the parcel of real property described in *Exhibit 1* (the "Property"), is eligible for annexation under the Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:**

**Section 1. Findings.** The Town Council makes the following findings of fact under the Act:

- I. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., exist or have been met, in that:
  - a. Not less than one sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the Town of Castle Rock, Colorado.
  - b. A community of interest exists between the area proposed to be annexed and the Town of Castle Rock, Colorado.
  - c. The area proposed to be annexed is urban or will be urbanized in the near future and the area to be annexed is integrated with or is capable of being integrated with the Town of Castle Rock, Colorado.
  - d. In establishing the boundaries of the territory to be annexed, 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, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way.
  - e. In establishing the boundaries of the territory to be annexed, 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, comprising twenty (20) acres or more (which, together with buildings and improvements situated thereon has a value for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the annexation) is included in the area proposed to be annexed, without the written consent of the landowners.
  - f. No annexation proceedings have been commenced for the annexation to another

municipality of part or all of the territory proposed to be annexed herein.

- g. The territory proposed to be annexed by the Town of Castle Rock, Colorado, or substantially the same area, has not been the subject of an election for annexation to the Town of Castle Rock, Colorado, within the preceding twelve (12) months.
  - h. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.
  - i. The annexation of the area proposed to be annexed will not result in the detachment of area from any school district and the attachment of the same to another school district.
  - j. The annexation of the area proposed to be annexed will not have the effect of extending the municipal boundary of the Town of Castle Rock, Colorado more than three miles in any direction from any point of such municipal boundary within one year.
  - k. In establishing the boundaries of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of said street or alley has been included within the area to be annexed.
- II. The proposed annexation complies with Article II, Section 30 (1)(b) of the Constitution of the State of Colorado. The owners of 100% of the privately-owned land proposed to be annexed have signed the annexation petition. No election is required under the Act.
- III. No additional terms or conditions will be unilaterally imposed on the area proposed for annexation.


**Section 2. Eligibility.** Accordingly, the Property is eligible for annexation. The legislative determination as to whether the Property should be annexed shall be made at the time an annexation ordinance is acted on by Town Council.

**PASSED, APPROVED AND ADOPTED** this 21<sup>st</sup> day of June, 2016, by the Town Council of the Town of Castle Rock, Colorado on first and final reading by a vote of 4 for and 0 against.

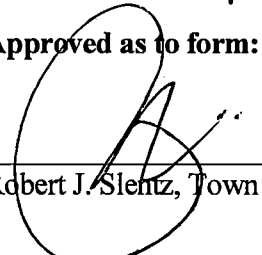
ATTEST:

  
Sally A. Misare, Town Clerk


TOWN OF CASTLE ROCK

  
Paul Donahue, Mayor

Approved as to form:

  
Robert J. Slentz, Town Attorney

Approved as to Content:

  
Bill Detweiler, Director of Development Services

**RIDGE ESTATES BOUNDARY**

**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;
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  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.



# Town of Castle Rock

100 North Wilcox Street  
Castle Rock, CO 80104

## Agenda Memorandum

**Agenda Date:** 6/21/2016

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**Item #: 13. File #: RES 2016-065**

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**To:** Honorable Mayor and Members of Town Council

**From:** Sandy Vossler, Senior Planner, Development Services

**Resolution of the Castle Rock Town Council Making Required Statutory Findings Concerning the Eligibility of Certain Property for Annexation (Ridge Estates Annexation) [Eligibility Hearing, south of Crystal Valley Ranch, east of Bell Mountain Ranch, north and west of Sellers Creek Ranch]**

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### PUBLIC HEARING - ELIGIBILITY

#### **Resolution of the Castle Rock Town Council Making Required Statutory Findings Concerning the Eligibility of Certain Property for Annexation (Ridge Estates Annexation)**

The Town Council will now consider this Resolution. As is outlined in the agenda memorandum, this is the second stage of annexation proceedings as specified by statute and town code. This eligibility hearing requires the Council to determine whether the annexation petition and property comply with certain statutory requirements. The applicant is entitled to a fair and impartial hearing on whether the applicant has demonstrated compliance with these requirements. Determination of eligibility does not in any manner bind the Council to favorably consider the annexation when the annexation ordinance is later presented to Council for hearing and final action.

Does any Councilmember have any questions or concerns with the purpose of the hearing and the effect of the Resolution?

### AGENDA MEMORANDUM

**To:** Honorable Mayor and Members of Town Council

**From:** Sandy Vossler, Senior Planner, Development Services

**Title: Resolution of the Castle Rock Town Council Making Required Statutory Findings Concerning the Eligibility of Certain Property for Annexation (Ridge Estates Annexation) [Eligibility Hearing, south of Crystal Valley Ranch, east of Bell Mountain Ranch, north and west of Sellers Creek Ranch]**

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### **Executive Summary**

The purpose and intent of this staff report is to demonstrate to Town Council that the proposed 70 acre Ridge Estates Annexation meets the State of Colorado requirements for annexation, and to recommend approval of a resolution making statutory findings that the property is eligible for annexation (**Attachment B**).

The Eligibility Hearing is procedural; this hearing only determines whether the proposed annexation meets State requirements and makes findings on whether or not an election is required. The Eligibility criteria are:

- The proposed annexation complies with Section 30, Article II of the Colorado Constitution, and as applicable §§31-12-104 and 105, C.R.S.,
- More than 50% of the landowners in the area to be annexed, owning more than 50% of the area to be annexed have petitioned for annexation,
- A community of interest exists between the area proposed to be annexed and the Town, the area to be annexed is urban or will be urbanized in the near future, and the area to be annexed is integrated with or is capable of being integrated with the Town,
- At least 1/6 of the perimeter of the property to be annexed is contiguous with the Town boundary,
- No additional terms and conditions are to be imposed, and
- No election is required because 100% of the private property owners signed the annexation petition.

Only after the request is found to be eligible can the Town hold a hearing to determine whether the property should be annexed. The legal description of the property in question is attached (**Attachment B, Exhibit 1**). Staff finds that the proposed annexation meets State of Colorado requirements and recommends approval.

### **Notification and Outreach Efforts**

The Town has published notice of the Eligibility Hearing in the Douglas County News-Press for four consecutive weeks prior to the hearing date. The Town also provided notice to all tax entities within the proposed annexation, as well as to the Douglas County Commissioners and the Douglas County Attorney's Office.

### **History of Past Town Council, Boards & Commissions, or Other Discussions**

On May 3, 2016, Town Council found that the application was in substantial compliance with the State of Colorado requirements for annexation requests and scheduled the Eligibility Hearing for June 21, 2016.

Discussion

The Property

The proposed 70 acre annexation is located east of Interstate 25/Front Street and west of South Lake Gulch Road. It abuts Crystal Valley Ranch subdivisions to the north and unincorporated Douglas County to the south, east and west. **(Attachment A)**. The Ridge Estates Annexation is designated an area of "growth and annexation" by the Douglas County / Town of Castle Rock Intergovernmental Development Agreement.

Substantial Compliance and Eligibility

The applicant's petition for annexation was filed with the Town Clerk on March 10, 2016. On May 3, 2016, Town Council approved Resolution 2016-056 finding the annexation petition to be in substantial compliance with relevant State Statutes regarding annexation and setting the Eligibility Hearing for June 21, 2016.

There are three steps required in the annexation process. The first two steps, Substantial Compliance and Eligibility, are procedural; the Town can only determine whether or not an annexation request meets State requirements, as set forth in the Colorado Revised Statutes (C.R.S.) regarding annexations. The third step is when the Town determines whether a request complies with the Town's Vision, Comprehensive Master Plan and Municipal Code through advertised public hearings at Planning Commission and Town Council. Those hearings will be scheduled for future meetings.

Analysis

The Resolution presented does not commit the Town to annexing the property, but only declares that the land is eligible to be annexed. Town Council is required to set forth its findings of fact, and its conclusion thereon, based on the requirements found in Section 31-12-110 C.R.S.:

1. Whether or not the requirements of the applicable parts of Sections 31-12-104 and 31-12-105 C.R.S. have been met;
2. Whether or not an election is required under Section 31-12-107(2) C.R.S;
3. Whether or not additional terms and conditions are to be imposed.

Staff recommends that Town Council accept and make the findings that the following conditions are true:

1. The requirements of Sections 31-12-104 and 31-12-105 C.R.S. exist or have been met in that:
  - a. Not less than one sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the Town of Castle Rock, Colorado **(Attachments A & C)**.  
*This requirement is met in that 17.55% of the boundary of the proposed annexation is contiguous with the existing boundaries of the Town of Castle Rock.*
  - b. A community of interest exists between the area proposed to be annexed and the Town of Castle Rock, Colorado.  
*The Town of Castle Rock and Douglas County Land Use Intergovernmental Agreement (IGA) designates this area for future growth and annexation.*
  - c. The proposed area to be annexed is urban or will be urbanized in the near future, and the area to be annexed is integrated with, or is capable of being integrated with, the Town of Castle Rock, Colorado.  
*The Intergovernmental Agreement (IGA) between Douglas County and the Town of Castle Rock, Colorado designates the Ridge Estates area within the Growth and Annexation area.*

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**Item #: 13. File #: RES 2016-065**

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- d. In establishing the boundaries of the territory to be annexed, 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, has been divided into separate parts or parcels without the written consent of the landowner(s) thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way.

*The petitioners, Maple Grove Land Limited Partnership, Putnam CVR, LLC, and Wayne E. Brown Family, LLC own 100 percent of the privately held land proposed to be annexed. The petitioners did not provide any evidence that their land has been divided into separate tracts or parcels without their consent.*

- e. In establishing the boundaries of the area to be annexed, 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, comprising 20 acres or more (together with the buildings and improvements situated thereon has a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the annexation) is included in the proposed area and is included without the written consent of the land owners.

*All private landowners have consented to the annexation.*

- f. No annexation proceedings have been commenced for the annexation of part or all of the property to another municipality.

*This is a true statement.*

- g. The territory proposed to be annexed by the Town of Castle Rock has not been the subject of an election for annexation to the Town within the preceding twelve (12) months.

*No annexation election has been held in the preceding twelve (12) months.*

- h. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.

*The territory proposed for annexation is currently in unincorporated Douglas County.*

- i. The area proposed for annexation will not result in the detachment of area from any school district or the attachment of the same to another school district.

*This is a true statement; the proposed annexation area will remain under the Douglas County School District.*

- j. The area proposed for annexation will not have the effect of extending the municipal boundary of the Town of Castle Rock, Colorado more than three miles in any direction from any point of such municipal boundary within one year.

*This annexation will not extend the boundary of the Town of Castle Rock more than three miles.*

- k. In establishing the boundaries of the area for annexation, if a portion of a platted street or alley is to be annexed, the entire width of said street or alley has been included in the area to be annexed.

*The annexation area does not include any partial streets or alleys.*

2. No election is required.

*The Town of Castle Rock did not receive a petition from qualified electors requesting an annexation election, so no election is required.*

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3. Additional terms or conditions will not be imposed.

*No additional terms or conditions will be unilaterally imposed on the area proposed for annexation.*

**Budget Impact**

The finding of eligibility does not have any financial impact. Financial impacts will be addressed through the annexation hearing process, the third and final step in the annexation process.

**Staff Recommendation**

Based on the findings above, the proposed annexation area is eligible per State Statute and staff recommends that Town Council approve the Resolution finding the property eligible for annexation.

**Proposed Motion**

"I move to approve the Resolution as introduced by title."

**Attachments**

Attachment A: Vicinity Map  
Attachment B: Resolution  
Exhibit 1: Legal Description  
Attachment C: Annexation Plat





Meeting Date: June 21, 2016

## **AGENDA MEMORANDUM**

**To:** Honorable Mayor and Members of Town Council

**From:** Sandy Vossler, Senior Planner, Development Services

**Title:** **Resolution of the Castle Rock Town Council Making Required Statutory Findings Concerning the Eligibility of Certain Property for Annexation (Ridge Estates Annexation)**  
*[Eligibility Hearing, south of Crystal Valley Ranch, east of Bell Mountain Ranch, north and west of Sellers Creek Ranch]*

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- At least 1/6 of the perimeter of the property to be annexed is contiguous with the Town boundary,
- No additional terms and conditions are to be imposed, and
- No election is required because 100% of the private property owners signed the annexation petition.

Only after the request is found to be eligible can the Town hold a hearing to determine whether the property should be annexed. The legal description of the property in question

is attached (**Attachment B, Exhibit 1**). Staff finds that the proposed annexation meets State of Colorado requirements and recommends approval.

### **Notification and Outreach Efforts**

The Town has published notice of the Eligibility Hearing in the Douglas County News-Press for four consecutive weeks prior to the hearing date. The Town also provided notice to all tax entities within the proposed annexation, as well as to the Douglas County Commissioners and the Douglas County Attorney's Office.

### **History of Past Town Council, Boards & Commissions, or Other Discussions**

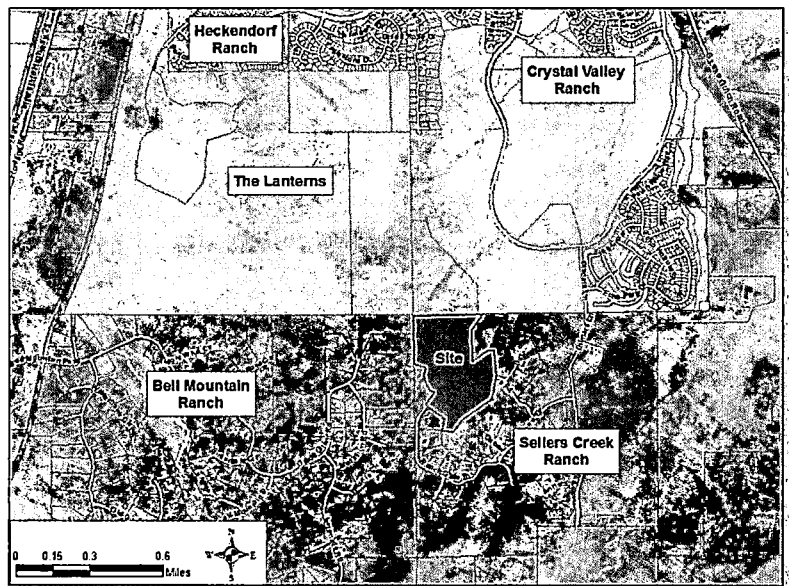
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### **Discussion**

#### **The Property**

The proposed 70 acre annexation is located east of Interstate 25/Front Street and west of South Lake Gulch Road. It abuts Crystal Valley Ranch subdivisions to the north and unincorporated Douglas County to the south, east and west.

**(Attachment A)**. The Ridge Estates Annexation is designated an area of "growth and annexation" by the Douglas County / Town of Castle Rock Intergovernmental Development Agreement.



Ridge Estates Vicinity Map

### **Substantial Compliance and Eligibility**

The applicant's petition for annexation was filed with the Town Clerk on March 10, 2016. On May 3, 2016, Town Council approved Resolution 2016-056 finding the annexation petition to be in substantial compliance with relevant State Statutes regarding annexation and setting the Eligibility Hearing for June 21, 2016.

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1. Whether or not the requirements of the applicable parts of Sections 31-12-104 and 31-12-105 C.R.S. have been met;
2. Whether or not an election is required under Section 31-12-107(2) C.R.S.;
3. Whether or not additional terms and conditions are to be imposed.

Staff recommends that Town Council accept and make the findings that the following conditions are true:

1. The requirements of Sections 31-12-104 and 31-12-105 C.R.S. exist or have been met in that:

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*This requirement is met in that 17.55% of the boundary of the proposed annexation is contiguous with the existing boundaries of the Town of Castle Rock.*

- b. A community of interest exists between the area proposed to be annexed and the Town of Castle Rock, Colorado.

*The Town of Castle Rock and Douglas County Land Use Intergovernmental Agreement (IGA) designates this area for future growth and annexation.*

- c. The proposed area to be annexed is urban or will be urbanized in the near future, and the area to be annexed is integrated with, or is capable of being integrated with, the Town of Castle Rock, Colorado.

*The Intergovernmental Agreement (IGA) between Douglas County and the Town of Castle Rock, Colorado designates the Ridge Estates area within the Growth and Annexation area.*

- d. In establishing the boundaries of the territory to be annexed, 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, has been divided into separate parts or parcels without the written consent of the landowner(s) thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way.

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*All private landowners have consented to the annexation.*

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*The annexation area does not include any partial streets or alleys.*

- 2. No election is required.

*The Town of Castle Rock did not receive a petition from qualified electors requesting an annexation election, so no election is required.*

- 3. Additional terms or conditions will not be imposed.

*No additional terms or conditions will be unilaterally imposed on the area proposed for annexation.*

### **Budget Impact**

The finding of eligibility does not have any financial impact. Financial impacts will be addressed through the annexation hearing process, the third and final step in the annexation process.

### **Staff Recommendation**

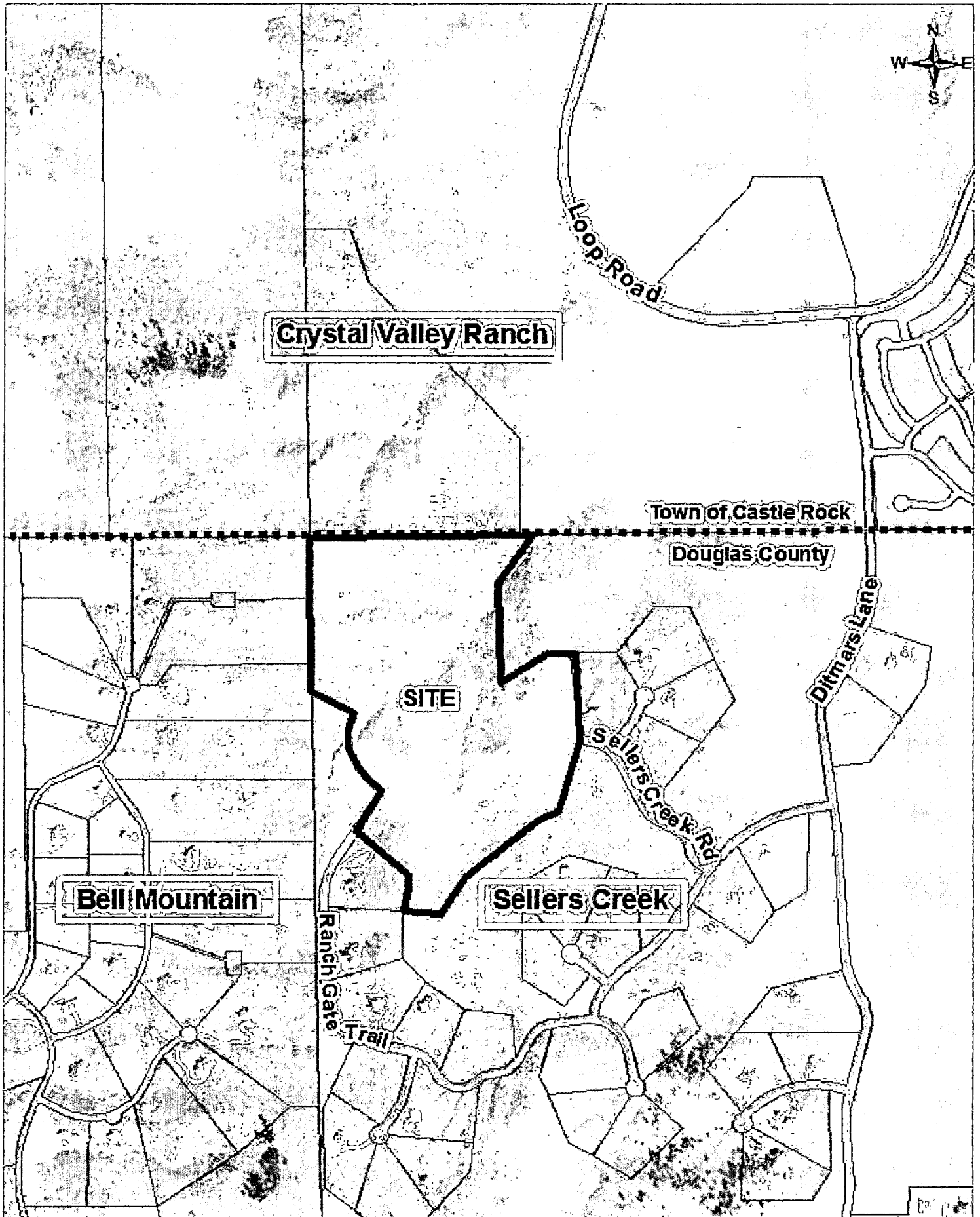
Based on the findings above, the proposed annexation area is eligible per State Statute and staff recommends that Town Council approve the Resolution finding the property eligible for annexation.

### **Proposed Motion**

I move to approve the Resolution as introduced by title.

### **Attachments**

Attachment A:	Vicinity Map
Attachment B:	Resolution
Exhibit 1:	Legal Description
Attachment C:	Annexation Plat



# 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

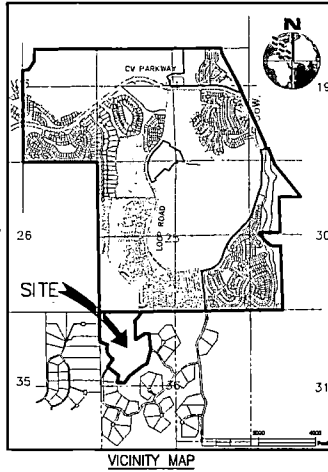
**RIDGE ESTATES BOUNDARY**

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- THENCE ALONG SAID WEST LINE AND ALONG THE EAST LINE OF BELL MOUNTAIN RANCH SUBDIVISION FILE NO. 1-B, RECORDED AT RECEPTION NO. 9299016 OF THE DOUGLAS COUNTY RECORDS, NORTH 100%, 1,041.84 FEET TO THE POINT OF BEGINNING, CONTAINING 3,049.617 SQUARE FEET OR 70.010 ACRES, MORE OR LESS.



VICINITY MAP

**SURVEYOR'S STATEMENT**

I, STEPHEN H. HANIGING, 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. HANIGING DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 29040  
FOR AND ON BEHALF OF EMK 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:	6,465'
CONTIGUOUS TO CITY LIMITS:	1,485'
ONE-SIXTH (1/6) OF PERIMETER:	1,411'
ANNEXED AREA:	70.010 ACRES, MORE OR LESS

**DEVELOPER:**

CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC  
1175 CRYSTAL VALLEY PARKWAY  
CASTLE ROCK, COLORADO 80044  
CONTACT: GREGORY M. BROWN  
PHONE: (303) 914-1562

**ENGINEER:**

LEGACY ENGINEERING  
1605 SHADON CIRCLE  
CASTLE ROCK, CO 80018-1511  
CONTACT: JAMES J. WEL  
PHONE: (720) 200-4577

**PLANNER:**

HENRY DESIGN GROUP  
100 WAZEE STREET SUITE 1-C  
DENVER, CO 80202  
CONTACT: KAREN HENRY  
PHONE: (303) 446-2356

**SURVEYOR:**

EMK CONSULTANTS  
7006 SOUTH ALTON WAY, BLDG F  
CENTENNIAL, CO 80112-0919  
CONTACT: STEVE HANIGING  
PHONE: (303) 694-1520

**GENERAL NOTES**

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EMK CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. HERETOFORE TITLE COMPANY TITLE REPORT 451-10355564-066-HCS, AMENDMENT NO. 1, WITH AN EFFECTIVE DATE OF FEBRUARY 11TH, 2016, HAS BEEN RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
2. THE LITERAL 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 EMK 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 BY CRYSTAL VALLEY RANCH.
6. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANELS 09025C03032 AND 08025C03040, DATED MARCH 16, 2016, NO PORTION OF THE SITE LIES WITHIN A FEMA DESIGNATED 100-YR FLOODPLAIN.

**TOWN COUNCIL APPROVAL**

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

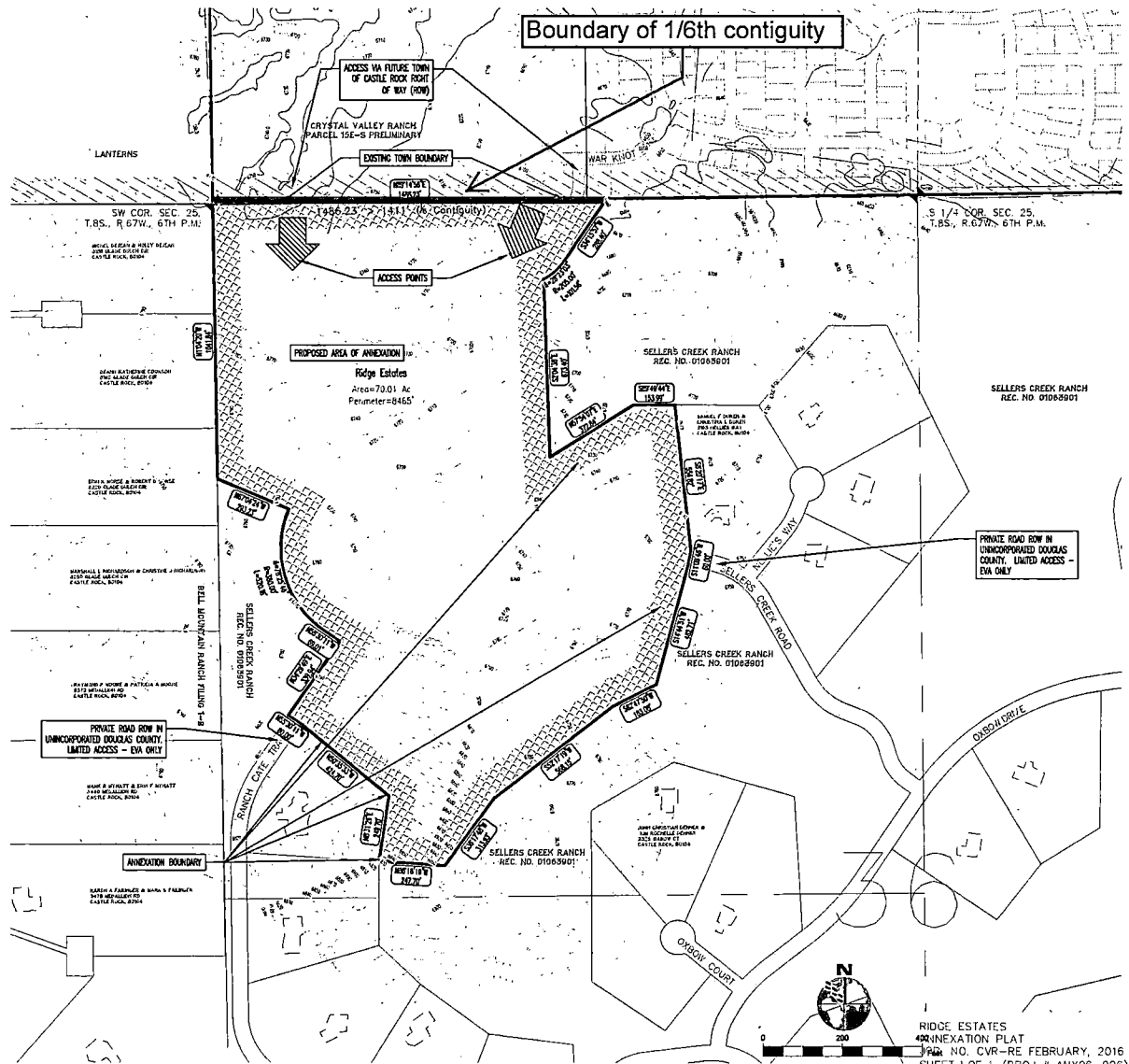
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:**

THIS ANNEXATION PLAT 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



RIDGE ESTATES  
ANNEXATION PLAT  
JOB NO. CVR-RE FEBRUARY, 2016  
SHEET 1 OF 1 (PROJ # ANX06-006)

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