

RESOLUTION NO. 2107-069

**A RESOLUTION OF THE CASTLE ROCK TOWN COUNCIL
MAKING REQUIRED STATUTORY FINDINGS
CONCERNING THE ELIGIBILITY OF CERTAIN
PROPERTY FOR ANNEXATION
(YOUR STORAGE CENTER AT CASTLE ROCK ANNEXATION)**

WHEREAS, a petition for annexation of certain property, to be known as **YOUR STORAGE CENTER AT CASTLE ROCK ANNEXATION**, has been filed with the Town of Castle Rock; and

WHEREAS, by Resolution No. 2017 - 058, 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 A (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.

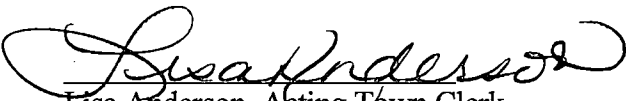
- f. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed herein.
 - g. The territory proposed to be annexed by the Town of Castle Rock, Colorado, or substantially the same area, has not been the subject of an 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.

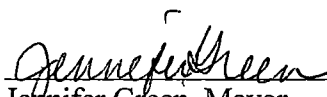
Section 2. Eligibility. Accordingly, the Property is eligible for annexation. The legislative determination as to whether the Property should be annexed shall be made at the time an annexation ordinance is acted on by Town Council.

PASSED, APPROVED AND ADOPTED this 5th day of September, 2017, by the Town Council of the Town of Castle Rock, Colorado on first and final reading by a vote of 6 for and 0 against.

ATTEST:

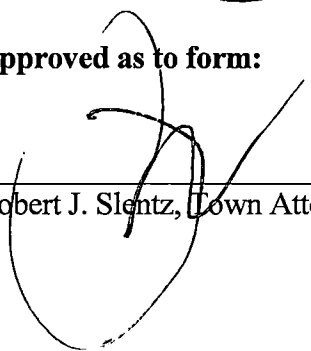
TOWN OF CASTLE ROCK


 Lisa Anderson, Acting Town Clerk


 Jennifer Green, Mayor

Approved as to form:

Approved as to Content:


 Robert J. Slentz, Town Attorney


 Bill Detweiler, Director of Development Services

PARCEL B:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 ; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET ;
THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A

DISTANCE OF 309.60 FEET TO THE TRUE POINT OF BEGINNING ;
THENCE CONTINUING NORTHWESTERLY ALONG THE LAST MENTIONED COURSE A DISTANCE OF

296.00 FEET TO A POINT ON THE EAST LINE OF INTERSTATE 25 ;

THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS

ALONG SAID EAST LINE A DISTANCE OF 106.00 FEET ;

THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A

DISTANCE OF 315.58 FEET ;

THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A

DISTANCE OF 102.23 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 ;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET;

THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A

DISTANCE OF 309.60 FEET;

THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A

DISTANCE OF 102.23 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 84 DEGREES 14 MINUTES 30 SECONDS A

DISTANCE OF 315.58 FEET TO THE EAST LINE OF INTERSTATE HIGHWAY NO. 25 ;

THENCE SOUTHERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS ALONG

SAID EAST LINE A DISTANCE OF 103.69 FEET ;

THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A

DISTANCE OF 334.74 FEET ;

THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A

DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO



Town of Castle Rock

100 North Wilcox Street
Castle Rock, CO 80104

Agenda Memorandum

Agenda Date: 9/5/2017

Item #: 15. File #: RES 2017-069

To: Honorable Mayor and Members of Town Council

From: Donna Ferguson, Planner II, Development Services

Resolution of the Castle Rock Town Council Making Required Statutory Findings Concerning the Eligibility of Certain Property for Annexation (Your Storage Center at Castle Rock Annexation) [I-25 Frontage Road between Brookside Circle and S. Perry Street]

PUBLIC HEARING - ELIGIBILITY

Resolution of the Castle Rock Town Council Making Required Statutory Findings Concerning the Eligibility of Certain Property for Annexation (Your Storage Center at Castle Rock Annexation) [I-25 Frontage Road between Brookside Circle and S. Perry Street]

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: Donna Ferguson, Planner II, Development Services

Title: **Resolution of the Castle Rock Town Council Making Required Statutory Findings Concerning the Eligibility of Certain Property for Annexation (Your Storage Center at Castle Rock Annexation) [I-25 Frontage Road between Brookside Circle and S. Perry Street]**

Executive Summary

On June 13, 2017 a Petition for Annexation (Petition) for property consisting of two parcels of land located along the I-25 Frontage Road (Figure 1) was filed with the Town by Cactus Moon Maizeland, LLC. On July 18, 2017 Town Council found the Petition to be in Substantial Compliance with the applicable requirements of the Colorado Municipal Annexation Act of 1965 and scheduled its Eligibility Hearing for September 5, 2017. The purpose of this hearing is for Town Council to review the statute allegation made in the Petition and make a determination as to whether or not the property is Eligible for Annexation consideration into the Town (**Attachment A**).

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 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.

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, Colorado Revised Statutes (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.

Item #: 15. File #: RES 2017-069

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 (**Exhibit A of Attachment A**). Staff finds that the proposed annexation meets State of Colorado requirements and recommends approval.

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: Petition
Attachment B: Annexation Plat
Attachment C: Resolution
Exhibit A: Legal Description



AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council
From: Donna Ferguson, Planner II, Development Services
Title: **Resolution of the Castle Rock Town Council Making Required Statutory Findings Concerning the Eligibility of Certain Property for Annexation (Your Storage Center at Castle Rock Annexation)**

Executive Summary

On June 13, 2017 a Petition for Annexation (Petition) for property consisting of two parcels of land located along the I-25 Frontage Road (Figure 1) was filed with the Town by Cactus Moon Maizeland, LLC. On July 18, 2017 Town Council found the Petition to be in Substantial Compliance with the applicable requirements of the Colorado Municipal Annexation Act of 1965 and scheduled its Eligibility Hearing for September 5, 2017. The purpose of this hearing is for Town Council to review the statute allegation made in the Petition and make a determination as to whether or not the property is Eligible for Annexation consideration into the Town (**Attachment A**).

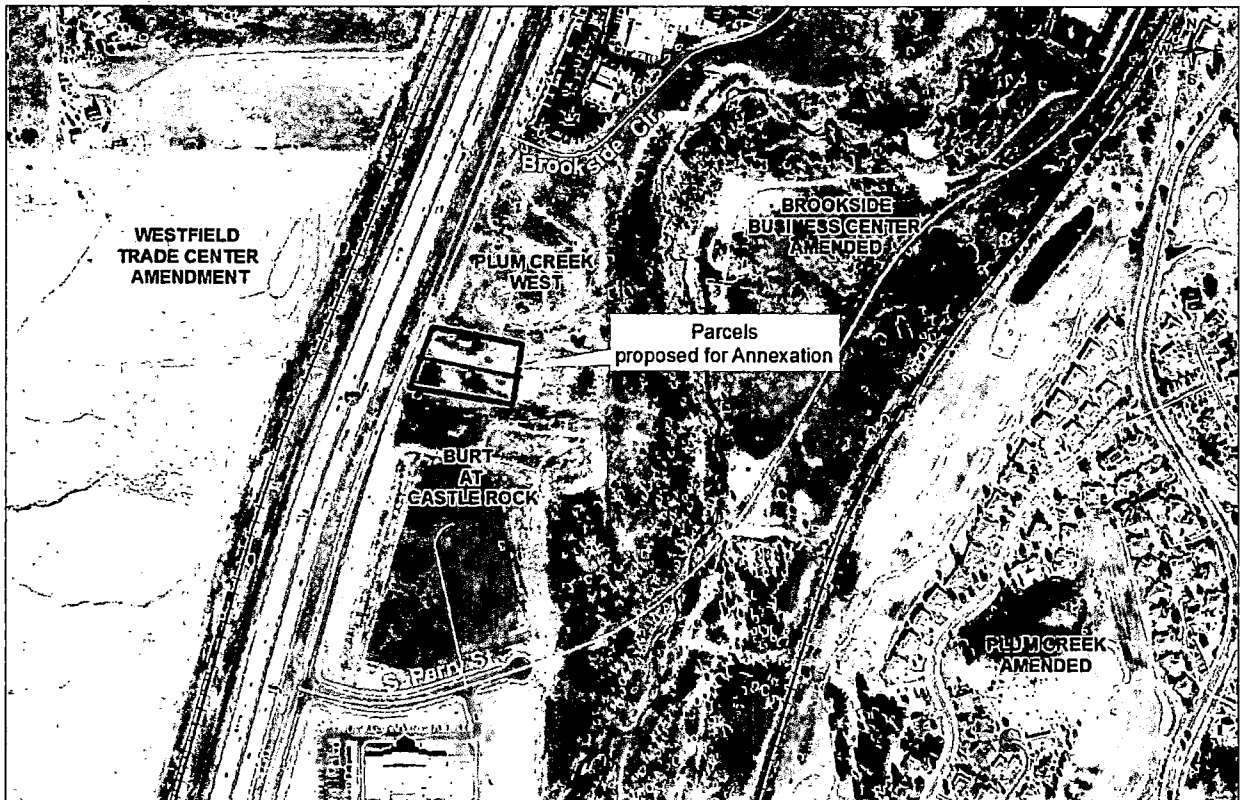


Figure 1: Vicinity Map

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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, Colorado Revised Statutes (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 (**Exhibit A of Attachment A**). 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 July 18, 2017, Town Council found that the Petition was in Substantial Compliance with the State of Colorado requirements for annexation requests and scheduled its Eligibility Hearing for September 5, 2017.

Discussion

The Property

The two parcels, totaling 1.457 acres, are located along the I-25 Frontage Road between Brookside Circle and S. Perry Street. Under the jurisdiction of Douglas County, the property is zoned Rural

Residential (RR). The RR zone district permits single-family uses as well as community uses such as churches, fire stations, libraries, parks, etc. The property is currently unimproved.

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 §§ 31-12-104 and 31-12-105 C.R.S. have been met;
2. Whether or not an election is required under § 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 §§ 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 **(Attachment B)**.
This requirement is met in that 833.11 feet of the 1,042.41 feet of the boundary of the proposed annexation is contiguous with the existing boundaries of the Town of Castle Rock. Note 1/6 of the perimeter = 173.74-feet.
 - b. A community of interest exists between the area proposed to be annexed and the Town of Castle Rock, Colorado.
The area proposed to be annexed is a logical infill site and consistent with the orderly development of the Town.
 - 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 Town of Castle Rock's Comprehensive Master Plan identifies this property for future mixed use.
 - 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 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.

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:	Petition
Attachment B:	Annexation Plat
Attachment C:	Resolution
Exhibit A:	Legal Description

PETITION FOR ANNEXATION

TO: TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO

The undersigned Landowner (Petitioner), in accordance with the provisions of Article 12 of Title 31, C.R.S., as amended, known as the Municipal Annexation Act of 1965, and the Constitution of the State of Colorado, Article II, Section 30, hereby petition the Town Council of the Town of Castle Rock, Colorado, for annexation to the Town of Castle Rock, Colorado, of the unincorporated territory situate and described as in the attached *Exhibit 1* (Property).

Petitioner states to the Town Council as follows:

1. It is desirable and necessary that the Property be annexed to the Town of Castle Rock, Colorado.
2. 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.
 - b. A community of interest exists between the Property and the Town.
 - c. The Property is urban or will be urbanized in the near future and that the Property is integrated with or is capable of being integrated with the Town.
 - 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 area proposed 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 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 area proposed to be annexed without the written consent of the landowner or landowners, unless such tract of land is situated entirely within the outer boundaries of the Town, as they exist at the time of annexation.

f. That no annexation proceedings have been commenced for the annexation of part or all of the Property proposed to be annexed to another municipality.

g. That the property proposed to be annexed by the Town, or substantially this same area has not been the subject of an election for annexation to the Town within the preceding twelve (12) months.

h. That the Property is not presently a part of any incorporated city, city and county, or town.

i. That the annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

j. That the annexation of the Property will not have the effect of extending a municipal boundary of the Town, more than three miles in any direction from any point of such municipal boundary within one year, except such three-mile limit may be exceeded if such limit would have the effect of dividing a parcel of property held in identical ownership and at least fifty percent of that parcel is within the three-mile limit.

k. That 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 is included within the area to be annexed.

l. That the mailing address of the Petitioner, the legal description of the land owned by the Petitioner and the date of signing of each signature are all shown on this Petition for Annexation.

m. That no signature on this Petition for Annexation is dated more than one hundred eighty (180) days prior to the date of filing the Petition for Annexation with the Town Clerk.

3. The Signer of this petition comprise more than fifty percent (50%) of the landowners in the area proposed to be annexed, and own more than fifty percent (50%) of the area proposed to be annexed, excluding public streets and alleys and any land owned by the Town of Castle Rock, Colorado, in accordance with the Constitution of the State of Colorado, Article II, Section 30.

4. Submitted concurrently are four (4) prints of the annexation map containing a written legal description of the Property and showing the boundaries of the area proposed to be annexed; the location of each ownership tract in unplatted land or, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and a drawing of the contiguous boundary of the Town of Castle Rock, Colorado, and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

5. Upon an annexation ordinance becoming effective, the Property shall become subject to the municipal laws of the State of Colorado pertaining to towns and to the Charter of the Town of Castle Rock and all ordinances, resolutions, rules and regulations of the Town, except for general property taxes of the Town, which shall become effective on January 1 of the next succeeding year following passage of the annexation ordinance.

6. In the event that an ordinance approving zoning of the Property acceptable to Petitioner is not adopted, on the date of adoption of the ordinance to effectuate the annexation contemplated in this Petition for Annexation, the Petitioner may withdraw its signatures from this Petition for Annexation, the effect of which shall be as if no Petition had ever been executed and filed with the Town.

Therefore, your Petitioner respectfully request that the Town Council of the Town of Castle Rock, Colorado, approve the annexation of the area proposed to be annexed.

Dated this 18th day of May, 2017.

PETITIONER:

Address of Petitioner:
2407 Morningview Trail
Castle Rock CO 80109

By:

[Signature]

Its:

Member

STATE OF

Colorado

)
) ss.

COUNTY OF

Elbert

)

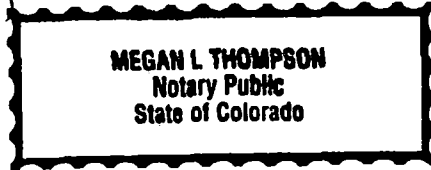
The foregoing instrument was acknowledged before me this 18th day of May, 2017 by Michael S. Humphrey as Member for Cactus Moon Maizeland

Witness my official hand and seal.
My commission expires: _____

[Signature]

Notary Public

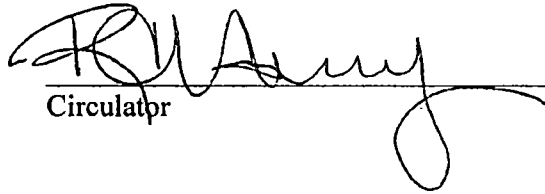
(SEAL)



AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age who, being first duly sworn upon oath, deposes and says:

That he was the circulator of the foregoing Petition for annexation of lands to the Town of Castle Rock, Colorado, consisting of five (5) pages, including this page, and that each signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.


Circulator

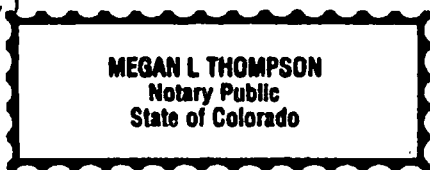
STATE OF COLORADO)
) ss.
COUNTY OF Elbert)


The foregoing Affidavit of Circulator was subscribed and sworn to before me this 18th day of May, 2017 by Rebecca Humphrey.

Witness my hand and official seal.

My commission expires: 5/23/2021

(SEAL)




Notary Public

YOUR STORAGE CENTER

AN ANNEXATION TO THE TOWN OF CASTLE ROCK

PART OF THE SE 1/4 OF SECTION 15, T8S, R67W, 6TH P.M., DOUGLAS COUNTY, COLORADO

1.457 ACRES

PROPERTY DESCRIPTION: PARCEL B

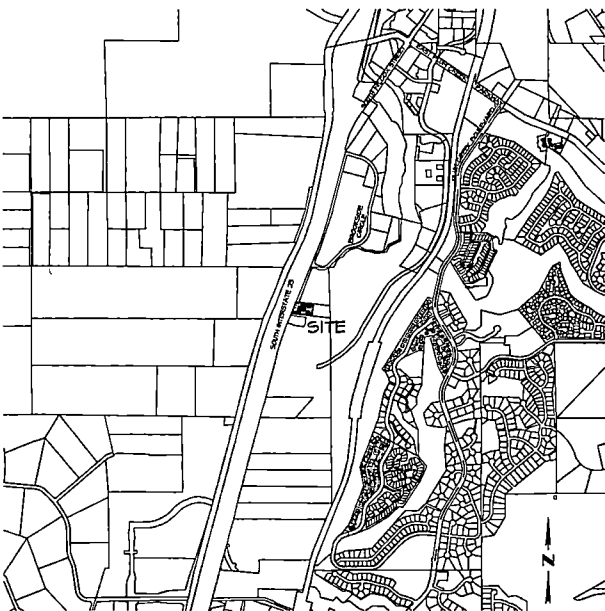
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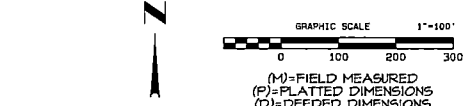
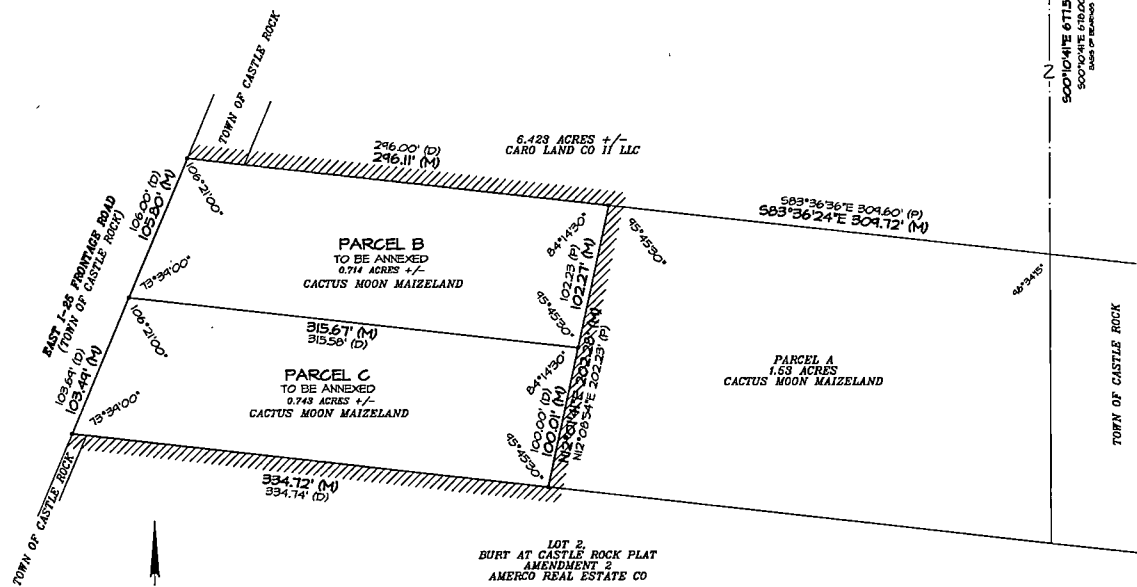
PROPERTY DESCRIPTION: PARCEL C

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4;
 THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET;
 THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A DISTANCE OF 509.60 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTHWESTERLY ALONG THE MENTIONED COURSE A DISTANCE OF 295.00 FEET TO A POINT ON THE EAST LINE OF INTERSTATE 25;
 THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS ALONG SAID EAST LINE A DISTANCE OF 106.00 FEET;
 THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 108 DEGREES 21 MINUTES 00 SECONDS A DISTANCE OF 315.58 FEET;
 THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 102.23 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.



VICINITY MAP
 1"=1000'
 GRAPHIC SCALE 1"=1000'
 0 1000



BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CONSIDERATION THAT THE EAST LINE OF SECTION 15 BEARS S00°10'41" AS SHOWN HEREON BETWEEN THE MONUMENTS IDENTIFIED.

GENERAL NOTES

- THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY DAVID E. ARCHER & ASSOCIATES.
- THE ANNEXATION PARCEL CONTAINS A TOTAL OF 1.457 ACRES MORE OR LESS.
- PUBLIC ACCESS TO THE SITE WILL BE VIA EAST I-25 FRONTAGE ROAD.
- THERE ARE NO MAPPED FEMA FLOOD PLAINS ON THIS PARCEL. PER FIRMS PANEL 0803503010, EFFECTIVE MARCH 16, 2016.

CONTIGUOUS PERIMETER

TOTAL PERIMETER	1042.41 LINEAR FEET
MINIMUM CONTIGUOUS PERIMETER (1/6)	177.74 LINEAR FEET
CONTIGUOUS PERIMETER	833.11 LINEAR FEET

/// DENOTES EXISTING TOWN LIMITS

TOWN OF CASTLE ROCK APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, THIS _____ DAY OF _____, 2017, A.D.

MAYOR _____ ATTEST: TOWN CLERK _____

SURVEYOR'S CERTIFICATE

I, DEE ALLEN BIRD, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT MORE THAN ONE-SIXTH (1/6) (OR 16.7%) 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 PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THEREIN.

DEE ALLEN BIRD (P.L.S. 23933) _____ DATE _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF DOUGLAS)
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2017 A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____

_____ COUNTY CLERK AND RECORDER

Revised 05-31-17

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 PROFESSIONAL OFFICE
 100 WILDER ST. CASTLE ROCK, COLORADO 80104



ANNEXATION Your Storage Center In Sec. 15, Township 8 South, Range 67 West, 6th P.M., Douglas County, Colorado.	SCALE 1"=200' DATE 04-27-2017 BY [Signature]
POLO PROPERTIES	100 WILDER ST. CASTLE ROCK, CO 80104
Sheet _____ of _____	17-0207

G:\Drawings\2017\17-0207\Annexation\Annexation.dwg
 Mon Jun 12 11:24:21 2017

NOTICE: According to Colorado law you must commence any legal action based upon this plat in this survey within three years after you find grounds such as stated. In no event, may any effort be made upon any defect in this survey to determine more than ten years from the date of the certification shown herein.

EXHIBIT 1 (Property)

PARCEL B:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 ;THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET ;
THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A

DISTANCE OF 309.60 FEET TO THE TRUE POINT OF BEGINNING ;
THENCE CONTINUING NORTHWESTERLY ALONG THE LAST MENTIONED COURSE A DISTANCE OF

296.00 FEET TO A POINT ON THE EAST LINE OF INTERSTATE 25 ;

THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS

ALONG SAID EAST LINE A DISTANCE OF 106.00 FEET ;

THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A

DISTANCE OF 315.58 FEET ;

THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A

DISTANCE OF 102.23 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 ;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET;

THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A

DISTANCE OF 309.60 FEET;

THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A

DISTANCE OF 102.23 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 84 DEGREES 14 MINUTES 30 SECONDS A

DISTANCE OF 315.58 FEET TO THE EAST LINE OF INTERSTATE HIGHWAY NO. 25 ;

THENCE SOUTHERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS ALONG

SAID EAST LINE A DISTANCE OF 103.69 FEET ;

THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A

DISTANCE OF 334.74 FEET ;

THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A

DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO