



BOARD OF TRUSTEES - SPECIAL MEETING

Thursday, May 29, 2025 at 6:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

LIVE STREAM available on Town website – OUTDOOR seating will be accommodated

AGENDA

This agenda is subject to revision 24 hours prior to commencement of the meeting.

Rules governing public comment: The Board of Trustees values public comment on issues relevant to Town government. To permit the fair and orderly expression of such comments, the Board will adhere to the following rules for public comment, whether for an agenda item or during public comment for non-agenda items brought by the public.

A speaker must be recognized by the Mayor to step to the podium, sign in, use the microphone, state name and address for the record, and address comments solely to the Board, as a whole. Each speaker is limited to 3 minutes (unless reduced due to the number of individuals who wish to comment), cannot pool time with another, and each speaker may only speak once per topic. Civility and respect are required. Comments should be directed to the Board of Trustees as a whole, not to Town staff, individual Board members, or to public members. Comments or disruption from audience members not recognized by the Mayor are prohibited. Points already made should not be duplicated. Only written comments limited to one page will be permitted. Public members are also invited to submit comments by email to be distributed to the Board separately. Note that comments submitted to the Board are public record. Please understand that the Board will listen and consider public comments; however, members will not discuss or take action on your comment but may refer it to staff and/or a future meeting for discussion.

Thank you for your cooperation.

Call to Order

Roll Call

Invocation

Pledge of Allegiance

PLEASE NOTE THE FOLLOWING PROCEDURES RELATED TO THE PUBLIC HEARING ITEM LISTED BELOW:

Due to the large number of citizens the Town anticipates may wish to observe or participate in connection with this item, and the occupancy limits on the Palmer Lake Town Hall, in order to allow everyone to observe or participate in a safe manner, the Town anticipates utilizing the following processes, though they are subject to revision prior to the hearing.

- Seating is increased to approximately 100 within Town Hall and will be available on a first come, first serve basis, and will be limited to the occupancy determined by the Palmer Lake Fire Chief.
- The meeting will be broadcast to the area outside the front of the Town Hall.
- The presentation material is available from the meeting details and copies will be provided.

- The meeting will be available by live stream from the Town website, at top right - <https://www.townofpalmerlake.com/>
- Any person wishing to comment should complete the sign up sheet that will be available before and during the public hearing.
- If more than 20 individuals sign up to comment, the Board may limit each person's time for comment to two minutes.
- Written comments may be submitted and will be provided to the Board and included in the record, provided they are received no later than 24 hours prior to the meeting. Written comments should be submitted to info@palmer-lake.org with the subject line of Eligibility.

Public Hearing – Mayor will introduce the item and the Board will hear the applicant's request as well as any comments from staff. The rules governing public comment set forth above will apply to comments during the public hearing. Mayor will call public members wishing to speak for or against the request from the sign up sheets. Public should address the Board members directly. Applicant may provide closing remarks and members may ask questions of the Applicant or staff. Mayor will close the hearing and Board members will discuss the item, take action, or continue the hearing to a particular date.

1. Eligibility for Annexation Petition Submitted by CSMS Management LLC (Owner Monument Ridge West LLC, Maria Larsen)

Business Items

2. Resolution 46-2025 Making Findings Regarding Eligibility for Annexation to the Town of Palmer Lake of Certain Unincorporated Property

Public Comment on Non-Agenda Items - Public comments are encouraged to be emailed to the Town office at info@palmer-lake.org with subject line of Public Comment (24 hours prior to meeting) and shall be distributed and read at the meeting. Otherwise, please be recognized to speak, sign in, and address the Board on matters not on the agenda. Thank you!

Next Meeting (6/12) and Future Items

Convene to Executive Session – For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. 24-6-402(4)(e) and conferences with the town attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. 24-6-402(4)(b) – input on possible annexation agreement for proposed Buc-ee's development

Reconvene to Open Session

Adjourn

Americans with Disabilities Act

Reasonable accommodations for persons with a disability will be made upon request. Please notify the Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.

ANNEXATION PETITION

The undersigned landowner, in accordance with the provisions of Section 31-12- 101 et. seq. C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petitions the Board of Trustees of the Town of Palmer Lake for annexation to the Town of Palmer Lake of the within described unincorporated area situated and being in the County of El Paso, State of Colorado. In support of this Petition, the petitioners allege and submit the following and make the within requests:

1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 3.2744 acres more or less.

2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, in that:

a. Not less than one-sixth of the perimeter of the described property is contiguous to the Town of Palmer Lake. The property for which annexation is sought has a total of 1,521.87 feet contiguous to the Town of Palmer Lake.

b. The area for which annexation is sought shares a community of interest with the Town of Palmer Lake.

c. The area for which annexation is sought will be urban in character in the near future.

d. The area for which annexation is sought is integrated with or is capable of being integrated with the Town of Palmer Lake.

e. Within the area for which annexation is sought, no lands held in identical ownership shall be divided into separate lots or parcels without the written consent of the landowners thereof.

f. No land held in identical ownership comprising twenty (20) acres or more shall be included within the annexation without the written consent of the landowners thereof.

g. The annexation which is sought will not result in a detachment of area from any school district and will not result in the attachment of the annexed area to another school district other than that in which it already is.

h. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Palmer Lake more than three miles in any direction from any point of the Town's boundary in any one year.

3) That the signers of this Petition comprise the landowners of one hundred percent (100%) of the territory included in the area for which annexation is sought.

4) That the petitioners request that the Town of Palmer Lake approve this annexation.

5) That the legal description of the territory proposed to be annexed is attached hereto as Exhibit B.

6) The names and addresses of adjacent property owners to the property for which annexation is sought and within 300 feet of the boundary of the property for which annexation is sought are attached as Exhibit C; the applicant must inform each property owner within 300 feet of the boundary of the property of the annexation petition by way of certified mail; the return receipts will be required to complete the applicants file.

7) No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.

8) 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.

9) The Town of Palmer Lake will distribute a copy of the annexation plat to the affected agencies for comment, including public entities of school district and various utilities (i.e., gas, cable, sewer).

10) That upon the Annexation Ordinance becoming effective, all lands within the area sough to be annexed shall become subject to the Colorado Revised Statutes and all ordinances, resolutions, and regulations of the Town of Palmer Lake.

WHEREFORE, the undersigned petitioners request that the Town of Palmer Lake approve the annexation of the Property.

MONUMENT RIDGE WEST, LLC BY MARIA LARSEN, MANAGER

Maria Larsen

Petitioner Name

Petitioner Name

Maria Larsen 3/28/25

Signature

Date

Signature

Date

COUNTY LINE ANNEXATION NO. 1 ANNEXATION MAP

LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH,
AND THE SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF COUNTY LINE ROAD (A.K.A PALMER DIVIDE ROAD), AS DESCRIBED IN BOOK 42, PAGE 464, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, FURTHER DESCRIBED BY A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), IN BOOK 571 AT PAGE 55, IN SAID EL PASO COUNTY RECORDS, AND A PORTION OF PRESCRIPTIVE COUNTY LINE ROAD (AKA PALMER DIVIDE ROAD), AS DESCRIBED BY THAT LAND SURVEY PLAT DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH, AND SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE;
THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 1219.35 FEET TO THE NORTHEAST CORNER OF THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 97077662, IN SAID EL PASO COUNTY RECORDS AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 1, CORRECTION PLAT, CLIFTON HILL REPLAT, RECORDED AT RECEPTION NO. 99185771, IN SAID EL PASO COUNTY RECORDS AND THE **POINT OF BEGINNING**;

THENCE CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 148.85 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID PRESCRIPTIVE RIGHT-OF-WAY;
THENCE COINCIDENT WITH THE NORTH LINE OF SAID LAND SURVEY PLAT, ALONG THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 56°37'35" EAST, A DISTANCE OF 25.90 FEET;
- 2) NORTH 77°49'28" EAST, A DISTANCE OF 23.89 FEET;
- 3) NORTH 87°14'45" EAST, A DISTANCE OF 405.05 FEET;
- 4) NORTH 88°23'54" EAST, A DISTANCE OF 112.01 FEET;
- 5) NORTH 89°52'29" EAST, A DISTANCE OF 752.33 FEET;

THENCE SOUTH 89°27'15" EAST, A DISTANCE OF 2521.95 FEET TO SAID NORTH LINE OF SECTION 4; THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°01'52" WEST, A DISTANCE OF 2536.98 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN PERSONAL REPRESENTATIVE'S DEED, RECORDED AT RECEPTION NO. 209143891 IN SAID EL PASO COUNTY RECORDS;
THENCE COINCIDENT WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL, NORTH 00°57'32" WEST, A DISTANCE OF 30.00 FEET TO SAID NORTH LINE OF SECTION 4;
THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°42'31" WEST, A DISTANCE OF 983.63 FEET TO THE NORTHERLY EXTENSION OF LAST SAID PERSONAL REPRESENTATIVE'S DEED AND THE NORTHERLY EXTENSION OF THE PARCEL DESCRIBED IN THAT COURT ORDER, RECORDED AT RECEPTION NO. 209003434 IN SAID EL PASO COUNTY RECORDS;
THENCE COINCIDENT WITH SAID NORTHERLY EXTENSIONS, SOUTH 00°55'32" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID COURT ORDER, ALSO BEING THE SOUTH RIGHT-OF-WAY OF SAID COUNTY LINE ROAD;
THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY AND THE NORTH LINE OF LAST SAID COURT ORDER SOUTH 89°42'31" WEST, A DISTANCE OF 439.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE EAST LINE OF LAST SAID QUIT CLAIM DEED;
THENCE COINCIDENT WITH SAID EAST LINE AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 1, NORTH 39°54'10" WEST, A DISTANCE OF 39.02 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 142,634 SQUARE FEET OR 3.2744 ACRES.

SIGNED THIS _____ DAY OF _____, 20____

BY: _____ AS: _____ OF: _____

NOTARY:

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____
_____ APPEARED BEFORE ME, AS _____ OF _____

A COLORADO _____, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF JEFFERSON)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _M.
THIS _____ DAY OF _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF JEFFERSON, COLORADO
_____, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, OF 20____.

MAJOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

CLERK AND RECORDER:

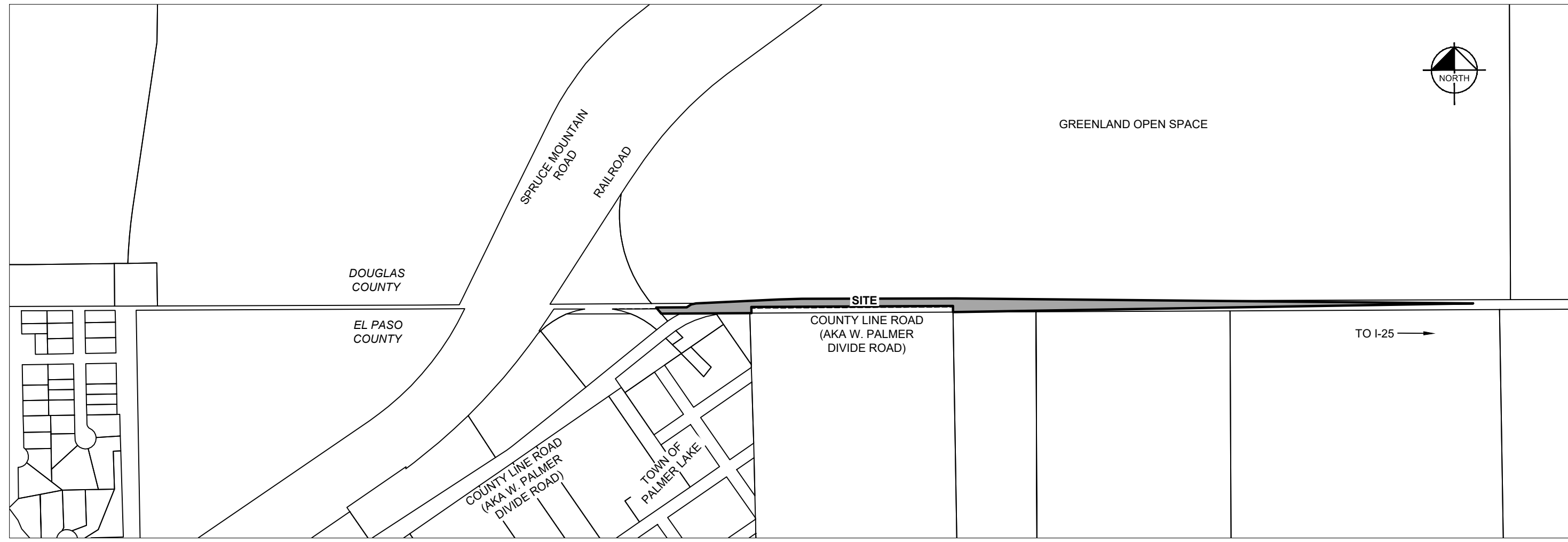
STATE OF COLORADO)
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _M.
THIS _____ DAY OF _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF EL PASO, COLORADO
_____, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____



VICINITY MAP
1" = 500'

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 8,048.83 FEET.
• ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 1,341.74 FEET (16.67%).
• PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,521.87 FEET (18.91%).

NOTES:

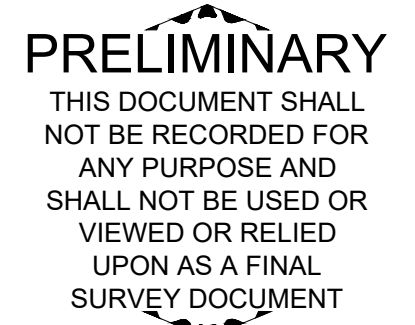
1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'31" EAST, A DISTANCE OF 5334.45 FEET, AS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001" 0.3' BELOW GRADE AND AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PAO, 2001, LS17496" 0.4' BELOW GRADE IN MONUMENT BOX
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024 AND JANUARY 31, 2025.
8. ON JANUARY 31, 2025, SURVEY FIELD CREW RECOVERED A RAILROAD RAIL, VERTICALLY IN GROUND. FIELD CREW WAS NOTIFIED BY PROPERTY OWNER, THAT HE BELIEVES RAIL IS A PROPERTY CORNER AND WAS LOCATED PER A PRIOR SURVEY. SURVEYOR WAS NOT PROVIDED SAID SURVEY AND DID NOT FIND RECORD OF SAID SURVEY OR MONUMENT IN RECORDS REVIEW. MONUMENT WAS SHOT AT APPROXIMATE CENTER LINE AND FALLS 1.03' NORTHWESTERLY OF CALCULATED RIGHT-OF-WAY FOR COUNTY LINE ROAD. COUNTY LINE ROAD WAS CALCULATED PER THE CORRECTION PLAT OF CLIFTON HILL REPLAT, RECORDED AT RECEPTION NO. 99185771. RIGHT-OF-WAY LOCATION IS FURTHER SUPPORTED BY TWO RECOVERED MONUMENTS, AS SHOWN HEREON. SURVEYOR HELD VERTICAL RAIL FOR EAST / WEST POSITION OF LOT LINE.
9. RIGHT-OF-WAY FOR THE NORTH HALF OF COUNTY LINE ROAD IS PRESCRIPTIVE IN NATURE. NO FORMAL CONVEYANCE OR DEDICATION FOUND IN PUBLICLY AVAILABLE DOUGLAS COUNTY RECORDS. NORTH HALF OF RIGHT-OF-WAY IS SHOWN PER RECOVERED MONUMENTATION, SET AS PART OF LAND SURVEY PLAT, DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140. SEE GENERAL NOTES AND PURPOSE STATEMENT ON SAID PLAT.

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

No.	DATE	REVISION DESCRIPTION

Kimley»Horn

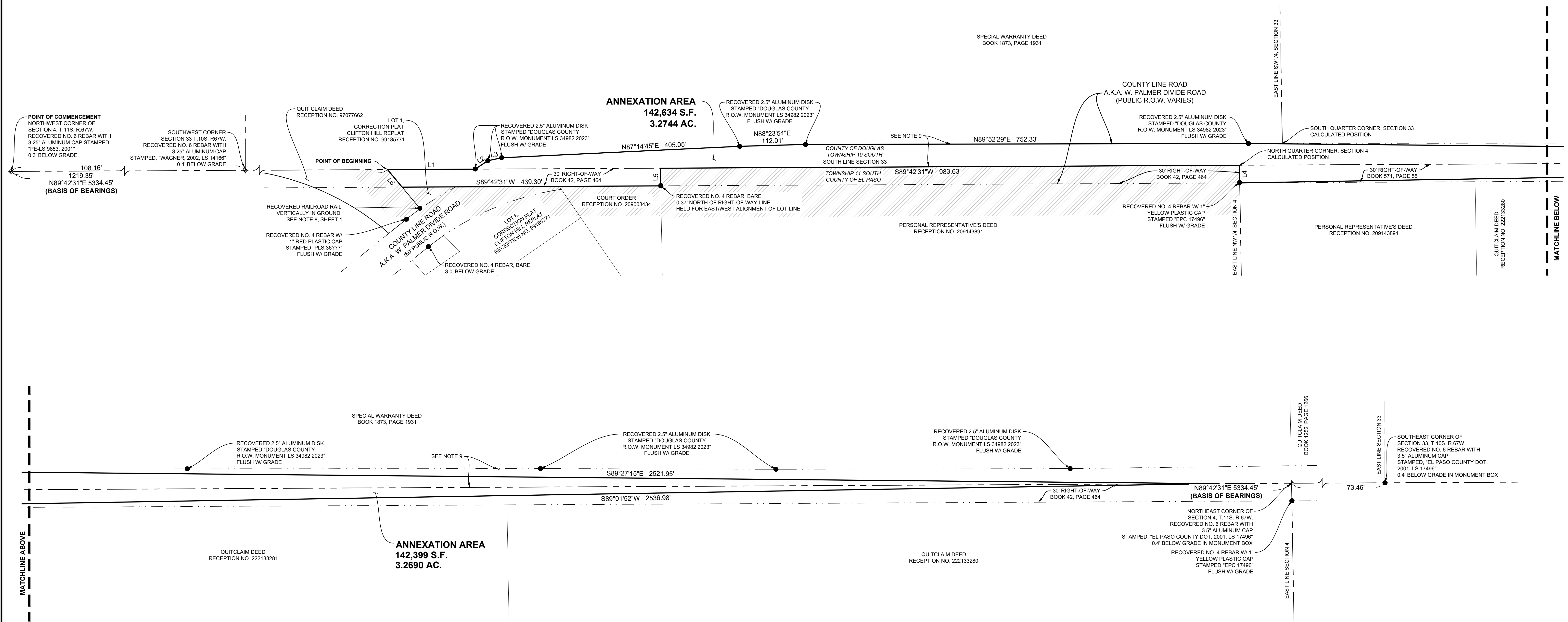
6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CJW	DRW	04/01/25	196094002	1 OF 2

NO.	BEARING	LENGTH
L1	N89°42'31"E	148.85'
L2	N56°37'35"E	25.90'
L3	N77°46'28"E	23.89'
L4	N00°57'32"W	30.00'
L5	S00°55'32"E	30.00'
L6	N39°54'10"W	38.94'

COUNTY LINE ANNEXATION NO. 1 ANNEXATION MAP

LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH,
AND THE SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND**
- ◆ RECOVERED SECTION CORNER AS NOTED
 - RECOVERED PROPERTY MONUMENT AS NOTED
 - BOUNDARY TO BE ANNEXED
 - EXISTING CITY LIMITS
 - - - SECTION LINE
 - - - RIGHT-OF-WAY LINE



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	CJW	DRW	04/01/25	196094002	2 OF 2

FILE:CADSURVEY\PROJECTS\ANNEXATION\ANNEXATION_1.DWG PLOTTED BY: WBDOK, CL 4/1/2025, 3:32 PM LAST SAVED: 04/02/2025, 7:58 AM

A PARCEL OF LAND BEING A PORTION OF COUNTY LINE ROAD (A.K.A PALMER DIVIDE ROAD), AS DESCRIBED IN BOOK 42, PAGE 464, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, FURTHER DESCRIBED BY A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), IN BOOK 571 AT PAGE 55, IN SAID EL PASO COUNTY RECORDS, AND A PORTION OF PRESCRIPTIVE COUNTY LINE ROAD (AKA PALMER DIVIDE ROAD), AS DESCRIBED BY THAT LAND SURVEY PLAT DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH, AND SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH

3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE;

THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 1219.35 FEET TO THE NORTHEAST CORNER OF THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 97077662, IN SAID EL PASO COUNTY RECORDS AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 1, CORRECTION PLAT, CLIFTON HILL REPLAT, RECORDED AT RECEPTION NO. 99185771, IN SAID EL PASO COUNTY RECORDS AND THE **POINT OF BEGINNING**;

THENCE CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 148.85 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID PRESCRIPTIVE RIGHT-OF-WAY;

THENCE COINCIDENT WITH THE NORTH LINE OF SAID LAND SURVEY PLAT, ALONG THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 56°37'35" EAST, A DISTANCE OF 25.90 FEET;
- 2) NORTH 77°46'28" EAST, A DISTANCE OF 23.89 FEET;
- 3) NORTH 87°14'45" EAST, A DISTANCE OF 405.05 FEET;
- 4) NORTH 88°23'54" EAST, A DISTANCE OF 112.01 FEET;
- 5) NORTH 89°52'29" EAST, A DISTANCE OF 752.33 FEET;

THENCE SOUTH 89°27'15" EAST, A DISTANCE OF 2521.95 FEET TO SAID NORTH LINE OF SECTION 4; THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°01'52" WEST, A DISTANCE OF

2536.98 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN PERSONAL REPRESENTATIVE'S DEED, RECORDED AT RECEPTION NO. 209143891 IN SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL, NORTH 00°57'32" WEST, A DISTANCE OF 30.00 FEET TO SAID NORTH LINE OF SECTION 4;

THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°42'31" WEST, A DISTANCE OF 983.63 FEET TO THE NORTHERLY EXTENSION OF LAST SAID PERSONAL REPRESENTATIVE'S DEED AND THE NORTHERLY EXTENSION OF THE PARCEL DESCRIBED IN THAT COURT ORDER, RECORDED AT RECEPTION NO. 209003434 IN SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH SAID NORTHERLY EXTENSIONS, SOUTH 00°55'32" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID COURT ORDER, ALSO BEING THE SOUTH RIGHT-OF-WAY OF SAID COUNTY LINE ROAD;

THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY AND THE NORTH LINE OF LAST SAID COURT ORDER

SOUTH 89°42'31" WEST, A DISTANCE OF 439.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE EAST LINE OF LAST SAID QUIT CLAIM DEED;

THENCE COINCIDENT WITH SAID EAST LINE AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 1, NORTH 39°54'10" WEST, A DISTANCE OF 39.02 FEET TO THE **POINT OF BEGINNING**;

ANNEXATION PETITION

The undersigned landowner, in accordance with the provisions of Section 31-12- 101 et. seq. C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petitions the Board of Trustees of the Town of Palmer Lake for annexation to the Town of Palmer Lake of the within described unincorporated area situated and being in the County of El Paso, State of Colorado. In support of this Petition, the petitioners allege and submit the following and make the within requests:

1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 13.1855 acres more or less.

2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, in that:

a. Not less than one-sixth of the perimeter of the described property is contiguous to the Town of Palmer Lake. The property for which annexation is sought has a total of 5,058.93 feet contiguous to the Town of Palmer Lake.

b. The area for which annexation is sought shares a community of interest with the Town of Palmer Lake.

c. The area for which annexation is sought will be urban in character in the near future.

d. The area for which annexation is sought is integrated with or is capable of being integrated with the Town of Palmer Lake.

e. Within the area for which annexation is sought, no lands held in identical ownership shall be divided into separate lots or parcels without the written consent of the landowners thereof.

f. No land held in identical ownership comprising twenty (20) acres or more shall be included within the annexation without the written consent of the landowners thereof.

g. The annexation which is sought will not result in a detachment of area from any school district and will not result in the attachment of the annexed area to another school district other than that in which it already is.

h. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Palmer Lake more than three miles in any direction from any point of the Town's boundary in any one year.

COUNTY LINE ANNEXATION NO. 2 ANNEXATION MAP

LOCATED IN THE NORTH HALF OF SECTIONS 2,3, AND 4, TOWNSHIP 11 SOUTH,
THE SOUTH HALF OF SECTIONS 33 AND 34, AND THE SOUTHWEST 1/4 OF SECTION 35,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), IN BOOK 571 AT PAGE 55, IN SAID EL PASO COUNTY RECORDS, AND A PORTION OF PRESCRIPTIVE COUNTY LINE ROAD (AKA PALMER DIVIDE ROAD), AS DESCRIBED BY THAT LAND SURVEY PLAT DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTH HALF OF SECTIONS 2, 3, AND 4, TOWNSHIP 11 SOUTH, AND SOUTH HALF OF SECTIONS 33, 34, AND THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE, THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 108.16 FEET TO THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 10 SOUTH, AS MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED, "WAGNER 2002, LS 14166" 0.4' BELOW GRADE, THENCE CONTINUING COINCIDENT WITH SAID NORTH LINE, NORTH 89°42'31" EAST, A DISTANCE OF 2,574.21 FEET; THENCE NORTH 00°17'29" WEST, A DISTANCE OF 36.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE PERSCRIPITIVE RIGHT-OF-WAY OF COUNTY LINE ROAD AS NOTED ON SAID LAND SURVEY PLAT, ALSO BEING THE **POINT OF BEGINNING**; THENCE COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWENTY-ONE (21) COURSES:

1. NORTH 89°55'21" EAST, A DISTANCE OF 775.99 FEET;
2. SOUTH 89°57'29" EAST, A DISTANCE OF 1000.09 FEET;
3. NORTH 89°52'12" EAST, A DISTANCE OF 499.98 FEET;
4. NORTH 89°15'56" EAST, A DISTANCE OF 424.60 FEET;
5. NORTH 89°42'54" EAST, A DISTANCE OF 1299.87 FEET;
6. NORTH 89°43'27" EAST, A DISTANCE OF 1375.15 FEET;
7. NORTH 89°43'04" EAST, A DISTANCE OF 446.41 FEET;
8. NORTH 88°25'04" EAST, A DISTANCE OF 112.98 FEET;
9. NORTH 85°06'45" EAST, A DISTANCE OF 106.04 FEET;
10. SOUTH 86°29'33" EAST, A DISTANCE OF 165.92 FEET;
11. NORTH 89°38'47" EAST, A DISTANCE OF 269.57 FEET;
12. NORTH 85°52'22" EAST, A DISTANCE OF 138.00 FEET;
13. SOUTH 87°27'03" EAST, A DISTANCE OF 134.95 FEET;
14. SOUTH 87°55'41" EAST, A DISTANCE OF 92.74 FEET;
15. NORTH 89°39'08" EAST, A DISTANCE OF 233.35 FEET;
16. NORTH 89°56'31" EAST, A DISTANCE OF 424.36 FEET;
17. NORTH 83°02'06" EAST, A DISTANCE OF 62.85 FEET;
18. SOUTH 89°04'12" EAST, A DISTANCE OF 293.60 FEET;
19. NORTH 88°22'41" EAST, A DISTANCE OF 123.76 FEET;
20. NORTH 82°36'43" EAST, A DISTANCE OF 101.38 FEET;
21. NORTH 89°33'48" EAST, A DISTANCE OF 433.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF I-25;

THENCE COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE, LINE NORTH 00°37'24" WEST, A DISTANCE OF 0.65 FEET; THENCE CONTINUING COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 82°47'22" EAST, A DISTANCE OF 115.12 FEET; THENCE SOUTH 00°37'33" EAST, A DISTANCE OF 86.32 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED UNDER RECEPTION NO. 222106819 IN THE RECORDS OF EL PASO COUNTY; THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°22'38" WEST, A DISTANCE OF 111.41 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED, RECORDED IN RECEPTION NO. 222082953 OF SAID EL PASO COUNTY RECORDS; THENCE COINCIDENT WITH THE EAST AND SOUTH LINES OF LAST SAID PARCEL AND THE EASTERLY AND SOUTHERLY LINES OF THOSE PARCELS DESCRIBED BY SPECIAL WARRANTY DEEDS, RECORDED IN RECEPTION NO.'S 222083003 AND 224092706 OF SAID EL PASO COUNTY RECORDS, THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 00°07'32" WEST, A DISTANCE OF 21.83 FEET;
2. NORTH 88°38'48" WEST, A DISTANCE OF 416.66 FEET;
3. SOUTH 44°02'37" WEST, A DISTANCE OF 49.33 FEET;
4. SOUTH 00°08'41" EAST, A DISTANCE OF 203.28 FEET;
5. SOUTH 04°08'13" WEST, A DISTANCE OF 160.73 FEET;
6. SOUTH 00°08'59" EAST, A DISTANCE OF 486.79 FEET;
7. SOUTH 89°51'22" WEST, A DISTANCE OF 5.91 FEET TO THE EAST RIGHT-OF-WAY LINE OF BEACON LITE ROAD;

THENCE COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, SOUTH 00°29'49" EAST, A DISTANCE OF 536.65 FEET; THENCE NORTH 89°11'43" WEST, A DISTANCE OF 60.02 FEET TO THE SOUTHEAST CORNER OF TRACT 16 OF BEACON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGE 35 OF SAID EL PASO COUNTY RECORDS; THENCE COINCIDENT WITH THE EAST LINE OF SAID TRACT, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BEACON LITE ROAD, NORTH 00°29'49" WEST, A DISTANCE OF 334.92 FEET TO THE NORTH LINE OF SAID TRACT; THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 88°58'57" WEST A DISTANCE OF 11.33 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED, RECORDED IN RECEPTION NO. 218047868 OF SAID EL PASO COUNTY RECORDS; THENCE COINCIDENT WITH THE WEST LINE OF THE LAST SAID PARCEL AND THE WESTERLY AND SOUTHERLY LINES OF THOSE SPECIAL WARRANTY DEEDS, RECORDED IN RECEPTION NO.'S 223041599 AND 222112629 IN SAID EL PASO COUNTY RECORDS, ALONG THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 00°08'39" WEST, A DISTANCE OF 361.37 FEET;
2. NORTH 00°08'11" WEST, A DISTANCE OF 366.02 FEET;
3. NORTH 00°08'43" WEST, A DISTANCE OF 342.58 FEET;
4. NORTH 53°19'35" WEST, A DISTANCE OF 23.64 FEET;
5. SOUTH 89°00'36" WEST, A DISTANCE OF 352.21 FEET;
6. NORTH 77°43'28" WEST, A DISTANCE OF 16.95 FEET;
7. SOUTH 89°00'38" WEST, A DISTANCE OF 201.06 FEET TO THE EAST LINE OF TRACT A, EHRICH SUBDIVISION, RECORDED IN RECEPTION NO. 204031593 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE EAST, SOUTH, AND WEST LINE OF SAID TRACT A, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°00'50" EAST, A DISTANCE OF 17.69 FEET;
2. SOUTH 89°42'55" WEST, A DISTANCE OF 30.00 FEET;
3. NORTH 00°02'28" WEST, A DISTANCE OF 23.32 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN RECEPTION NO. 222082812 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE SOUTH LINE OF THE LAST SAID PARCEL, SOUTH 89°00'40" WEST, A DISTANCE OF 457.79 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN RECEPTION NO. 222120338 OF SAID EL PASO COUNTY RECORDS; THENCE COINCIDENT WITH THE SOUTH LINE OF THE LAST SAID PARCEL, NORTH 85°25'38" WEST, A DISTANCE OF 145.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD, IN BOOK 571, PAGE 55 IN SAID EL PASO COUNTY RECORDS; THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°42'55" WEST, A DISTANCE OF 4029.68 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°42'31" WEST A DISTANCE OF 2740.67 FEET; THENCE NORTH 89°01'52" EAST, A DISTANCE OF 2536.98 FEET TO THE NORTH LINE OF SECTION 4; THENCE NORTH 89°27'15" WEST, A DISTANCE OF 2521.95 FEET TO THE **POINT OF BEGINNING**

CONTAINING 574,358 SQUARE FEET OR 13,1855 ACRES, MORE OR LESS.

SIGNED THIS _____ DAY OF _____, 20____

BY: _____ AS: _____ OF: _____

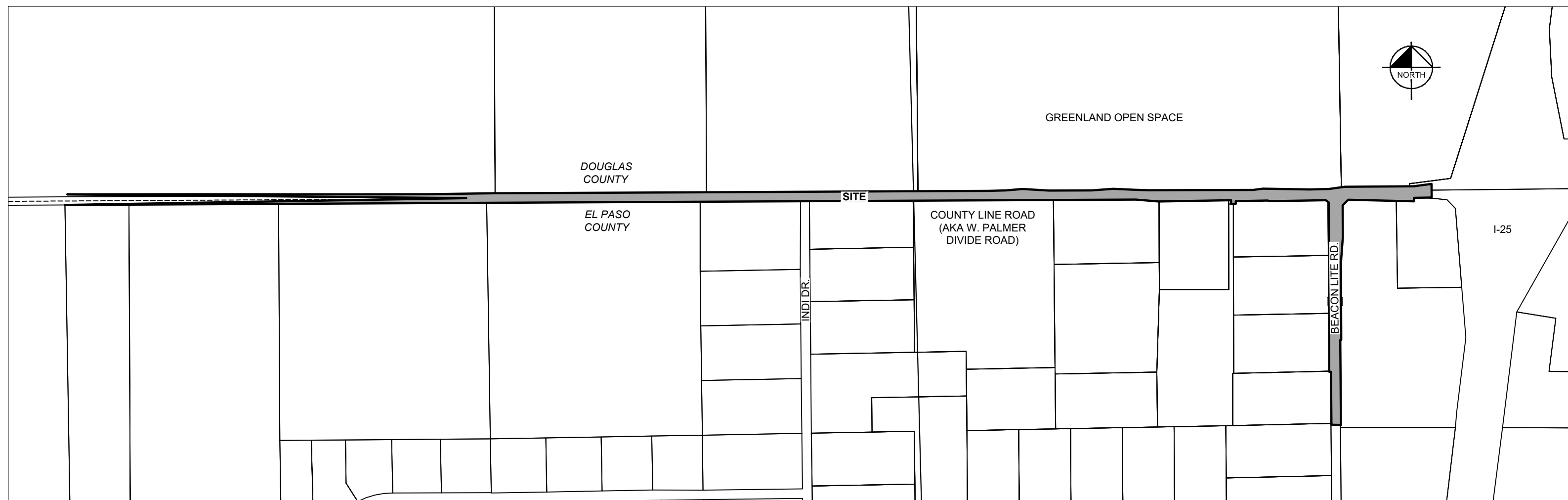
NOTARY:

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____,

_____ APPEARED BEFORE ME, AS _____ OF _____

A COLORADO _____, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____



VICINITY MAP
1" = 600'

PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF JEFFERSON)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __M.

THIS _____ DAY OF _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF JEFFERSON, COLORADO

_____, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, OF 20____.

MAJOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __M.

THIS _____ DAY OF _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF EL PASO, COLORADO

_____, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 25,283.11 FEET.
• ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 4,214.69 FEET (16.67%).
• PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 5,058.93 FEET (20.01%).

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'31" EAST, A DISTANCE OF 5334.45 FEET, AS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001" 0.3' BELOW GRADE AND AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS17496" 0.4' BELOW GRADE IN MONUMENT BOX
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024 AND JANUARY 31, 2025.
8. RIGHT-OF-WAY FOR THE NORTH HALF OF COUNTY LINE ROAD IS PRESCRIPTIVE IN NATURE, NO FORMAL CONVEYANCE OR DEDICATION FOUND IN PUBLICLY AVAILABLE DOUGLAS COUNTY RECORDS. NORTH HALF OF RIGHT-OF-WAY IS SHOWN PER RECOVERED MONUMENTATION, SET AS PART OF LAND SURVEY PLAT, DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140. SEE GENERAL NOTES AND PURPOSE OF THIS LAND SURVEY PLAT OF THE AFOREMENTIONED PLAT.

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

No.	DATE	REVISION DESCRIPTION

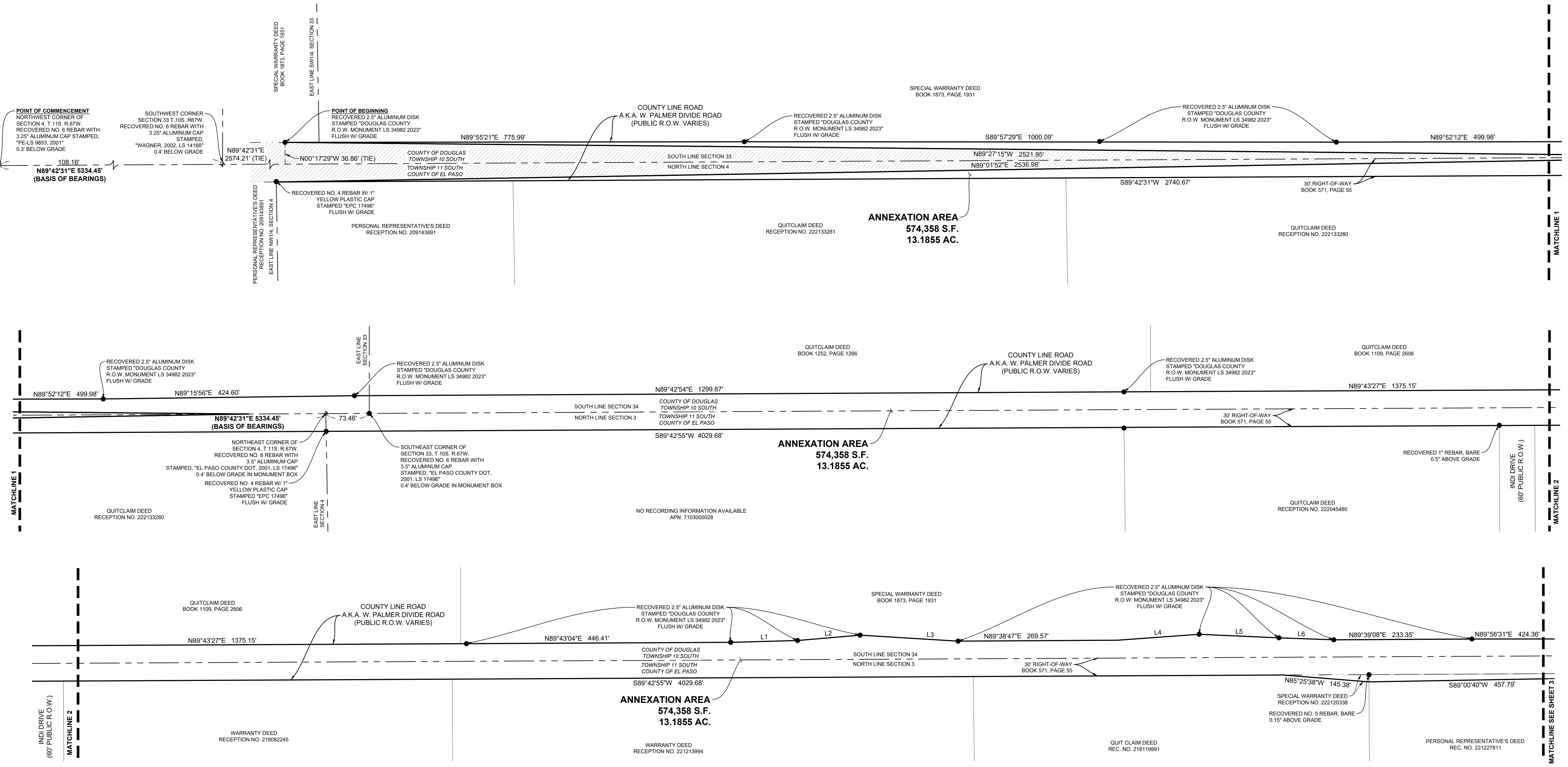
Kimley»Horn
6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111 Tel. No. (303) 228-2300 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CJW	DRW	03/25/25	196094002	1 OF 3

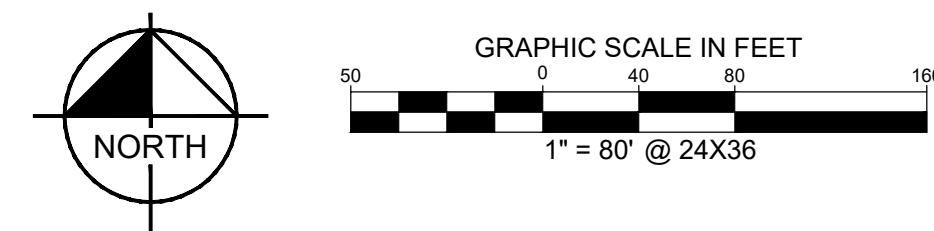
NO.	BEARING	LENGTH
L1	N88°25'04"E	112.96'
L2	N85°06'45"E	106.04'
L3	S86°29'33"E	165.92'
L4	N85°52'22"E	138.00'
L5	S87°27'03"E	134.95'
L6	S87°55'41"E	92.74'

COUNTY LINE ANNEXATION NO. 2 ANNEXATION MAP

LOCATED IN THE NORTH HALF OF SECTIONS 2,3, AND 4, TOWNSHIP 11 SOUTH,
THE SOUTH HALF OF SECTIONS 33 AND 34, AND THE SOUTHWEST 1/4 OF SECTION 35,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND**
- RECOVERED SECTION CORNER AS NOTED
 - RECOVERED PROPERTY MONUMENT AS NOTED
 - BOUNDARY TO BE ANNEXED
 - EXISTING CITY LIMITS
 - SECTION LINE
 - RIGHT-OF-WAY LINE



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

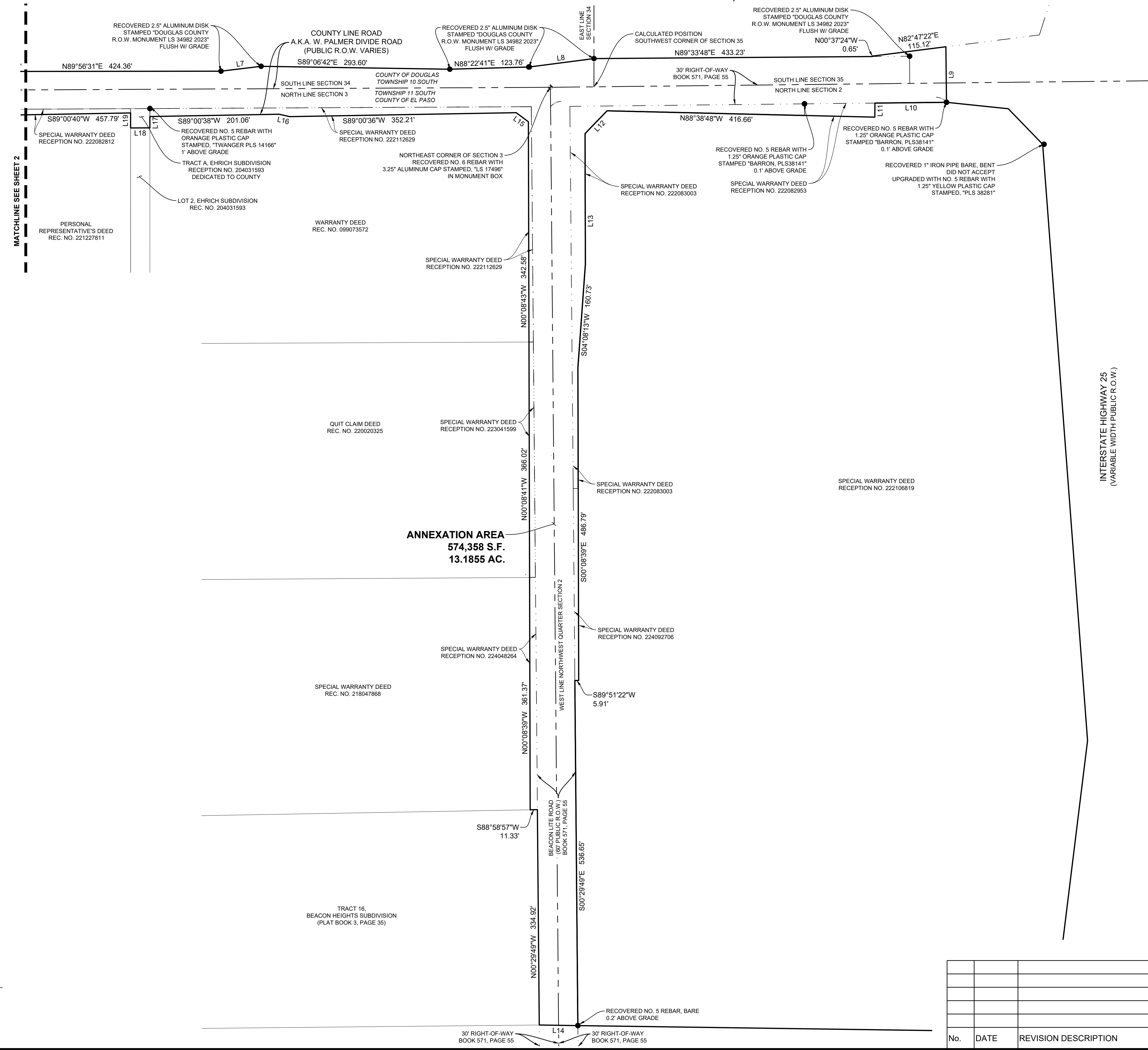
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	CJW	DRW	03/25/25	196094002	2 OF 3

NAME: C:\CADD\PROJECTS\ANNEXATION\ANNEXATION_2.DWG PLOTTED BY: WBDK, 04/16/2025 7:14 AM LAST SAVED: 03/25/2025 11:07 AM

NO.	BEARING	LENGTH
L7	N83°02'06"E	62.85'
L8	N82°36'43"E	101.38'
L9	S00°37'33"E	86.32'
L10	S89°22'36"W	111.41'
L11	S00°07'32"W	21.93'
L12	S44°02'37"W	49.33'
L13	S00°08'41"E	203.28'
L14	N89°11'43"W	60.02'
L15	N53°19'35"W	23.64'
L16	N77°43'28"W	16.95'
L17	S00°00'50"E	17.69'
L18	S89°42'55"W	30.00'
L19	N00°00'26"W	23.32'

COUNTY LINE ANNEXATION NO. 2 ANNEXATION MAP

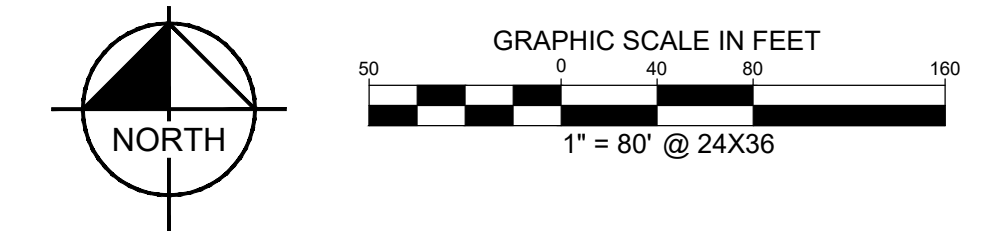
LOCATED IN THE NORTH HALF OF SECTIONS 2,3, AND 4, TOWNSHIP 11 SOUTH,
THE SOUTH HALF OF SECTIONS 33 AND 34, AND THE SOUTHWEST 1/4 OF SECTION 35,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO



ANNEXATION AREA
574,358 S.F.
13.1855 AC.

LEGEND

- ⊕ RECOVERED SECTION CORNER AS NOTED
- RECOVERED PROPERTY MONUMENT AS NOTED
- BOUNDARY TO BE ANNEXED
- SECTION LINE
- - - - - RIGHT-OF-WAY LINE



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	CJW	DRW	03/25/25	196094002	3 OF 3

NAME: C:\ACCORDS\KIMLEY-HORN\SUBFILES\HORN\PROJECT FILES\CADD\SURVEY\DWG\ANNEXATION\TOWNSHIP10SOUTH\ANNEXATION 2.DWG PLOTTED BY: WBDCK, 04/09/2025 7:14 AM LAST SAVED: 03/25/2025 11:07 AM

A PARCEL OF LAND BEING A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), IN BOOK 571 AT PAGE 55, IN SAID EL PASO COUNTY RECORDS, AND A PORTION OF PRESCRIPTIVE COUNTY LINE ROAD (AKA PALMER DIVIDE ROAD), AS DESCRIBED BY THAT LAND SURVEY PLAT DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTH HALF OF SECTIONS 2, 3, AND 4, TOWNSHIP 11 SOUTH, AND SOUTH HALF OF SECTIONS 33, 34, AND THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE; THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 108.16 FEET TO THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 10 SOUTH, AS MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED, "WAGNER 2002, LS 14166" 0.4' BELOW GRADE; THENCE CONTINUING COINCIDENT WITH SAID NORTH LINE, NORTH 89°42'31" EAST, A DISTANCE OF 2,574.21 FEET; THENCE NORTH 00°17'29" WEST, A DISTANCE OF 36.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE PERSCRIPTIVE RIGHT-OF-WAY OF COUNTY LINE ROAD AS NOTED ON SAID LAND SURVEY PLAT, ALSO BEING THE **POINT OF BEGINNING**; THENCE COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWENTY-ONE (21) COURSES:

1. NORTH 89°55'21" EAST, A DISTANCE OF 775.99 FEET;
2. SOUTH 89°57'29" EAST, A DISTANCE OF 1000.09 FEET;
3. NORTH 89°52'12" EAST, A DISTANCE OF 499.98 FEET;
4. NORTH 89°15'56" EAST, A DISTANCE OF 424.60 FEET;
5. NORTH 89°42'54" EAST, A DISTANCE OF 1299.87 FEET;
6. NORTH 89°43'27" EAST, A DISTANCE OF 1375.15 FEET;
7. NORTH 89°43'04" EAST, A DISTANCE OF 446.41 FEET;
8. NORTH 88°25'04" EAST, A DISTANCE OF 112.96 FEET;
9. NORTH 85°06'45" EAST, A DISTANCE OF 106.04 FEET;
10. SOUTH 86°29'33" EAST, A DISTANCE OF 165.92 FEET;
11. NORTH 89°38'47" EAST, A DISTANCE OF 269.57 FEET;
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13. SOUTH 87°27'03" EAST, A DISTANCE OF 134.95 FEET;

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15. NORTH 89°39'08" EAST, A DISTANCE OF 233.35 FEET;
16. NORTH 89°56'31" EAST, A DISTANCE OF 424.36 FEET;
17. NORTH 83°02'06" EAST, A DISTANCE OF 62.85 FEET;
18. SOUTH 89°06'42" EAST, A DISTANCE OF 293.60 FEET;
19. NORTH 88°22'41" EAST, A DISTANCE OF 123.76 FEET;
20. NORTH 82°36'43" EAST, A DISTANCE OF 101.38 FEET;
21. NORTH 89°33'48" EAST, A DISTANCE OF 433.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF I-25;

THENCE COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY, LINE NORTH 00°37'24" WEST, A DISTANCE OF 0.65 FEET;

THENCE CONTINUING COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 82°47'22" EAST, A DISTANCE OF 115.12 FEET;

THENCE SOUTH 00°37'33" EAST, A DISTANCE OF 86.32 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED UNDER RECEPTION NO. 222106819 IN THE RECORDS OF EL PASO COUNTY;

THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°22'36" WEST, A DISTANCE OF 111.41 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED, RECORDED IN RECEPTION NO. 222082953 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE EAST AND SOUTH LINES OF LAST SAID PARCEL AND THE EASTERLY AND SOUTHERLY LINES OF THOSE PARCELS DESCRIBED BY SPECIAL WARRANTY DEEDS, RECORDED IN RECEPTION NO.'S 222083003 AND 224092706 OF SAID EL PASO COUNTY RECORDS, THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 00°07'32" WEST, A DISTANCE OF 21.93 FEET;
2. NORTH 88°38'48" WEST, A DISTANCE OF 416.66 FEET;
3. SOUTH 44°02'37" WEST, A DISTANCE OF 49.33 FEET;
4. SOUTH 00°08'41" EAST, A DISTANCE OF 203.28 FEET;
5. SOUTH 04°08'13" WEST, A DISTANCE OF 160.73 FEET;
6. SOUTH 00°08'39" EAST, A DISTANCE OF 486.79 FEET;
7. SOUTH 89°51'22" WEST, A DISTANCE OF 5.91 FEET TO THE EAST RIGHT-OF-WAY LINE OF BEACON LITE ROAD;

THENCE COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, SOUTH 00°29'49" EAST, A DISTANCE OF 536.65 FEET;

THENCE NORTH 89°11'43" WEST, A DISTANCE OF 60.02 FEET TO THE SOUTHEAST CORNER OF TRACT 16 OF BEACON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGE 35 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE EAST LINE OF SAID TRACT, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BEACON LITE ROAD, NORTH 00°29'49" WEST, A DISTANCE OF 334.92 FEET TO THE NORTH LINE OF SAID TRACT;

THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 88°58'57" WEST A DISTANCE OF 11.33 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED, RECORDED IN RECEPTION NO. 218047868 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE WEST LINE OF THE LAST SAID PARCEL AND THE WESTERLY AND SOUTHERLY LINES OF THOSE SPECIAL WARRANTY DEEDS, RECORDED IN RECEPTION NO.'S 223041599 AND 222112629 IN SAID EL PASO COUNTY RECORDS, ALONG THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 00°08'39" WEST, A DISTANCE OF 361.37 FEET;
2. NORTH 00°08'41" WEST, A DISTANCE OF 366.02 FEET;
3. NORTH 00°08'43" WEST, A DISTANCE OF 342.58 FEET;
4. NORTH 53°19'35" WEST, A DISTANCE OF 23.64 FEET;
5. SOUTH 89°00'36" WEST, A DISTANCE OF 352.21 FEET;
6. NORTH 77°43'28" WEST, A DISTANCE OF 16.95 FEET;
7. SOUTH 89°00'38" WEST, A DISTANCE OF 201.06 FEET TO THE EAST LINE OF TRACT A, EHRICH SUBDIVISION, RECORDED IN RECEPTION NO. 204031593 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE EAST, SOUTH, AND WEST LINE OF SAID TRACT A, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°00'50" EAST, A DISTANCE OF 17.69 FEET;
2. SOUTH 89°42'55" WEST, A DISTANCE OF 30.00 FEET;
3. NORTH 00°00'26" WEST, A DISTANCE OF 23.32 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN RECEPTION NO. 222082812 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE SOUTH LINE OF THE LAST SAID PARCEL, SOUTH 89°00'40" WEST, A DISTANCE OF 457.79 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN RECEPTION NO. 222120338 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE SOUTH LINE OF THE LAST SAID PARCEL, NORTH 85°25'38" WEST, A DISTANCE OF 145.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD, IN BOOK 571, PAGE 55 IN SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°42'55" WEST, A DISTANCE OF 4029.68 FEET;

THENCE CONTINUING COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°42'31" WEST A DISTANCE OF 2740.67 FEET;

THENCE NORTH 89°01'52" EAST, A DISTANCE OF 2536.98 FEET TO THE NORTH LINE OF SECTION 4;

THENCE NORTH 89°27'15" WEST, A DISTANCE OF 2521.95 FEET TO THE **POINT OF BEGINNING**.

ANNEXATION PETITION

The undersigned landowner, in accordance with the provisions of Section 31-12- 101 et. seq. C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petitions the Board of Trustees of the Town of Palmer Lake for annexation to the Town of Palmer Lake of the within described unincorporated area situated and being in the County of El Paso, State of Colorado. In support of this Petition, the petitioners allege and submit the following and make the within requests:

1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 24.7698 acres more or less.

2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, in that:

a. Not less than one-sixth of the perimeter of the described property is contiguous to the Town of Palmer Lake. The property for which annexation is sought has a total of 1,992.68 feet contiguous to the Town of Palmer Lake.

b. The area for which annexation is sought shares a community of interest with the Town of Palmer Lake.

c. The area for which annexation is sought will be urban in character in the near future.

d. The area for which annexation is sought is integrated with or is capable of being integrated with the Town of Palmer Lake.

e. Within the area for which annexation is sought, no lands held in identical ownership shall be divided into separate lots or parcels without the written consent of the landowners thereof.

f. No land held in identical ownership comprising twenty (20) acres or more shall be included within the annexation without the written consent of the landowners thereof.

g. The annexation which is sought will not result in a detachment of area from any school district and will not result in the attachment of the annexed area to another school district other than that in which it already is.

h. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Palmer Lake more than three miles in any direction from any point of the Town's boundary in any one year.

- 3) That the signers of this Petition comprise the landowners of one hundred percent (100%) of the territory included in the area for which annexation is sought.
- 4) That the petitioners request that the Town of Palmer Lake approve this annexation.
- 5) That the legal description of the territory proposed to be annexed is attached hereto as Exhibit B.
- 6) The names and addresses of adjacent property owners to the property for which annexation is sought and within 300 feet of the boundary of the property for which annexation is sought are attached as Exhibit C; the applicant must inform each property owner within 300 feet of the boundary of the property of the annexation petition by way of certified mail; the return receipts will be required to complete the applicants file.
- 7) No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.
- 8) 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.
- 9) The Town of Palmer Lake will distribute a copy of the annexation plat to the affected agencies for comment, including public entities of school district and various utilities (i.e., gas, cable, sewer).
- 10) That upon the Annexation Ordinance becoming effective, all lands within the area sough to be annexed shall become subject to the Colorado Revised Statutes and all ordinances, resolutions, and regulations of the Town of Palmer Lake.

WHEREFORE, the undersigned petitioners request that the Town of Palmer Lake approve the annexation of the Property.

MONUMENT RIDGE WEST, LLC BY MARIA LARSEN, MANAGER

Maria Larsen
 Petitioner Name

 Petitioner Name

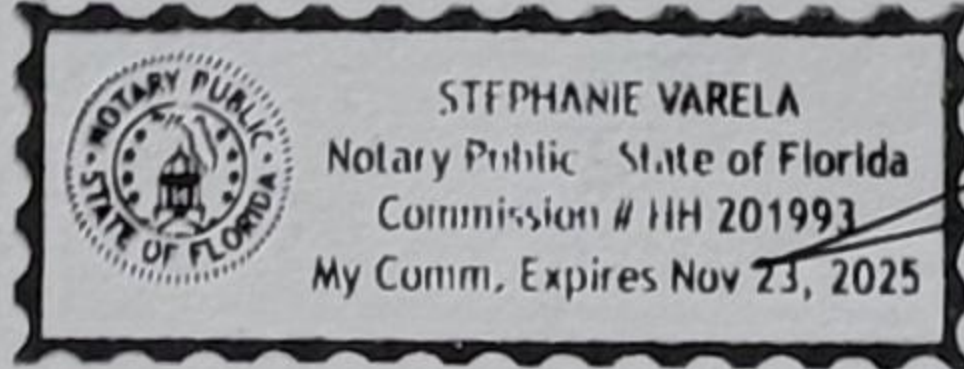
Maria Larsen 3/28/25
 Signature Date

 Signature Date

Florida
STATE OF ~~COLORADO~~)
) SS.
COUNTY OF Lee)

Subscribed and sworn to before me this 29 day of March,
2025,

by Maria Larsen



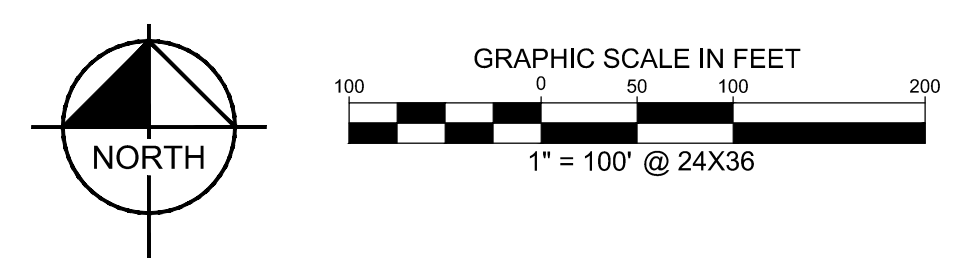
[Handwritten Signature]

Notary Public

My commission expires:

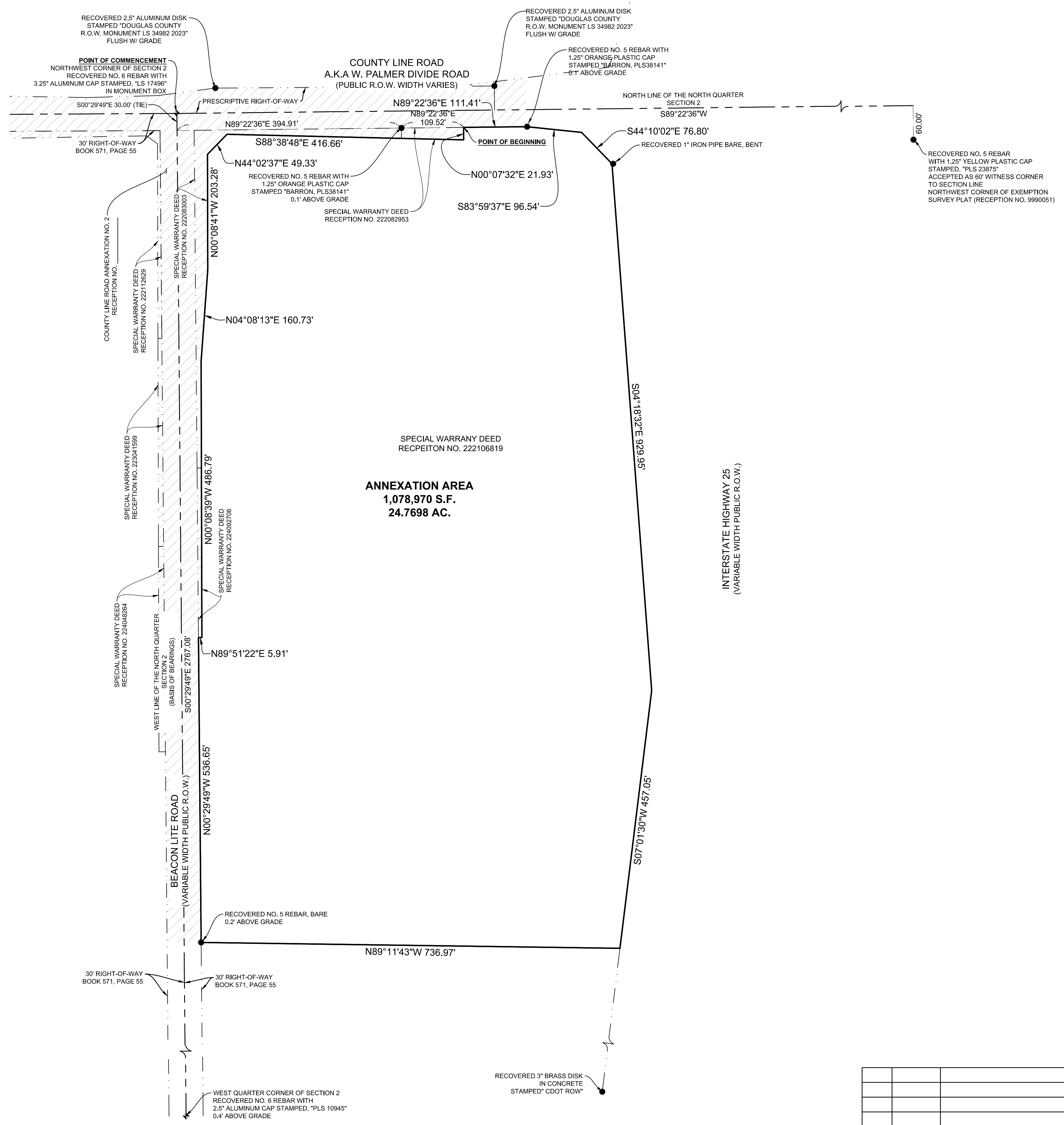
Nov 23, 2025

[Faint handwritten text, possibly a signature or date]



COUNTY LINE ROAD ANNEXATION NO. 3 ANNEXATION MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED
- RECOVERED PROPERTY MONUMENT AS NOTED
- BOUNDARY TO BE ANNEXED
- - - EXISTING CITY LIMITS
- SECTION LINE
- RIGHT-OF-WAY LINE

No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JAF	DRW	03/28/25	196094002	2 OF 2

NAME: C:\CADD\PROJECTS\EL PASO\ANNEXATIONS\196094002 - PALMER LAKE ANNEXATION 1.DWG PLOTTED BY: WDC/K, CDD/2/28/2025 7:59 AM LAST SAVED: 3/28/2025 7:54 AM

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222106819, IN THE EL PASO COUNTY OFFICE OF THE CLERK AND RECORDER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, AS MONUMENTED BY A NO. 6 REBAR WITH

3.25" ALUMINUM CAP STAMPED, "LS 17496", IN MONUMENT BOX;

THENCE COINCIDENT WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SOUTH 00°29'49" EAST, A DISTANCE OF 30.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222083003, SAID WESTERLY EXTENSION ALSO BEING THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 222106819;

THENCE COINCIDENT WITH SAID WESTERLY EXTENSIONS AND SAID NORTH LINES, NORTH 89°22'36" EAST, A DISTANCE OF 394.91 FEET TO THE NORTHEAST CORNER OF SAID DEED RECORDED AT RECEPTION NO. 222083003 AND THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222082953, IN SAID RECORDS;

THENCE COINCIDENT WITH THE NORTH LINE OF LAST SAID SPECIAL WARRANTY DEED, CONTINUING NORTH 89°22'36" EAST, A DISTANCE OF 109.52 FEET TO THE NORTHEAST CORNER OF SAID DEED AND THE **POINT OF BEGINNING**;

THENCE CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID RECEPTION NO. 222106819, NORTH 89°22'36" EAST, A DISTANCE OF 111.41 FEET TO THE WESTERLY MOST NORTHEAST CORNER OF SAID RECEPTION NO. 222106819, ALSO BEING WESTERLY RIGHT-OF-WAY OF INTERSTATE-25;

THENCE COINCIDENT WITH THE EASTERLY LINE OF SAID RECEPTION NO. 222106819 AND SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 83°59'37" EAST, A DISTANCE OF 96.54 FEET;
- 2) SOUTH 44°10'02" EAST, A DISTANCE OF 76.80 FEET ;
- 3) SOUTH 04°18'32" EAST, A DISTANCE OF 929.95 FEET;
- 4) SOUTH 07°01'30" WEST, A DISTANCE OF 457.05 FEET;

THENCE NORTH 89°11'43" WEST, A DISTANCE OF 736.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF BEACON LITE ROAD AS DESCRIBED IN BOOK 571, PAGE 55;

THENCE COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, NORTH 00°29'49" WEST, A DISTANCE OF 536.65 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 224092706, IN SAID RECORDS;

THENCE COINCIDENT WITH THE SOUTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 224092706, 222083003, AND 222082953 THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 89°51'22" EAST, A DISTANCE OF 5.91 FEET;
- 2) NORTH 00°08'39" WEST, A DISTANCE OF 486.79 FEET;
- 3) NORTH 04°08'13" EAST, A DISTANCE OF 160.73 FEET;
- 4) NORTH 00°08'41" WEST, A DISTANCE OF 203.28 FEET;
- 5) NORTH 44°02'37" EAST, A DISTANCE OF 49.33 FEET, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID RECEPTION NO. 222082953;
- 6) COINCIDENT WITH SAID WESTERLY EXTENSION, SOUTH 88°38'48" EAST, A DISTANCE OF 416.66 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 222082953;

THENCE COINCIDENT WITH THE EAST LINE OF SAID RECEPTION NO. 222082953, NORTH 00°07'32" EAST, A DISTANCE OF 21.93 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,078,970 SQUARE FEET OR 24.7698 ACRES.



KROB LAW OFFICE, LLC
Attorneys at Law

MEMORANDUM

To: Palmer Lake Board of Trustees

From: Scotty P. Krob, Town Attorney

Date: May 27, 2025

Re: Eligibility Hearing on May 29, 2025

This memo is being provided to the Board of Trustees to assist the Board in conducting the eligibility hearing that is scheduled for Thursday, May 29, 2025.

As we have discussed in connection with previous annexations, annexations are governed primarily by Sections 31-12-101, et seq., of the Colorado Revised Statutes, as well as related provisions of the Colorado Constitution. There are three primary steps in an annexation where, as in this case, 100% of the owners of the property proposed for annexation desire to be annexed to the Town.

1. Step 1: Submission of annexation petition and map and setting hearing for determining whether the property is eligible to be annexed. STEP 1 HAS BEEN COMPLETED.
2. Step 2: Eligibility hearing. At the date and time set by the Board for the eligibility hearing, the Board considers whether the petition and the property satisfy the requirements of the Colorado Constitution and the statutes that are discussed in this memo.
3. Step 3: Annexation. This final step is the actual annexation of the property. This is a purely discretionary decision by the Board of Trustees (and the property owner).

Annexation usually does not occur unless it is agreed to by both parties - the Town and the property owner. The terms of the agreement are usually set forth in an annexation agreement. Annexation is accomplished by the Town Board of Trustees adopting an annexation ordinance. The annexation ordinance usually approves the annexation thereby making the property a part of the Town, approves the annexation agreement, and zones the property. NONE OF THESE ISSUES ARE INVOLVED IN THE ELEGIBILITY HEARING SCHEDULED FOR MAY 29, 2025. THEY WILL BE THE SUBJECT OF FUTURE DISCUSSIONS BY THE BOARD.

MAY 29, 2025, ELIGIBILITY HEARING

The sole issue before the Board at the May 29th eligibility hearing is whether the property satisfies the criteria that are set forth one Colorado Constitution provision (Colo. Const. Art. II §30) and three Colorado statutes discussed below (Sections 31-12-108, 31-12-104, and 31-12-105, C.R.S.)

- 1. Colorado Constitution Article, Section 30 provides in relevant part:

(1) No unincorporated area may be annexed to a municipality unless one of the following conditions first has been met:

...

(b) The annexing municipality has received a petition for the annexation of such area signed by persons comprising more than fifty percent of the landowners in the area and owning more than fifty percent of the area, excluding public streets, and alleys and any land owned by the annexing municipality; ...

In this case, the Town has received a petition signed by persons comprising 100% of the landowners in the area and owning 100% of the area, excluding public streets, and alleys and Town owned land.

- 2. Section 31-12-108, C.R.S.

As part of adopting the resolution setting the eligibility hearing, Section 31-12-108, C.R.S. provides in relevant part:

...that the governing body will hold a hearing to determine if the proposed annexation complies with section 30 of article II of the state constitution and sections 31-12-104 and 31-12-105 or such provisions thereof as may be required to establish eligibility under the terms of this part 1.

3. Sections 31-12-104 and 31-12-105, C.R.S. The Criteria for Eligibility

While Section 30 of Article II of the Colorado Constitution and Section 31-12-108 set some of the procedural backdrop for eligibility, the essential statutory provisions are contained in Section 31-12-104 and 31-12-105, C.R.S. First, Section 31-12-104 is titled “Eligibility For Annexation” and it sets forth the criteria that property must satisfy in order to be eligible to be annexed. Then, Section 31-12-105, titled “Limitations,” lists certain limitations that would preclude the property from being annexed.

These two sections should be the sole focus of the Board’s efforts during the eligibility hearing.

Criteria under Section 31-12-104:

1. Contiguity: Not less than 1/6 of the perimeter of the area proposed to be annexed must be contiguous with the Town’s boundary. Contiguity may be established by a series of annexations that may be accomplished simultaneously. The pending annexation proposes using a series of three simultaneous annexations to accomplish contiguity.
2. Community of Interest. A community of interest exists between the area proposed to be annexed and the Town.
3. Urbanization. The area is urban or will be urbanized in the near future.
4. Integration. The area is integrated with or is capable of being integrated with the Town.
5. Inter-relationship among contiguity, community of interest, urbanization and integration.

The statute specifically provides that if the contiguity requirement is satisfied, such finding “shall be a basis for a finding of compliance” with the community of interest, urbanization, and integration requirements unless the Town Board finds, based on specific evidence that at least 2 of the following 3 exist:

- a. Less than 50% of the residents of the area proposed to be annexed use the Town’s recreational, civic, social religious, industrial, or commercial facilities and less than 25% of the residents are employed in the Town. If there are no adult residents, this standard does not apply.

- b. At least ½ of the area proposed to be annexed is agricultural and the owners of such agricultural lands state their intention under oath to continue to devote the land to agricultural use for at least 5 years.
- c. It is not physically practicable to extend Town services to the property on the same terms and conditions that they are made available to other Town citizens.

Subpart a. does not apply by its express language, because there are no residents on the property proposed for annexation. With regard to subpart b., the sole owner of the property proposed to be annexed has not submitted a statement that they intend to use the land for agriculture for five years. The owner has indicated they intend for the land to be used for commercial development. While the Board may discuss subpart c., and the ability to extend Town services to the property, as noted above, a finding of contiguity shall be a basis for finding community of interest, urbanization, and integration unless 2 out of 3 of subparts a., b., and c., are shown.

Limitations under Section 31-12-105.

1. Land held in identical ownership will not be divided into separate parts as a result of the annexation.
2. No land held in identical ownership that is larger than 20 acres will be included in the area proposed to be annexed, without the written consent of the land owner.
3. No land can be included if it is the subject of a pending annexation petition with another municipality.
4. No land can be added to a school district without a resolution from the school board
5. No land can be annexed if the annexation would extend the Town's boundaries more than three miles.
6. If the required 1/6th contiguity is achieved by annexing a public roadway, notice must be provided to all landowners along the roadway advising them of their right to seek annexation.
7. If a portion of a platted street is proposed to be annexed the entire street must be annexed.

If the above criteria are satisfied and the limitations complied with, the Board should adopt a resolution finding that the criteria have been satisfied and concluding that the property is eligible to be annexed. Please note that adopting a resolution finding the property eligible for annexation does not annex the property to the Town. As discussed above, annexation must occur by

ordinance and would not happen, if at all, until a later meeting where the Board determines whether annexation is in the interest of the Town and, if so, what conditions should apply to the annexation.

If the Board finds that one or more of the criteria listed above have not been satisfied, then the Board should adopt a resolution indicating that the property is not eligible for annexation and specifying which of the criteria were not satisfied.

Any public comment and discussion by the Board at the eligibility hearing on May 29, 2025, should be confined solely to the issues related to eligibility that are discussed above.

Any discussion of whether the Town should or should not ultimately annex the property, or whether such annexation would be beneficial to the Town, or what terms or conditions should apply to any such annexation should not be permitted until the future meeting where the question of annexation is addressed.

**TOWN OF PALMER LAKE
RESOLUTION NO. 46 - 2025**

A RESOLUTION MAKING FINDINGS REGARDING THE ELIGIBILITY FOR ANNEXATION TO THE TOWN OF PALMER LAKE, COLORADO, OF CERTAIN UNINCORPORATED PROPERTY

WHEREAS, Maria Larsen, (“the Applicant”) is the owner of real property described on Exhibit A, attached (“the Property”), which is located in unincorporated El Paso County, Colorado; and

WHEREAS, the Applicant has filed a series of three Petitions for Annexation and Annexation Maps, requesting that the Property, along with portions of County Line Road, aka West Palmer Divide Road, be annexed to and made a part of the Town of Palmer Lake; and

WHEREAS, whether to annex the Property is a discretionary decision to be exercised by the Board of Trustees of the Town of Palmer Lake; and

WHEREAS, before the Board of Trustees can decide whether it wishes to exercise its discretion to annex the Property, it must first determine whether the Property, together with the segments of County Line Road, is eligible to be annexed to the Town of Palmer Lake; and

WHEREAS, the criteria and limitations to be applied in order to determine whether property is eligible to be annexed to a town are set forth in the Colorado Constitution, Article II, Section 30, and the Colorado Revised Statutes, primarily Sections 31-12-104 and 31-12-105, and are reflected in the Findings set forth below; and

WHEREAS, notice of a combined public hearing for all three serial annexations to be considered collectively as permitted by law in order to determine the eligibility of the Property and the related segments of County Line Road to be annexed, was given as required by law; and

WHEREAS, the public hearing on said annexation petitions and maps was conducted commencing on May 29, 2025, in accordance with the requirements of law.

FINDINGS

Based on the Petitions and Annexation Maps, as well as the statements and material presented during the public hearing in connection with this matter, the Board of Trustees finds as follows in relation to the Property described on Exhibit A and the related segments of County Line Road:

- 1. Not less than one-sixth of the perimeter of the area proposed to be annexed as described on the annexation maps for each of the three serial annexations on the attached Exhibit A is contiguous with the boundaries of the Town of Palmer Lake.

2. As a result of such contiguity as well as other considerations, a community of interest exists between the Property and the Town of Palmer Lake, Colorado and the Property is urban or will be urbanized in the near future.
3. The Property is integrated with or is capable of being integrated with the Town of Palmer Lake, Colorado.
4. If the Property is annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts of real estate, would be divided into separate tracts 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.
5. If the Property is 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 the buildings and improvements situated thereon, has a valuation for assessment in excess of \$200,000 for ad valorem tax purposes for the year next preceding the annexation, has been included without the written consent of the landowners.
6. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the Property.
7. The proposed 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.
8. The petitions for annexation of the Property meet the requirements of law and are in proper order for annexation of the Property.
9. The proposed annexations will not have the effect of extending a municipal boundary more than three (3) miles in any direction from any point of the Town boundary in any one year, or to the extent the proposed annexation extends beyond such three (3) mile limit, confining the annexation to such three (3) mile limit would have the effect of dividing a parcel of property held in identical ownership and at least fifty (50%) percent of the said property is within the three (3) mile limit.
10. The entire width of any platted public street or alley to be annexed is included within the proposed annexation.
11. The proposed annexation would not result in denial of reasonable access to landowners, owners of easements, or owners of franchises to use the Town's public ways.
12. The Petitions for annexation of the Property were signed by owners of 100% of the Property exclusive of streets and alleys.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE, COLORADO AS FOLLOWS:

- A. The property described in the attached Exhibit A, including the related sections of County Line Road, is eligible for annexation to the Town of Palmer Lake, Colorado and all requirements of law have been met to make such property eligible for annexation, including the requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended.
- B. No election is required pursuant to Section 31-12-107(2), C.R.S., or any other law of the State of Colorado, as the petition to annex the Property were signed by 100% of the owners of the Property.

MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE, COLORADO THIS 29TH DAY OF MAY, 2025.

Votes Approving: _____
 Votes Opposing: _____
 Absent: _____
 Abstained: _____

ATTEST:

TOWN OF PALMER LAKE, COLORADO

 Dawn A. Collins
 Town Administrator/Clerk

BY: _____
 Glant Havenar
 Mayor

COUNTY LINE ANNEXATION NO. 1 ANNEXATION MAP

LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH,
AND THE SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF COUNTY LINE ROAD (A.K.A PALMER DIVIDE ROAD), AS DESCRIBED IN BOOK 42, PAGE 464, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, FURTHER DESCRIBED BY A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), IN BOOK 571 AT PAGE 55, IN SAID EL PASO COUNTY RECORDS, AND A PORTION OF PRESCRIPTIVE COUNTY LINE ROAD (AKA PALMER DIVIDE ROAD), AS DESCRIBED BY THAT LAND SURVEY PLAT DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH, AND SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE;
THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 1219.35 FEET TO THE NORTHEAST CORNER OF THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 97077662, IN SAID EL PASO COUNTY RECORDS AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 1, CORRECTION PLAT, CLIFTON HILL REPLAT, RECORDED AT RECEPTION NO. 99185771, IN SAID EL PASO COUNTY RECORDS AND THE **POINT OF BEGINNING**;

THENCE CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 148.85 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID PRESCRIPTIVE RIGHT-OF-WAY;
THENCE COINCIDENT WITH THE NORTH LINE OF SAID LAND SURVEY PLAT, ALONG THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 56°37'35" EAST, A DISTANCE OF 25.90 FEET;
- 2) NORTH 77°49'28" EAST, A DISTANCE OF 23.89 FEET;
- 3) NORTH 87°14'45" EAST, A DISTANCE OF 405.05 FEET;
- 4) NORTH 88°23'54" EAST, A DISTANCE OF 112.01 FEET;
- 5) NORTH 89°52'29" EAST, A DISTANCE OF 752.33 FEET;

THENCE SOUTH 89°27'15" EAST, A DISTANCE OF 2521.95 FEET TO SAID NORTH LINE OF SECTION 4; THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°01'52" WEST, A DISTANCE OF 2536.98 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN PERSONAL REPRESENTATIVE'S DEED, RECORDED AT RECEPTION NO. 209143891 IN SAID EL PASO COUNTY RECORDS;
THENCE COINCIDENT WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL, NORTH 00°57'32" WEST, A DISTANCE OF 30.00 FEET TO SAID NORTH LINE OF SECTION 4;
THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°42'31" WEST, A DISTANCE OF 983.63 FEET TO THE NORTHERLY EXTENSION OF LAST SAID PERSONAL REPRESENTATIVE'S DEED AND THE NORTHERLY EXTENSION OF THE PARCEL DESCRIBED IN THAT COURT ORDER, RECORDED AT RECEPTION NO. 209003434 IN SAID EL PASO COUNTY RECORDS;
THENCE COINCIDENT WITH SAID NORTHERLY EXTENSIONS, SOUTH 00°55'32" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID COURT ORDER, ALSO BEING THE SOUTH RIGHT-OF-WAY OF SAID COUNTY LINE ROAD;
THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY AND THE NORTH LINE OF LAST SAID COURT ORDER SOUTH 89°42'31" WEST, A DISTANCE OF 439.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE EAST LINE OF LAST SAID QUIT CLAIM DEED;
THENCE COINCIDENT WITH SAID EAST LINE AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 1, NORTH 39°54'10" WEST, A DISTANCE OF 39.02 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 142,634 SQUARE FEET OR 3.2744 ACRES.

SIGNED THIS _____ DAY OF _____, 20____

BY: _____ AS: _____ OF: _____

NOTARY:

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____
_____ APPEARED BEFORE ME, AS _____ OF _____

A COLORADO _____, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF JEFFERSON)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _M.
THIS _____ DAY OF _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF JEFFERSON, COLORADO
_____, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, OF 20____.

MAJOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

CLERK AND RECORDER:

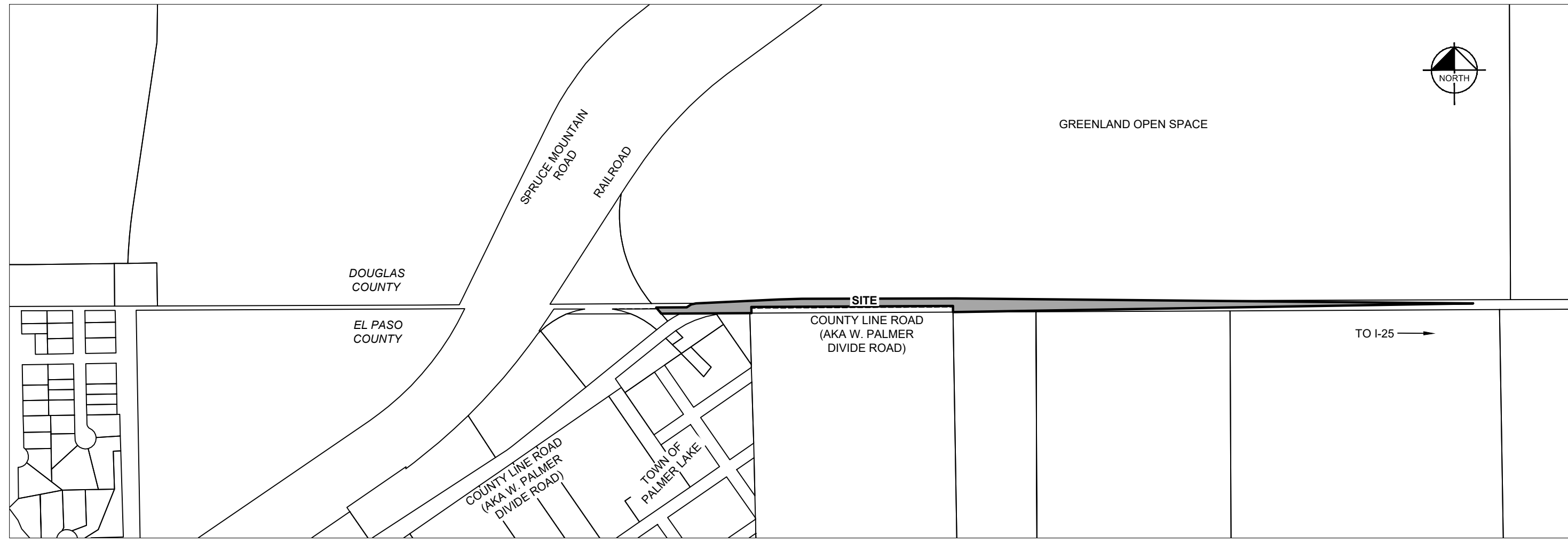
STATE OF COLORADO)
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _M.
THIS _____ DAY OF _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF EL PASO, COLORADO
_____, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____



VICINITY MAP
1" = 500'

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 8,048.83 FEET.
• ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 1,341.74 FEET (16.67%).
• PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,521.87 FEET (18.91%).

NOTES:

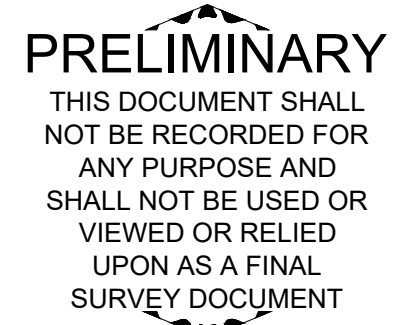
1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'31" EAST, A DISTANCE OF 5334.45 FEET, AS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001" 0.3' BELOW GRADE AND AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS17496" 0.4' BELOW GRADE IN MONUMENT BOX
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024 AND JANUARY 31, 2025.
8. ON JANUARY 31, 2025, SURVEY FIELD CREW RECOVERED A RAILROAD RAIL, VERTICALLY IN GROUND. FIELD CREW WAS NOTIFIED BY PROPERTY OWNER, THAT HE BELIEVES RAIL IS A PROPERTY CORNER AND WAS LOCATED PER A PRIOR SURVEY. SURVEYOR WAS NOT PROVIDED SAID SURVEY AND DID NOT FIND RECORD OF SAID SURVEY OR MONUMENT IN RECORDS REVIEW. MONUMENT WAS SHOT AT APPROXIMATE CENTER LINE AND FALLS 1.03' NORTHWESTERLY OF CALCULATED RIGHT-OF-WAY FOR COUNTY LINE ROAD. COUNTY LINE ROAD WAS CALCULATED PER THE CORRECTION PLAT OF CLIFTON HILL REPLAT, RECORDED AT RECEPTION NO. 99185771. RIGHT-OF-WAY LOCATION IS FURTHER SUPPORTED BY TWO RECOVERED MONUMENTS, AS SHOWN HEREON. SURVEYOR HELD VERTICAL RAIL FOR EAST / WEST POSITION OF LOT LINE.
9. RIGHT-OF-WAY FOR THE NORTH HALF OF COUNTY LINE ROAD IS PRESCRIPTIVE IN NATURE. NO FORMAL CONVEYANCE OR DEDICATION FOUND IN PUBLICLY AVAILABLE DOUGLAS COUNTY RECORDS. NORTH HALF OF RIGHT-OF-WAY IS SHOWN PER RECOVERED MONUMENTATION, SET AS PART OF LAND SURVEY PLAT, DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140. SEE GENERAL NOTES AND PURPOSE STATEMENT ON SAID PLAT.

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CJW	DRW	04/01/25	196094002	1 OF 2

COUNTY LINE ANNEXATION NO. 2 ANNEXATION MAP

LOCATED IN THE NORTH HALF OF SECTIONS 2,3, AND 4, TOWNSHIP 11 SOUTH,
THE SOUTH HALF OF SECTIONS 33 AND 34, AND THE SOUTHWEST 1/4 OF SECTION 35,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), IN BOOK 571 AT PAGE 55, IN SAID EL PASO COUNTY RECORDS, AND A PORTION OF PRESCRIPTIVE COUNTY LINE ROAD (AKA PALMER DIVIDE ROAD), AS DESCRIBED BY THAT LAND SURVEY PLAT DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTH HALF OF SECTIONS 2, 3, AND 4, TOWNSHIP 11 SOUTH, AND SOUTH HALF OF SECTIONS 33, 34, AND THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-S 9853, 2001", 0.3' BELOW GRADE, THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 108.16 FEET TO THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 10 SOUTH, AS MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED, "WAGNER 2002, LS 14166" 0.4' BELOW GRADE, THENCE CONTINUING COINCIDENT WITH SAID NORTH LINE, NORTH 89°42'31" EAST, A DISTANCE OF 2,574.21 FEET; THENCE NORTH 00°17'29" WEST, A DISTANCE OF 36.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE PRESCRIPTIVE RIGHT-OF-WAY OF COUNTY LINE ROAD AS NOTED ON SAID LAND SURVEY PLAT, ALSO BEING THE **POINT OF BEGINNING**; THENCE COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWENTY-ONE (21) COURSES:

1. NORTH 89°55'21" EAST, A DISTANCE OF 775.99 FEET;
2. SOUTH 89°57'29" EAST, A DISTANCE OF 1000.09 FEET;
3. NORTH 89°52'12" EAST, A DISTANCE OF 499.98 FEET;
4. NORTH 89°15'56" EAST, A DISTANCE OF 424.60 FEET;
5. NORTH 89°42'54" EAST, A DISTANCE OF 1299.87 FEET;
6. NORTH 89°43'27" EAST, A DISTANCE OF 1375.15 FEET;
7. NORTH 89°43'04" EAST, A DISTANCE OF 446.41 FEET;
8. NORTH 88°25'04" EAST, A DISTANCE OF 112.96 FEET;
9. NORTH 85°06'45" EAST, A DISTANCE OF 106.04 FEET;
10. SOUTH 86°29'33" EAST, A DISTANCE OF 165.92 FEET;
11. NORTH 89°38'47" EAST, A DISTANCE OF 269.57 FEET;
12. NORTH 85°52'22" EAST, A DISTANCE OF 138.00 FEET;
13. SOUTH 87°27'03" EAST, A DISTANCE OF 134.95 FEET;
14. SOUTH 87°55'41" EAST, A DISTANCE OF 92.74 FEET;
15. NORTH 89°39'08" EAST, A DISTANCE OF 233.35 FEET;
16. NORTH 89°56'31" EAST, A DISTANCE OF 424.36 FEET;
17. NORTH 83°02'06" EAST, A DISTANCE OF 62.85 FEET;
18. SOUTH 89°02'42" WEST, A DISTANCE OF 293.50 FEET;
19. NORTH 88°22'41" EAST, A DISTANCE OF 123.76 FEET;
20. NORTH 82°36'43" EAST, A DISTANCE OF 101.38 FEET;
21. NORTH 89°33'48" EAST, A DISTANCE OF 433.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF I-25;

THENCE COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE, LINE NORTH 00°37'24" WEST, A DISTANCE OF 0.65 FEET; THENCE CONTINUING COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 82°47'22" EAST, A DISTANCE OF 115.12 FEET;

THENCE SOUTH 00°37'33" EAST, A DISTANCE OF 86.32 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED UNDER RECEPTION NO. 222106819 IN THE RECORDS OF EL PASO COUNTY; THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°22'38" WEST, A DISTANCE OF 111.41 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED, RECORDED IN RECEPTION NO. 222082953 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE EAST AND SOUTH LINES OF LAST SAID PARCEL AND THE EASTERLY AND SOUTHERLY LINES OF THOSE PARCELS DESCRIBED BY SPECIAL WARRANTY DEEDS, RECORDED IN RECEPTION NO.'S 222083003 AND 224092706 OF SAID EL PASO COUNTY RECORDS, THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 00°07'32" WEST, A DISTANCE OF 21.93 FEET;
2. NORTH 88°38'48" WEST, A DISTANCE OF 416.66 FEET;
3. SOUTH 44°02'37" WEST, A DISTANCE OF 49.33 FEET;
4. SOUTH 00°08'41" EAST, A DISTANCE OF 203.28 FEET;
5. SOUTH 04°08'13" WEST, A DISTANCE OF 160.73 FEET;
6. SOUTH 00°08'59" EAST, A DISTANCE OF 486.79 FEET;
7. SOUTH 89°51'22" WEST, A DISTANCE OF 5.91 FEET TO THE EAST RIGHT-OF-WAY LINE OF BEACON LITE ROAD;

THENCE COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, SOUTH 00°29'49" EAST, A DISTANCE OF 536.65 FEET; THENCE NORTH 89°11'43" WEST, A DISTANCE OF 60.02 FEET TO THE SOUTHEAST CORNER OF TRACT 16 OF BEACON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGE 35 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE EAST LINE OF SAID TRACT, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BEACON LITE ROAD, NORTH 00°29'49" WEST, A DISTANCE OF 334.92 FEET TO THE NORTH LINE OF SAID TRACT; THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 88°58'57" WEST A DISTANCE OF 11.33 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED, RECORDED IN RECEPTION NO. 218047868 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE WEST LINE OF THE LAST SAID PARCEL AND THE WESTERLY AND SOUTHERLY LINES OF THOSE SPECIAL WARRANTY DEEDS, RECORDED IN RECEPTION NO.'S 223041599 AND 222112629 IN SAID EL PASO COUNTY RECORDS, ALONG THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 00°08'39" WEST, A DISTANCE OF 361.37 FEET;
2. NORTH 00°08'11" WEST, A DISTANCE OF 366.02 FEET;
3. NORTH 00°08'43" WEST, A DISTANCE OF 342.58 FEET;
4. NORTH 53°19'35" WEST, A DISTANCE OF 23.64 FEET;
5. SOUTH 89°00'36" WEST, A DISTANCE OF 352.21 FEET;
6. NORTH 77°43'28" WEST, A DISTANCE OF 16.95 FEET;
7. SOUTH 89°00'38" WEST, A DISTANCE OF 201.06 FEET TO THE EAST LINE OF TRACT A, EHRICH SUBDIVISION, RECORDED IN RECEPTION NO. 204031593 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE EAST, SOUTH, AND WEST LINE OF SAID TRACT A, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°00'50" EAST, A DISTANCE OF 17.69 FEET;
2. SOUTH 89°42'55" WEST, A DISTANCE OF 30.00 FEET;
3. NORTH 00°02'28" WEST, A DISTANCE OF 23.32 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN RECEPTION NO. 222082812 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE SOUTH LINE OF THE LAST SAID PARCEL, SOUTH 89°00'40" WEST, A DISTANCE OF 457.79 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN RECEPTION NO. 222120338 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE SOUTH LINE OF THE LAST SAID PARCEL, NORTH 85°25'38" WEST, A DISTANCE OF 145.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD, IN BOOK 571, PAGE 55 IN SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°42'55" WEST, A DISTANCE OF 4029.88 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°42'31" WEST A DISTANCE OF 2740.67 FEET; THENCE NORTH 89°01'52" EAST, A DISTANCE OF 2536.98 FEET TO THE NORTH LINE OF SECTION 4; THENCE NORTH 89°27'15" WEST, A DISTANCE OF 2521.95 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 574,358 SQUARE FEET OR 13,1855 ACRES, MORE OR LESS.

SIGNED THIS _____ DAY OF _____, 20____.

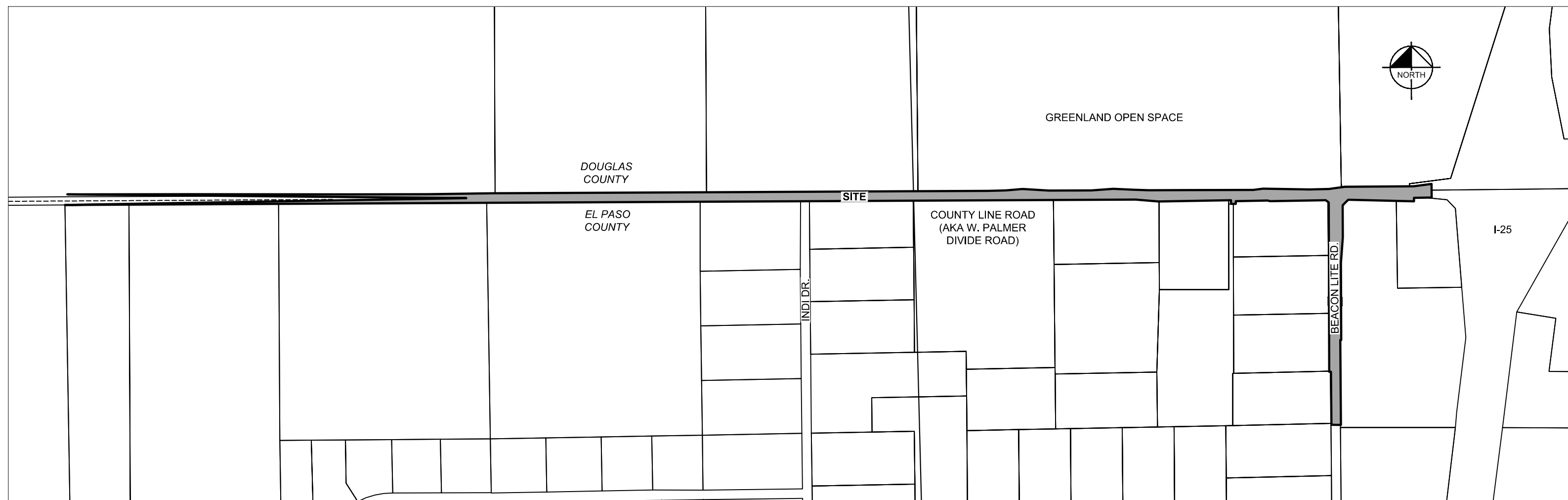
BY: _____ AS: _____ OF: _____

NOTARY: I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____,

_____ APPEARED BEFORE ME, AS _____ OF _____

A COLORADO _____, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____



VICINITY MAP
1" = 600'

PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF JEFFERSON)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _M.

THIS _____ DAY OF _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF JEFFERSON, COLORADO

_____, RECORDER

BY: _____ DEPUTY

FEE: _____

SURCHARGE: _____

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, OF 20____.

MAJOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _M.

THIS _____ DAY OF _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF EL PASO, COLORADO

_____, RECORDER

BY: _____ DEPUTY

FEE: _____

SURCHARGE: _____

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 25,283.11 FEET.

- ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 4,214.69 FEET (16.67%).
- PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 5,058.93 FEET (20.01%).

NOTES:

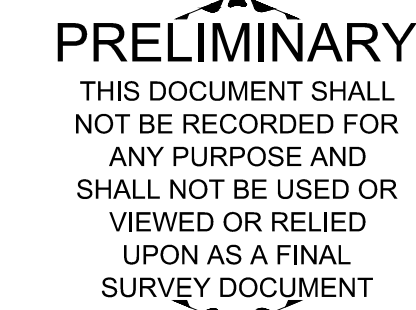
1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'31" EAST, A DISTANCE OF 5334.45 FEET, AS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-S 9853, 2001" 0.3' BELOW GRADE AND AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS17496" 0.4' BELOW GRADE IN MONUMENT BOX
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024 AND JANUARY 31, 2025.
8. RIGHT-OF-WAY FOR THE NORTH HALF OF COUNTY LINE ROAD IS PRESCRIPTIVE IN NATURE, NO FORMAL CONVEYANCE OR DEDICATION FOUND IN PUBLICLY AVAILABLE DOUGLAS COUNTY RECORDS. NORTH HALF OF RIGHT-OF-WAY IS SHOWN PER RECOVERED MONUMENTATION, SET AS PART OF LAND SURVEY PLAT, DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140. SEE GENERAL NOTES AND PURPOSE OF THIS LAND SURVEY PLAT OF THE AFOREMENTIONED PLAT.

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

No.	DATE	REVISION DESCRIPTION

Kimley»Horn
6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111 Tel. No. (303) 228-2300 www.kimley-horn.com

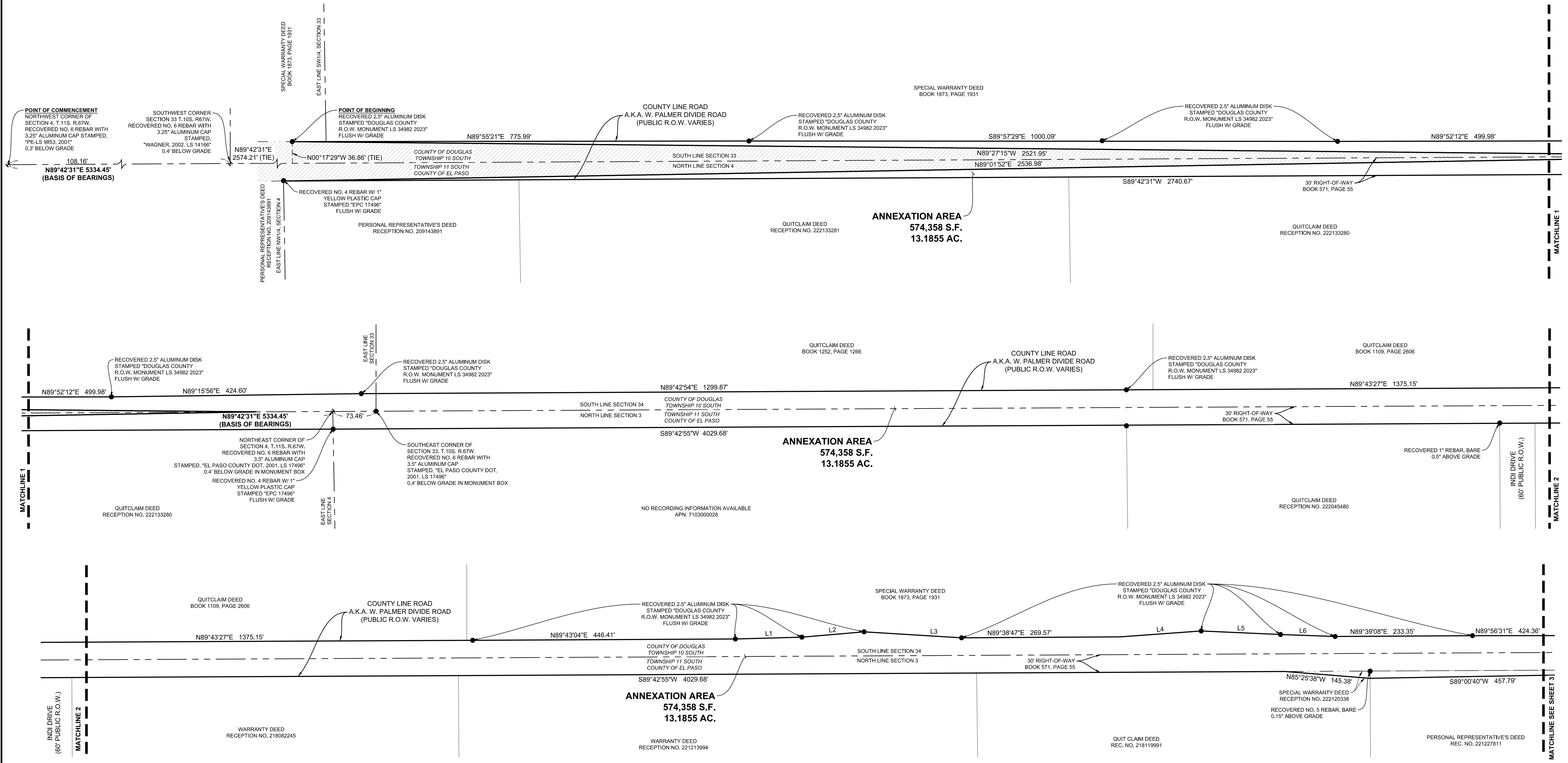
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CJW	DRW	03/25/25	196094002	1 OF 3

FILE:///C:/Users/ADMINIS/Desktop/PROJECTS/ANNEXATION/ANNEXATION_2.DWG PLOTTED BY: WOLTERSTORFF, DARREN R. DATE: 03/25/2025 10:47 AM LAST SAVED: 03/25/2025 10:46 AM

NO.	BEARING	LENGTH
L1	N88°25'04"E	112.96'
L2	N85°06'45"E	106.04'
L3	S86°29'33"E	165.92'
L4	N85°52'22"E	138.00'
L5	S87°27'03"E	134.95'
L6	S87°55'41"E	92.74'

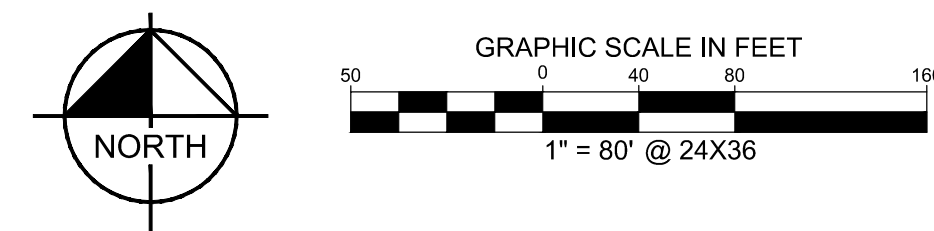
COUNTY LINE ANNEXATION NO. 2 ANNEXATION MAP

LOCATED IN THE NORTH HALF OF SECTIONS 2,3, AND 4, TOWNSHIP 11 SOUTH,
THE SOUTH HALF OF SECTIONS 33 AND 34, AND THE SOUTHWEST 1/4 OF SECTION 35,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- RECOVERED SECTION CORNER AS NOTED
- ⊕ RECOVERED PROPERTY MONUMENT AS NOTED
- BOUNDARY TO BE ANNEXED
- EXISTING CITY LIMITS
- SECTION LINE
- RIGHT-OF-WAY LINE



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

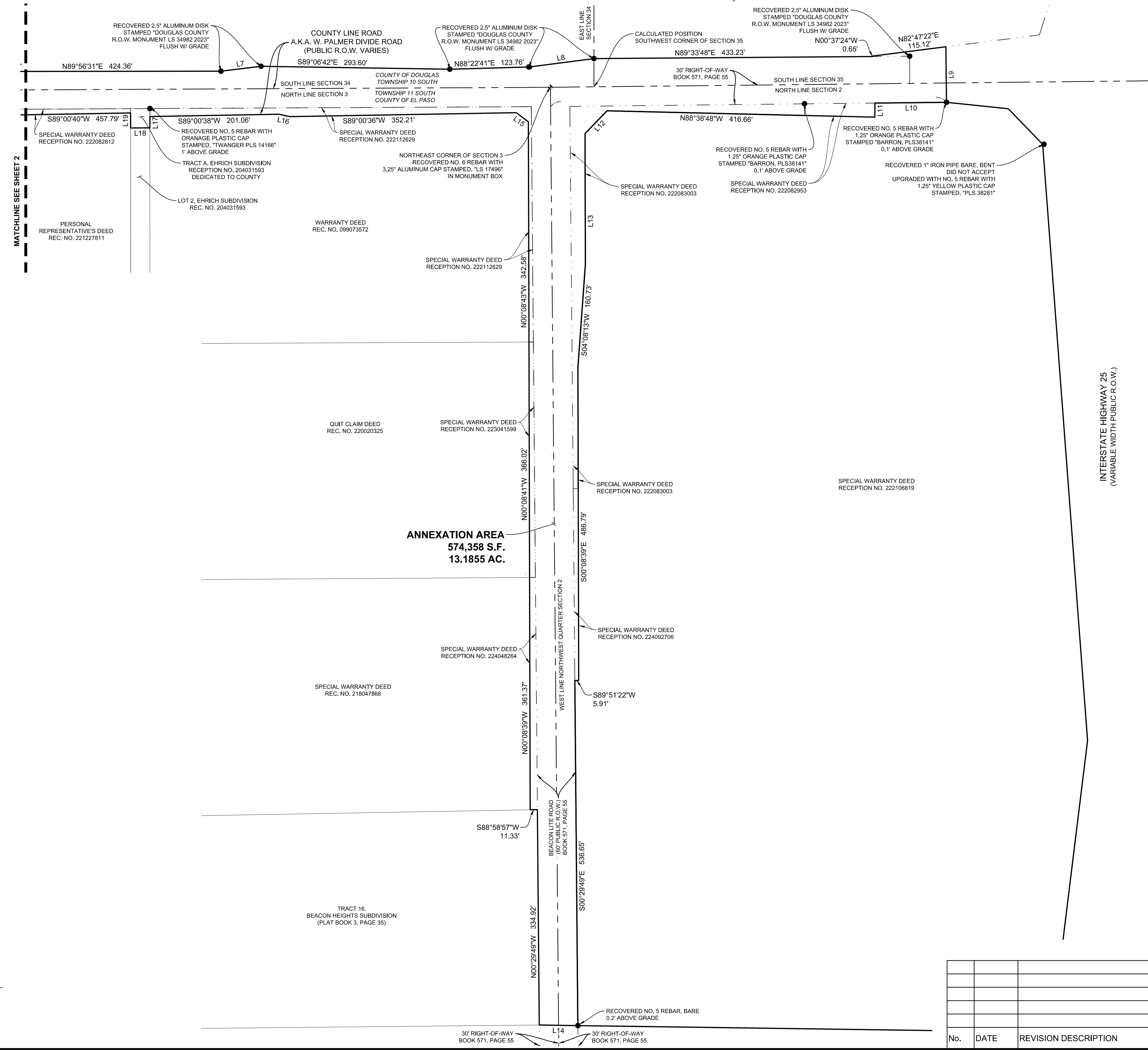
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	CJW	DRW	03/25/25	196094002	2 OF 3

NAME: C:\CADD\PROJECTS\ANNEXATION\DRAWINGS\ANNEXATION_2.DWG PLOTTED BY: WDC/K, CDD, 2/26/2025 10:47 AM LAST SAVED: 2/26/2025 10:46 AM

NO.	BEARING	LENGTH
L7	N83°02'06"E	62.85'
L8	N82°36'43"E	101.38'
L9	S00°37'33"E	86.32'
L10	S89°22'36"W	111.41'
L11	S00°07'32"W	21.93'
L12	S44°02'37"W	49.33'
L13	S00°08'41"E	203.28'
L14	N89°11'43"W	60.02'
L15	N53°19'35"W	23.64'
L16	N77°43'28"W	16.95'
L17	S00°00'50"E	17.69'
L18	S89°42'55"W	30.00'
L19	N00°00'26"W	23.32'

COUNTY LINE ANNEXATION NO. 2 ANNEXATION MAP

LOCATED IN THE NORTH HALF OF SECTIONS 2,3, AND 4, TOWNSHIP 11 SOUTH,
THE SOUTH HALF OF SECTIONS 33 AND 34, AND THE SOUTHWEST 1/4 OF SECTION 35,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO



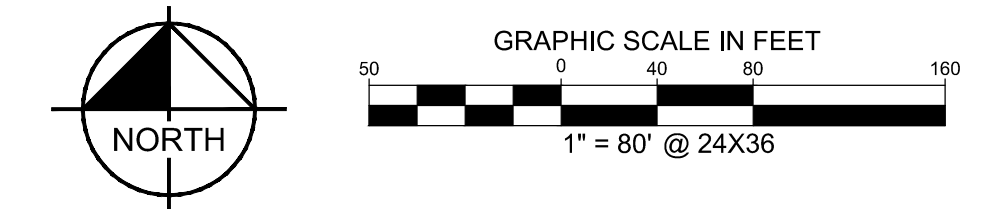
MATCHLINE SEE SHEET 2

INTERSTATE HIGHWAY 25
(VARIABLE WIDTH PUBLIC R.O.W.)

ANNEXATION AREA
574,358 S.F.
13.1855 AC.

LEGEND

- ⊕ RECOVERED SECTION CORNER AS NOTED
- RECOVERED PROPERTY MONUMENT AS NOTED
- BOUNDARY TO BE ANNEXED
- SECTION LINE
- - - - - RIGHT-OF-WAY LINE



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