



CITY OF CASTLE PINES
NOTICE OF A PUBLIC HEARING CONCERNING THE ELIGIBILITY OF CERTAIN PROPERTY
FOR ANNEXATION KNOWN AS THE CROWSNEST ANNEXATION

NOTICE IS HEREBY GIVEN, pursuant to C.R.S. § 31-12-108(2), that the City Council of the City of Castle Pines will hold a public hearing on **Tuesday, December 9, 2025, at 6:30 P.M.** (the “Eligibility Hearing”) to determine whether the property generally known as the Crowsnest Annexation, which is more particularly described in Resolution No. 25-49 attached below (the “Subject Property”), meets the applicable requirements of Section 30 of Article II of the Colorado Constitution and C.R.S. § 31-12-104 and C.R.S. §31-12-105, and is eligible for annexation to the City of Castle Pines. A copy of the Petition for Annexation concerning the Subject Property and the Annexation Maps are on file at the City Clerk’s office, 7437 Village Square Drive, Suite 200, Castle Pines, CO 80108. All interested persons will be given an opportunity to be heard at the Eligibility Hearing. The Eligibility Hearing will be held at the Douglas County Library, 360 Village Square Lane, Event Hall, at the above date and time.

By: Tobi Duffey
City Clerk

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RESOLUTION NO. 25-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO, ACCEPTING AN ANNEXATION PETITION, MAKING CERTAIN FINDINGS OF FACT, FINDING SUBSTANTIAL COMPLIANCE FOR SUCH PETITION, AND SETTING A PUBLIC HEARING FOR PROPERTY KNOWN AS THE CROWSNEST ANNEXATION

WHEREAS, the City Council of the City of Castle Pines, Colorado has received and examined the filings and the Petition for Annexation requesting the annexation of certain real property more fully described in said Petition and in **Exhibit 1** attached hereto (the “Crowsnest Annexation”), which exhibit is attached to this Resolution and is incorporated herein by reference (the “Subject Property”); and

WHEREAS, the Petition for Annexation has been filed of record with the City Clerk of the City of Castle Pines, State of Colorado; and

WHEREAS, the City Council finds as follows:

1. That the Petition contains the following:
 - (a) An allegation that the requirements of C.R.S. §§ 31-12-104 and 31-12-105 exist or are met.
 - (b) An allegation that the signers of the petition comprises more than fifty percent (50%) of the landowners in the Subject Property owning more than fifty percent (50%) of the Subject property, exclusive of public streets and alleys and any land owned by the City.
 - (c) A request that the City of Castle Pines approve the annexation of the Subject Property.
 - (d) The signature of the landowners that executed the petition.
 - (e) The mailing address of the landowners that executed the petition.
 - (f) The legal description of the Subject Properties.
 - (g) The date that the landowners executed the petition.
 - (h) The affidavit of the petition circulator, stating that the signature of the landowners therein is the signature of each person whose name it purports to be.

2. That four (4) copies of the annexation maps corresponding to the Subject Properties have been submitted to the City with the Petition, and that the annexation maps contain the following information:
 - (a) A written legal description of the boundaries of the Subject Properties proposed to be annexed.
 - (b) A map showing the boundary of the Subject Properties proposed to be annexed.
 - (c) Within the maps, the boundaries and the plat numbers of plots or of lots and blocks.
 - (d) Next to the boundary of the Subject Properties proposed to be annexed is drawn the contiguous boundary of the City of Castle Pines.
3. That no signature on the Petition is dated more than one hundred eighty (180) days prior to the date of filing of the Petition for Annexation with the City Clerk of the City of Castle Pines, State of Colorado.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CASTLE PINES, COLORADO, THAT:

Section 1. The foregoing recitals and findings are incorporated herein as findings and conclusions of City Council.

Section 2. The Petition for Annexation to the City of Castle Pines of the Subject Properties, commonly referred to as the “Crownsnest Annexation”, which Petition was officially filed of record with the City Clerk of Castle Pines on or about October 24, 2025, substantially complies with the requirements of C.R.S. § 31-12-107(1).

Section 3. No election is required under C.R.S. § 31-12-107(2).

Section 4. No additional terms and conditions are to be imposed except as provided in the Petition for Annexation and in any annexation agreement which may be entered into by and between the City of Castle Pines and the petitioners, which are not to be considered additional terms and conditions within the meaning of C.R.S. § 31-12-112.

Section 5. A public hearing shall be held on **Tuesday, December 9, 2025, at 6:30 p.m.** at the Douglas County Library, 360 Village Square Lane, Event Hall, Castle Pines, CO 80108, for the purpose of determining and finding whether the proposed annexation complies with Section 30 of Article II of the Colorado Constitution and the applicable provisions of C.R.S. §§ 31-12-104 and 31-12-105.

Section 6. Any person may appear at such hearing and present evidence pertaining to the eligibility of the proposed annexation of the Subject Property to the City of Castle Pines.

Section 7. Effective Date. This resolution shall become effective immediately upon adoption.

Section 8. Certification. The City Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES BY A VOTE OF ____ IN FAVOR AND ____ AGAINST THIS __ DAY OF _____, 2025.

Tracy Engerman, Mayor

ATTEST:

APPROVED AS TO FORM:

Tobi Duffey, MMC, City Clerk

Linda C. Michow, City Attorney

Exhibit 1
Legal Description

ANNEXATION MAP 1

A PARCEL OF LAND BEING A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND SECTIONS 24 AND 25, BOTH IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EAST END BY A RECOVERED 1.25" AXEL AND AT THE WEST END BY A 3.25" ALUMINUM CAP ON 1" STEEL PIN STAMPED "AZTEC CONSULTANTS 1/4 S24/S19 T7S R67W R66W 1999 LS 17666" PER THE MONUMENT RECORD, BEING ASSUMED TO BEAR SOUTH 89° 46' 46" WEST.

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 19;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, SOUTH 89° 46' 46" WEST A DISTANCE OF 1,032.82 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AND THE TRUE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE OF SAID CROWFOOT VALLEY ROAD, THE FOLLOWING TWO (2) COURSES:

1. NORTH 30° 37' 11" EAST, A DISTANCE OF 245.69 FEET;
2. NORTH 38° 51' 41" EAST, A DISTANCE OF 67.53 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID CROWFOOT VALLEY ROAD, AS DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9739574 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. NORTH 34° 07' 19" EAST, A DISTANCE OF 155.13 FEET TO A POINT OF CURVATURE;
2. NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 01° 54' 12", A RADIUS OF 5680.00 FEET, AN ARC DISTANCE OF 188.69 FEET, A CHORD BEARING NORTH 33° 10' 13" EAST, AND A CHORD DISTANCE OF 188.68 FEET TO A POINT OF NON-TANGENCY;

THENCE DEPARTING SAID WESTERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. NORTH 89° 46' 46" EAST, A DISTANCE OF 40.62 FEET;
2. SOUTH 33° 42' 47" WEST, A DISTANCE OF 2,284.36 FEET;
3. SOUTH 34° 08' 53" WEST, A DISTANCE OF 905.02 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19;

THENCE ON SAID WEST LINE, SOUTH 00° 12' 56" EAST, A DISTANCE OF 111.48 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD, AS

SHOWN ON THE PLAT OF CANYONS SOUTH FILING NO. 1A RECORDED UNDER RECEPTION NO. 2008047805 AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF $14^{\circ} 47' 52''$, A RADIUS OF 1707.00 FEET, AN ARC DISTANCE OF 440.87 FEET, A CHORD BEARING SOUTH $47^{\circ} 57' 51''$ WEST, AND A CHORD DISTANCE OF 439.64 FEET TO A POINT OF TANGENCY;
2. SOUTH $55^{\circ} 21' 47''$ WEST, A DISTANCE OF 1,204.47 FEET;
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH $00^{\circ} 20' 38''$ WEST, A DISTANCE OF 145.19 FEET THE SOUTHERLY BOUNDARY LINE OF THE CITY OF CASTLE PINES, AS SHOWN ON THE PLAT OF CANYONS SUPERBLOCK PLAT NO. 1 RECORDED UNDER RECEPTION NO. 2015090038;

THENCE ON SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES:

1. NORTH $55^{\circ} 21' 44''$ EAST, A DISTANCE OF 1,122.70 FEET TO A POINT OF CURVATURE;
2. NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF $21^{\circ} 14' 14''$, A RADIUS OF 1587.23 FEET, AN ARC DISTANCE OF 588.32 FEET, A CHORD BEARING NORTH $44^{\circ} 44' 35''$ EAST, AND A CHORD DISTANCE OF 584.96 FEET TO A POINT OF TANGENCY;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, ON THE NORTHERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9739224 AND THE RULE AND ORDER RECORDED UNDER RECEPTION NO. 99060969, NORTH $34^{\circ} 07' 23''$ EAST, A DISTANCE OF 2,404.17 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE ON SAID NORTH LINE, NORTH $89^{\circ} 46' 46''$ EAST, A DISTANCE OF 11.36 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 327,358 SQUARE FEET OR 7.515 ACRES, MORE OR LESS.

ANNEXATION MAP 2

A PARCEL OF LAND BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 19 BY A RECOVERED 1.25" AXEL AND AT THE WEST QUARTER CORNER OF SAID SECTION 19 BY A 3.25" ALUMINUM CAP ON 1" STEEL PIN STAMPED "AZTEC CONSULTANTS 1/4 S24/S19 T7S R67W R66W 1999 LS 17666" PER THE MONUMENT RECORD, BEING ASSUMED TO BEAR SOUTH $89^{\circ} 46' 46''$ WEST.

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 19;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, SOUTH 89° 46' 46" WEST A DISTANCE OF 898.90 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD, AS SHOWN ON THE PLATS OF CANYONS SOUTH FILING NO. 5 RECORDED UNDER RECEPTION NO. 2024053329 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AND CANYONS SOUTH FILING NO. 1A RECORDED UNDER RECEPTION NO. 2008047805, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 34° 07' 23" WEST, A DISTANCE OF 2,486.16 FEET TO A POINT OF CURVATURE;
2. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 03° 53' 05", A RADIUS OF 1707.00 FEET, AN ARC DISTANCE OF 115.73 FEET, A CHORD BEARING SOUTH 36° 03' 56" WEST, AND A CHORD DISTANCE OF 115.71 FEET TO A POINT OF NON-TANGENCY;
3. SOUTH 34° 14' 13" WEST, A DISTANCE OF 49.08 FEET;
4. SOUTH 54° 04' 53" WEST, A DISTANCE OF 16.04 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 00° 23' 46", A RADIUS OF 1707.00 FEET, AN ARC

DISTANCE OF 11.80 FEET, A CHORD BEARING SOUTH 40° 22' 03" WEST, AND A CHORD DISTANCE OF 11.80 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A POINT OF NON-TANGENCY AND A POINT ON THE EASTERLY LINE OF CROWSNEST ANNEXATION MAP 1 RECORDED UNDER RECEPTION NO. _____;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 00° 12' 56" WEST, A DISTANCE OF 111.48 FEET;
2. NORTH 34° 08' 53" EAST, A DISTANCE OF 905.02 FEET;
3. NORTH 33° 42' 47" EAST, A DISTANCE OF 2,284.36 FEET;
4. SOUTH 89° 46' 46" WEST, A DISTANCE OF 40.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 9739570, 9739560, 9739561 AND 9739567 AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIFTEEN (15) COURSES:

1. NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 06° 30' 45", A RADIUS OF 5680.00 FEET, AN ARC DISTANCE OF 645.62

FEET, A CHORD BEARING NORTH 28° 57' 14" EAST, AND A CHORD DISTANCE OF 645.27 FEET TO A POINT OF NON-TANGENCY;

2. NORTH 22° 05' 41" EAST, A DISTANCE OF 595.99 FEET;
3. NORTH 22° 05' 41" EAST, A DISTANCE OF 330.80 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19;
4. NORTH 00° 24' 33" WEST ON SAID WEST LINE, A DISTANCE OF 32.59 FEET;
5. NORTH 22° 48' 59" EAST, A DISTANCE OF 103.21 FEET;
6. NORTH 71° 59' 14" WEST, A DISTANCE OF 13.41 FEET;
7. NORTH 18° 00' 46" EAST, A DISTANCE OF 601.95 FEET;
8. NORTH 89° 18' 46" EAST, A DISTANCE OF 7.40 FEET;
9. NORTH 18° 46' 54" EAST, A DISTANCE OF 61.69 FEET;
10. NORTH 26° 03' 26" EAST, A DISTANCE OF 400.55 FEET;
11. NORTH 30° 34' 16" EAST, A DISTANCE OF 708.60 FEET;
12. NORTH 33° 50' 30" EAST, A DISTANCE OF 365.97 FEET;
13. NORTH 31° 59' 38" EAST, A DISTANCE OF 1,443.10 FEET;
14. NORTH 44° 48' 44" EAST, A DISTANCE OF 550.06 FEET;
15. NORTH 44° 58' 38" EAST, A DISTANCE OF 612.35 FEET;

THENCE DEPARTING SAID WESTERLY LINE, THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 45° 01' 22" EAST, A DISTANCE OF 30.00 FEET;
2. SOUTH 44° 58' 38" WEST, A DISTANCE OF 612.31 FEET;
3. SOUTH 44° 48' 44" WEST, A DISTANCE OF 546.65 FEET;
4. SOUTH 31° 59' 38" WEST, A DISTANCE OF 1440.21 FEET;
5. SOUTH 33° 50' 30" WEST, A DISTANCE OF 365.60 FEET;
6. SOUTH 30° 34' 16" WEST, A DISTANCE OF 706.56 FEET;
7. SOUTH 26° 03' 26" WEST, A DISTANCE OF 397.46 FEET;
8. SOUTH 18° 46' 54" WEST, A DISTANCE OF 49.18 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19;

THENCE ON SAID NORTH LINE, NORTH 89° 18' 46" EAST, A DISTANCE OF 66.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE POSSESSION AND USE AGREEMENT RECORDED UNDER RECEPTION NO. 9807283, THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 2023001169;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING FOURTEEN (14) COURSES:

1. SOUTH 18° 00' 06" WEST, A DISTANCE OF 651.71 FEET;
2. NORTH 89° 18' 46" EAST, A DISTANCE OF 21.11 FEET;
3. SOUTH 18° 00' 06" WEST, A DISTANCE OF 287.64 FEET TO A POINT OF CURVATURE;
4. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 13° 37' 03", A RADIUS OF 5800.00 FEET, AN ARC DISTANCE OF 1378.50 FEET, A CHORD BEARING SOUTH 24° 48' 38" WEST, AND A CHORD DISTANCE OF 1375.25 FEET TO A POINT OF NON-TANGENCY;
5. SOUTH 89° 46' 46" WEST, A DISTANCE OF 26.22 FEET;
6. SOUTH 39° 08' 20" WEST, A DISTANCE OF 23.09 FEET;
7. SOUTH 27° 28' 30" WEST, A DISTANCE OF 120.00 FEET;
8. SOUTH 26° 56' 38" WEST, A DISTANCE OF 113.00 FEET;
9. SOUTH 31° 50' 30" WEST, A DISTANCE OF 36.00 FEET;
10. SOUTH 35° 24' 58" WEST, A DISTANCE OF 86.00 FEET;
11. SOUTH 38° 16' 03" WEST, A DISTANCE OF 45.50 FEET;
12. SOUTH 42° 16' 55" WEST, A DISTANCE OF 88.35 FEET;
13. SOUTH 34° 07' 23" WEST, A DISTANCE OF 133.47 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19
14. ON SAID NORTH LINE, NORTH 89° 46' 46" EAST, A DISTANCE OF 21.19 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 641,048 SQUARE FEET OR 14.716 ACRES, MORE OR LESS.

ANNEXATION MAP 3

A PARCEL OF LAND BEING A PORTION OF SECTIONS 8, 17 AND 18, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EAST END BY A RECOVERED 3.25" ALUMINUM CAP STAMPED "ARCHER AND ASSOC. LS 6935 1986" FLUSH WITH SURFACE AND AT THE WEST END BY A 2.5" ALUMINUM CAP STAMPED "PLS 36057", BEARING SOUTH 88° 56' 49" WEST. BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 8;

THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER SAID SECTION 8, SOUTH 00° 07' 33" WEST A DISTANCE OF 2,674.27 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 8;

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 00° 21' 55" EAST A DISTANCE OF 1,388.03 FEET TO THE NORTHEASTERLY CORNER OF THAT PROPERTY DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2024040018 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 00° 21' 55" EAST, A DISTANCE OF 1,320.92 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8 AS CALCULATED FROM FOUND REFERENCE MONUMENTS PER THE MONUMENT RECORD RECORDED FEBRUARY 13, 1990 ;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 89° 59' 26" WEST, A DISTANCE OF 2,613.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8;

THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, NORTH 00° 31' 06" WEST, A DISTANCE OF 910.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN RESOLUTION NO. R-99-038 RECORDED UNDER RECEPTION NO. 9710230, THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9763106;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THIRTY (30) COURSES:

1. SOUTH 47° 53' 27" WEST, A DISTANCE OF 233.30 FEET TO A POINT OF CURVATURE;

2. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 00° 54' 18", A RADIUS OF 7689.00 FEET, AN ARC DISTANCE OF 121.45 FEET, A CHORD BEARING SOUTH 48° 20' 34" WEST, AND A CHORD DISTANCE OF 121.45 FEET TO A POINT OF NON-TANGENCY;

3. SOUTH 41° 12' 15" EAST, A DISTANCE OF 3.00 FEET TO A POINT ON A NON-TANGENT CURVE;

4. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 04° 03' 01", A RADIUS OF 7692.09 FEET, AN ARC DISTANCE OF 543.76 FEET, A CHORD BEARING SOUTH 50° 49' 16" WEST, AND A CHORD DISTANCE OF 543.65 FEET TO A POINT OF NON-TANGENCY;

5. SOUTH 50° 28' 20" WEST, A DISTANCE OF 201.83 FEET;

6. SOUTH 57° 48' 17" WEST, A DISTANCE OF 248.84 FEET;

7. SOUTH 55° 19' 31" WEST, A DISTANCE OF 116.48 FEET;
8. SOUTH 55° 15' 51" WEST, A DISTANCE OF 375.45 FEET;
9. SOUTH 45° 09' 44" WEST, A DISTANCE OF 489.95 FEET TO A POINT ON A NON-TANGENT CURVE;
10. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 13° 33' 16", A RADIUS OF 741.18 FEET, AN ARC DISTANCE OF 175.34 FEET, A CHORD BEARING SOUTH 42° 33' 55" WEST, AND A CHORD DISTANCE OF 174.93 FEET TO A POINT OF NON-TANGENCY;
11. SOUTH 13° 53' 15" WEST, A DISTANCE OF 431.67 FEET;
12. SOUTH 09° 56' 39" WEST, A DISTANCE OF 218.12 FEET;
13. SOUTH 13° 53' 15" WEST, A DISTANCE OF 65.29 FEET TO A POINT OF CURVATURE;
14. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 19° 04' 39", A RADIUS OF 1065.00 FEET, AN ARC DISTANCE OF 354.61 FEET, A CHORD BEARING SOUTH 23° 25' 34" WEST, AND A CHORD DISTANCE OF 352.97 FEET TO A POINT OF NON-TANGENCY;
15. SOUTH 64° 14' 04" WEST, A DISTANCE OF 123.15 FEET TO A POINT ON A NON-TANGENT CURVE;
16. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 07° 25' 31", A RADIUS OF 1006.51 FEET, AN ARC DISTANCE OF 130.44 FEET, A CHORD BEARING SOUTH 42° 37' 36" WEST, AND A CHORD DISTANCE OF 130.35 FEET TO A POINT OF TANGENCY;
17. SOUTH 46° 20' 22" WEST, A DISTANCE OF 267.33 FEET;
18. SOUTH 46° 20' 03" WEST, A DISTANCE OF 310.46 FEET;
19. NORTH 43° 40' 00" WEST, A DISTANCE OF 1.50 FEET;
20. SOUTH 46° 20' 04" WEST, A DISTANCE OF 370.86 FEET;
21. SOUTH 40° 26' 30" WEST, A DISTANCE OF 426.29 FEET;
22. SOUTH 33° 06' 31" WEST, A DISTANCE OF 1238.11 FEET;
23. SOUTH 56° 53' 29" EAST, A DISTANCE OF 1.50 FEET;
24. SOUTH 33° 06' 31" WEST, A DISTANCE OF 143.44 FEET;
25. NORTH 89° 15' 27" EAST, A DISTANCE OF 25.03 FEET;
26. SOUTH 33° 10' 58" WEST, A DISTANCE OF 384.10 FEET;
27. NORTH 76° 13' 43" WEST, A DISTANCE OF 1.58 FEET;
28. SOUTH 33° 06' 24" WEST, A DISTANCE OF 737.55 FEET TO A POINT OF CURVATURE;
29. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 15° 06' 27", A RADIUS OF 1566.95 FEET, AN ARC DISTANCE OF 413.17

FEET, A CHORD BEARING SOUTH 25° 33' 11" WEST, AND A CHORD DISTANCE OF 411.97 FEET TO A POINT OF NON-TANGENCY;

30. SOUTH 18° 28' 10" WEST, A DISTANCE OF 24.18 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID NORTH LINE, SOUTH 89° 18' 46" WEST, A DISTANCE OF 87.97 FEET TO A POINT ON THE EASTERLY LINE OF CROWNEST ANNEXATION MAP 2 RECORDED UNDER RECEPTION NO. _____ ;

THENCE DEPARTING SAID NORTH LINE, ON SAID EASTERLY LINE, THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 18° 46' 54" EAST, A DISTANCE OF 49.18 FEET;
2. NORTH 26° 03' 26" EAST, A DISTANCE OF 397.46 FEET;
3. NORTH 30° 34' 16" EAST, A DISTANCE OF 706.56 FEET;
4. NORTH 33° 50' 30" EAST, A DISTANCE OF 365.60 FEET;
5. NORTH 31° 59' 38" EAST, A DISTANCE OF 1,440.21 FEET;
6. NORTH 44° 48' 44" EAST, A DISTANCE OF 546.65 FEET;
7. NORTH 44° 58' 38" EAST, A DISTANCE OF 612.31 FEET;
8. NORTH 45° 01' 22" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 9763106 AND 9749082 AND IN RESOLUTION NO. R-99-038 RECORDED UNDER RECEPTION NO. 9710230;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING NINETEEN (19) COURSES:

1. NORTH 34° 02' 38" EAST, A DISTANCE OF 131.43 FEET;
2. NORTH 35° 31' 25" EAST, A DISTANCE OF 168.05 FEET;
3. NORTH 40° 51' 05" EAST, A DISTANCE OF 301.43 FEET;
4. NORTH 13° 36' 40" EAST, A DISTANCE OF 155.21 FEET;
5. NORTH 13° 53' 15" EAST, A DISTANCE OF 521.81 FEET;
6. SOUTH 76° 06' 45" EAST, A DISTANCE OF 38.06 FEET;
7. NORTH 18° 31' 48" EAST, A DISTANCE OF 53.93 FEET TO A POINT ON A NON-TANGENT CURVE;
8. NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 39° 16' 51", A RADIUS OF 1014.00 FEET, AN ARC DISTANCE OF 695.18 FEET, A CHORD BEARING NORTH 36° 33' 58" EAST, AND A CHORD DISTANCE OF 681.64 FEET TO A POINT OF TANGENCY;

9. NORTH 56° 12' 12" EAST, A DISTANCE OF 412.83 FEET;
10. NORTH 56° 12' 23" EAST, A DISTANCE OF 23.39 FEET;
11. NORTH 89° 24' 15" EAST, A DISTANCE OF 5.48 FEET;
12. NORTH 56° 12' 23" EAST, A DISTANCE OF 157.99 FEET;
13. NORTH 50° 46' 20" EAST, A DISTANCE OF 42.81 FEET;
14. NORTH 14° 26' 06" WEST, A DISTANCE OF 20.92 FEET;
15. NORTH 58° 31' 22" EAST, A DISTANCE OF 274.22 FEET;
16. NORTH 52° 59' 44" EAST, A DISTANCE OF 42.06 FEET;
17. NORTH 50° 57' 56" EAST, A DISTANCE OF 254.61 FEET;
18. NORTH 48° 55' 34" EAST, A DISTANCE OF 296.84 FEET;
19. NORTH 50° 30' 20" EAST, A DISTANCE OF 615.43 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE ON SAID WEST LINE, NORTH 00° 31' 06" WEST, A DISTANCE OF 277.77 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, NORTH 89° 06' 40" EAST, A DISTANCE OF 306.41 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9772672;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 47° 54' 10" EAST, A DISTANCE OF 297.88 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2024040018, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 42° 06' 08" EAST, A DISTANCE OF 340.77 FEET;
2. NORTH 89° 07' 10" EAST, A DISTANCE OF 1,861.87 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4,477,921 SQUARE FEET OR 102.799 ACRES, MORE OR LESS.

ANNEXATION MAP 4

A PARCEL OF LAND BEING A PORTION OF SECTIONS 7, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 8 BY A RECOVERED 3.25" ALUMINUM CAP STAMPED "ARCHER AND ASSOC. LS 6935 1986" FLUSH WITH SURFACE AND AT THE NORTH QUARTER CORNER OF SAID SECTION 8 BY A 2.5" ALUMINUM CAP STAMPED "PLS 36057" FLUSH WITH SURFACE, BEARING SOUTH 88° 56' 49" WEST.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 8;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, ALSO BEING THE SOUTHERLY LINE OF THE TOWN OF PARKER DESCRIBED IN THE QUITCLAIM DEED RECORDED UNDER RECEPTION NO. 2009075004 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, NORTH 89° 57' 40" EAST, A DISTANCE OF 1,276.70 FEET;

THENCE DEPARTING SAID NORTH LINE, CONTINUING ON THE SOUTHERLY LINE OF SAID TOWN OF PARKER, THE FOLLOWING SIX (6) COURSES:

1. SOUTH 36° 22' 13" WEST, A DISTANCE OF 1,217.00 FEET;
 2. NORTH 53° 37' 47" WEST, A DISTANCE OF 3.00 FEET;
 3. SOUTH 36° 22' 13" WEST, A DISTANCE OF 925.49 FEET;
 4. SOUTH 36° 21' 41" WEST, A DISTANCE OF 809.38 FEET TO A POINT OF CURVATURE;
 5. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 11° 08' 12", A RADIUS OF 1584.00 FEET, AN ARC DISTANCE OF 307.88 FEET, A CHORD BEARING SOUTH 41° 55' 47" WEST, AND A CHORD DISTANCE OF 307.40 FEET TO A POINT OF NON-TANGENCY;
 6. SOUTH 42° 34' 14" EAST, A DISTANCE OF 105.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8;
- THENCE ON SAID NORTH LINE, NORTH 89° 24' 06" EAST, A DISTANCE OF 615.99 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 8 BEING 3-1/4" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935 1986";

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 00° 21' 55" EAST, A DISTANCE OF 1,388.03 FEET TO A POINT ON THE NORTHERLY LINE OF CROWSNEST ANNEXATION MAP 3 RECORDED UNDER RECEPTION NO. _____;

THENCE ON SAID NORTHERLY LINE, THE FOLLOWING FIFTEEN (15) COURSES:

1. SOUTH 89° 07' 10" WEST, A DISTANCE OF 1,861.87 FEET;
2. NORTH 42° 06' 08" WEST, A DISTANCE OF 340.77 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9772672;
3. SOUTH 47° 54' 10" WEST, A DISTANCE OF 297.88 FEET;
4. SOUTH 89° 06' 40" WEST, A DISTANCE OF 306.41 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8 BEING A 2-1/2" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935";
5. SOUTH 00° 31' 06" EAST, A DISTANCE OF 277.77 FEET;
6. SOUTH 50° 30' 20" WEST, A DISTANCE OF 615.43 FEET;

7. SOUTH 48° 55' 34" WEST, A DISTANCE OF 296.84 FEET;
8. SOUTH 50° 57' 56" WEST, A DISTANCE OF 254.61 FEET;
9. SOUTH 52° 59' 44" WEST, A DISTANCE OF 42.06 FEET;
10. SOUTH 58° 31' 22" WEST, A DISTANCE OF 274.22 FEET;
11. SOUTH 14° 26' 06" EAST, A DISTANCE OF 20.92 FEET;
12. SOUTH 50° 46' 20" WEST, A DISTANCE OF 42.81 FEET;
13. SOUTH 56° 12' 23" WEST, A DISTANCE OF 157.99 FEET;
14. SOUTH 89° 24' 15" WEST, A DISTANCE OF 5.48 FEET;
15. SOUTH 56° 12' 23" WEST, A DISTANCE OF 23.39 FEET TO A POINT ON THE SOUTH LINE OF SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE ON SAID SOUTH LINE, SOUTH 89° 59' 26" WEST, A DISTANCE OF 1,258.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8, BEING A 2-1/2" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935";

THENCE ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, NORTH 00° 47' 44" WEST, A DISTANCE OF 1,327.71 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8 AND A POINT ON THE EASTERLY LINE OF CASTLE PARK RANCH, PHASE 2 RECORDED UNDER RECEPTION NO. 9409522;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 88° 52' 01" WEST, A DISTANCE OF 387.18 FEET;
2. NORTH 00° 48' 58" WEST, A DISTANCE OF 2,654.53 FEET;
3. SOUTH 88° 53' 19" WEST, A DISTANCE OF 2,263.17 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, BEING A 3-1/4" ALUMINUM CAP STAMPED "AZTEC LS 38367";
4. NORTH 00° 34' 18" WEST, ON THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1,322.91 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TOWN OF PARKER AND NORTH QUARTER CORNER OF SAID SECTION 7, BEING A 3-1/4" ALUMINUM CAP STAMPED "AZTEC LS 38367";

THENCE ON SAID SOUTHERLY LINE OF THE TOWN OF PARKER, THE FOLLOWING THREE (3) COURSES:

1. NORTH 88° 47' 27" EAST, ON THE NORTH LINE OF THE NORTH EAST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,645.04 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8 BEING A 2" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING INC. LS 33202";
2. NORTH 89° 25' 25" EAST, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 2,643.09 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 8, BEING A 2-1/2" ALUMINUM CAP STAMPED "PLS 36057";
3. NORTH 88° 56' 49" EAST, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 2,639.06 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 29,171,218 SQUARE FEET OR 669.679 ACRES, MORE OR LESS.