

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.

- 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 sought 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

Maria Larsen 3/28/25
Signature Date

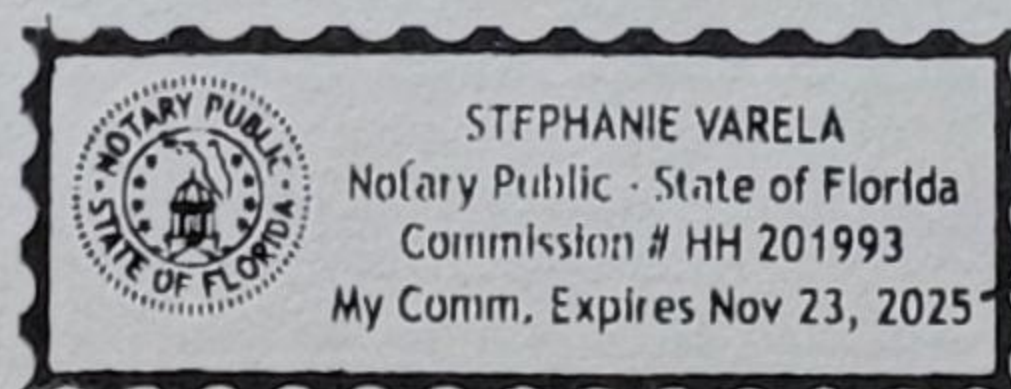
Petitioner Name

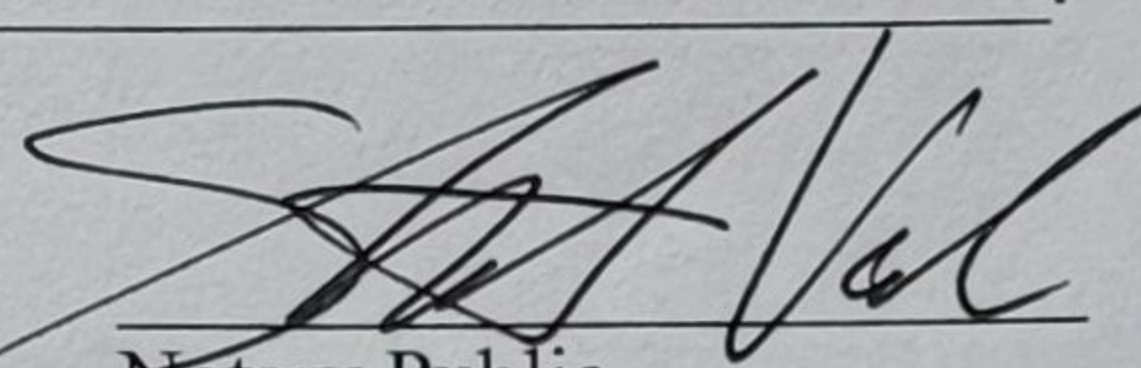
Signature Date

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

Subscribed and sworn to before me this 28 day of March,
2025,

by Maria Larsen



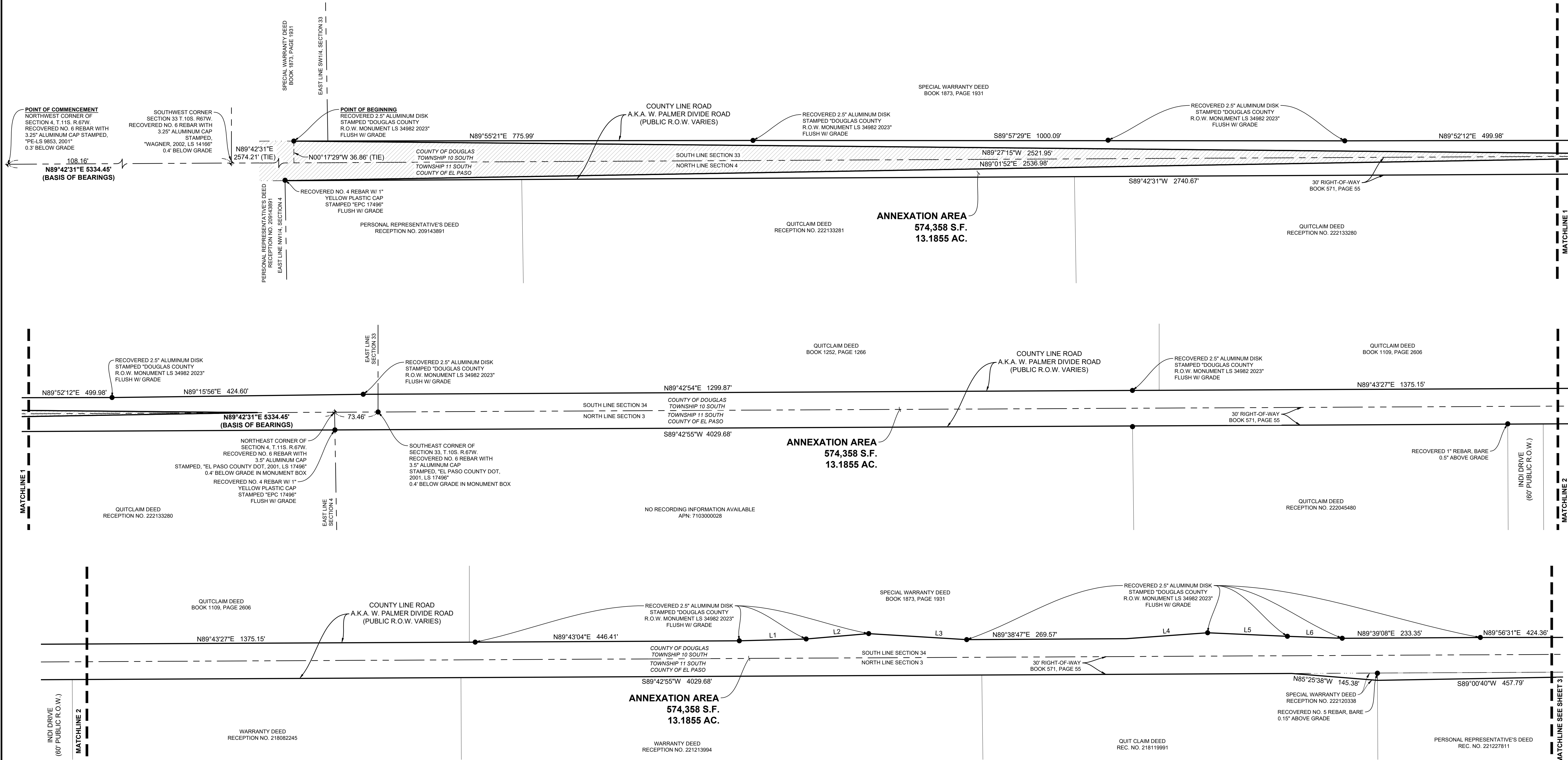

Notary Public

My commission expires:

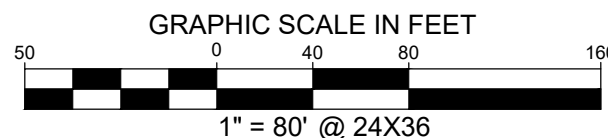
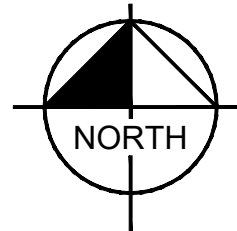
Nov 23, 2025

LINE TABLE		
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

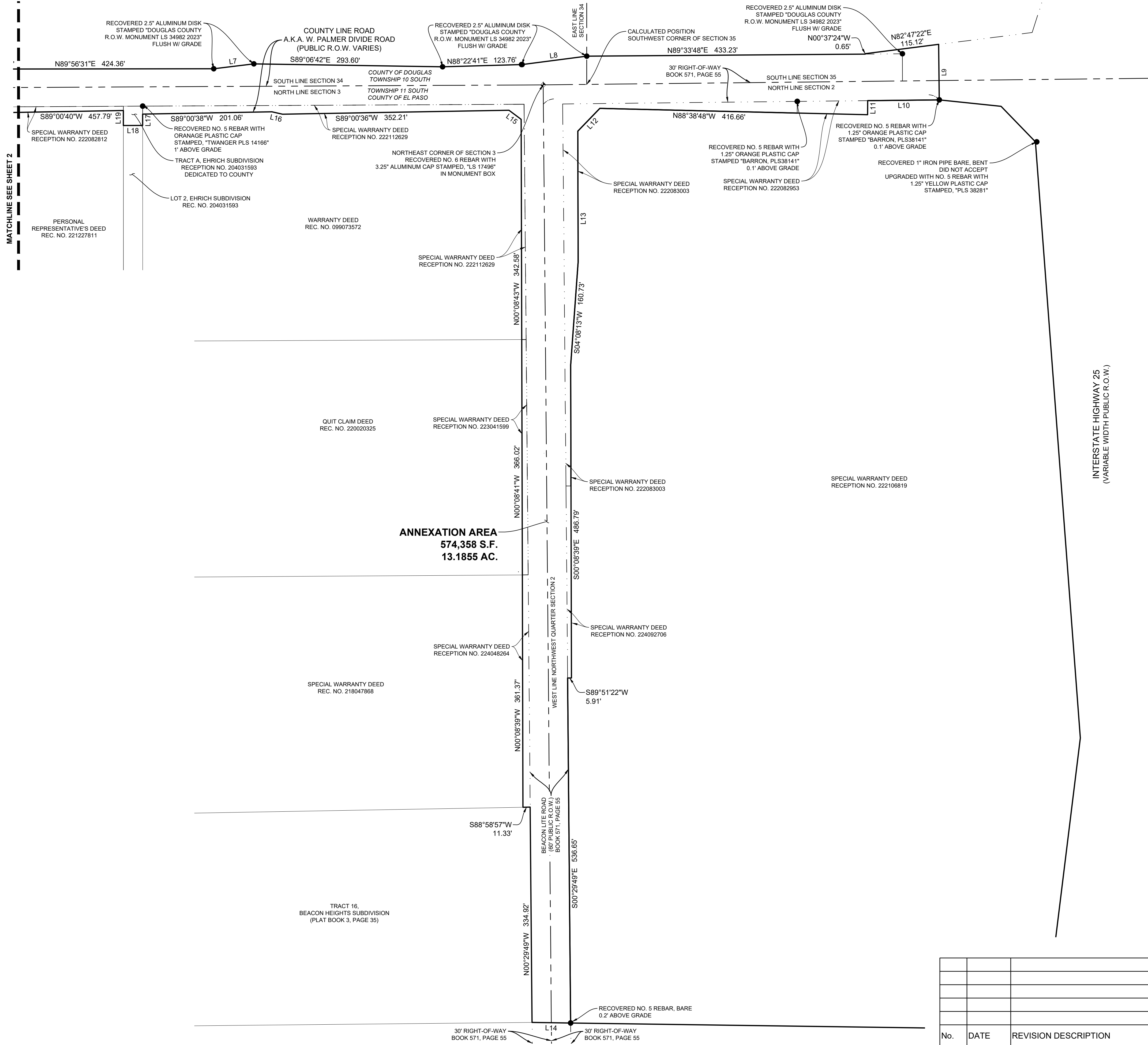
6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

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

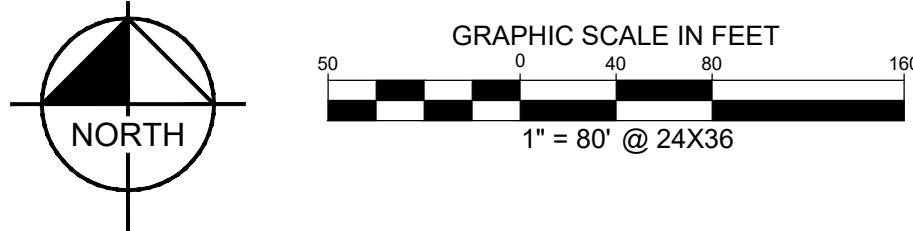
Scale 1" = 80'	Drawn by CJW	Checked by DRW	Date 03/25/25	Project No. 196094002	Sheet No. 2 OF 3
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LINE TABLE		
NO.	BEARING	LENGTH
L7	N83°02'06"E	62.85'
L8	N82°36'43"E	101.38'
L9	S00°37'33"E	86.32'
L10	S89°22'36"W	111.41'
L11	S00°07'32"W	21.93'
L12	S44°02'37"W	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



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

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

DWG NAME: C:\CADD\DOCS\KIMLEY-HORN\BUSINESS PALMER LAKE ANNEXATION 2.DWG PLOTTED BY: WIDOK, C:\482025 714.MXL 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 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°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**.