## **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 sough 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 |                 |      |
|---|-----------------|------|
| Petitioner Name                                   | Petitioner Name |      |
| Mana Larsen 3/28/25                               |                 |      |
| Signature Date                                    | Signature       | Date |

| Florida<br>STATE OF GOLORADO)  |
|--|
| COUNTY OF W  |
| Subscribed and sworn to before me this 28 day of March 2025,   |
| by Maria Larsen.   |
| STEPHANIE VARELA No(ary Public - State of Florida Commission # HH 201993 My Comm. Expires Nov 23, 2025 |
| My commission expires:   |

Nav 23, 2025

# 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 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:

NORTH 89°55'21" EAST, A DISTANCE OF 775.99 FEET; SOUTH 89°57'29" EAST, A DISTANCE OF 1000.09 FEET: NORTH 89°52'12" EAST, A DISTANCE OF 499.98 FEET; NORTH 89°15'56" EAST, A DISTANCE OF 424.60 FEET; NORTH 89°42'54" EAST, A DISTANCE OF 1299.87 FEET NORTH 89°43'27" EAST, A DISTANCE OF 1375.15 FEET 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; 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

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

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:

- SOUTH 00°07'32" WEST, A DISTANCE OF 21.93 FEET;
- NORTH 88°38'48" WEST, A DISTANCE OF 416.66 FEET; SOUTH 44°02'37" WEST, A DISTANCE OF 49.33 FEET;
- SOUTH 00°08'41" EAST, A DISTANCE OF 203.28 FEET; SOUTH 04°08'13" WEST, A DISTANCE OF 160.73 FEET;
- SOUTH 00°08'39" EAST. A DISTANCE OF 486.79 FEET:
- 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:

- NORTH 00°08'39" WEST, A DISTANCE OF 361.37 FEET; NORTH 00°08'41" WEST, A DISTANCE OF 366.02 FEET;
- NORTH 00°08'43" WEST, A DISTANCE OF 342.58 FEET; NORTH 53°19'35" WEST, A DISTANCE OF 23.64 FEET;
- SOUTH 89°00'36" WEST, A DISTANCE OF 352.21 FEET;
- NORTH 77°43'28" WEST, A DISTANCE OF 16.95 FEET;
- 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:

- SOUTH 00°00'50" EAST. A DISTANCE OF 17.69 FEET: SOUTH 89°42'55" WEST, A DISTANCE OF 30.00 FEET;
- 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;

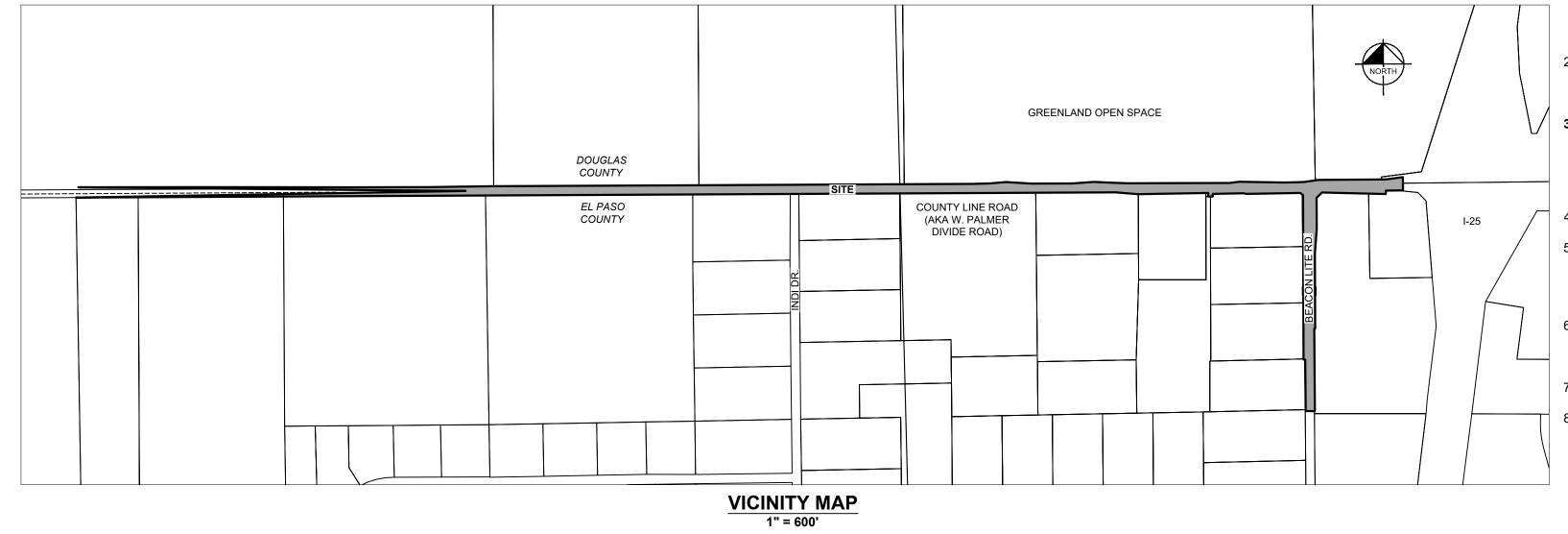
THENCE COINCIDENT WITH THE SOUTH LINE OF THE LAST SAID PARCEL, SOUTH 89°00'40" WEST, A DISTANCE OF 457.79 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN RECEPTION NO. 222120338 OF SAID EL PASO COUNTY RECORDS;

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** CONTAINING 574,358 SQUARE FEET OR 13.1855 ACRES, MORE OR LESS. NOTARY: I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ APPEARED BEFORE ME, AS , WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT A COLORADO \_

NOTARY PUBLIC MY COMMISSION EXPIRES:



**TOWN APPROVAL:** 

| DAY OF   | COLORADO, THIS   |
|--|------------------|
| PLANNING DIRECTOR  | MAJOR            |
|  | ATTEST:          |
|  | TOWN CLERK       |
| CLERK AND RECORDER:  | CLERK AND REC    |
| STATE OF COLORADO )  | STATE OF COLORA  |
| )SS<br>COUNTY OF JEFFERSON )   | COUNTY OF EL PA  |
| HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK _M. | I HEREBY CERTIFY |
| THIS,,, 20, A.D.,  | THIS             |
| AND IS DULY RECORDED AT RECEPTION NO OF THE RECORDS COUNTY OF JEFFERSON, COLORADO    | AND IS DULY REC  |
| , RECORDER   |                  |
| BY: DEPUTY   | BY:<br>DEPUTY    |
|  | FEE:             |
| EE:  | SURCHARGE:       |
| SURCHARGE:   |                  |

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS

PLANNING DEPARTMENT:

| MAJOR                    | DATE                  |                  |                  |                      |
|--------------------------|-----------------------|------------------|------------------|----------------------|
| ATTEST:                  |                       |                  |                  |                      |
| TOWN CLERK               | DATE                  |                  |                  |                      |
| CLERK AND RECORDER:      |                       |                  |                  |                      |
| STATE OF COLORADO        | )                     |                  |                  |                      |
| COUNTY OF EL PASO        | )SS<br>)              |                  |                  |                      |
| I HEREBY CERTIFY THAT TH | IIS INSTRUMENT WAS FI | ED FOR RECORD II | N MY OFFICE AT   | O'CLOCK _M.          |
| THIS DAY OF _            | ,                     | , 20,            | ۹.D.,            |                      |
| AND IS DULY RECORDED AT  | Γ RECEPTION NO.       | OF TH            | E RECORDS COUNTY | OF EL PASO, COLORADO |
| , RECORDI                | ER                    |                  |                  |                      |
| BY:                      |                       |                  |                  |                      |

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO.

, OF 20\_

DAY OF

#### 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%).

- 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 DEFACES 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.
- 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

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

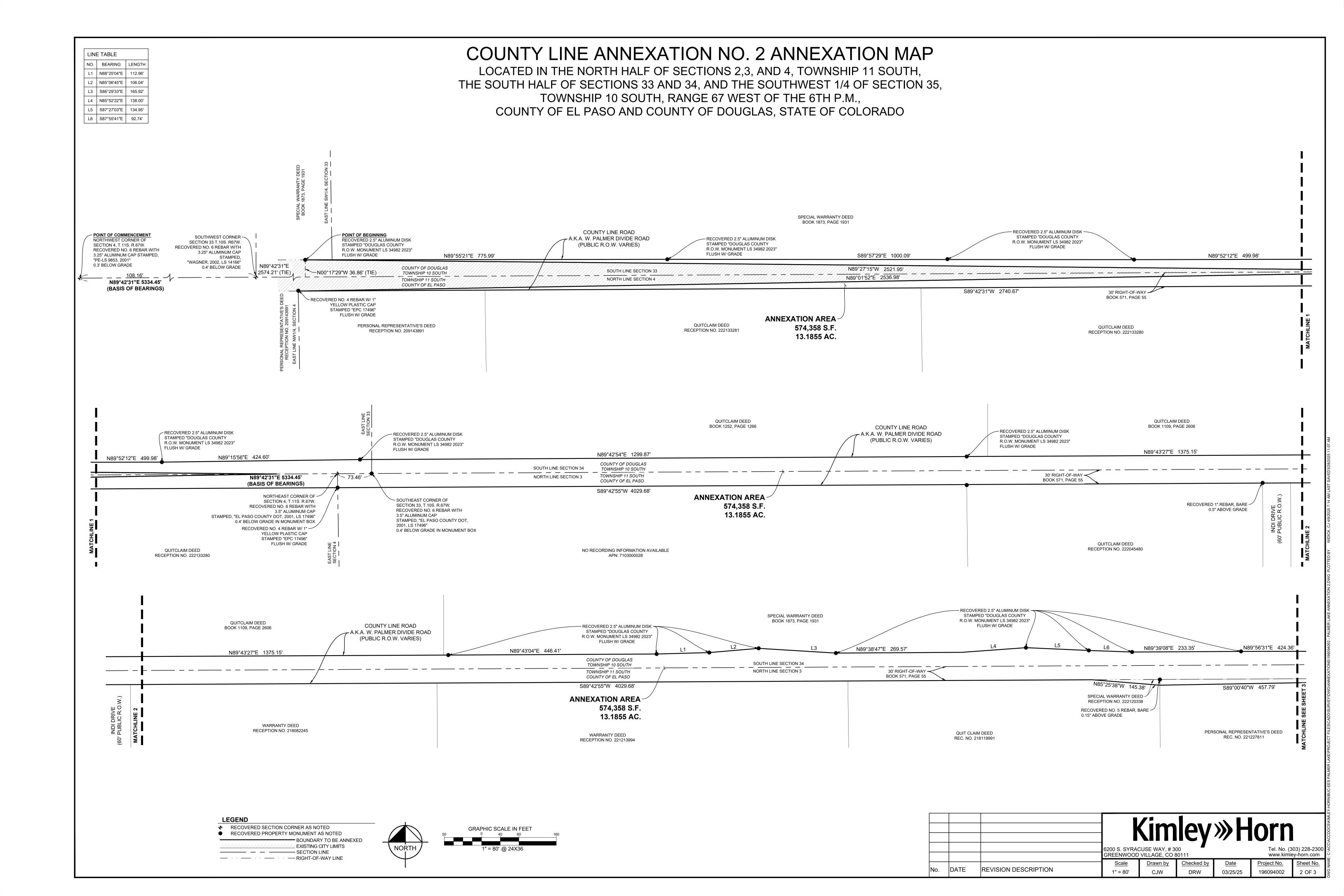
JRSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE NDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE HARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH PPLICABLE STANDARDS OF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

TTEST THE ABOVE ON THIS \_ DAY OF \_\_\_\_\_ 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

|     |      |                      | k  | (im                    | ley               | »»H                     | orn   |                     |  |
|-----|------|----------------------|--|------------------------|-------------------|-------------------------|---|---------------------|--|
|     |      |                      | 6200 S. SYRACUSE WAY, # 300<br>GREENWOOD VILLAGE, CO 80111 |                        |                   |                         | Tel. No. (303) 228-230<br>www.kimley-horn.com |                     |  |
| No. | DATE | REVISION DESCRIPTION | <u>Scale</u><br>N/A  | <u>Drawn by</u><br>CJW | Checked by<br>DRW | <u>Date</u><br>03/25/25 | <u>Project No.</u><br>196094002               | Sheet No.<br>1 OF 3 |  |



COUNTY LINE ANNEXATION NO. 2 ANNEXATION MAP LINE TABLE NO. BEARING LENGTH LOCATED IN THE NORTH HALF OF SECTIONS 2,3, AND 4, TOWNSHIP 11 SOUTH, L7 N83°02'06"E 62.85' THE SOUTH HALF OF SECTIONS 33 AND 34, AND THE SOUTHWEST 1/4 OF SECTION 35, L8 N82°36'43"E 101.38' L9 S00°37'33"E 86.32' TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M., L10 S89°22'36"W 111.41' COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO L11 | S00°07'32"W | 21.93' L12 S44°02'37"W 49.33' STAMPED "DOUGLAS COUNTY R.O.W. MONUMENT LS 34982 2023" L13 S00°08'41"E 203.28' RECOVERED 2.5" ALUMINUM DISK ~ RECOVERED 2.5" ALUMINUM DISK L14 N89°11'43"W 60.02' FLUSH W/ GRADE STAMPED "DOUGLAS COUNTY COUNTY LINE ROAD - CALCULATED POSITION N82°47'22"E STAMPED "DOUGLAS COUNTY R.O.W. MONUMENT LS 34982 2023" SOUTHWEST CORNER OF SECTION 35 N00°37'24"W-A.K.A. W. PALMER DIVIDE ROAD R.O.W. MONUMENT LS 34982 2023", L15 N53°19'35"W 23.64' FLUSH W/ GRADE FLUSH W/ GRADE (PUBLIC R.O.W. VARIES) N89°33'48"E 433.23' L16 N77°43'28"W S89°06'42"E 293.60' N88°22'41"E 123.76 N89°56'31"E 424.36' L17 | S00°00'50"E | 30' RIGHT-OF-WAY -COUNTY OF DOUGLAS TOWNSHIP 10 SOUTH BOOK 571, PAGE 55 L18 | S89°42'55"W | 30.00' SOUTH LINE SECTION 35 SOUTH LINE SECTION 34 NORTH LINE SECTION 2 L19 N00°00'26"W 23.32' NORTH LINE SECTION 3 COUNTY OF EL PASO S89°00'40"W 457.79' Ş N88°38'48"W 416.66' RECOVERED NO. 5 REBAR WITH イ RECOVERED NO. 5 REBAR WITH SPECIAL WARRANTY DEED 1.25" ORANGE PLASTIC CAP STAMPED "BARRON, PLS38141" SPECIAL WARRANTY DEED ORANAGE PLASTIC CAP RECEPTION NO. 222112629 RECEPTION NO. 222082812 STAMPED. "TWANGER PLS 14166" RECOVERED NO. 5 REBAR WITH 0.1' ABOVE GRADE 1' ABOVE GRADE 1.25" ORANGE PLASTIC CAP STAMPED "BARRON, PLS38141" NORTHEAST CORNER OF SECTION 3 -TRACT A, EHRICH SUBDIVISION RECOVERED NO. 6 REBAR WITH RECOVERED 1" IRON PIPE BARE, BENT -3.25" ALUMINUM CAP STAMPED, "LS 17496" RECEPTION NO. 204031593 0.1' ABOVE GRADE DID NOT ACCEPT DEDICATED TO COUNTY IN MONUMENT BOX UPGRADED WITH NO. 5 REBAR WITH SPECIAL WARRANTY DEED -- SPECIAL WARRANTY DEED 1.25" YELLOW PLASTIC CAP RECEPTION NO. 222082953 STAMPED, "PLS 38281" RECEPTION NO. 222083003 LOT 2, EHRICH SUBDIVISION REC. NO. 204031593 WARRANTY DEED REC. NO. 099073572 REPRESENTATIVE'S DEED REC. NO. 221227811 SPECIAL WARRANTY DEED RECEPTION NO. 222112629 SPECIAL WARRANTY DEED < QUIT CLAIM DEED RECEPTION NO. 223041599 REC. NO. 220020325 SPECIAL WARRANTY DEED ∼ SPECIAL WARRANTY DEED RECEPTION NO. 222106819 RECEPTION NO. 222083003 **ANNEXATION AREA**-574,358 S.F. 13.1855 AC. ~ SPECIAL WARRANTY DEED RECEPTION NO. 224092706 SPECIAL WARRANTY DEED < RECEPTION NO. 224048264 SPECIAL WARRANTY DEED REC. NO. 218047868 ∕\_S89°51'22"W S88°58'57"W-TRACT 16, BEACON HEIGHTS SUBDIVISION (PLAT BOOK 3, PAGE 35) LEGEND ♦ RECOVERED SECTION CORNER AS NOTED RECOVERED PROPERTY MONUMENT AS NOTED Tel. No. (303) 228-2300 www.kimley-horn.com BOUNDARY TO BE ANNEXED - RECOVERED NO. 5 REBAR, BARE GREENWOOD VILLAGE, CO 80111 0.2' ABOVE GRADE — · · · — · · · — RIGHT-OF-WAY LINE 30' RIGHT-OF-WAY — 30' RIGHT-OF-WAY REVISION DESCRIPTION BOOK 571, PAGE 55 1" = 80' DRW 03/25/25 196094002

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:

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- 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.