



October 13, 2021

CERTIFIED MAIL

Clerk to the Board of County Commissioners
1675 West Garden of the Gods Road, Suite 2201
Colorado Springs, CO 80907

IN COMPLIANCE WITH THE PROVISIONS OF SECTION 31-12-108(2) C.R.S., please find enclosed a copy of the published Notice, together with legal descriptions and a graphics depicting the area to be annexed. The provisions of annexation laws of the State of Colorado require that mailings be made to the Board of County Commissioners of the County, the County Attorney, and to each Special District or School District having territory within the area to be annexed. The Annexation Impact Report was waived by the Town of Monument and the Board of County Commissioners, pursuant to Section 31-12-108.5 C.R.S. Please direct any questions regarding this request to Town of Monument Planning Department, 645 Beacon Lite Road, Monument, Colorado, 80132.

Respectfully Yours,

A handwritten signature in cursive script that reads 'Debbie Flynn'.

Debbie Flynn
Planner II
719-488-1604



The Gazette

gazette.com

-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully if changes are needed, please contact us prior to deadline at Keys and National, (719) 636-0341 ext. or email at lorre.cosgrove@gazette.com.

<p>Date: 10/06/21</p> <p>Account #: 12126 Company Name: Town Of Monument</p> <p>Contact: Attn: Finance</p> <p>Address: 645 Beacon Lite Rd. Monument 80132-9143</p> <p>Telephone: (719) 884-8045 Fax: (719) 884-8011</p>	<p>Run Dates: Tri Lakes Tribune 10/13/21 Tri Lakes Tribune 10/20/21 Tri Lakes Tribune 10/27/21 Tri Lakes Tribune 11/03/21 Gazette.com 10/13/21 Gazette.com 10/20/21 Gazette.com 10/27/21 Gazette.com 11/03/21</p>
<p>Ad ID: 126917</p> <p>Start: 10/13/21 Stop: 11/03/21</p> <p>Total Cost: \$100.58 # of Lines: 34 Columns Wide: 1 Total Depth: 3.903 # of Inserts: 8 Ad Class: 910 Phone #: (719) 636-0341 Email: lorre.cosgrove@gazette.com</p>	

PUBLIC NOTICE

Notice is hereby given that on November 15, 2021, at or after 6:30pm before the Town of Monument Board of Trustees, a public hearing will be held at Monument Town Hall, 645 Beacon Lite Road, Monument, Colorado 80132, to hear the following request(s):

HIGBY ROAD ANNEXATION -PROJECT # A.34-2021

For further information, please go to the Town of Monument website, "Projects Around Town", or you may send your questions to the Planning Department at planning@tomgov.org.

Published in the Tri-Lakes Tribune October 13, 20 27 & November 3, 2021.



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Date: 10/06/21

Account #: 12126
Company Name: Town Of Monument

Contact: Attn: Finance

Address: 645 Beacon Lite Rd.
Monument 80132-9143

Telephone: (719) 884-8045
Fax: (719) 884-8011

Run Dates:

Colorado Springs Gazette	10/18/21
Colorado Springs Gazette	10/25/21
Colorado Springs Gazette	11/01/21
Colorado Springs Gazette	11/08/21
Gazette.com	10/18/21
Gazette.com	10/19/21
Gazette.com	10/20/21
Gazette.com	10/21/21
Gazette.com	10/22/21
Gazette.com	10/23/21
Gazette.com	10/24/21

Ad ID: 126916

Start: 10/18/21
Stop: 11/08/21

Total Cost: \$129.10
of Lines: 38
Columns Wide: 1
Total Depth: 3.292
of Inserts: 11
Ad Class: 910
Phone #: (719) 636-0341
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Published in The Gazette October 18, 25, November 1 & 8, 2021.

TOWN OF MONUMENT

RESOLUTION NO. 57-2021

A RESOLUTION INITIATING ANNEXATION AND SETTING A HEARING DATE FOR THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT TO CONSIDER ANNEXATION OF AN AREA KNOWN AS HIGBY ROAD ANNEXATION

WHEREAS, on July 26, 2021, a Petition for Annexation was filed with the Town of Monument by persons alleging to comprise the landowners of one hundred percent (100 %) of the area known as Higby Road Annexation, more specifically described in Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, said Petition requests the Town of Monument to annex said area; and

WHEREAS, the Board of Trustees having examined and determined said Petition for Annexation is in substantial compliance with Section 30(1)(b) of Article II of the Colorado Constitution and Section 31-12-107(1), C.R.S.; and

WHEREAS, the Board of Trustees desires to set a public hearing date to determine whether the proposed annexation complies with Section 30 of Article II of the Colorado Constitution and the applicable requirements of Sections 31-12-104 and 31-12-105, C.R.S., and is eligible for annexation;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, COLORADO THAT:

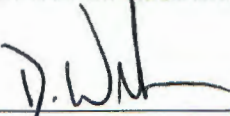
Section 1. The Board of Trustees hereby finds that annexation proceedings be initiated upon the Petition for Annexation of the area described in Exhibit A, signed by persons alleging to comprise the landowners who assert ownership of one hundred percent (100 %) of the area proposed to be annexed, and the Petition is in substantial compliance with the provisions of Article II, Section 30 of the Colorado Constitution, and Section 31-12-107(1) of the Annexation Act.

Section 2. Pursuant to Section 31-12-108, C.R.S., the Board of Trustees hereby sets a public hearing date for the Board of Trustees of Monument to consider the annexation of the area described in Exhibit A for **6:30 P.M. on the 15th day of November, 2021**, at Monument Town Hall, 645 Beacon Lite Road, Monument, Colorado, for the purpose of determining whether the area to be annexed meets the applicable requirements of Section 30 of Article II of the Constitution and Section 31-12-104 and 31-12-105, C.R.S. and is considered eligible for annexation. The Board of Trustees hereby further directs the Town Clerk to give notice of said hearing in the manner prescribed in Section 31-12-108 of the Annexation Act.

Section 3. The Board of Trustees also hereby directs the Town Clerk to send copies of the published notice and resolution to the Clerk of the Board of County Commissioners and the Attorney of El Paso County, Colorado, School District 38, Tri-Lakes Monument Fire Protection District, Pikes Peak Library District, encompassing the territory described in Exhibit A as required by Section 31-12-108 of the Annexation Act.

PASSED AND RESOLVED by the Board of Trustees of the Town of Monument, El Paso County, Colorado, this 4th day of October 2021, by a vote of 5 for and 0 against.

TOWN OF MONUMENT



Don Wilson, Mayor

ATTEST:

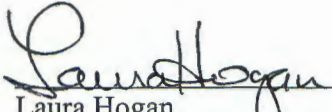

Laura Hogan,
Town Clerk, CMC



EXHIBIT A

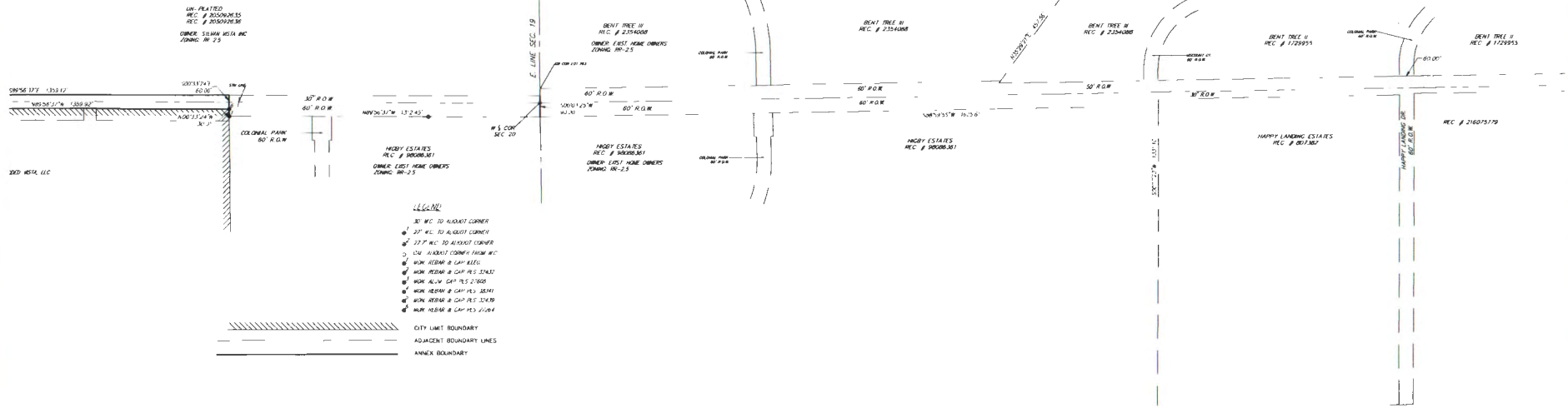
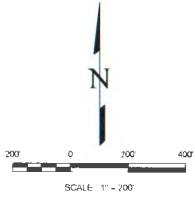
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PORTIONS OF SECTIONS 19 & 20, TOWNSHIP 11 SOUTH, RANGE 66 WEST & SECTIONS 23 & 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASIS OF BEARING: FOR THIS DESCRIPTION BEING S 89°50'29" E, A DISTANCE OF 5315.33' FROM THE EAST CORNER OF SAID SECTION 23 AND THE FOR THIS DESCRIPTION BEING S 89°50'29" E, A DISTANCE OF 5315.33' FROM THE EAST CORNER OF SAID SECTION 23 AND THE 14 CORNER OF SAID SECTION 23 AND THE EAST CORNER OF SAID SECTION 24, AS CALCULATED FROM FOUND WITNESS CORNERS FOR SAID EAST CORNER OF SECTION 23 AND THE EAST 14 CORNER OF SAID SECTION 24, AS CALCULATED FROM FOUND WITNESS CORNERS FOR SAID EAST CORNER OF SECTION 23 AND THE EAST 14 CORNER OF SECTION 23 AND THE EAST 14 CORNER OF SAID 24, WITH ALL OTHER BEARINGS AND DISTANCE'S BEING RELATIVE THERETO. BEGINNING AT A FOUND 30' WITNESS CORNER MARKING THE EAST CORNER OF SAID SECTION 23, SAID WITNESS CORNER ALSO BEING A POINT ON THE 14 CORNER OF SAID SECTION 23, SAID WITNESS CORNER ALSO BEING A POINT ON THE SOUTH R.O.W. OF HIGBY ROAD THENCE ALONG SAID R.O.W. N 89°54'55" W, A DISTANCE OF 2659.02' TO A 30' WITNESS CORNER MARKING THE CENTER 14 CORNER OF SAID SECTION 23; THENCE N 00°35'16" W, A DISTANCE OF 70.00' TO THE SOUTHWEST CORNER OF WOODMOOR PLACER AS RECORDED IN RECEPTION NO. 869701 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT FURTHERMORE BEING A POINT ON THE NORTHERLY R.O.W. OF SAID HIGBY ROAD; THENCE ALONG SAID NORTHERLY R.O.W. AND SOUTHERLY LINE OF SAID WOODMOOR PLACER S 89°54'55" E, A DISTANCE OF 2300.25' TO A POINT OF INTERSECTION WITH THE WESTERLY R.O.W. LINE OF BOWSTRING ROAD; THENCE ALONG SAID WESTERLY R.O.W. LINE ON A CURVE TO THE LEFT HAVING BEARING OF N 02°25'51" W, A CHORD LENGTH OF 39.99', A RADIUS OF 697.90', A DELTA ANGLE OF 03°17'02" AND AN ARC LENGTH OF 40.00'; THENCE S 89°55'20" E, A DISTANCE OF 60.16' TO A POINT ON THE EASTERLY R.O.W. OF SAID BOWSTRING ROAD; THENCE ALONG SAID EASTERLY R.O.W. ON A CURVE WHOSE CHORD BEARING IS S 02°12'53" W, A CHORD DISTANCE OF 39.99', A RADIUS OF 697.90', A DELTA ANGLE OF 03°17'02", AN ARC DISTANCE OF 40.00' TO A POINT ON THE NORTHERLY R.O.W. OF SAID HIGBY ROAD; THENCE ALONG SAID NORTHERLY R.O.W. S 89°54'55" E, A DISTANCE OF 306.87' TO THE SOUTHEAST CORNER OF LOT 12 OF SAID WOODMOOR PLACER, SAID POINT FURTHERMORE BEING THE SOUTHWEST CORNER OF WALTER'S COMMONS FILING NO. 1, RECEPTION NO. 205086620; THENCE ALONG THE SOUTHERLY LINE OF SAID WOODMOOR PLACER AND WALTER'S COMMON FILING NO.1 S 89°50'29" E, A DISTANCE OF 1138.10' TO A POINT OF INTERSECTION WITH THE WESTERLY R.O.W. OF CLOVERLEAF ROAD, THENCE ALONG SAID WESTERLY R.O.W. ON A CURVE TO THE RIGHT HAVING A CHORD BEARING OF N 05°20'11" E, A CHORD

DISTANCE OF 39.99'; A RADIUS OF 310.00', A DELTA ANGLE OF 07°23'28" AN ARC DISTANCE OF 39.99'; THENCE S 89°44'40" E, A DISTANCE OF 60.89' TO A POINT ON THE EASTERLY R.O.W. OF SAID CLOVERLEAF ROAD, ;THENCE ALONG SAID EASTERLY R.O.W. ON A CURVE WHOSE CHORD BEARING IS S 06°34'40" W, A CHORD DISTANCE OF 39.96;, A RADIUS OF 250.00', A DELTA ANGLE OF 09°10'02" AN ARC DISTANCE OF 40.00' TO A POINT OF INTERSECTION WITH THE NORTHERLY R.O.W. OF SAID HIGBY ROAD; THENCE ALONG SAID NORTHERLY R.O.W. OF HIGBY ROAD S89°50'29" E; A DISTANCE OF 1074.89' TO THE SOUTHWEST CORNER OF WOODMOOR GREENS AS RECORDED IN RECEPTION NO. 863562; THENCE ALONG THE SOUTHERLY LINE OF SAID WOODMOOR GREENS S89°50'29" E, A DISTANCE OF 513.09' TO THE SOUTHEAST CORNER THEREOF SAID POINT FURTHERMORE BEING THE SOUTHWEST CORNER OF WOODMOOR SUMMIT AS RECORDED IN RECEPTION NO. 856983; THENCE ALONG THE SOUTHERLY LINE OF SAID WOODMOOR SUMMIT S 89°50'29" E, A DISTANCE OF 2520.35' TO THE SOUTHEAST CORNER THEREOF; THENCE S 01°23'55" E, A DISTANCE OF 10.00' TO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS RECORDED IN RECEPTION NO. 205092635, THENCE S 89°56'32" E, A DISTANCE OF 1608.87' TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 778.77', A DELTA ANGLE OF 12°01'43", A CHORD BEARING OF N 83°47'19" E, A CHORD DISTANCE OF 163.19', AN ARC LENGTH OF 163.49' TO THE POINT OF TANGENT; THENCE N 77°40'15" E, A DISTANCE OF 212.20' TO A POINT OF CURVE TO RIGHT HAVING A RADIUS OF 381.64', A DELTA ANGLE OF 30°47'23", A CHORD BEARING OF S 86°30'54" E, A CHORD DISTANCE OF 202.63', AN ARC LENGTH OF 205.09' TO THE POINT OF TANGENT; THENCE S 75°12'48" E, A DISTANCE OF 91.29' TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 934.32', A DELTA ANGLE OF 12°07'08", A CHORD BEARING OF S 81°46'38" E, A CHORD DISTANCE OF 197.25', AN ARC LENGTH OF 197.62' TO THE POINT OF TANGENT; THENCE S 89°56'37" E ALONG SAID NORTHERLY R.O.W., A DISTANCE OF 1359.12' THENCE S 00°33'24" E, A DISTANCE OF 60.00' TO A POINT ON THE SOUTHERLY R.O.W. OF HIGBY ROAD, THENCE ALONG SAID SOUTHERLY R.O.W. N 89°56'37"E, A DISTANCE OF 1359.92' TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN RECEPTION NO. 205092635 ;THENCE CONTINUE ON SAID SOUTH R.O.W. OF HIGBY ROAD AND THE NORTHERLY LINE OF SAID TRACT OF LAND AS RECORDED IN RECEPTION NO. 218900012; N 89°56'32" W, A DISTANCE OF 2463.82' TO THE NORTHWESTERLY CORNER OF SAID TRACT OF LAND IN RECEPTION NO. 218900012 SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF A TRACT OF LAND AS DESCRIBED IN RECEPTION NO. 98900070; THENCE CONTINUE ALONG SAID R.O.W. AND SAID NORTHERLY LINE OF SAID TRACT AS RECORDED IN RECEPTION NO. 98900070, N 89°50'29" W, A DISTANCE OF 2637.46' TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 24; THENCE CONTINUE ALONG SAID R.O.W. AND NORTHERLY LINE AS RECORDED IN RECEPTION NO. 98900070 N 89°50'29" W, A DISTANCE OF 2676.74' TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 21.442 ACRES MORE OR LESS.

HIGBY ROAD ANNEXATION MAP

A TRACT OF LAND LOCATED IN SECTIONS 19 & 20, TOWNSHIP 11 SOUTH, RANGE 66 WEST & SECTIONS 23 & 24 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



- LEGEND**
- 30' W.C. TO ALMOST CORNER
 - 27' W.C. TO ALMOST CORNER
 - 27' W.C. TO ALMOST CORNER
 - 1/4" HIGBY COMPANY TOWN W.C.
 - W.M. NEAR & CAP. PLS. 2/10/04
 - W.M. NEAR & CAP. PLS. 2/10/04
 - W.M. NEAR & CAP. PLS. 2/10/04
 - W.M. NEAR & CAP. PLS. 2/10/04
 - W.M. NEAR & CAP. PLS. 2/10/04
 - W.M. NEAR & CAP. PLS. 2/10/04
- CITY LIMIT BOUNDARY
--- ADJACENT BOUNDARY LINES
--- ANNEX BOUNDARY

4 OF 4

DATE	BY	REVISION
07/08/2020	RFM	
10/26/2020	RFM	
10/16/2020	RFM	10200000
02/04/21-05/10/21	RFM	190614



16115 W. 10TH AVE. SUITE 100
DENVER, CO 80202 (303) 751-1100