

CERTIFIED MAIL

April 16, 2025

To Whom It May Concern:

Pursuant to C.R.S. section 31-12-108(2), please note the enclosed resolution, and petition as filed, setting the hearing to determine whether the area proposed to be annexed meets the applicable requirements and is considered eligible for annexation.

Sincerely,

TOWN OF PALMER LAKE

Dawn A. Collins, CMC

*Town Administrator/Clerk*

**TOWN OF PALMER LAKE, COLORADO**

**RESOLUTION NO. 35 - 2025**

**A RESOLUTION INITIATING ANNEXATION PROCEEDINGS AND SETTING A HEARING TO DETERMINE THE ELIGIBILITY OF CERTAIN LANDS SOUGHT TO BE ANNEXED**

**WHEREAS**, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Town of Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado; and

**WHEREAS**, on April 3, 2025, the Town Clerk received three (3) petitions for annexations and annexation maps, from Ms. Maria Larsen, that substantially comply with the applicable requirements for annexation petitions, including but not limited to Section 31-12-12-107, C.R.S., and Section 30(1)(b) of Article II of the Colorado Constitution; and

**WHEREAS**, the petitions and the annexation maps depicting the areas the petitioner seeks to annex are attached as Exhibit A; and

**WHEREAS**, the Town Clerk has brought the annexation petitions and annexation maps to the attention of the Board of Trustees.

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

1. Annexation proceedings are initiated upon the petitions for annexation and the annexation maps attached as Exhibit A for the real property described in Exhibit A.
2. Pursuant to the provisions of Section 31-12-108, C.R.S., a hearing is hereby set at a special meeting on May 29, 2025, commencing at 6:00 p.m., or as soon thereafter as the matter may be heard by the Palmer Lake Board of Trustees at the Palmer Lake Town Hall located at 28 Valley Crescent, Palmer Lake, to determine if the proposed annexations comply with Section 31-12-104 and 31-12-105, C.R.S., or such parts thereof, as may be required to establish eligibility under Part 1 of Chapter 31, Article 12 of such statutes.
3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
4. Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

INTRODUCED, RESOLVED, AND PASSED AT A REGULAR MEETING OF THE BOARD OF  
TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 10th DAY OF APRIL 2025.

ATTEST:

TOWN OF PALMER LAKE, COLORADO

*Dawn A. Collins*  
Dawn A. Collins  
Town Administrator/Clerk

BY: *Glant Havenar*  
Glant Havenar  
Mayor

## 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 3.2144 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 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

\_\_\_\_\_  
Petitioner Name

Maria Larsen 3/28/25

Signature

Date

\_\_\_\_\_  
Signature

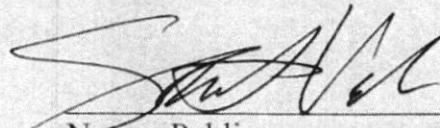
\_\_\_\_\_  
Date

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

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

by Maria Larsen



  
Notary Public

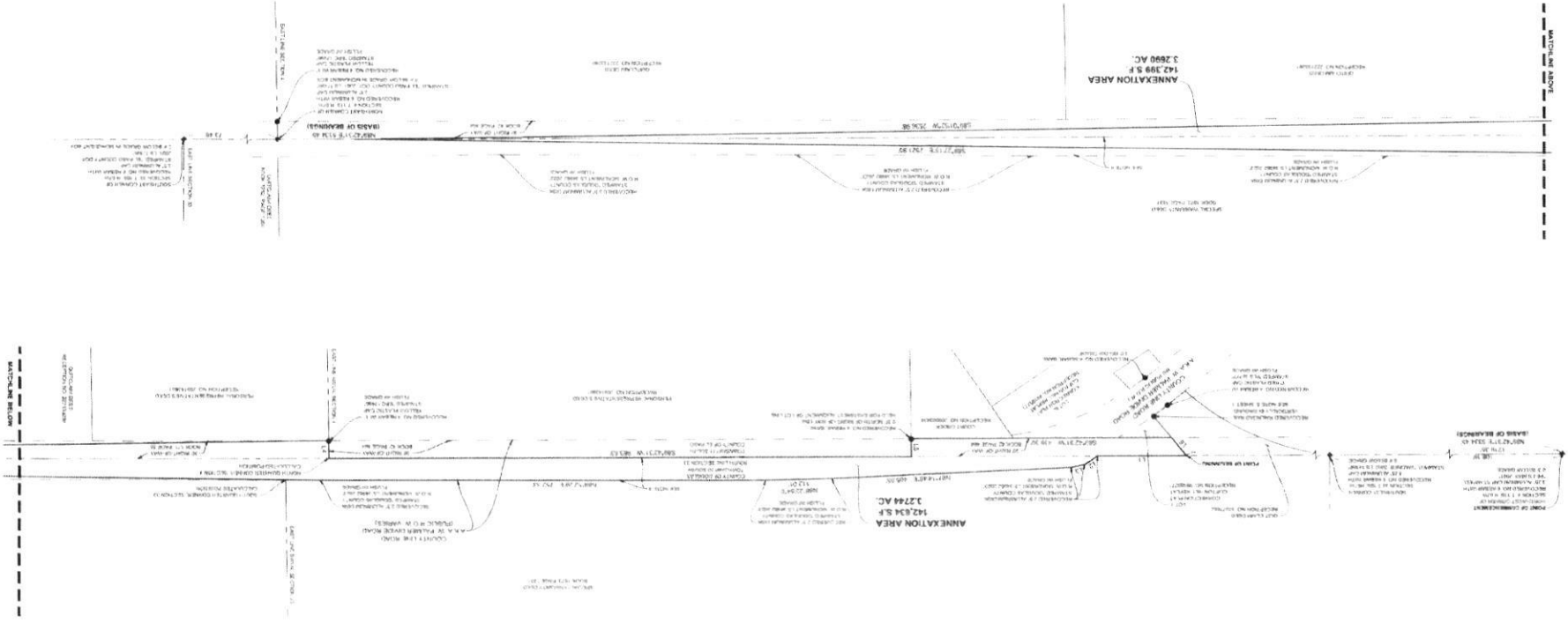
My commission expires:

Nov 23, 2025

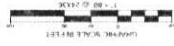


LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH,  
AND THE SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO

10 00	10.00%	40
20 00	20.00%	40
30 00	30.00%	40
40 00	40.00%	40
50 00	50.00%	40
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70 00	70.00%	40
80 00	80.00%	40
90 00	90.00%	40
100 00	100.00%	40



RECOVERED FROM COLUMN AS NOTED  
BOUNDING TO BE ANALYZED  
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BUT ANALYST'S  
BUT ANALYST'S



NO	DATE	REVISION DESCRIPTION

# Kimley»Horn

DATE: 10/10/10



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

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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.

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MONUMENT RIDGE WEST, LLC BY MARIA LARSEN, MANAGER

Maria Larsen  
Petitioner Name

Maria Larsen 3/28/25  
Signature Date

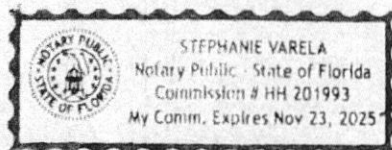
\_\_\_\_\_  
Petitioner Name

\_\_\_\_\_  
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

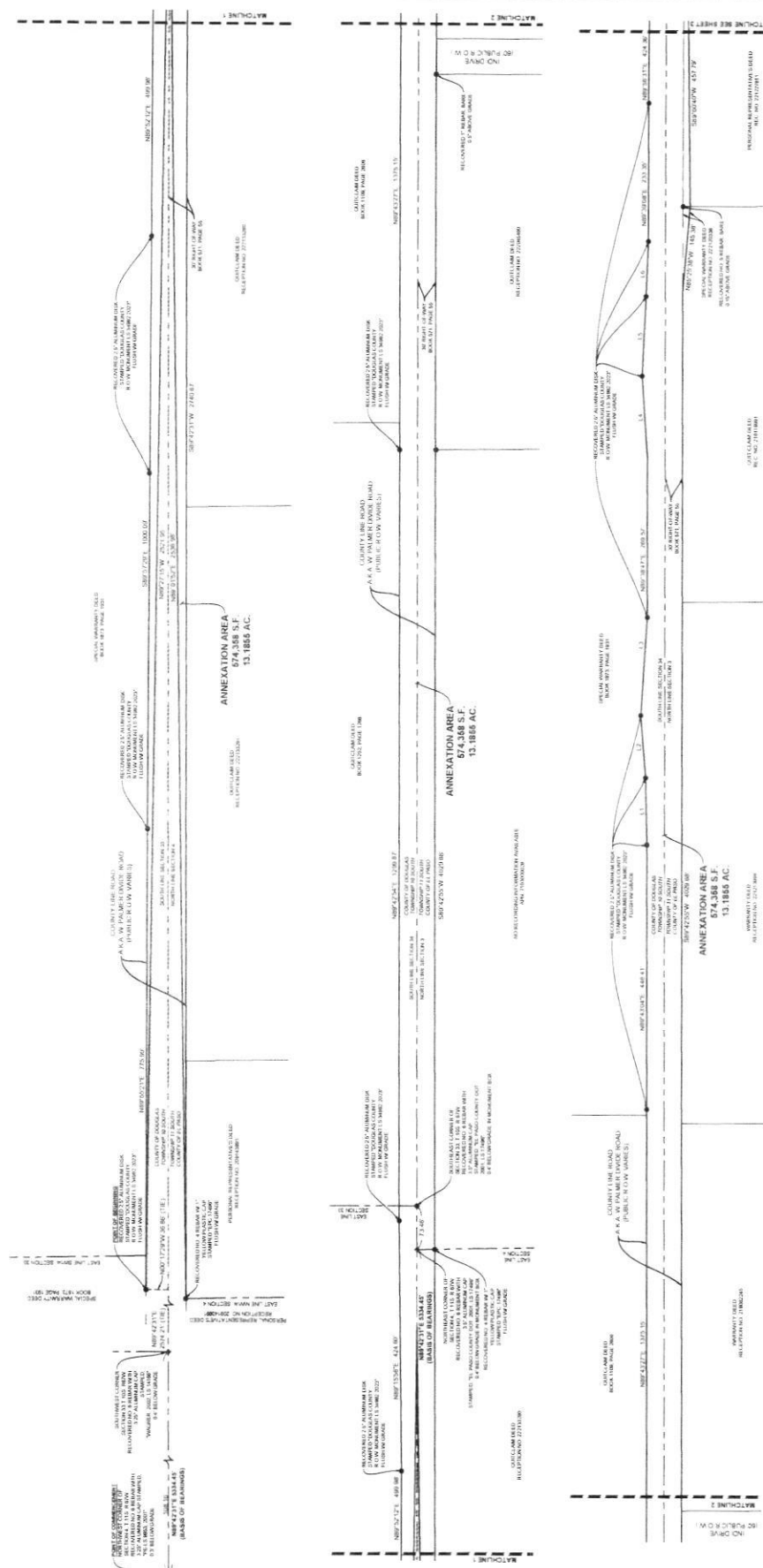
My commission expires:

Nov 23, 2025





NO	BLANKED	LINE NO
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1.2	0000 00 40'E	108 04
1.3	0000 20 33'E	106 57
1.4	0000 14 27'E	106 00
1.5	0000 17 07'E	104 00
1.6	0000 56 47'E	92 74



DATE	REVISION DESCRIPTION	SCALE	DRAWN BY	CHECKED BY	DATE	DRAWN NO.	REVISION NO.
		1" = 8'	J.W.	HWY	05/29/95	10404400	

**Kimley»Horn**

2000 S. 3900th Ave., P.O. Box 311  
 (at Hwy 100) E. 2000  
 Lincoln, NE 68502

**LEGEND**

- RECOVERED RECTANGULAR CORNER AS NOTED
- RECOVERED RECTANGULAR CORNER AS NOTED
- RECOVERED PROPERTY CORNER AS NOTED
- UNRECOVERED CORNER TO BE IMPLIED
- EXISTING CITY LIMITS
- RIGHT OF WAY LINE

GRAPHIC SCALE IN FEET

1" = 50' 0" 1" = 100'





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**.

## 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 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

\_\_\_\_\_  
Petitioner Name

Maria Larsen 3/28/25

Signature

Date

\_\_\_\_\_  
Signature

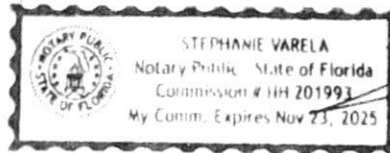
\_\_\_\_\_  
Date



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

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

by Maria Larsen



[Signature]  
Notary Public

My commission expires:

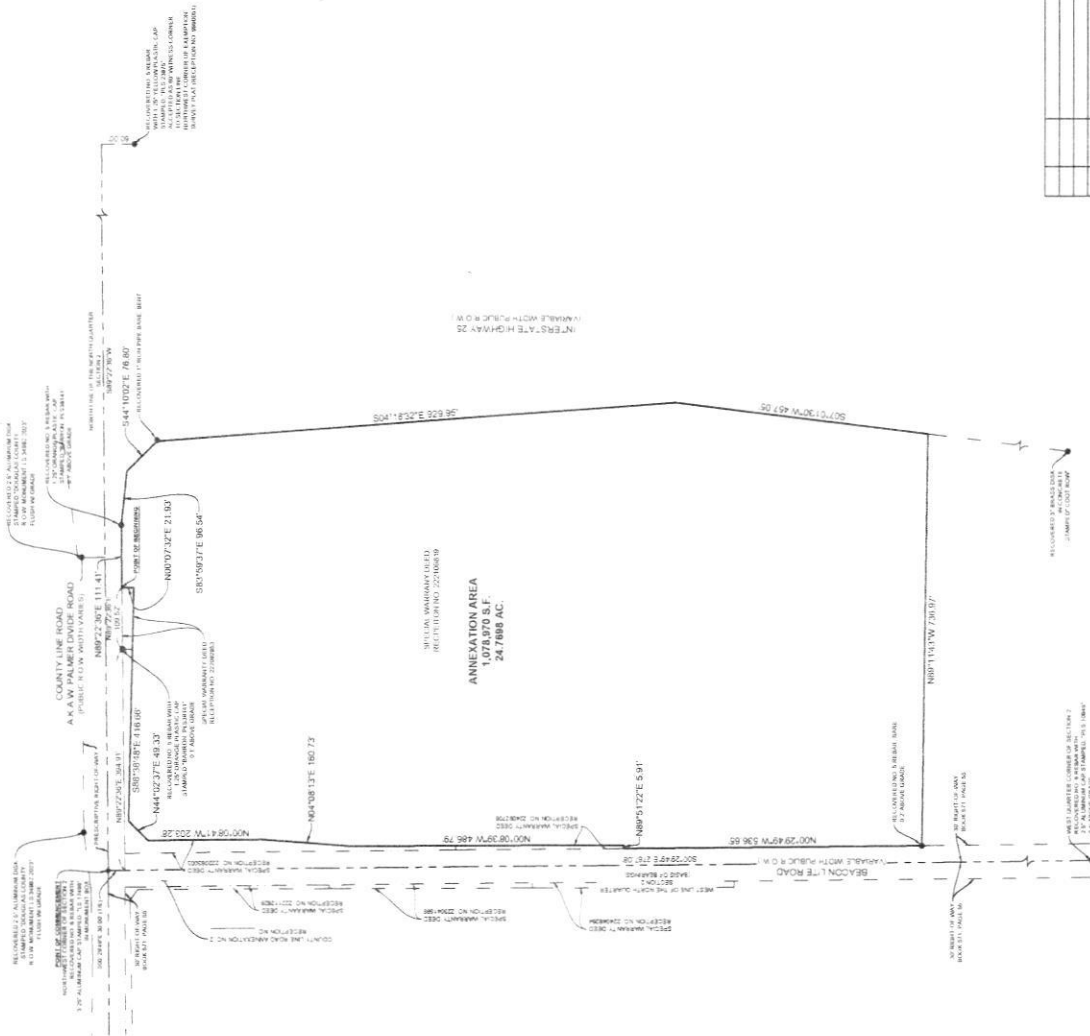
Nov 23, 2025



GRAPHIC SCALE IN FEET

0 50 100

1" = 100' @ 24X36

[illegible]

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.

COUNTY LINE ANNEXATION  
LOCATED IN THE NORTH HALF OF SE  
AND THE SOUTH HALF OF SECTION 33, TOWNSHIP  
COUNTY OF EL PASO AND COUNTY OF

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF COUNTY LINE ROAD (AKA PALMER DIVIDE ROAD) AS DESCRIBED IN BOOK 42, PAGE 484, 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 (AKA 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. 19036140 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 15 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. 5 REBAR WITH 3/25" ALLUMINUM CAP STAMPED "MELB 1853, 2001" 2.3' 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. 8707862, IN SAID EL PASO COUNTY RECORDS, AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 1, CORRECT ON PLAT CLIFTON HILL REPLAY, RECORDED AT RECEPTION NO. 89185771, 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 148.95 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 86°37'38" EAST, A DISTANCE OF 23.90 FEET;
- 2) NORTH 77°49'28" EAST, A DISTANCE OF 23.88 FEET;
- 3) NORTH 87°14'48" EAST, A DISTANCE OF 405.05 FEET;
- 4) NORTH 86°23'34" EAST, A DISTANCE OF 112.01 FEET;
- 5) NORTH 86°52'29" EAST, A DISTANCE OF 752.33 FEET;

THENCE SOUTH 89°21'19" EAST, A DISTANCE OF 252.95 FEET TO SAID NORTH LINE OF SECTION 4, THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°01'52" WEST, A DISTANCE OF 238.95 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN PERSONAL REPRESENTATIVE'S DEED, RECORDED AT RECEPTION NO. 209143691 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 0°57'32" WEST, A DISTANCE OF 30.00 FEET TO SAID NORTH LINE OF SECTION 4.

THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 37°43'01" WEST, A DISTANCE OF 183.29 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. 259033434 IN SAID EL PASO COUNTY RECORDS.

THENCE COINCIDENT WITH SAID NORTHERLY EXTENSION, SOUTH 0°57'32" 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 439.26 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°54'42" 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 \_\_\_\_\_



TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE  
COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

WATSON \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

CLERK AND RECORDER:

STATE OF COLORADO \_\_\_\_\_

COUNTY OF EL PASO \_\_\_\_\_

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_

\_\_\_\_\_ RECORDER

BY \_\_\_\_\_

DEPUTY \_\_\_\_\_

FEE \_\_\_\_\_

SURCHARGE \_\_\_\_\_

CLERK AND RECORDER:

STATE OF COLORADO \_\_\_\_\_

COUNTY OF DOUGLAS \_\_\_\_\_

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_

\_\_\_\_\_ RECORDER

BY \_\_\_\_\_

DEPUTY \_\_\_\_\_

FEE \_\_\_\_\_

SURCHARGE \_\_\_\_\_



NO. 1 ANNEXATION MAP

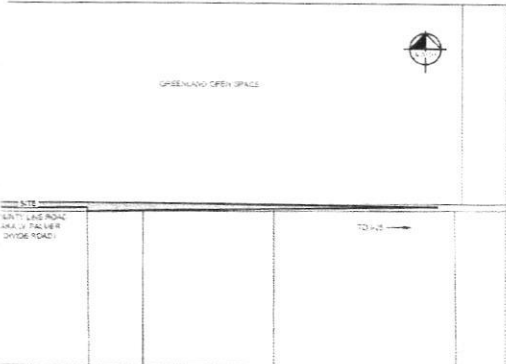
SECTION 4, TOWNSHIP 11 SOUTH,  
10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
DOUGLAS, STATE OF COLORADO

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:

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMENTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-506, C.R.S.
- BASIS OF BEARINGS** BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 27 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'31" EAST, A DISTANCE OF 3324.45 FEET AS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 8 REBAR WITH A 1/2" ALUMINUM CAP STAMPED "PELS 9893, 2001" 0.5' BELOW GRADE AND AT THE NORTHEAST CORNER BY A NO. 8 REBAR WITH 3/4" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS17499" 0.4' BELOW GRADE IN MONUMENT BOX.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- 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.
- 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.
- FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024 AND JANUARY 31, 2025.
- 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 CONNECTION PLAT OF CLIFTON HILL REPLAT, RECORDED AT RECEPTION NO. 98185711. 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.
- 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, 2025 AT LAND SURVEY PLAT NO. 10006143. SEE GENERAL NOTES AND PURPOSE STATEMENT ON SAID PLAT.



MAP

OWN OF PALMER LAKE, COUNTY OF EL PASO,  
OF 20

RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

\_\_\_\_\_ A.D.

\_\_\_\_\_ OF THE RECORDS COUNTY OF EL PASO, COLORADO

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A GULY 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 LICENSES 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 WARRANTY 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 38261  
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.  
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

**Kimley»Horn**

2200 S. SYRACUSE WAY, # 300  
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2200  
www.kimleyhorn.com

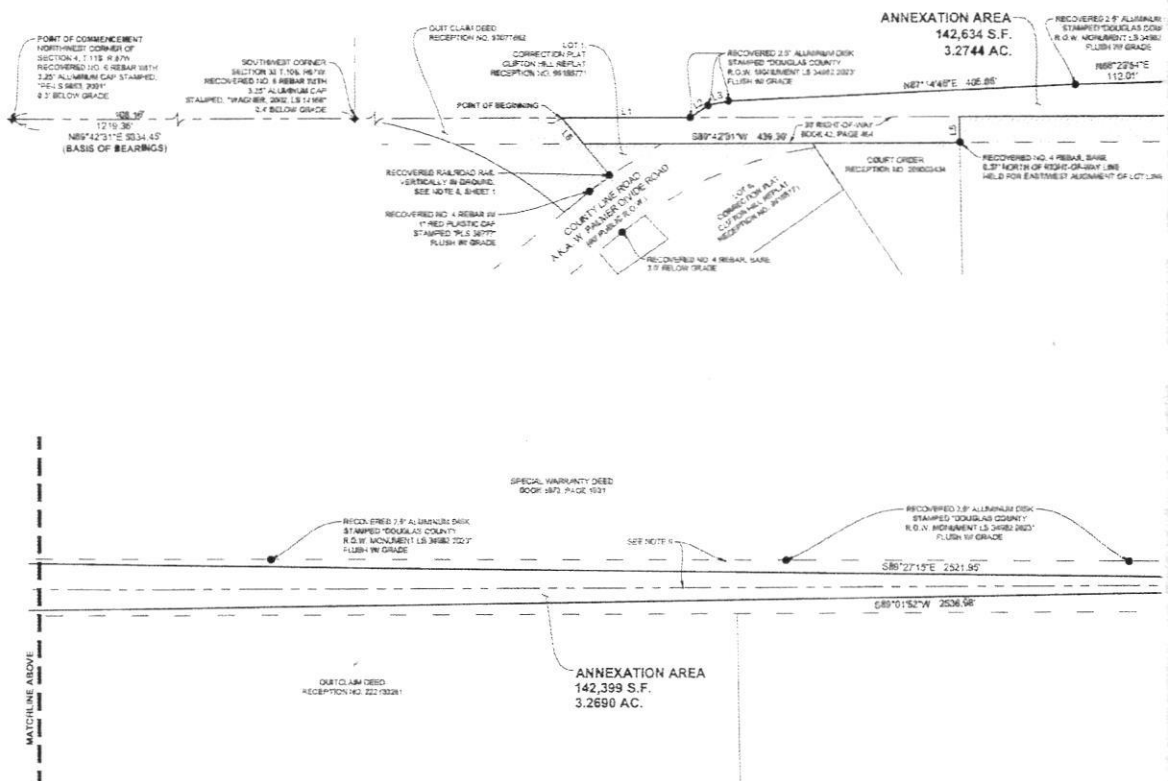
NO.	DATE	REVISION DESCRIPTION

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

LINE	BEARING	LENGTH
L1	N89°42'31"E	148.81
L2	N89°37'30"E	25.30
L3	N87°46'27"E	23.87
L4	N89°37'30"W	30.50
L5	S89°35'23"E	26.24
L6	N38°54'17"W	23.54

# COUNTY LINE ANNEXATION

LOCATED IN THE NORTH HALF OF S  
AND THE SOUTH HALF OF SECTION 33, TOWNSHIP  
COUNTY OF EL PASO AND COUNTY OF



## LEGEND

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



SECTION 4, TOWNSHIP 11 SOUTH,  
10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
DOUGLAS, STATE OF COLORADO



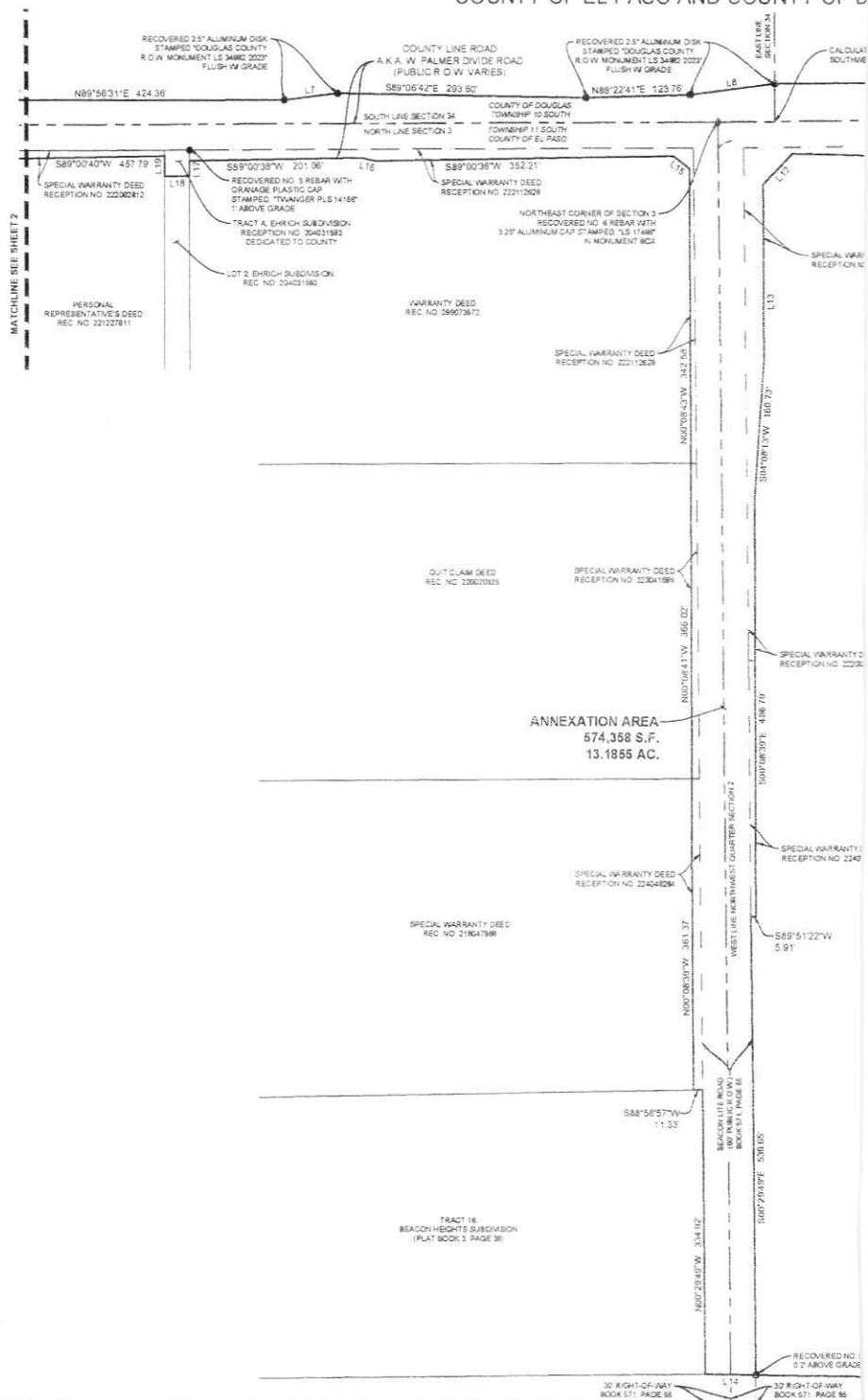
# Kimley»Horn

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" = 60'	CJW	DFW	04/01/25	196094002	2 OF 2

COUNTY LINE ANNEXATION M  
LOCATED IN THE NORTH HALF OF SECTION  
THE SOUTH HALF OF SECTIONS 33 AND 34, AND  
TOWNSHIP 10 SOUTH, RANGE 67  
COUNTY OF EL PASO AND COUNTY OF D



RECOVERED 2 1/2" ALUMINUM DISK  
STAMPED "DOUGLAS COUNTY  
R.O.W. MONUMENT L.S. 4482 2003"  
FLUSH W/ GRADE

N89°33'48"E 433.23'

30' RIGHT-OF-WAY  
BOOK 571, PAGE 55

SOUTH LINE SECTION 34

NORTH LINE SECTION 2

N82°47'22"E 115.12'

0.65'

115.12'

L10

N88°38'48"W 416.66'

RECOVERED NO. 5 REBAR WITH  
1.25" ORANGE PLASTIC CAP  
STAMPED "BARRON, PL538141"  
0.1' ABOVE GRADE

RECOVERED NO. 5 REBAR WITH  
1.25" ORANGE PLASTIC CAP  
STAMPED "BARRON, PL538141"  
0.1' ABOVE GRADE

SPECIAL WARRANTY DEED  
RECEPTION NO. 22208095

RECOVERED 1" IRON PIPE BARE, BENT  
DID NOT ACCEPT  
UPGRADED WITH NO. 5 REBAR WITH  
1.25" YELLOW PLASTIC CAP  
STAMPED, "PL534291"

SPECIAL WARRANTY DEED  
RECEPTION NO. 22210819

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

E.D.  
3008

D.E.D.  
12706

INTERSTATE HIGHWAY 25  
VARIABLE WIDTH PUBLIC ROW.)

GRAPHIC SCALE IN FEET

0 10 20 30 40 50 60 70 80 90 100

1" = 50' @ 24X36

# Kimley»»Horn

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

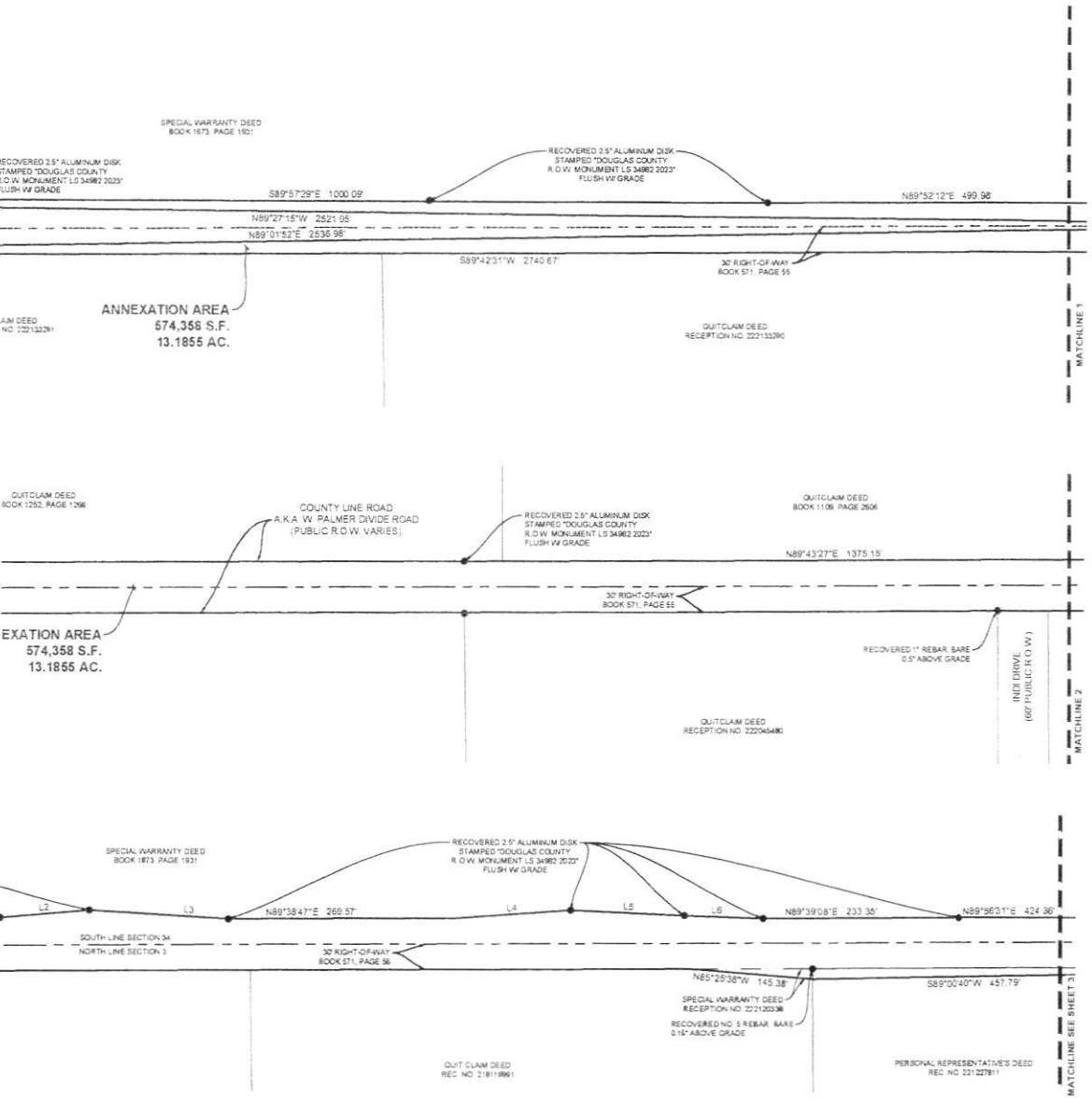
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3 REAR BARE





**NO. 2 ANNEXATION MAP**  
ONS 2,3, AND 4, TOWNSHIP 11 SOUTH,  
AND THE SOUTHWEST 1/4 OF SECTION 35,  
: 67 WEST OF THE 6TH P.M.,  
F DOUGLAS, STATE OF COLORADO



No	DATE	REVISION DESCRIPTION

**Kimley»Horn**

6200 S SYRACUSE WAY # 300  
GREENWOOD VILLAGE, CO 80111

Tel No (303) 228-2300  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	CJW	DRW	03/25/26	196084002	2 OF 3

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COUNTY LINE ANNEXATION  
LOCATED IN THE NORTH HALF OF SECTION 33,  
THE SOUTH HALF OF SECTIONS 33 AND 34, A  
TOWNSHIP 10 SOUTH, RANGE 67 WEST,  
COUNTY OF EL PASO AND COUNTY OF

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 (A.K.A. PALMER DIVIDE ROAD), AS DESCRIBED BY THAT LAND SURVEY PLAT DEPOSITED AUGUST 7, 2023 AT LAND SURVEY PLAT NO. 10009140 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. 8 REBAR WITH 3/25" ALUMINUM CAP STAMPED "PELS 9863 2001" 0.3' BELOW GRADE, THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4 NORTH 89°42'31" EAST, A DISTANCE OF 106.16 FEET TO THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 10 SOUTH, AS MONUMENTED BY A 3/25" ALUMINUM CAP STAMPED "WAGNER 2002" U.S. 14106' 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°50'21" EAST, A DISTANCE OF 775.99 FEET;
2. SOUTH 89°51'29" EAST, A DISTANCE OF 1000.06 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 1206.87 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 89°25'04" EAST, A DISTANCE OF 112.95 FEET;
9. NORTH 89°38'45" EAST, A DISTANCE OF 106.04 FEET;
10. SOUTH 89°29'33" EAST, A DISTANCE OF 165.92 FEET;
11. NORTH 89°38'47" EAST, A DISTANCE OF 269.57 FEET;
12. NORTH 89°32'22" EAST, A DISTANCE OF 138.00 FEET;
13. SOUTH 87°27'03" EAST, A DISTANCE OF 134.95 FEET;
14. SOUTH 87°50'41" EAST, A DISTANCE OF 82.74 FEET;
15. NORTH 89°30'02" EAST, A DISTANCE OF 233.35 FEET;
16. NORTH 89°56'31" EAST, A DISTANCE OF 424.36 FEET;
17. NORTH 87°02'06" EAST, A DISTANCE OF 82.85 FEET;
18. SOUTH 89°06'47" EAST, A DISTANCE OF 293.90 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°22'39" WEST, A DISTANCE OF 111.41 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED, RECORDED IN RECEPTION NO. 222082593 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. 222093003 AND 224092706 OF SAID EL PASO COUNTY RECORDS, THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 00°37'32" WEST, A DISTANCE OF 21.93 FEET;
2. NORTH 88°38'48" WEST, A DISTANCE OF 418.96 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°58'19" WEST, A DISTANCE OF 160.73 FEET;
6. SOUTH 00°08'38" 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°39'49" EAST, A DISTANCE OF 536.65 FEET; THENCE NORTH 88°11'43" WEST, A DISTANCE OF 80.02 FEET TO THE SOUTHEAST CORNER OF TRACT 15 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°39'49" WEST, A DISTANCE OF 334.92 FEET TO THE NORTH LINE OF SAID TRACT;

THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°48'57" WEST, A DISTANCE OF 111.33 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED, RECORDED IN RECEPTION NO. 218047888 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. 223041596 AND 222112626 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°28'41" 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 23.84 FEET;
5. SOUTH 89°03'36" 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, BIRCH SUBDIVISION, RECORDED IN RECEPTION NO. 254031983 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°00'30" EAST, A DISTANCE OF 17.69 FEET;
2. SOUTH 89°42'56" 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°25'36" WEST, A DISTANCE OF 143.38 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°42'56" 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°15'52" EAST, A DISTANCE OF 2536.96 FEET TO THE NORTH LINE OF SECTION 4;

THENCE NORTH 89°27'15" WEST, A DISTANCE OF 2521.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 574.356 SQUARE FEET OR 13.1856 ACRES, MORE OR LESS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_

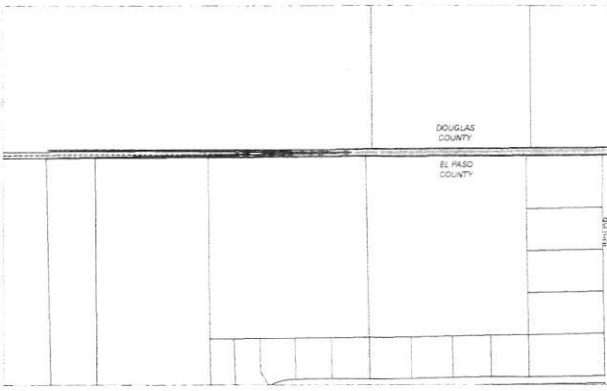
NOTARY:

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 \_\_\_\_\_



TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF \_\_\_\_\_, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

WAYOR \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

CLERK AND RECORDER:

STATE OF COLORADO \_\_\_\_\_ )

COUNTY OF EL PASO \_\_\_\_\_ )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_

RECORDER \_\_\_\_\_

BY \_\_\_\_\_ DEPUTY \_\_\_\_\_

FEE \_\_\_\_\_

SURCHARGE \_\_\_\_\_

CLERK AND RECORDER:

STATE OF COLORADO \_\_\_\_\_ )

COUNTY OF DOUGLAS \_\_\_\_\_ )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_

RECORDER \_\_\_\_\_

BY \_\_\_\_\_ DEPUTY \_\_\_\_\_

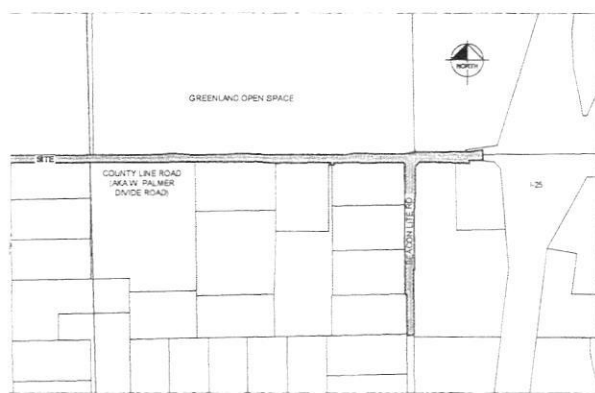
FEE \_\_\_\_\_

SURCHARGE \_\_\_\_\_

NO. 2 ANNEXATION MAP  
ONS 2,3, AND 4, TOWNSHIP 11 SOUTH,  
AND THE SOUTHWEST 1/4 OF SECTION 35,  
67 WEST OF THE 6TH P.M.,  
F DOUGLAS, STATE OF COLORADO

CONTIGUITY STATEMENT:  
TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 25,283.11 FEET  
• ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 4,214.85 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 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 87 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'31" EAST, A DISTANCE OF 5334.45 FEET, AS MONUMENTED AT THE NORTH-WEST 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, LS17498" 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.



Y MAP  
500'

E TOWN OF PALMER LAKE, COUNTY OF EL PASO,  
OF 20

R RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_M,  
20\_\_\_\_ A.D.,  
OF THE RECORDS COUNTY OF EL PASO, COLORADO

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

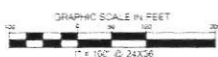
DARREN R. WOLTERSTORFF, PLS 38281  
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.  
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

R RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_M,  
20\_\_\_\_ A.D.,  
OF THE RECORDS COUNTY OF DOUGLAS, COLORADO

No	DATE	REVISION DESCRIPTION

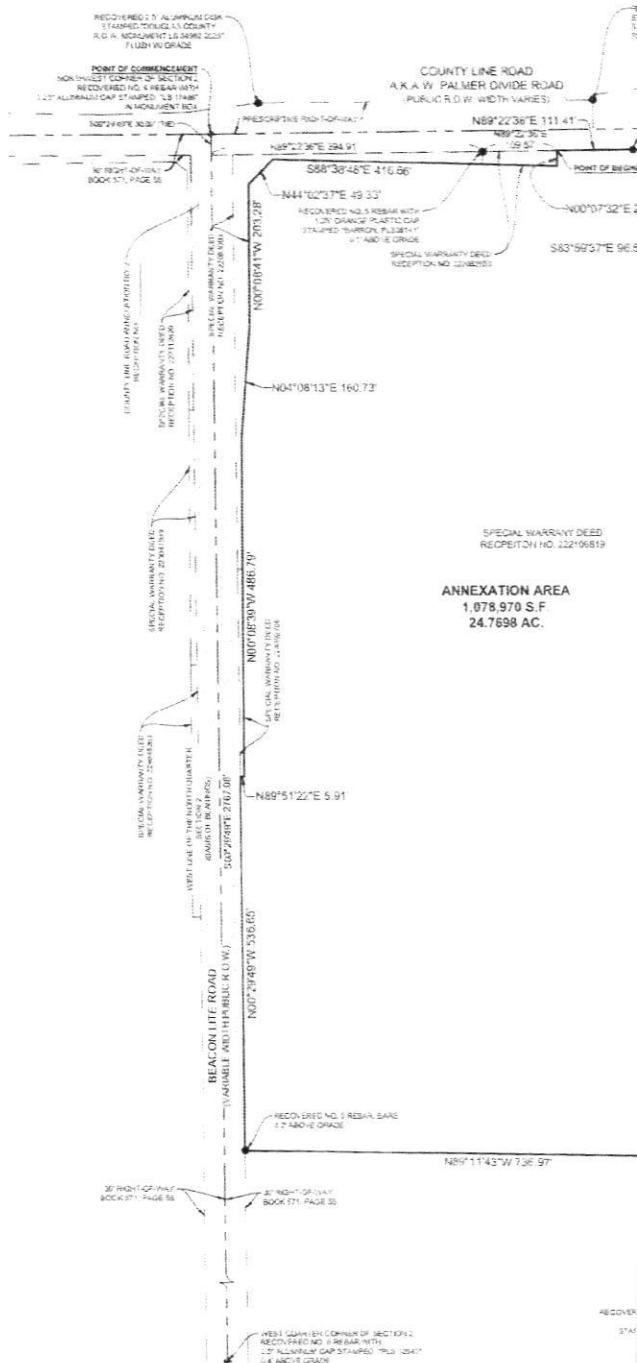
6200 S. SYRACUSE WAY, # 300  
GREENWOOD VILLAGE, CO 80111  
Tel: No. (303) 228-2300  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CJW	DRW	03/25/25	196084002	1 OF 3



# COUNTY LINE ROAD ANNEXATION

LOCATED IN THE NORTHWEST QUARTER  
RANGE 67 WEST OF THE 6TH P.M. COUNTY





OF SECTION 2, TOWNSHIP 11 SOUTH,  
OF EL PASO, STATE OF COLORADO

2" BRASS DISK  
IN CONCRETE  
EUT COOT FLOW

**LEGEND**

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

			<h1>Kimley»Horn</h1>					
			6200 S. SYRACUSE WAY, #300 GREENWOOD VILLAGE, CO 80111				Tel. No. (303) 228-2200 <a href="http://www.kimley-horn.com">www.kimley-horn.com</a>	
No.	DATE	REVISION DESCRIPTION	Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
			1" = 100'	JAF	DRW	03/28/25	196504003	2 OF 2

# COUNTY LINE ROAD ANNEXATION

LOCATED IN THE NORTHWEST QUARTER  
RANGE 67 WEST OF THE 6TH P.M. CO.

## ANNEXATION DESCRIPTION

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 6TH 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. 8 REBAR WITH 3/2" ALUMINUM CAP STAMPED "LS 17496", IN MONUMENT BOX;  
THENCE CONCORDANT 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 CONCORDANT WITH SAID WESTERLY EXTENSION AND SAID NORTH LINE, NORTH 89°22'00" EAST, A DISTANCE OF 324.31 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 CONCORDANT WITH THE NORTH LINE OF LAST SAID SPECIAL WARRANTY DEED, CONTINUING NORTH 89°22'30" EAST, A DISTANCE OF 105.52 FEET TO THE NORTHEAST CORNER OF SAID DEED AND THE POINT OF BEGINNING.

THENCE CONTINUING CONCORDANT WITH THE NORTH LINE OF SAID RECEPTION NO. 222106819, NORTH 89°22'30" 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 CONCORDANT WITH THE EASTERLY LINE OF SAID RECEPTION NO. 222106819 AND SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:  
1. SOUTH 87°59'37" EAST, A DISTANCE OF 96.54 FEET;  
2. SOUTH 44°11'02" EAST, A DISTANCE OF 76.80 FEET;  
3. SOUTH 84°18'32" EAST, A DISTANCE OF 129.96 FEET;  
4. SOUTH 87°01'30" WEST, A DISTANCE OF 457.26 FEET;  
THENCE NORTH 89°11'43" WEST, A DISTANCE OF 735.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF BEACON LITE ROAD AS DESCRIBED IN BOOK 571, PAGE 55;  
THENCE CONCORDANT WITH SAID EAST RIGHT-OF-WAY LINE, NORTH 00°29'49" WEST, A DISTANCE OF 535.45 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222082706, IN SAID RECORDS;  
THENCE CONCORDANT WITH THE SOUTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 222082706, 222083003 AND 222082953 THE FOLLOWING SIX (6) COURSES:  
1. NORTH 89°51'22" EAST, A DISTANCE OF 5.91 FEET;  
2. NORTH 00°09'38" WEST, A DISTANCE OF 486.79 FEET;  
3. NORTH 04°08'12" 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 493.33 FEET, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID RECEPTION NO. 222082953;  
6. CONCORDANT WITH SAID WESTERLY EXTENSION, SOUTH 84°18'13" EAST, A DISTANCE OF 416.66 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 222082953;  
THENCE CONCORDANT 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 24.7686 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 \_\_\_\_\_



## CONTIGUITY STATEMENT

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 4,296.10 FEET.  
• ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 715.17 FEET (16.67%)  
• PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,882.68 FEET (43.83%)

## TOWN APPROVAL:

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

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION CHAIR \_\_\_\_\_ 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 \_\_\_\_\_,

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 \_\_\_\_\_

# SECTION NO. 3 ANNEXATION MAP

OF SECTION 2, TOWNSHIP 11 SOUTH,  
CITY OF EL PASO, STATE OF COLORADO



CITY MAP  
1990

## 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 DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-506, C.R.S.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH QUARTER OF SECTION 2, BEARING: S00°29'45"E, A DISTANCE OF 2767.08 FEET, AS MONUMENTED AT THE SOUTH END BY A NO. 6 REBAR WITH 2.5" ALUMINUM CAP, STAMPED "PLS 10445", 0.4' ABOVE GRADE, AND AT THE NORTH END BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED "PLS 17456" 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.

## 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 WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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ANY PURPOSE AND  
SHALL NOT BE USED OR  
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UPON AS A FINAL  
SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS. 35281  
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.  
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

No.	DATE	REVISION DESCRIPTION

# Kimley»Horn

6300 S. TYRHOSE WAY, # 300  
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 428-2320  
www.kimley-horn.com

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N/A	JAF	DRW	03/28/25	196094002	1 OF 2