I, Nina Ruiz, certify that I mailed the legal "Notice of Annexation Petition" packet for the Buc'ees Annexation Filings 1-6 on behalf of and at the direction of the Town of Palmer Lake Clerk on October 31, 2024 by regular mail. A copy of the packet is included as "Exhibit A" and the mailing list is included as "Exhibit B" attached hereto.



Nina Ruiz

Senior Executive Consultant



Phone: 719-433-2018

Email: nina.ruiz@vertexcos.com

Address: 5825 Delmonico Dr., Suite 320, Colorado Springs, CO 80919

Website: Vertexconsultingservice.com

#### **EXHIBIT A**

#### NOTICE OF ANNEXATION PETITION

YOU ARE HEREBY NOTIFIED THAT THE ATTACHED PETITIONS FOR ANNEXATION HAVE BEEN FILED WITH THE TOWN OF PALMER LAKE, COLORADO.

THE PETITIONER PROPOSES TO ACHIEVE THE CONTIGUITY REQUIRED BY SECTION 31-12-104(1)(a), C.R.S., BY ANNEXING A PLATTED STREET OR ALLEY, OR RIGHT OF WAY AS DEPICTED ON THE ATTACHED ANNEXATION MAP(S).

ACCORDING TO THE RECORDS OF THE COUNTY, YOU ARE THE OWNER OF PROPERTY ABUTTING THE PLATTED STREET OR ALLEY, OR RIGHT OF WAY THE PETITIONER PROPOSES TO USE. AS AN ABUTTING PROPERTY OWNER YOU HAVE THE RIGHT TO PETITION THE TOWN FOR ANNEXATION, PURSUANT TO SECTION 31-12-107, C.R.S.

#### **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 <u>0.0253</u> 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 30 \_\_\_\_ 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.

Maria Larse	n	
Petitioner Name	Petitioner Name	
Maria Laix	W. 10/18/2024	
Signature	Date Signature	Date

STATE OF COLORADO )	
COUNTY OF ET PASO)	
Subscribed and sworn to before me this by Marea auses	18th day of October,
	Notary Public
My commission expires:	DONNA ZAMORA NOTARY PUBLIC
5/30/2027	State of Colorado Notary ID # 20234020189 My Commission Expires 05/30/2027

## BUC'EES PALMER LAKE NO. 1 ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.. COUNTY OF EL PASO, STATE OF COLORADO

			GREENLAND OPEN SPACE
ANNEXATION DESCRIPTION  A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS	CONTIGUITY STATEMENT:  TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 180.00 FEET.  ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 30.00 FEET (16.67%).  PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 30.00 FEET (16.67%).	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.	DOUGLAS
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;		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.	COUNTY SITE COUNTY LINE ROAD
THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE <b>POINT OF BEGINNING</b> ;  THENCE SOUTH 79°25'16" EAST, A DISTANCE OF 75.00 FEET;		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"	TOTAL PARK
THENCE SOUTH 77°30'12" WEST, A DISTANCE OF 75.00 FEET TO THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 WITH THE SOUTH LINE OF SAID DECLARED PUBLIC HIGHWAY; THENCE COINDICENT WITH SAID WEST LINE NORTH 00°57'32" WEST, A DISTANCE OF 30.00 FEET TO THE <b>POINT OF</b>	SURVEYOR'S CERTIFICATION	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.	
BEGINNING.  CONTAINING 1,102 SQUARE FEET OR 0.0253 ACRES.	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.	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	
SIGNED THIS DAY OF, 20  BY: AS: OF:	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	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	VICINITY MAP  1" = 500'
NOTARY:	APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.	PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.	
I HEREBY CERTIFY THAT ON THE DAY OF, 20, APPEARED BEFORE	I ATTEST THE ABOVE ON THIS DAY OF, 20	7. FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024.	CLERK AND RECORDER: STATE OF COLORADO )
ME,, ASOF,	PRELIMINARY THIS DOCUMENT SHALL		)SS COUNTY OF EL PASO )
A COLORADO, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.	NOT BE RECORDED FOR ANY PURPOSE AND		I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK _M.
	SHALL NOT BE USED OR VIEWED OR RELIED	TOWN APPROVAL:	THIS DAY OF,, 20A.D.,
	UPON AS A FINAL SURVEY DOCUMENT	PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO,	AND IS DULY RECORDED AT RECEPTION NO OF THE RECORDS COUNTY OF EL PASO , COLOR
NOTARY PUBLIC MY COMMISSION EXPIRES:	DARREN R. WOLTERSTORFF, PLS 38281	COLORADO, THIS DAY OF, OF 20	, RECORDER
	FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC. DARREN.WOLTERSTORFF@KIMLEY-HORN.COM	MAJOR DATE	DEPUTY
PLANNING DEPARTMENT:  THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS		A TTEOT	FEE:
DAY OF, 20		ATTEST:	SURCHARGE:
PLANNING DIRECTOR  TOWN APPROVAL:  PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO,			
COLORADO, THIS DAY OF, OF 20			
MAJOR DATE			
ATTEST:		30' RIGHT-OF-WAY	
TOWN CLERK DATE	A.I	COUNTY LINE ROAD  .K.A. W. PALMER DIVIDE ROAD  (60' PUBLIC R.O.W.)	SOUTHEAST CORNER
	SOUTHWEST CORNER  SECTION 33 T.10S. R67W.  RECOVERED NO. 6 REBAR WITH  3.25" ALUMINUM CAP STAMPED, "WAGNER, 2002, LS 14166"  SOUTHWEST CORNER  NORTH QUARTER CORNER  SECTION 4  CALCULATED POSITION  NO MONUMENT RECOVERED OR SET	COUNTY OF DOUGLAS SOUTH LINE SECTION 33	SECTION 33 T.10S. R67W. RECOVERED NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS 17496" 0.4' BELOW GRADE IN MONUMENT BOX
$\frac{108.16}{2666.90}$ — — — — — — — — — — — — — — — — — — —			73.46'
POINT OF COMMENCEMENT  NORTHWEST CORNER OF	\$79°25'16"E	COUNTY OF EL PASO (BASIS OF BEARINGS)  NORTH LINE SECTION 4  NORTH LINE SECTION 4	1S. R.67W.
SECTION 4, T.11S. R.67W.  RECOVERED NO. 6 REBAR WITH  3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001"	S79°25'16"E 75	STAMPED, "EL PASO, 2001	IINUM CAP I, LS17496"
0.3' BELOW GRADE	732	30' RIGHT-OF-WAY BOOK 571, PAGE 55	MENT BOX
	1,102 S.F.   単位		
	1 LINE 1	5 00'	
	S77°30'12"W 1	5.00	
	RECOVERED NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP		
	STAMPED, "PLS 17496"  0.65' NORTH OF RIGHT-OF-WAY LINE HELD FOR EAST/WEST ALIGNMENT OF SECTION LINE		
	//////		

1" = 10' @ 24X36

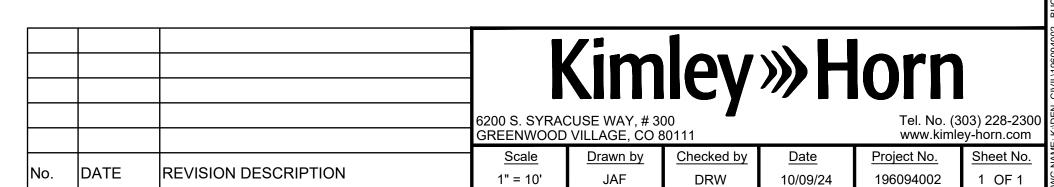
## BOUNDARY TO BE ANNEXED

LEGEND

♦ RECOVERED SECTION CORNER AS NOTED RECOVERED PROPERTY MONUMENT AS NOTED

— · · · — · · · — RIGHT-OF-WAY LINE





## Kimley » Horn

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, 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 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 79°25'16" EAST, A DISTANCE OF 75.00 FEET;

THENCE SOUTH 77°30'12" WEST, A DISTANCE OF 75.00 FEET TO THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 WITH THE SOUTH LINE OF SAID DECLARED PUBLIC HIGHWAY;

THENCE COINDICENT WITH SAID WEST LINE NORTH 00°57'32" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING.** 

CONTAINING 1,102 SQUARE FEET OR 0.0253 ACRES.

#### Exhibit A

#### 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 <u>0.1037</u> 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 \_\_150 \_\_\_ 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.

Maria Larse	n	
Petitioner Name	Petitioner Name	
Maria Laix	W. 10/18/2024	
Signature	Date Signature	Date

STATE OF COLORADO )	
COUNTY OF ET PASO)	
Subscribed and sworn to before me this by Marea auses	18th day of October,
	Notary Public
My commission expires:	DONNA ZAMORA NOTARY PUBLIC
5/30/2027	State of Colorado Notary ID # 20234020189 My Commission Expires 05/30/2027

## BUC'EES PALMER LAKE NO. 2 ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6TH P.M..
COUNTY OF EL PASO, STATE OF COLORADO

ANNEXATION DESCRIPTION	CONTIGUITY STATEMENT:	NOTES:	
A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF	TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 900.00 FEET.  • ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 150.00 FEET (16.67%).	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	
THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP  11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS	PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 150.00 FEET (16.67%).	BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.	DOUGLAS
FOLLOWS:		2. ANY PERSON WHO KNOWINGLY REMOVES. ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR	COUNTY SITE COUNTY LINE ROAD
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH		LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO	EL PASO COUNTY  DIVIDE ROAD) TO 1-25
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 2666.90 FEET		STATE STATUTE 18-4-508, C.R.S.	
TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE <b>POINT OF BEGINNING</b> ;		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	The state of the s
THENCE SOUTH 88°39'59" EAST, A DISTANCE OF 375.00 FEET;		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"	To and the second secon
THENCE SOUTH 86°44'54" WEST, A DISTANCE OF 375.00 FEET; THENCE NORTH 77°30'12" EAST, A DISTANCE OF 75.00 FEET;	SURVEYOR'S CERTIFICATION	ALUMINUM CAP STAMPED, "EL PASO, 2001, LS17496" 0.4' BELOW GRADE IN MONUMENT BOX	
THENCE NORTH 79°25'16" WEST, A DISTANCE OF 75.00 FEET TO THE <b>POINT OF BEGINNING</b> .	I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO,	4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.	
CONTAINING 4,519 SQUARE FEET OR 0.1037 ACRES.	DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.	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	
SIGNED THIS DAY OF, 20	PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE	SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.	<u>VICINITY MAP</u> 1" = 500'
BY:	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	6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF	
NOTARY:	APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.	PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.	
I HEREBY CERTIFY THAT ON THE DAY OF, 20, APPEARED BEFORE	I ATTEST THE ABOVE ON THIS DAY OF, 20	7. FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024.	CLERK AND RECORDER:  STATE OF COLORADO )
ME,, ASOF,	PREĹIMIŇARY		)SS COUNTY OF EL PASO )
A COLORADO, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.	THIS DOCUMENT SHALL NOT BE RECORDED FOR		
	ANY PURPOSE AND SHALL NOT BE USED OR		
	VIEWED OR RELIED UPON AS A FINAL	TOWN APPROVAL:	THIS DAY OF,, 20A.D.,
NOTARY PUBLIC MY COMMISSION EXPIRES:	SURVEY DOCUMENT	PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS DAY OF, OF 20	AND IS DULY RECORDED AT RECEPTION NO OF THE RECORDS COUNTY OF EL PASO , COLORA
	DARREN R. WOLTERSTORFF, PLS 38281	COLORADO, THIS DAY OF, OF 20	, RECORDER BY:
	FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC. DARREN.WOLTERSTORFF@KIMLEY-HORN.COM	MAJOR DATE	DEPUTY
PLANNING DEPARTMENT:		WIAGOR	FEE:
THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS DAY OF, 20		ATTEST:	SURCHARGE:
		TOWN CLERK DATE	
		TOWN CLERK DATE	
PLANNING DIRECTOR			
TOWN APPROVAL:			
PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS DAY OF, OF 20			
,			
MAJOR DATE			
ATTEST:			
TOWN CLERK DATE			
	ANNEX 4,519 S	(ATION AREA	
	0.1037	AC.	
	SOUTHWEST CORNER NORTH QUARTER CORNER	COUNTY LINE ROAD	SOUTHEAST CORNER SECTION 33 T.10S. R67W.
	SECTION 33 T.10S. R67W.  RECOVERED NO. 6 REBAR WITH  3 25" ALLIMINI IM CAP  SECTION 4  CALCULATED POSITION  NO MONUMENT RECOVERED OR SET	A.K.A W. PALMER DIVIDE ROAD 30' RIGHT-OF-WAY	RECOVERED NO. 6 REBAR WITH  3.5" ALUMINUM CAP
	STAMPED, "WAGNER, 2002, LS 14166" /	(60' PUBLIC R.O.W.)  COUNTY OF DOUGLAS TOWNSHIP 10 SOUTH	STAMPED, "EL PASO, 2001, LS 17496"  Outh line section 33  SOUTH LINE SECTION 33  STAMPED, "EL PASO, 2001, LS 17496"  Outh BELOW GRADE IN MONUMENT BOX
- <u>108.16'</u> <u>108.16'</u>		TOWNSHIP 11 SOUTH COUNTY OF EL PASO	N89°42'31"E 5334.45' (BASIS OF BEARINGS)
POINT OF COMMENCEMENT / NORTHWEST CORNER OF	N79°25'16"W 75.00'	\$88°39'59"E 375.00' \$86°44'54"W 375.00'	NORTH LINE SECTION 4
SECTION 4, T.11S. R.67W. RECOVERED NO. 6 REBAR WITH	N77°30'12"E 75.00'	S80 44 34 W 57 57 57 BOOK 571, PAGE 55	NORTHEAST CORNER OF SECTION 4, T.11S. R.67W.
3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001" 0.3' BELOW GRADE	. 4////	<u> </u>	RECOVERED NO. 6 REBAR WITH  3.5" ALUMINUM CAP  STAMPED, "EL PASO, 2001, LS17496"
	BUC'EES PALMER LAKE NO. 1 ANNEXA' RECEPTION NO	ATION	0.4' BELOW GRADE IN MONUMENT BOX
	1" YELLOW PLASTIC CAP STAMPED, "PLS 17496"		
	0.65' NORTH OF RIGHT-OF-WAY LINE HELD FOR EAST/WEST ALIGNMENT OF SECTION LINE		
	WEST LINE NORTHEAST QUARTER		
	SECTION 4		
LEGEND  → RECOVERED SECTION CORNER AS NOTED		<del>,</del>	
RECOVERED PROPERTY MONUMENT AS NOTED  BOUNDARY TO BE ANNEXED		GRAPHIC SCALE IN FEET	Kimley» Horn
/////// EXISTING CITY LIMITS ————————————————————————————————————		GRAPHIC SCALE IN FEET  30	KIMIEV» HOLD

1" = 30' @ 24X36

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

1" = 30'

No. DATE REVISION DESCRIPTION

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

196094002

— · · · — · · · — RIGHT-OF-WAY LINE

#### **EXHIBIT B**

## Kimley » Horn

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, 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 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 88°39'59" EAST, A DISTANCE OF 375.00 FEET;

THENCE SOUTH 86°44'54" WEST, A DISTANCE OF 375.00 FEET;

THENCE NORTH 77°30'12" EAST, A DISTANCE OF 75.00 FEET;

THENCE NORTH 79°25'16" WEST, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,519 SQUARE FEET OR 0.1037 ACRES.

#### **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 <u>0.5166</u> 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 \_750 \_\_ 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.

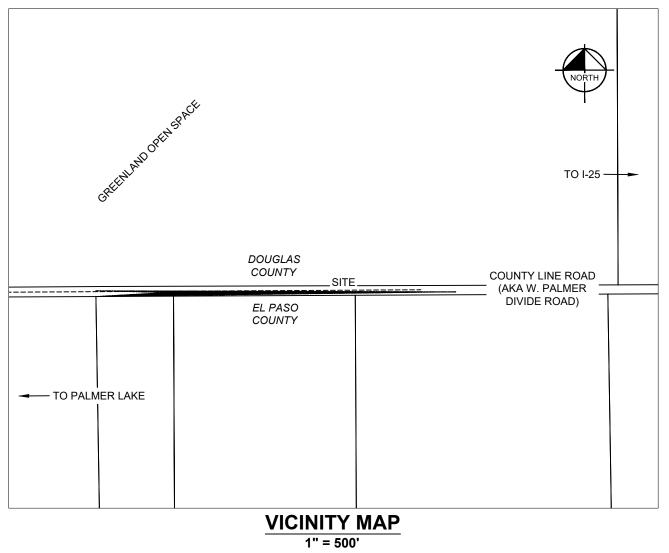
Maria Larsei		
Petitioner Name	Petitioner Name	
Maria Laws	X 10/18/2024	
Signature	Date Signature	Date

STATE OF COLORADO )	
COUNTY OF FI PASO)	
Subscribed and sworn to before me this 18  by Maria ausen  by	day of October,
<b>C</b>	Notary Public
My commission expires:	DONNA ZAMORA NOTARY PUBLIC
5/30/2027	State of Colorado Notary ID # 20234020189 My Commission Expires 05/30/2027

## BUC'EES PALMER LAKE NO. 3 ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6TH P.M..
COUNTY OF EL PASO, STATE OF COLORADO

ANNEXATION DESCRIPTION  A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, 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 80°42'31" EAST, A DISTANCE OF 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE POINT OF BEGINNING;  THENCE SOUTH 89°49'59" EAST, A DISTANCE OF 1875.17 FEET; THENCE SOUTH 89°49'59" EAST, A DISTANCE OF 375.00 FEET; THENCE NORTH 88°49'59" WEST, A DISTANCE OF 375.00 FEET; THENCE NORTH 88°39'59" WEST, A DISTANCE OF 375.00 FEET TO THE POINT OF BEGINNING.  CONTAINING 22,503 SQUARE FEET OR 0.5166 ACRES.  SIGNED THIS	CONTIGUITY STATEMENT:  TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 4499.99 FEET.  ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 750.00 FEET (16.67%).  PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 750.00 FEET (16.67%).	<ol> <li>NOTES:</li> <li>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.</li> <li>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.</li> <li>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" ALLUMINUM CAP STAMPED, "PE-LS 9853, 2001" 0.3' BELOW GRADE AND AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3.5" ALLUMINUM CAP STAMPED, "EL PASO, 2001, LS17496" 0.4' BELOW GRADE IN MONUMENT BOX</li> <li>ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.</li> <li>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.</li> <li>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.</li> <li>FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024.</li> </ol>	GREETH AND OPEN STRANGE OF THE STRAN
NOTARY PUBLIC  MY COMMISSION EXPIRES:  PLANNING DEPARTMENT:  THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS  PLANNING DIRECTOR	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	TOWN APPROVAL:  PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO,	CLERK AND RECORDER:  STATE OF COLORADO ) (SS) COUNTY OF EL PASO ) I HEREBY CERTIFY THAT THIS INSTRU
TOWN APPROVAL:  PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS DAY OF  MAJOR DATE  ATTEST:  TOWN CLERK DATE		MAJOR DATE  ATTEST: TOWN CLERK DATE	THIS DAY OF AND IS DULY RECORDED AT RECEPT, RECORDER BY: DEPUTY FEE: SURCHARGE:



CLERK AND RECORDER:				
STATE OF COLORADO	) )SS			
COUNTY OF EL PASO	)			
I HEREBY CERTIFY THAT THIS I	NSTRUMENT WAS F	FILED FOR REG	CORD IN MY OFFICE AT _	O'CLOCK _M.
THIS DAY OF	·	, 20	A.D.,	
AND IS DULY RECORDED AT RE	ECEPTION NO		OF THE RECORDS COU	NTY OF EL PASO , COLORADO
, RECORDER				
BY:				
FEE:				

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

REVISION DESCRIPTION

#### BUC'EES PALMER LAKE NO. 3 ANNEXATION MAP LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.. COUNTY OF EL PASO, STATE OF COLORADO -ANNEXATION AREA 22,503 S.F. 0.5166 AC. SOUTHEAST CORNER SECTION 33 T.10S. R67W. POINT OF BEGINNING SOUTHWEST CORNER SECTION 33 T.10S. R67W. COUNTY LINE ROAD NORTH QUARTER CORNER BUC'EES PALMER LAKE NO. 2 ANNEXATION MAP RECEPTION NO. \_\_\_\_\_ RECOVERED NO. 6 REBAR WITH A.K.A W. PALMER DIVIDE ROAD CALCULATED POSITION 30' RIGHT-OF-WAY 3.5" ALUMINUM CAP RECOVERED NO. 6 REBAR WITH NO MONUMENT RECOVERED OR SET (60' PUBLIC R.O.W.) STAMPED, "EL PASO, 2001, LS 17496" 3.25" ALUMINUM CAP STAMPED, "WAGNER, 2002, LS 14166" SOUTH LINE SECTION 33 0.4' BELOW GRADE IN MONUMENT BOX 0.4' BELOW GRADE S89°42'31"W 5299.76' N89°42'31"E 5334.45' S89°49'59"E 1875.17' (BASIS OF BEARINGS) N88°39'59"W 375.00' NORTH LINE SECTION 4 POINT OF COMMENCEMENT NORTHWEST CORNER OF 30' RIGHT-OF-WAY ≺ BOOK 571, PAGE 55 NORTHEAST CORNER OF ~ SECTION 4, T.11S. R.67W. S89°15'00"W 1874.82' N86°44'54"E 375.00' RECOVERED NO. 6 REBAR WITH 3.25" ALUMINUM CAP SECTION 4, T.11S. R.67W. RECOVERED NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001" 0.3' BELOW GRADE STAMPED, "EL PASO, 2001, LS17496" - BUC'EES PALMER LAKE NO. 1 ANNEXATION MAP 0.4' BELOW GRADE IN MONUMENT BOX RECEPTION NO. \_ RECOVERED NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED, "PLS 17496" 0.65' NORTH OF RIGHT-OF-WAY LINE HELD FOR EAST/WEST ALIGNMENT OF SECTION LINE ➤ WEST LINE NORTHEAST QUARTER SECTION 4 COUNTY LINE ROAD A.K.A W. PALMER DIVIDE ROAD ✓ 30' RIGHT-OF-WAY ✓ (60' PUBLIC R.O.W.) COUNTY OF DOUGLAS TOWNSHIP 10 SOUTH TOWNSHIP 11 SOUTH S89°49'59"E 1875.17' COUNTY OF EL PASO S89°15'00"W 1874.82' 30' RIGHT-OF-WAY BOOK 571, PAGE 55 COUNTY LINE ROAD A.K.A W. PALMER DIVIDE ROAD → 30' RIGHT-OF-WAY → (60' PUBLIC R.O.W.) N89°49'59"W 1875.17' 30' RIGHT-OF-WAY ≺ N89°15'00"E 1874.82' BOOK 571, PAGE 55 **LEGEND** ♦ RECOVERED SECTION CORNER AS NOTED RECOVERED PROPERTY MONUMENT AS NOTED BOUNDARY TO BE ANNEXED ZZ EXISTING CITY LIMITS — · · — · · — RIGHT-OF-WAY LINE 1" = 30' @ 24X36 Tel. No. (303) 228-2300 www.kimley-horn.com GREENWOOD VILLAGE, CO 80111 REVISION DESCRIPTION

1" = 30'

196094002

#### **EXHIBIT B**

## Kimley » Horn

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, 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 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°49'59" EAST, A DISTANCE OF 1875.17 FEET;

THENCE SOUTH 89°15'00" WEST, A DISTANCE OF 1874.82 FEET;

THENCE NORTH 86°44'54" EAST, A DISTANCE OF 375.00 FEET;

THENCE NORTH 88°39'59" WEST, A DISTANCE OF 375.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 22,503 SQUARE FEET OR 0.5166 ACRES.

#### **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 <u>2.3264</u> 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 3,749.99 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.

Maria Larsei		
Petitioner Name	Petitioner Name	
Maria Laws	DC 10/18/2024	
Signature	Date Signature	Date

STATE OF COLORADO )	
COUNTY OF FI PASO)	
Subscribed and sworn to before me this 18  by Maria ausen  by	day of October,
<b>C</b>	Notary Public
My commission expires:	DONNA ZAMORA NOTARY PUBLIC
5/30/2027	State of Colorado Notary ID # 20234020189 My Commission Expires 05/30/2027

## BUC'EES PALMER LAKE NO. 4 ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.. COUNTY OF EL PASO, STATE OF COLORADO

ANNEXATION DESCRIPTI
----------------------

PLANNING DEPARTMENT:

PLANNING DIRECTOR

TOWN APPROVAL:

MAJOR

ATTEST:

TOWN CLERK

DAY OF \_\_\_

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, 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 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE POINT OF **BEGINNING**;

THENCE NORTH 89°47'18" EAST, A THENCE SOUTH 89°35'21" WEST, A THENCE NORTH 89°15'00" EAST, A THENCE NORTH 89°49'59" WEST, A	DISTANCE OF 8 DISTANCE OF 18	630.54 FEET; 874.82 FEET;	THE <b>POINT</b>	OF BEGINNI	NG.
CONTAINING 101,337 SQUARE FEE	T OR 2.3264 ACF	RES			
SIGNED THIS DAY	OF	, 2	20		
BY:	_ AS:			OF:	
NOTARY:					
I HEREBY CERTIFY THAT ON THE _	DA	Y OF		, 20	, APPEARED BE
ME,	, AS		OF		
A COLORADO	, WHO FIRST BE	EING SWORN, DI	ULY EXECUT	ED THE ABO	OVE DOCUMENT.
NOTARY PUBLIC		MY COMMISS	ION EXPIRES	S:	

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

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

COLORADO, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, OF 20\_\_\_\_\_.

**CONTIGUITY STATEMENT:** 

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 21,011.40 FEET.

• PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 3749.99 FEET (17.85%).

ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 3501.90 FEET (16.67%).

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

NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL

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

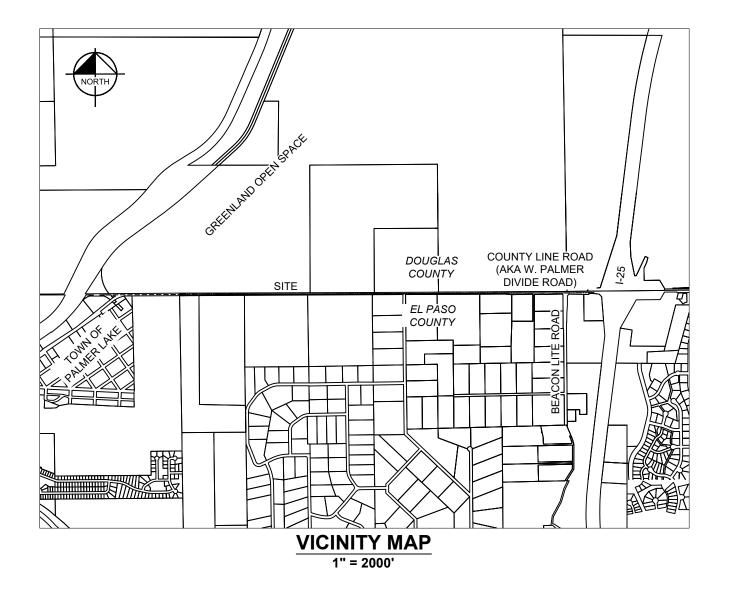
SURVEYOR'S CERTIFICATION

\_ DAY OF \_\_\_\_\_\_, 20\_\_\_\_\_.

SURVEY DOCUMENT

DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

- 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.



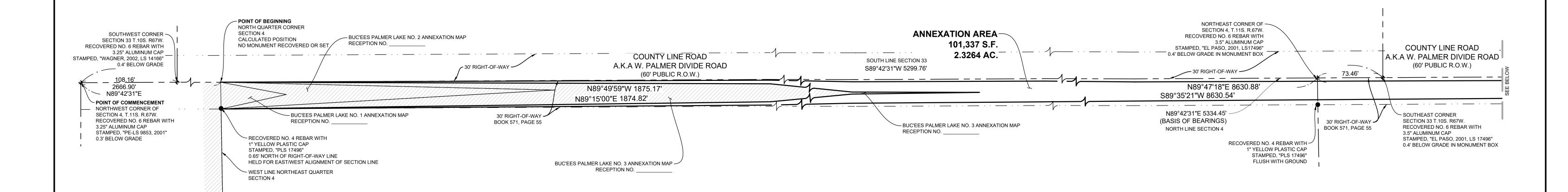
TOWN APPROVAL:		
	MADE AND ADOPTED BY DAY OF	THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, , OF 20
MAJOR	DATE	
ATTEST:		
TOWN CLERK	DATE	

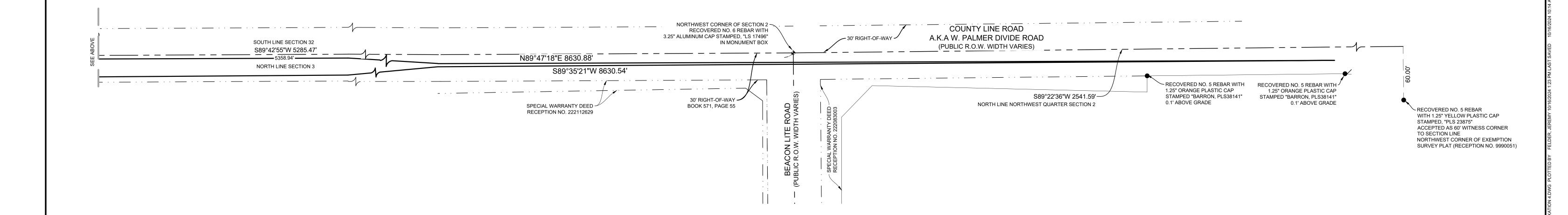
CLERK AND RECORDER:
STATE OF COLORADO ) )SS
COUNTY OF EL PASO )
HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ATO'CLOCK _M.
THIS DAY OF ,, 20 A.D.,
AND IS DULY RECORDED AT RECEPTION NO OF THE RECORDS COUNTY OF EL PASO , COLORADO
, RECORDER
BY: DEPUTY
EE:
SURCHARGE:

			Kimley»Horn							
				CUSE WAY, # 30 VILLAGE, CO 8			Tel. No. (3 www.kimle			
No.	DATE	REVISION DESCRIPTION	Scale N/A	<u>Drawn by</u> JAF	Checked by DRW	<u>Date</u> 10/17/24	<u>Project No.</u> 196094002	Sheet No.		

## BUC'EES PALMER LAKE NO. 4 ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M..
COUNTY OF EL PASO, STATE OF COLORADO





LEGEND

◆ RECOVERED SECTION CORNER AS NOTED

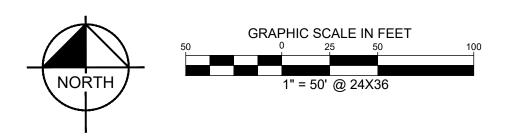
• RECOVERED PROPERTY MONUMENT AS NOTED

— BOUNDARY TO BE ANNEXED

— EXISTING CITY LIMITS

— SECTION LINE

— RIGHT-OF-WAY LINE



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				CUSE WAY, # 30 VILLAGE, CO 8				303) 228-2300 ey-horn.com	=· K·\DFN
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No.	DATE	REVISION DESCRIPTION	1" = 50'	JAF	DRW	10/17/24	196094002	2 OF 2	ρŅ

#### **EXHIBIT B**

## Kimley » Horn

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, 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 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°47'18" EAST, A DISTANCE OF 8630.88 FEET;

THENCE SOUTH 89°35'21" WEST, A DISTANCE OF 8630.54 FEET;

THENCE NORTH 89°15'00" EAST, A DISTANCE OF 1874.82 FEET:

THENCE NORTH 89°49'59" WEST, A DISTANCE OF 1875.17 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 101,337 SQUARE FEET OR 2.3264 ACRES.

#### 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 <u>5.6233</u> 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 17,261.41 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.

Maria Larsei		
Petitioner Name	Petitioner Name	
Maria Laws	DC 10/18/2024	
Signature	Date Signature	Date

STATE OF COLORADO )	
COUNTY OF FI PASO)	
Subscribed and sworn to before me this 18  by Maria ausen  by	day of October,
<b>C</b>	Notary Public
My commission expires:	DONNA ZAMORA NOTARY PUBLIC
5/30/2027	State of Colorado Notary ID # 20234020189 My Commission Expires 05/30/2027

## BUC'EES PALMER LAKE NO. 5 ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,

THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M..

COUNTY OF EL PASO, STATE OF COLORADO

#### **ANNEXATION DESCRIPTION** A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS. COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55; ALL OF THOSE SPECIAL WARRANTY DEEDS RECORDED AT RECEPTION NUMBERS 222083003, 222112629, 222082812, AND 222120338; ALL OF TRACT A, AS DEDICATED TO THE COUNTY OF EL PASO, BY EHRICH SUBDIVISION, RECEPTION NO. 204031593; AND A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS BEACON LITE ROAD, DESCRIBED IN BOOK 571 AT PAGE 55, ALL DOCUMENTS FOUND IN THE EL PASO COUNTY OFFICE OF THE CLERK AND RECORDER; SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN 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 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE POINT OF BEGINNING; THENCE CONTINUING COINCIDENT WITH LAST SAID LINE, NORTH 89°42'31" EAST, A DISTANCE OF 2667.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS 17496" 0.4' BELOW GRADE, IN MONUMENT BOX; THENCE COINCIDENT WITH THE NORTH LINE OF SAID SECTION 3, AND CONTINUING ON LAST SAID BEARING, NORTH 89°42'31" EAST, A DISTANCE OF 73.46 FEET TO THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST, AS MONUMENTED BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001 LS 17496" 0.4' BELOW GRADE, IN MONUMENT BOX; THENCE CONTINUING COINCIDENT WITH SAID NORTH LINE, NORTH 89°42'55" EAST, A DISTANCE OF 5285.47 FEET TO THE NORTHWEST CORNER OF SECTION 2, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "LS 17496" IN MONUMENT BOX; THENCE COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, NORTH 89°22'36" EAST, A DISTANCE OF 615.77 FEET; THENCE SOUTH 00°37'24" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF SAID COUNTY LINE ROAD, AS DESCRIBED IN BOOK 571, PAGE 55, IN SAID RECORDS; THENCE SOUTH 89°22'36" WEST, A DISTANCE OF 220.93 FEET TO THE NORTHEASTERLY CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222083003, IN SAID RECORDS; THENCE COINCIDENT WITH THE SOUTHERLY AND EASTERLY LINES OF LAST SAID WARRANTY DEED THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 00°10'14" WEST, A DISTANCE OF 18.15 FEET; NORTH 88°38'48" WEST, A DISTANCE OF 307.11 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°08'41" EAST, A DISTANCE OF 188.22 FEET; SOUTH 89°51'19" WEST, A DISTANCE OF 7.75 FEET TO THE EAST LINE OF BEACON LITE ROAD, AS DESCRIBED IN SAID BOOK 571, PAGE 55; THENCE COINCIDENT WITH LAST SAID EAST LINE, SOUTH 00°29'49" EAST, A DISTANCE OF 835.22 FEET: THENCE SOUTH 89°30'11" WEST, A DISTANCE OF 60.00 FEET TO THE WEST LINE OF SAID BEACON LITE ROAD: THENCE COINCIDENT WITH LAST SAID WEST LINE, NORTH 00°29'49" WEST, A DISTANCE OF 1063.52 FEET TO THE SOUTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222112629, IN SAID RECORDS; THENCE COINCIDENT WITH THE SOUTHERLY AND WESTERLY LINES OF LAST SAID SPECIAL WARRANTY DEED, THE FOLLOWING SIX (6) COURSES: SOUTH 89°42'55" WEST, A DISTANCE OF 6.85 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 WESTERLY MOST SOUTHWEST CORNER OF LAST SAID SPECIAL WARRANTY DEED, SAID CORNER ALSO CONTIGUOUS WITH TRACT A, EHRICH SUBDIVISION, RECORDED AT RECEPTION NO. 204031593, IN SAID RECORDS: THENCE COINCIDENT WITH THE EASTERLY, SOUTHERLY, AND WESTERLY LINES OF SAID TRACT A THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°00'50" EAST. A DISTANCE OF 17.69 FEET: SOUTH 89°42'55" WEST, A DISTANCE OF 30.00 FEET; NORTH 00°00'50" WEST, A DISTANCE OF 23.32 FEET TO THE SOUTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222082812, IN SAID RECORDS; THENCE COINCIDENT WITH THE SOUTH LINE OF LAST SAID SPECIAL WARRANTY DEED, SOUTH 89°00'40" WEST, A DISTANCE OF 457.79 FEET TO THE SOUTHWEST CORNER OF LAST SAID SPECIAL WARRANTY DEED, SAID CORNER BEING COTERMINOUS WITH THE SOUTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222120338, IN SAID RECORDS; THENCE COINCIDENT WITH THE SOUTH LINE OF LAST SAID SPECIAL WARRANTY DEED, NORTH 85°25'38" WEST, A DISTANCE OF 145.38 FEET TO THE WESTERLY CORNER OF LAST SAID SPECIAL WARRANTY DEED AND THE SOUTH LINE OF SAID COUNTY LINE ROAD; THENCE COINCIDENT WITH SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°42'55" WEST, A DISTANCE OF 4029.68 FEET; 2) SOUTH 89°42'31" WEST, A DISTANCE OF 2740.67 FEET; THENCE NORTH 89°35'21" EAST, A DISTANCE OF 8630.54 FEET; THENCE SOUTH 89°47'18" WEST, A DISTANCE OF 8630.88 FEET TO THE POINT OF BEGINNING CONTAINING 244,951 SQUARE FEET OR 5.6233 ACRES. SIGNED THIS DAY OF NOTARY: I HEREBY CERTIFY THAT ON THE , APPEARED BEFORE A COLORADO WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

MY COMMISSION EXPIRES:

**NOTARY PUBLIC** 

# 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 COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S. 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

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

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 37,435.73 FEET.

PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 17,261.41 FEET (46.11%).

ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 6,239.33 FEET (16.67%).

PLANNING DIRECTOR

DAY OF

**CONTIGUITY STATEMENT** 

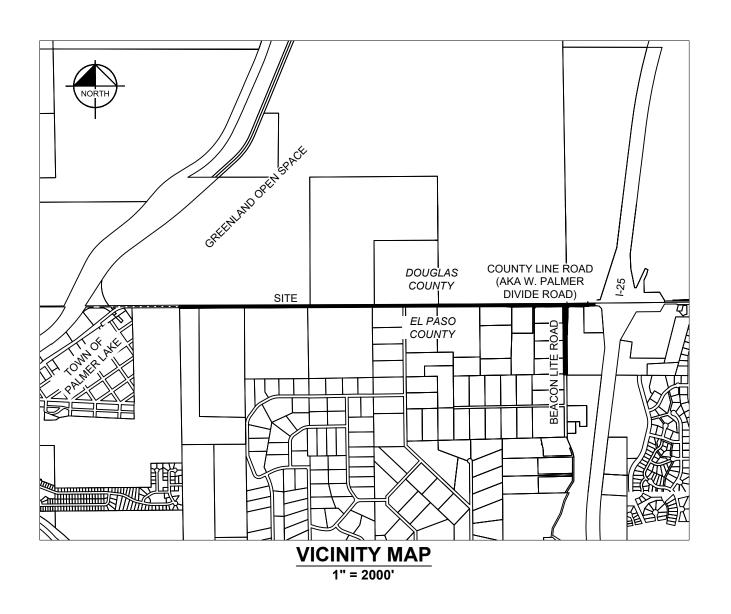
	ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.	
6.	THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF	

5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT

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

TOWN CLERK



OF THE RECORDS COUNTY OF EL PASO, COLORADO

OWN APPROVAL:	
RSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, LORADO, THIS DAY OF, OF 20	

ATTEST:

TOWN CLERK DATE

TOWN APPROVAL:		
PURSUANT TO AN ORDIN		BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, , OF 20
MAJOR	DATE	
ATTEST:		

STATE OF COLO	RADO	) )SS			
COUNTY OF EL F	PASO	)			
I HEREBY CERTII	FY THAT THIS INS	TRUMENT WAS FILED F	FOR RECO	ORD IN MY OFFICE	AT_
THIS	_ DAY OF		, 20	A.D.,	
AND IS DULY RE	CORDED AT REC	EPTION NO.		OF THE RECORDS (	COU
	_, RECORDER				
BY:					
FEE:		_			

SURCHARGE:

**CLERK AND RECORDER:** 

### 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.

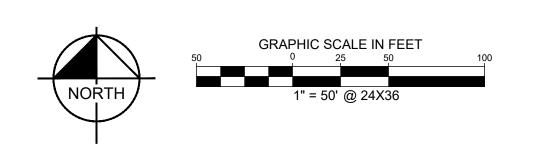
PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS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

ATTEST THE ABOVE ON THIS	DAY OF
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

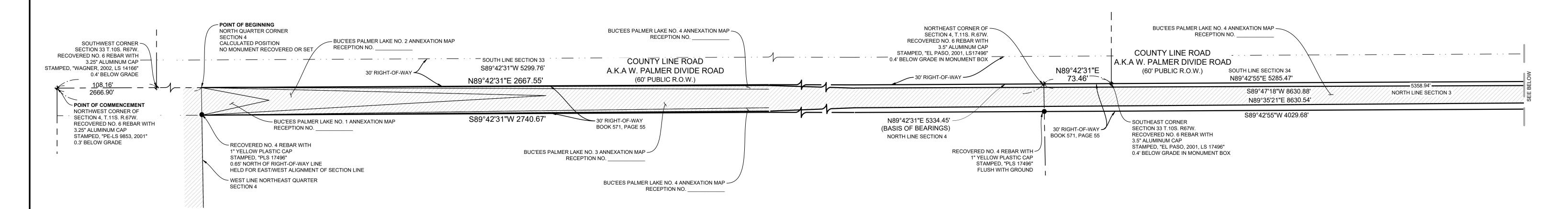
DARREN R. WOLTERSTORFF, PLS 38281 FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC. DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

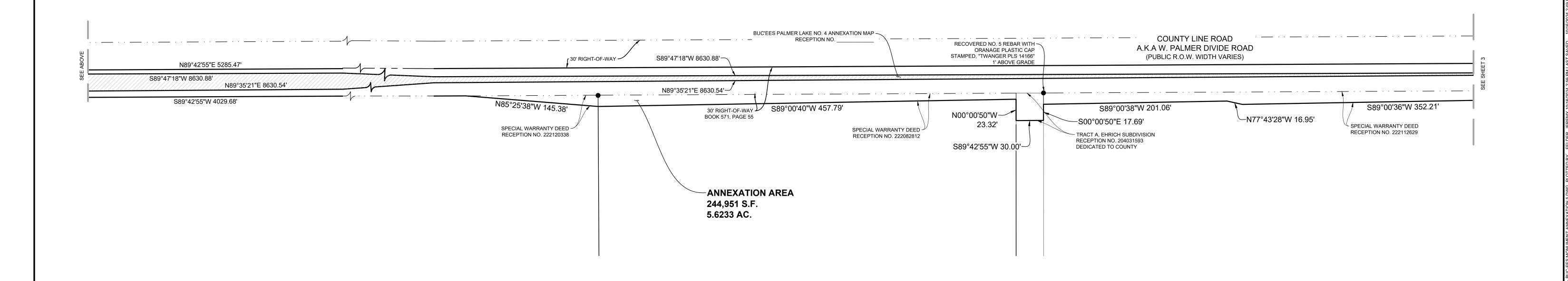
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				CUSE WAY, # 30 VILLAGE, CO 8			Tel. No. (3 www.kimle	303) 228-23 ey-horn.coi
			Scale	<u>Drawn by</u>	Checked by	<u>Date</u>	Project No.	Sheet No
No.	DATE	REVISION DESCRIPTION	N/A	JAF	DRW	10/17/24	196094002	1 OF 3



## BUC'EES PALMER LAKE NO. 5 ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M..
COUNTY OF EL PASO, STATE OF COLORADO





### LEGEND

♦ RECOVERED SECTION CORNER AS NOTED

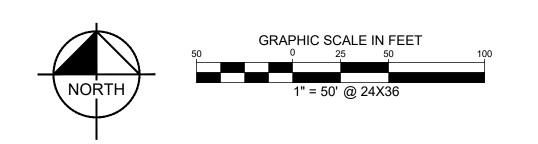
RECOVERED PROPERTY MONUMENT AS NOTED

BOUNDARY TO BE ANNEXED

EXISTING CITY LIMITS

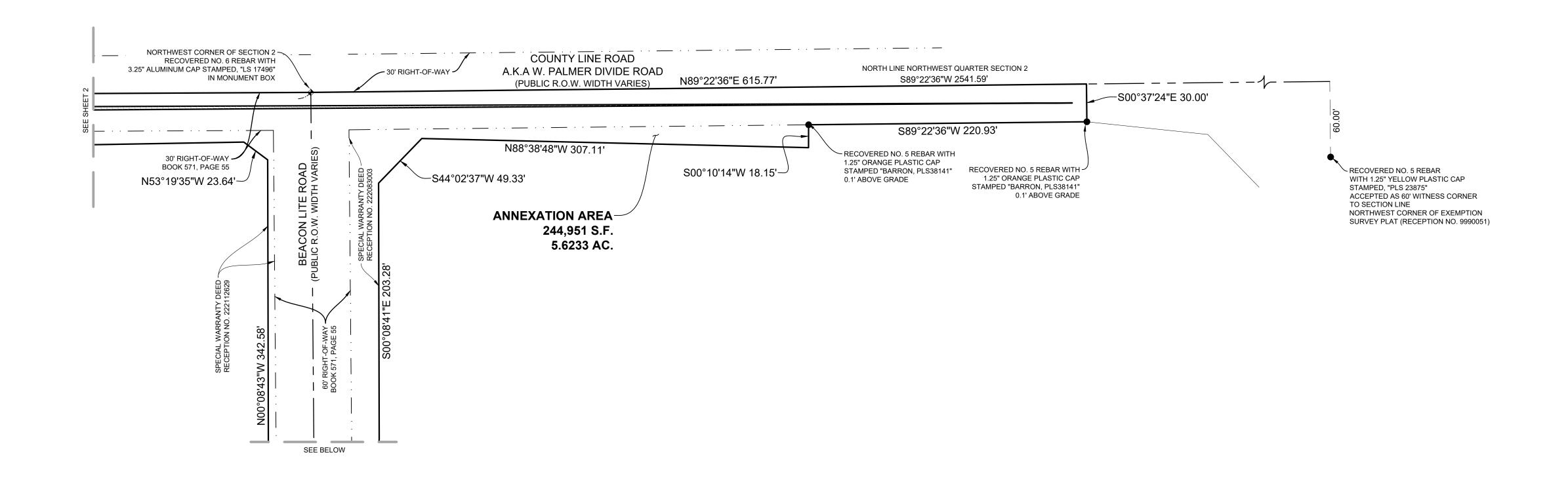
SECTION LINE

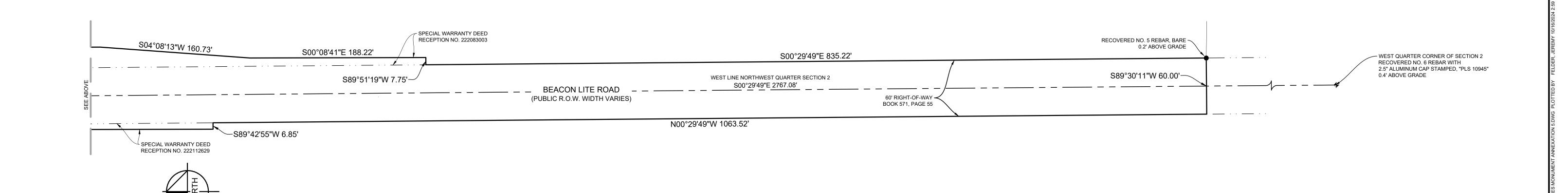
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				CUSE WAY, # 30 VILLAGE, CO 8				803) 228-2300 ey-horn.com
No.	DATE	REVISION DESCRIPTION	<u>Scale</u> 1" = 50'	<u>Drawn by</u> JAF	Checked by DRW	<u>Date</u> 10/17/24	<u>Project No.</u> 196094002	Sheet No. 2 OF 3



## BUC'EES PALMER LAKE NO. 5 ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M..
COUNTY OF EL PASO, STATE OF COLORADO





				<b>(im</b>	ley	<b>»</b> H	lorn	
				CUSE WAY, # 30 VILLAGE, CO 8				303) 228-2300 ey-horn.com
No.	DATE	REVISION DESCRIPTION	<u>Scale</u> 1" = 50'	<u>Drawn by</u> JAF	Checked by	<u>Date</u> 10/17/24	Project No. 196094002	Sheet No.

## Kimley » Horn

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55; ALL OF THOSE SPECIAL WARRANTY DEEDS RECORDED AT RECEPTION NUMBERS 222083003, 222112629, 222082812, AND 222120338; ALL OF TRACT A, AS DEDICATED TO THE COUNTY OF EL PASO, BY EHRICH SUBDIVISION, RECEPTION NO. 204031593; AND A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS BEACON LITE ROAD, DESCRIBED IN BOOK 571 AT PAGE 55, ALL DOCUMENTS FOUND IN THE EL PASO COUNTY OFFICE OF THE CLERK AND RECORDER; SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, 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 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING COINCIDENT WITH LAST SAID LINE, NORTH 89°42'31" EAST, A DISTANCE OF 2667.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS 17496" 0.4' BELOW GRADE, IN MONUMENT BOX;

THENCE COINCIDENT WITH THE NORTH LINE OF SAID SECTION 3, AND CONTINUING ON LAST SAID BEARING,

NORTH 89°42'31" EAST, A DISTANCE OF 73.46 FEET TO THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST, AS MONUMENTED BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS 17496" 0.4' BELOW GRADE, IN MONUMENT BOX;

THENCE CONTINUING COINCIDENT WITH SAID NORTH LINE, NORTH 89°42'55" EAST, A DISTANCE OF 5285.47 FEET TO THE NORTHWEST CORNER OF SECTION 2, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "LS 17496" IN MONUMENT BOX:

THENCE COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, NORTH 89°22'36" EAST, A DISTANCE OF 615.77 FEET;

THENCE SOUTH 00°37'24" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF SAID COUNTY LINE ROAD, AS DESCRIBED IN BOOK 571, PAGE 55, IN SAID RECORDS;



THENCE SOUTH 89°22'36" WEST, A DISTANCE OF 220.93 FEET TO THE NORTHEASTERLY CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222083003, IN SAID RECORDS:

THENCE COINCIDENT WITH THE SOUTHERLY AND EASTERLY LINES OF LAST SAID WARRANTY DEED THE FOLLOWING SEVEN (7) COURSES:

- 1) SOUTH 00°10'14" WEST, A DISTANCE OF 18.15 FEET;
- 2) NORTH 88°38'48" WEST, A DISTANCE OF 307.11 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°08'41" EAST, A DISTANCE OF 188.22 FEET;
- 7) SOUTH 89°51'19" WEST, A DISTANCE OF 7.75 FEET TO THE EAST LINE OF BEACON LITE ROAD, AS DESCRIBED IN SAID BOOK 571, PAGE 55;

THENCE COINCIDENT WITH LAST SAID EAST LINE, SOUTH 00°29'49" EAST, A DISTANCE OF 835.22 FEET;

THENCE SOUTH 89°30'11" WEST, A DISTANCE OF 60.00 FEET TO THE WEST LINE OF SAID BEACON LITE ROAD;

THENCE COINCIDENT WITH LAST SAID WEST LINE, NORTH 00°29'49" WEST, A DISTANCE OF 1063.52 FEET TO THE SOUTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222112629, IN SAID RECORDS;

THENCE COINCIDENT WITH THE SOUTHERLY AND WESTERLY LINES OF LAST SAID SPECIAL WARRANTY DEED, THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 89°42'55" WEST, A DISTANCE OF 6.85 FEET;
- NORTH 00°08'43" WEST, A DISTANCE OF 342.58 FEET;
- 3) NORTH 53°19'35" WEST, A DISTANCE OF 23.64 FEET;
- SOUTH 89°00'36" WEST, A DISTANCE OF 352.21 FEET;
- 5) NORTH 77°43'28" WEST, A DISTANCE OF 16.95 FEET:
- 6) SOUTH 89°00'38" WEST, A DISTANCE OF 201.06 FEET TO THE WESTERLY MOST SOUTHWEST CORNER OF LAST SAID SPECIAL WARRANTY DEED, SAID CORNER ALSO

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CONTIGUOUS WITH TRACT A, EHRICH SUBDIVISION, RECORDED AT RECEPTION NO. 204031593, IN SAID RECORDS;

THENCE COINCIDENT WITH THE EASTERLY, SOUTHERLY, AND WESTERLY LINES 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°00'50" WEST, A DISTANCE OF 23.32 FEET TO THE SOUTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222082812, IN SAID RECORDS:

THENCE COINCIDENT WITH THE SOUTH LINE OF LAST SAID SPECIAL WARRANTY DEED, SOUTH 89°00'40" WEST, A DISTANCE OF 457.79 FEET TO THE SOUTHWEST CORNER OF LAST SAID SPECIAL WARRANTY DEED, SAID CORNER BEING COTERMINOUS WITH THE SOUTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222120338. IN SAID RECORDS:

THENCE COINCIDENT WITH THE SOUTH LINE OF LAST SAID SPECIAL WARRANTY DEED, NORTH 85°25'38" WEST, A DISTANCE OF 145.38 FEET TO THE WESTERLY CORNER OF LAST SAID SPECIAL WARRANTY DEED AND THE SOUTH LINE OF SAID COUNTY LINE ROAD:

THENCE COINCIDENT WITH SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°42'55" WEST, A DISTANCE OF 4029.68 FEET;
- 2) SOUTH 89°42'31" WEST, A DISTANCE OF 2740.67 FEET;

THENCE NORTH 89°35'21" EAST, A DISTANCE OF 8630.54 FEET:

THENCE SOUTH 89°47'18" WEST, A DISTANCE OF 8630.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 244,951 SQUARE FEET OR 5.6233 ACRES.

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#### **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 <u>24.8669</u> 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 1,990.72 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.

Maria Larsei		
Petitioner Name	Petitioner Name	
Maria Laws	DC 10/18/2024	
Signature	Date Signature	Date

STATE OF COLORADO )	
COUNTY OF FI PASO)	
Subscribed and sworn to before me this 18  by Maria ausen  by	day of October,
<b>C</b>	Notary Public
My commission expires:	DONNA ZAMORA NOTARY PUBLIC
5/30/2027	State of Colorado Notary ID # 20234020189 My Commission Expires 05/30/2027

## BUC'EES PALMER LAKE NO. 6 ANNEXATION MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

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 TH NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, 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 POINT OF BEGINNING;
THENCE CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID RECEPTION NO. 222106819, NORTH 89°22'36" EAST, A DISTANCE OF 220.93 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 76.80 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 LINE OF BEACON LITE ROAD AS DESCRIBED IN BOOK 571, PAGE 55; THENCE COINCIDENT WITH SAID EAST LINE, NORTH 00°29'49" WEST, A DISTANCE OF 835.22 FEET THE SOUTHWES CORNER OF SAID RECEPTION NO. 222083003; THENCE COINCIDENT WITH THE SOUTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 222083003 THE FOLLOWING SEVEN (7) COURSES:  1) NORTH 89°51'19" EAST, A DISTANCE OF 7.75 FEET; 2) NORTH 00°08'41" WEST, A DISTANCE OF 188.22 FEET; 3) NORTH 04°08'13" EAST, A DISTANCE OF 188.22 FEET; 5) NORTH 00°08'41" WEST, A DISTANCE OF 203.28 FEET; 6) SOUTH 88°38'48" EAST, A DISTANCE OF 49.33 FEET; 6) SOUTH 88°38'48" EAST, A DISTANCE OF 18.15 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,083,204 SQUARE FEET OR 24.8669 ACRES.

\_\_\_, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

MY COMMISSION EXPIRES:

SIGNED THIS

NOTARY PUBLIC

NOTARY:

CONTIGUITY	STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 4,288.03 FEET.

   ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 714.67 FEET (16.67%).
- PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,990.72 FEET (46.43%).

#### PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_\_\_.

PLANNING DIRECTOR

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

MAJOR

ATTEST:

TOWN CLERK

#### 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.
- 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 WEST LINE OF THE NORTH QUARTER OF SECTION 2, BEARING S00°29'49"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 10945", 0.4' ABOVE GRADE, AND AT THE NORTH END BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "LS 17496", 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.

COUNTY LINE ROAD	DOUGLAS COUNTY
	SITE EL PASO COUNTY
BEACON LITE	VICINITY MAP
	1" = 1000'

TOWN APPROVAL.			
PURSUANT TO AN ORDINANO COLORADO, THIS	CE MADE AND ADOPTED BY T _ DAY OF	THE TOWN OF PALMER LAKE, COUNTY OF EL PASO,, OF 20	
MAJOR	DATE		
ATTEST:			
TOWN CLERK	DATE		

LERK AND RECORDER:	
ATE OF COLORADO ) )SS	
OUNTY OF EL PASO )	
EREBY CERTIFY THAT THIS INSTRUMENT WAS F	FILED FOR RECORD IN MY OFFICE AT O'CLOCK _M.
IIS, DAY OF,	, 20A.D.,
ID IS DULY RECORDED AT RECEPTION NO	OF THE RECORDS COUNTY OF EL PASO , COLORAI
, RECORDER	
DEPUTY	
E:	
IRCHARGE:	

### 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 \_\_\_\_\_

## 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

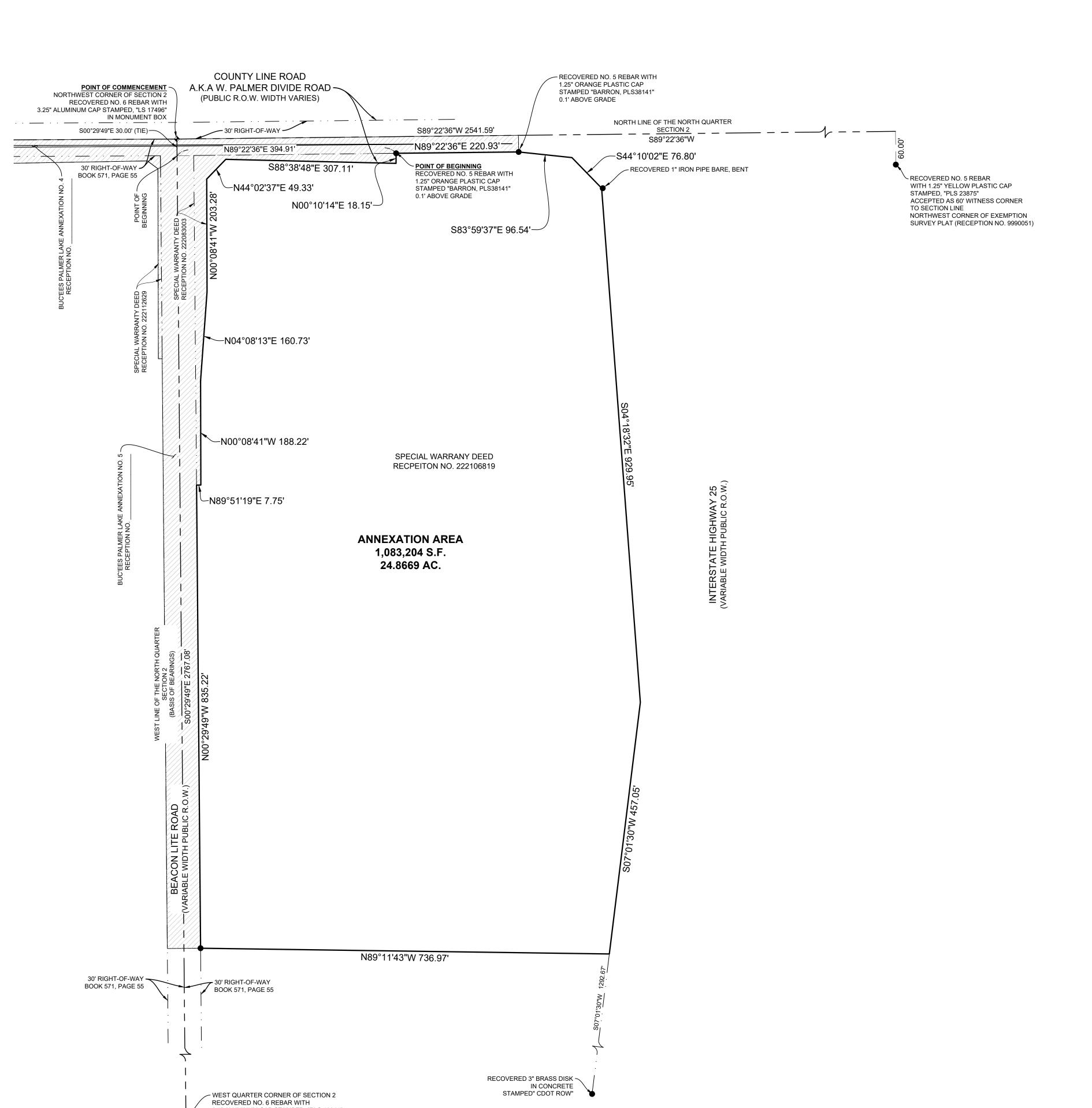
DARREN R. WOLTERSTORFF, PLS 38281 FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC. DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

				<b>(im</b>	lev	<b>»</b> H	lorn	
				CUSE WAY, # 30 VILLAGE, CO 8				303) 228-230 ey-horn.com
No.	DATE	REVISION DESCRIPTION	Scale N/A	<u>Drawn by</u> JAF	Checked by DRW	<u>Date</u> 10/17/24	<u>Project No.</u> 196094002	Sheet No.

# GRAPHIC SCALE IN FEET 100 0 50 100 200 1" = 100' @ 24X36

## BUC'EES PALMER LAKE NO. 6 ANNEXATION MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



2.5" ALUMINUM CAP STAMPED, "PLS 10945"

LEGEN

♦ RECOVERED SECTION CORNER AS NOTED
 ● RECOVERED PROPERTY MONUMENT AS NOTED

BOUNDARY TO BE ANNEXED
////// EXISTING CITY LIMITS

— · · — · · — RIGHT-OF-WAY LINE

| Scale | Drawn by | Date | Project No. | Sheet No. | 1" = 100' | JAF | DRW | 10/17/24 | 196094002 | 2 OF 2

## Kimley » Horn

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 SIX PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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- 3) SOUTH 04°18'32" EAST, A DISTANCE OF 929.95 FEET;
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1) NORTH 89°51'19" EAST, A DISTANCE OF 7.75 FEET;



- 2) NORTH 00°08'41" WEST, A DISTANCE OF 188.22 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;
- 6) SOUTH 88°38'48" EAST, A DISTANCE OF 307.11 FEET;
- 7) NORTH 00°10'14" EAST, A DISTANCE OF 18.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,083,204 SQUARE FEET OR 24.8669 ACRES.

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## Exhibit B

1	MONUMENT RIDGE EAST LLC	5055 LIST DR COLORADO SPRINGS CO, 80919
2	INTERSTATE 25 PROPERTIES LTD	970 CORRAL VALLEY RD COLORADO SPRINGS CO, 80929-9315
3	DARLING FREDERICK R	20190 BEACON LITE RD MONUMENT CO, 80132-9641
4	CHIN DANIEL K	20270 BEACON LITE RD MONUMENT CO, 80132-9620
5	DERBORT PETER H	20340 BEACON LITE RD MONUMENT CO, 80132-9620
6	RAINBOW PROPERTIES REVOCABLE LIVING TRUST	20390 BEACON LITE RD MONUMENT CO, 80132-9620
7	TRI-LAKES COMMUNITY CHURCH	20450 BEACON LITE RD MONUMENT CO, 80132-9620
8	ULFERTS JENNIFER LACY	2235 COUNTY LINE RD MONUMENT CO, 80132-9602
9	MAJ PROPERTIES LLC	13570 MEADOWGRASS DR. STE 100 COLORADO SPRINGS CO, 80921
10	MURPHY MILTON	2595 COUNTY LINE RD MONUMENT CO, 80132
11	ARNESON LAURA	20495 INDI DR MONUMENT CO, 80132-9604
12	DEVENS JOHN E	20435 INDI DR MONUMENT CO, 80132-9604
13	MARSHA L SOBCZAK REVOCABLE TRUST	513 FOX GLOVE CIR UNIT B SUN CITY CENTER FL, 33573-6194
14	UNITED CONGREGATIONAL CHURCH	3195 COUNTY LINE RD MONUMENT CO, 80132-9741
15	MEYER KEEGAN L	8 EL SERENO DR COLORADO SPRINGS CO, 80906-3408
16	PALMER LAKE TOWN OF	PO BOX 208 PALMER LAKE CO, 80133-0208
17	DAVID REBECCA	2320 BRICKER RD MONUMENT CO, 80132
18	DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS	751 W PALMER DIVIDE AVE, LARKSPUR CO 80118
19	PAULA S WHITTIER TRUST	375 E PALMER DIVIDE AVE, LARKSPUR CO 80118
20	PAULA S WHITTIER TRUST & LINDA RAE BAKER	375 E PALMER DIVIDE AVE, LARKSPUR CO 80118

