TOWN OF PALMER LAKE, COLORADO

RESOLUTION NO. 52 - 2024

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 October 21, 2024, the Town Clerk received six (6) 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.
- Pursuant to the provisions of Section 31-12-108, C.R.S., a hearing is hereby set for December 12, 2024, 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 Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.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 24th DAY OF OCTOBER 2024.

ATTEST:

TOWN OF PALMER LAKE, COLORADO

Dawn A. Collins

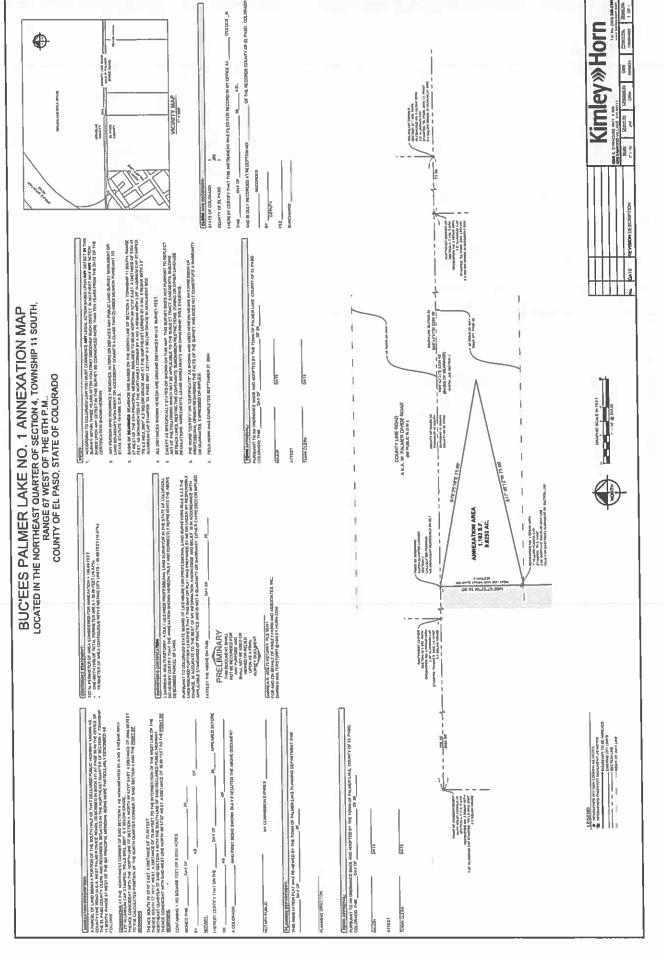
Town Administrator/Clerk

- 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.

Maria Larsen		
Petitioner Name	Petitioner Name	
Maria Jawan 101	18/2024	
Signature Date	Signature	Date

STATE OF COLORADO)	
COUNTY OF <u>E1 Paso</u>) ss.	
Subscribed and sworn to before me	this <u>18th</u> day of <u>OCtober</u> ,
	Rotary Public
My commission expires:	DONNA ZAMORA
5/30/2027	State of Colorado Notary ID # 20234020189 My Commission Expires 05/30/2027



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.**

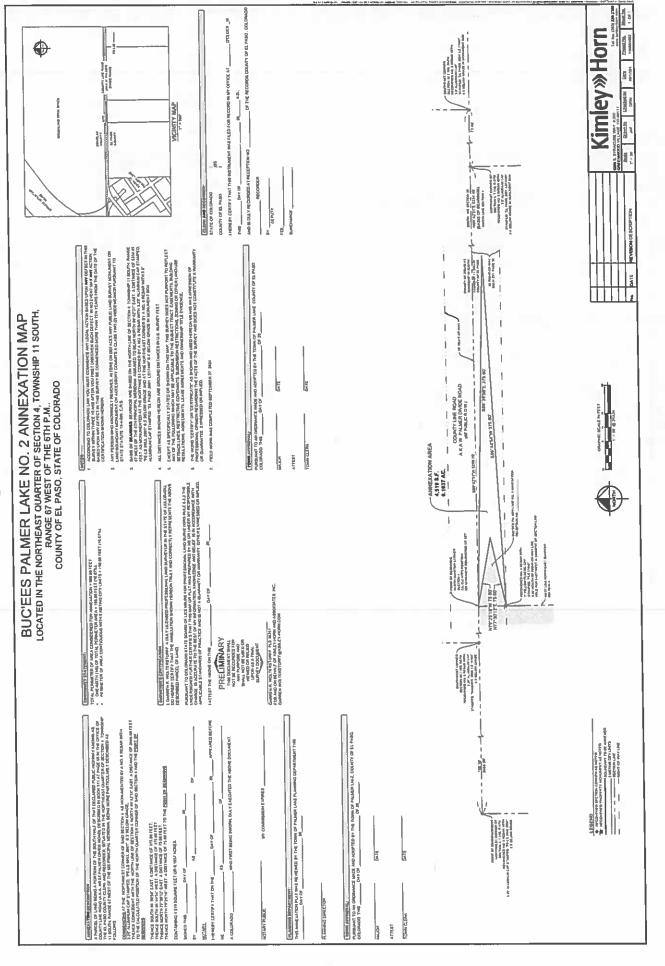
CONTAINING 1,102 SQUARE FEET OR 0.0253 ACRES.

- 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.

Maria Larser	7	
Petitioner Name	Petitioner Name	
Maria Lawan	10/18/2024	
Signature	Date Signature	Date

STATE OF COLORADO)	
COUNTY OF <u>ET Paso</u>) ss.	
Subscribed and sworn to before me the by Maria Saise	is <u>18th</u> day of <u>October</u> ,
	Romosa j Notary Public
My commission expires:	DONNA ZAMORA
5/30/2027	State of Colorado Notary ID # 20234020189 My Commission Expires 05/30/2027



Kimley» Horn

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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.

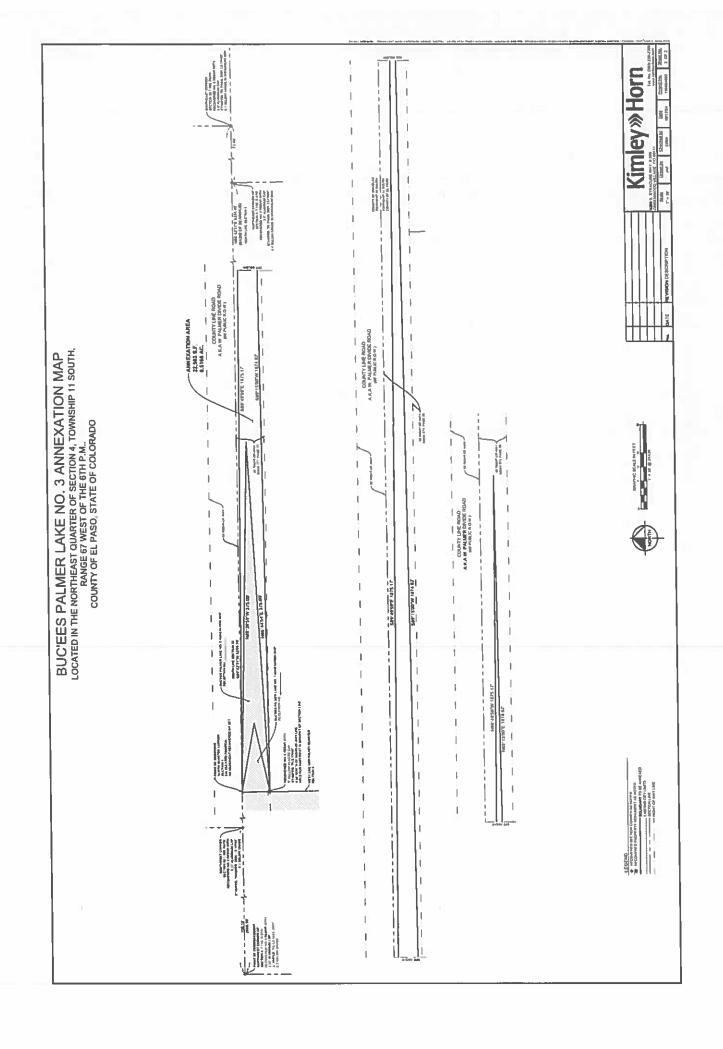
- 1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 0.5166 acres more or less.
- 2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation 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.

Maria Larsen	7	
Petitioner Name	Petitioner Name	
Maria Laiso	X. 10/18/2024	
Signature	Dafe Signature	Date

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

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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	ACCORDANCE TO COLORODO Lew TOU MAN I Consisted and Library Actions addition to the Particle in The Accident Action is addition to the Accident Action is addition to the Accident Action is additionated and the Accident Action Action Actio	Committee of the country of the following service of the following services	NOTECNES 1974
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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 <u>POINT OF BEGINNING</u>;

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.

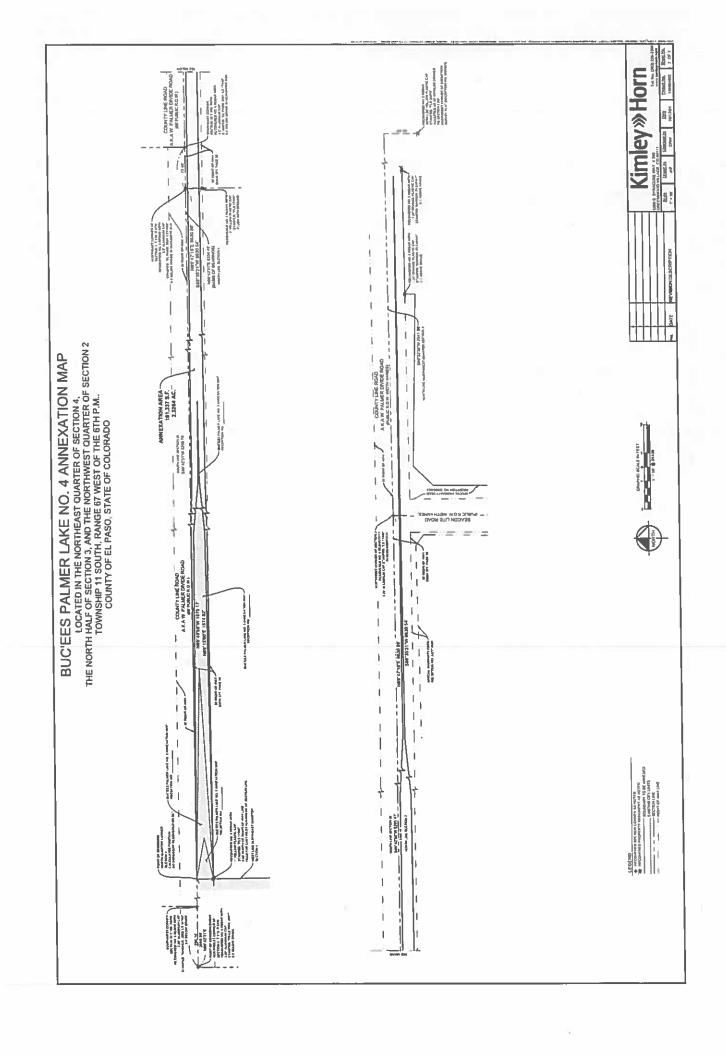
- 1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of <u>2.3264</u> acres more or less.
- 2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation 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.

Maria Lar	sen	
Petitioner Name	Petitioner Name	
Maria La	DON. 10/18/2024	
Signature	Date Signature	Date

STATE OF COLORADO)	
COUNTY OF ET PASO)	
Subscribed and sworn to before me 2021, Maria Laus	the this <u>18th</u> day of <u>October</u> ,
	Romosa) Notary Public
My commission expires:	DONNA ZAMORA
5/30/2027	State of Colorado Notary ID # 20234020189 My Commission Expires 05/30/2027

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BUC'EES PALMER LAKE NO. 4 ANNEXATION MAP LOCATED IN THE NORTHEAST QUARTER OF SECTION 4. THE NORTH HALF OF SECTION 3, AND THE NORTHERS OF SECTION 2. TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M COUNTY OF EL PASO, STATE OF COLORADO	Control Segment of the secretary of the Indicated Public eccent shows A secretary Indicated Public eccent shows A secretary of the Indicated Public eccent shows A secretary A secretary Indicated Public eccent shows A secretary Indicated Pub	The state of the s	11151 1700 C.D. C.



Kimley » Horn

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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 <u>POINT OF BEGINNING</u>;

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.

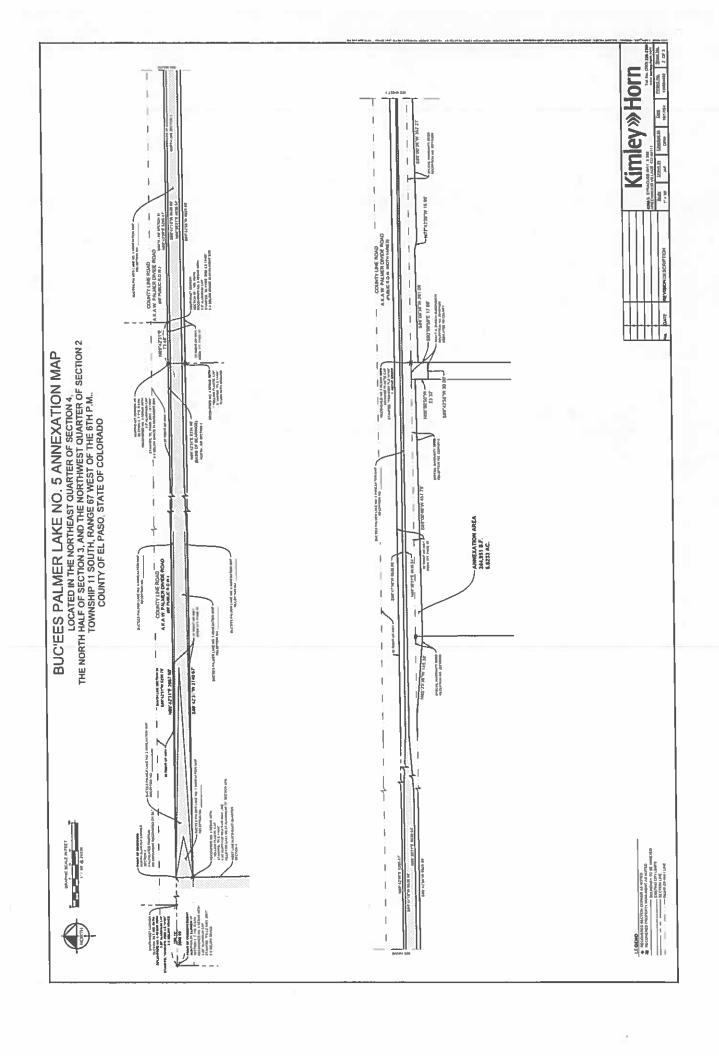
- 1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of <u>5.6233</u> acres more or less.
- 2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation 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.
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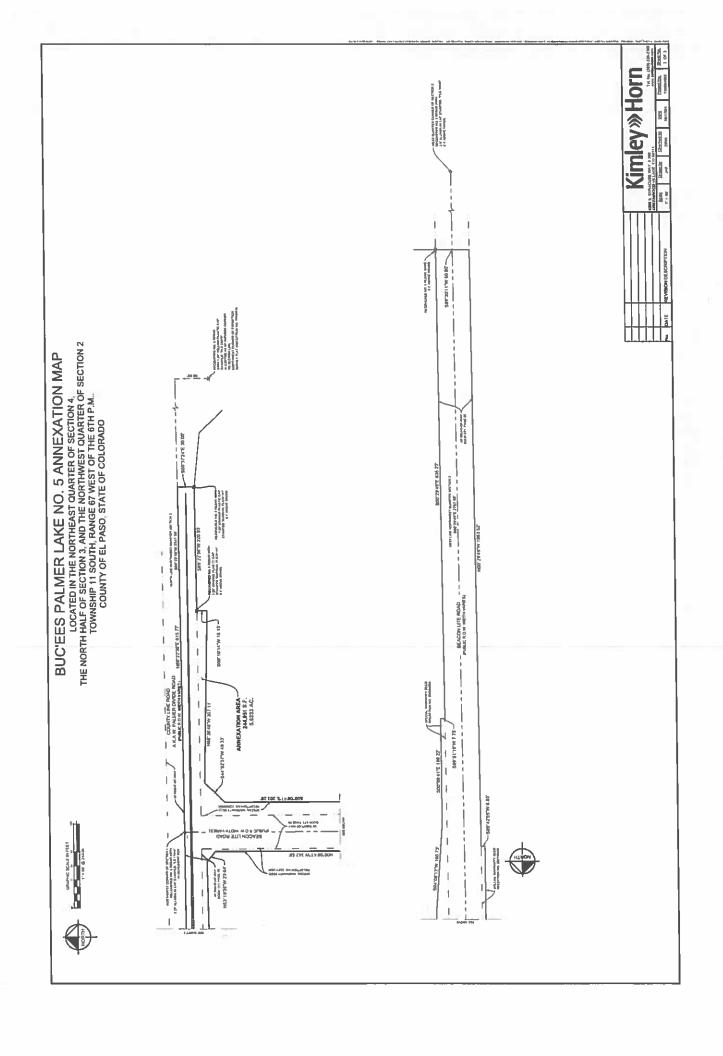
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Maria Larsen		
Petitioner Name	Petitioner Name	
Maria Lawan	. 10/18/2024	
Signature	Date Signature	Date

STATE OF COLORADO)	
COUNTY OF <u>E7 Paso</u>) ss.	
Subscribed and sworn to before me	this 18th day of October, Amma 1
	Notary Public
My commission expires:	DONNA ZAMORA NOTARY PUBLIC
5/30/2027	State of Colorado Notary ID # 20234020189 My Commission Profes 05/30/2027

Kimley » Horn Springs agrithds AND IN CILLY RECONDED AT RECK I HENESTY CENTRY THAT THES STATE OF COLDINAD 0 COLMITY OF St. PASO ALI DE PUTA LECENT AS BEINGTHAUS STATEMENT OR BEFORE OF THE WASHING THE REPORT COLD STATEMENT THE WORLD THE WORLD'T STATEMENT TO THE STATEMENT WILL DATE OF THE LIGHT STATEMENT OF TH auny Pürügön kiesa katomieszki nelakogys, kajtýkia Oli 1019 Arzis kert Pumiliz Livati supreký katom kalári (1 Land gazkateny tokonályst for Anzazskiorn Ozmalins k cijukis tvol čij kalipijasjovok Pumilykal (10) 19 Shiff sykulit skydim. (17) THE WOOD TEATOR OF TEATOREATE AS SIGNED AND LINES HEREIN NEWSTAND AND LINES HEREIN SIGNAL OF CONSTITUTE A SIGNAL OF THE SIGNAL O Thorn appropriate to the control of the second second of the transfer of the second of is a part or grammer in Landscott and investigation the state is part of the CETTOR or Transferred in the wings of the Transferred in the processes absolute to the or state of the CETTOR SERVED AND right is all processes to the grammers to CHETOR for the state of the CETTOR SERVED AND the state of the CETTOR SERVED AND TRANSFERRED AND TRANSFERRE LOCATED IN THE NORTHEAST OUARTER 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 AL DITAKES SHOWN KREEN AND GROUD DITAKES IN LES BUINDS FEET. BUC'EES PALMER LAKE NO. 5 ANNEXATION MAP ATTEST 10 AUSQUANT TO COLOMOD TITATE BOARD OF LECTRIANS, FOR HILDERSCOW, LAND BARNET-DES RALA 6.2.3 PM LANGESTER OF FACE RECTAINTS IS NOT THE REPORT OF TALK THE RESPONSIBLE IN COLORIST OF RESPONSIBLE IN COLORIST OF RESPONSIBLE AND COLORIST IS ACCURATE ITS THE RESET OF THE REQUIREMENT OF MANIFACTION AND DELIBER IS THE ACCURATE TO THE RESET OF REPORTED AND ACCURATE AND IN ACCURATE TO THE RESPONSIBLE OF THE ACCURATE THE RESPONSIBLE AND ACCURATE AND IN ACCURATE TO THE ACCURATE TO THE RESPONSIBLE AND ACCURATE AND IN ACCURATE AND IN ACCURATE AND ACCURATE AND ACCURATE AND ACCURATE AND IN ACCURATE AND ACCURATE A Ligani America). Interni America). Our for the Country of Et Palo. Our for the Country of Et Palo. Parament productions to the programme of the grown of the best and planers. The completion of the programme of the grown of the parameters CAMERICA (A WICE TO TRANSPORT OF THE TABLET AND THE COMMENT OF THE PRECIMINARY SATTEST THE ABOVE ON THIS Company of the Continues of RAMANA DIMECTOR TO CONTRACT OF THE STATE OF THE SOUTH WE SET FAIR THE STEEL SEE TO BE SEEN THE STEEL TO THE STEEL STEEL TO THE STEEL STEEL TO THE STEEL STEEL STEEL STEEL TO THE STEEL STE when years of the Section of Artistics was Lizewas in the indicators **Additional regions of the Section of The Section of Artistics o TO THE WESTERN MOST RELITIONEST CORRUST CONTRACT IN LAST FFEEDOM WITH THACK A EVENCH BUILDINGSON SIGNED AS CONTROL WAS ANALTY BEEN RECORDED AN INCLUMENT BASE STATISTICS IN BECOME CONTROL OF THE MORTH OF 4737 EAST A DISTANCE OF 2864 99 FLEST COMMISSION IN THE NATIONALES COMMISSION EN AUGMANDITION TO A LIACA AMERICATION TO A LIAC A REGION WITH THE TABLE A LIACACHE CONTINUES TO A SEA SEAT OF THE REGION OF SHORE AND A TO A CONTINUES AND A SEAT OF THE A LIACACHE CONTINUES AND A SEAT OF THE A LIACH A LIACACHE CONTINUES AND A SEAT OF THE A LIACACHE A CERTIFY THAT DR THE NUTARY PARK NETT ARY





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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:

<u>COMMENCING</u> 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:
- SOUTH 44°02'37" WEST, A DISTANCE OF 49.33 FEET;
- 4) SOUTH 00°08'41" EAST, A DISTANCE OF 203.28 FEET;
- 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:

- 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;
- 4) 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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- 1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 24.8669 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.

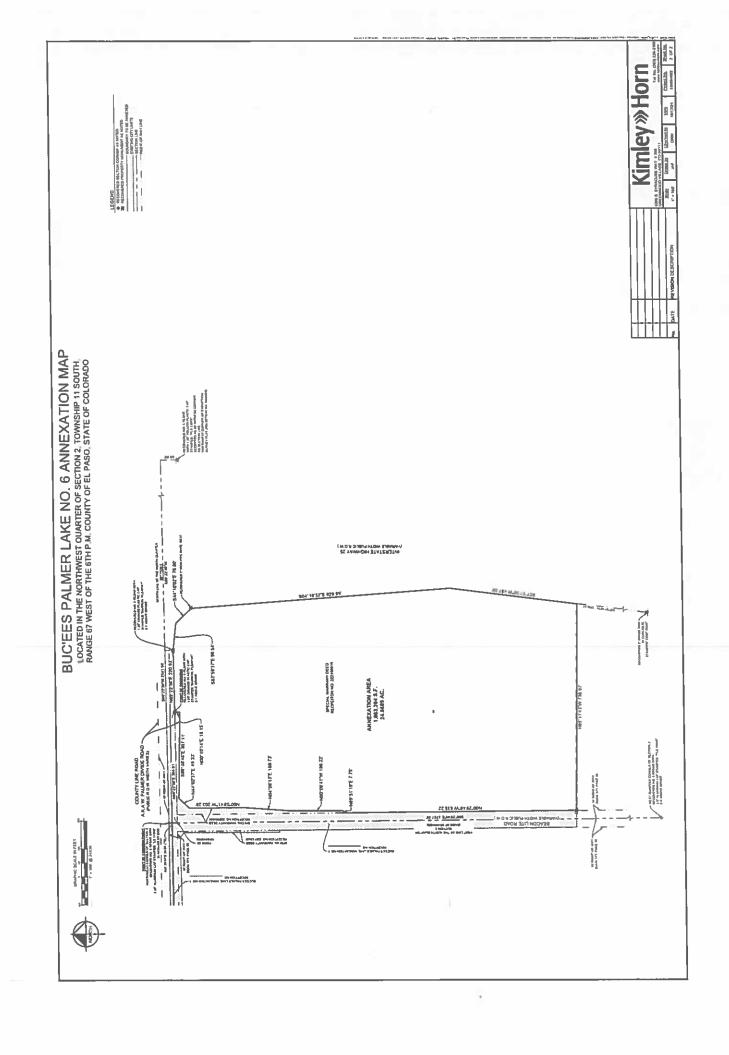
Maria Larsen		
Petitioner Name	Petitioner Name	Parties, relitions
Maria Lawax	10/18/2024	
Signature	Dafe / Signature	Date

STATE OF COLORADO)	
COUNTY OF ET PASO)	
Subscribed and sworn to before me	this <u>18th</u> day of <u>October</u> ,
	Romosa) Notary Public
My commission expires:	DONNA ZAMORA
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

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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:

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;
- SOUTH 44°10'02" EAST, A DISTANCE OF 76.80 FEET;
- 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 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 SOUTHWEST 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;

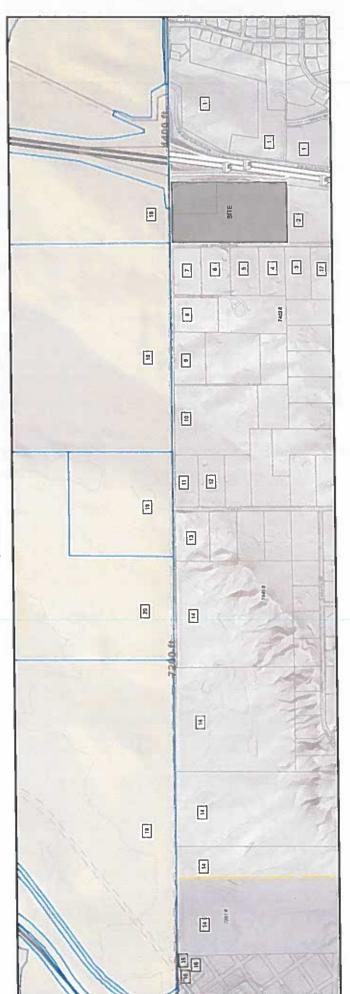


- 2) NORTH 00°08'41" WEST, A DISTANCE OF 188.22 FEET;
- 3) NORTH 04°08'13" EAST, A DISTANCE OF 160.73 FEET;
- 4) NORTH 00°08'41" WEST, A DISTANCE OF 203.28 FEET;
- 5) NORTH 44°02'37" EAST, A DISTANCE OF 49.33 FEET;
- 6) SOUTH 88°38'48" EAST, A DISTANCE OF 307.11 FEET;
- 7) NORTH 00°10'14" EAST, A DISTANCE OF 18.15 FEET TO THE POINT OF BEGINNING.

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

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1 MONUMENT RIDGE EAST LLC	5065 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 TRULAKES COMMUNITY CHURCH	20450 BEACON LITE RD MONUMENT CO, 80132-9620
8 ULFERTS JENNIFER LACY	2235 COUNTY LINE RD MONUMENT CO, 8013Z-9602
9 MAJ PROPERTIES LLC	13670 MEADOWGRASS DR. STE 100 COLORADO SPRINGS CO, 80921
10 MURPHY MILTON	2696 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 MARSHAL SOBCZAK REVOCABLE TRUST	613 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	B EL SEREND 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 CD 80118	751 W PALMER DIVIDE AVE, LARKSPUR CO 80118
19 PAULA S WHITHER TRUST	375 E PALMER DIVIDE AVE, LARKSPUR CO 80118
On DAILLA & WALITTIED TRUST & LINDA RAE BAKER	376 E PALMER DIVIDE AVE, LARKSPUR CO 80118



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