



Office of the Town Clerk

September 3, 2013

John Carson
President, Douglas County School Board
620 Wilcox Street
Castle Rock, CO 80104

RE: HANGMAN'S GULCH ANNEXATION

Dear Mr. Carson:

A Petition for Annexation of Hangman's Gulch to the Town of Castle Rock was filed with the Town Clerk's Office and is found to be in substantial compliance with the requirements of the Colorado Revised Statutes. A public hearing will be held on October 1, 2013 at 6pm to determine if the proposed annexation complies with Colorado Revised Statutes to establish eligibility for annexation.

The following Taxing Authorities exist on the property to be annexed:

- Douglas County Law Enforcement
- Douglas County Schools - CAP Reserve
- Douglas County Schools - Debt Service
- Douglas County Schools - Insurance Reserve
- Douglas County RE-1 School District
- Cedar Hill Cemetery Association
- Castle Rock Fire Protection District
- Douglas County Soil Conservation District
- Douglas Public Library District

Therefore, pursuant to Colorado Annexation statutes, the following items are provided to the above Authorities, as well as the Board of County Commissioners and the County Attorney:

- 1) Copy of Public Notice
- 2) Copy of Resolution No. 2013-50, including the Annexation Petition

If you have any questions, please contact the Town Clerk's office at 303-660-1367.

Sincerely,

A handwritten signature in cursive script that reads "Lisa Anderson".

Lisa Anderson
Deputy Town Clerk

Enclosures

rec'd 9.4.13ae

Public Trustees

First Publication: 8/22/2013
Last Publication: 9/19/2013
Publisher: Douglas County News Press
Dated: 8/27/2013
GEORGE J. KENNEDY
DOUGLAS COUNTY PUBLIC TRUSTEE

Legal Notice No. 2013-0445
First Publication: 8/22/2013
Last Publication: 9/19/2013
Publisher: Douglas County News Press

PUBLIC NOTICE

Castle Rock
NOTICE OF SALE
Public Trustee Sale No. 2013-0448

To Whom It May Concern: On 8/28/2013 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Debt of Trust described below to be recorded in Douglas County, Colorado.

Original Grantor: CLYDE E. FARMER
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR SOUTHWEST FUNDING, LLC
Current Holder of Evidence of Debt: HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR DEUTSCHE MORTGAGE SECURITIES (INC.)

NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.

Legal Description of Real Property: LOT 13, BLOCK 8, BALDWIN PARK ESTATES FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO. Which has the address of: 2138 Vineyard Dr, Castle Rock, CO 80109.

Legal Notice No. 2013-0449
First Publication: 8/22/2013
Last Publication: 9/19/2013
Publisher: Douglas County News Press

PUBLIC NOTICE

Castle Rock
NOTICE OF SALE
Public Trustee Sale No. 2013-0434

To Whom It May Concern: On 6/12/2013 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Debt of Trust described below to be recorded in Douglas County, Colorado.

Original Grantor: JOSEPH F. LONG AND KATHY SPEAKMAN LONG
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., ACTING SOLELY AS NOMINEE FOR LENDER COLORADO CAPITAL BANK

Public Trustees

Failure to pay monthly installments on... THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Legal Notice No. 2013-0446
First Publication: 8/22/2013
Last Publication: 9/19/2013
Publisher: Douglas County News Press

PUBLIC NOTICE

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Public Trustee Sale No. 2013-0448

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Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR SOUTHWEST FUNDING, LLC

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Legal Notice No. 2013-0434
First Publication: 8/22/2013
Last Publication: 9/19/2013
Publisher: Douglas County News Press

PUBLIC NOTICE

Douglas County Board of Equalization

Pursuant to 639-9-104 C.R.S., notice is hereby given that beginning September 9, 2013 the Douglas County Board of Equalization will meet to review the assessment roll of all taxable property located in the County as prepared by the County Assessor, and to hear appeals therefrom.

Legal Notice No. 2013-0434
First Publication: August 29, 2013
Last Publication: August 29, 2013
Publisher: Douglas County News Press

Government Legals

NOTICE OF FINAL SETTLEMENT
PINE LAKE INTERMEDIATE AND ELEMENTARY DAYLIGHTING ENHANCEMENTS

Legal Notice No. 2013-0435
First Publication: August 29, 2013
Last Publication: August 29, 2013
Publisher: Douglas County News Press

PUBLIC NOTICE

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Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR SOUTHWEST FUNDING, LLC

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Government Legals

RESOLUTION NO. 2013-59: A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION OF CERTAIN REAL PROPERTY DEMONSTRATING COMPLIANCE WITH APPLICABLE LAWS...

Legal Notice No. 2013-0436
First Publication: August 29, 2013
Last Publication: August 29, 2013
Publisher: Douglas County News Press

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First Publication: August 29, 2013
Last Publication: August 29, 2013
Publisher: Douglas County News Press

THE UNIVERSITY OF CHICAGO

RESOLUTION NO. 2013-50

A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION OF CERTAIN REAL PROPERTY DENOMINATED AS THE HANGMAN'S GULCH ANNEXATION; FINDING THAT THE ANNEXATION PETITION IS IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTORY CRITERIA; AND AUTHORIZING FURTHER PROCEEDINGS NECESSARY FOR CONSIDERATION OF THE PROPOSED ANNEXATION BY SCHEDULING THE HANGMAN'S GULCH ANNEXATION ELIGIBILITY HEARING DATE AS OCTOBER 1, 2013.

WHEREAS, on June 19, 2013, a Petition for Annexation of certain real property denominated as the Hangman's Gulch Annexation was filed with the Town Clerk of the Town of Castle Rock, Colorado, which Petition for Annexation is attached as *Exhibit 1*;

WHEREAS, pursuant to C.R.S. 31-12-107(1)(f) the Town Council, without undue delay, is required to determine if the Petition is in substantial compliance with C.R.S. 31-12-107(1), and if so, it is to follow the procedures for consideration of the proposed annexation in accordance with the Municipal Annexation Act of 1965;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

1. Substantial Compliance. The Petition for Annexation of Hangman's Gulch to the Town of Castle Rock, Colorado is accepted as filed with the Town Clerk on June 19, 2013, and is found to be in substantial compliance with the requirements of C.R.S. 31-12-107(1) in that:
 - a. the signers of the Petition comprise more than fifty percent (50%) of the landowners in the area proposed to be annexed, and own more than fifty percent (50%) of the area proposed to be annexed, excluding public streets and alleys and any land owned by the Town of Castle Rock;
 - b. the Petition contains the allegations and information required by statute; and
 - c. the Petition is accompanied by four copies of an annexation map containing the information required by statute.
2. Public Hearing. A public hearing to determine if the proposed annexation complies with C.R.S. 31-12-104 and C.R.S. 31-12-105, or such parts thereof as may be required to establish eligibility for annexation, shall be held at a regular meeting of the Town Council on October 1, 2013 at the hour of 6:00 p.m. or as soon thereafter as possible, at the Castle Rock Town Hall, 100 N. Wilcox Street, Castle Rock, CO 80104.
3. Notice. Pursuant to C.R.S. 31-12-108, the Town Clerk shall cause notice to be published in some newspaper of general circulation once a week for four successive weeks, the first publication to be at least thirty (30) days prior to the date of the Eligibility hearing. The Town Clerk shall further send by registered mail to the Douglas County Board of County Commissioners, the Douglas County Attorney, and to any special district or school district having territory within the area to be annexed, a copy of the published notice together with a

copy of the Petition and this Resolution at least twenty five (25) days prior to the date fixed for the Eligibility hearing. The Town Clerk shall also file a copy of an annexation impact report complying with 31-12-108.5 with the Douglas County Board of County Commissioners at least twenty (20) days prior to the date fixed for the Eligibility hearing.


4. Procedure. Any person may appear at such hearing and present evidence upon any matter to be determined by the Town Council of the Town of Castle Rock. The hearing shall be conducted in accordance with the provisions of Section 31-12-109, C.R.S., and upon completion of the hearing, the Town Council shall set forth its findings of fact and conclusions by resolution in accordance with C.R.S. 31-12-110.

PASSED, APPROVED, AND ADOPTED this 20th day of August, 2013 by the Town Council of the Town of Castle Rock, Colorado on first and final reading by a vote of 7 for, and 0 against.

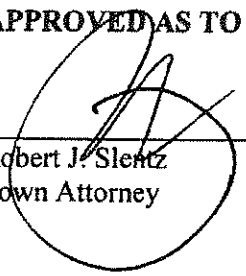
ATTEST:


Sally Misare
Town Clerk

TOWN OF CASTLE ROCK


Paul Donahue
Mayor

APPROVED AS TO FORM:


Robert J. Slezak
Town Attorney

APPROVED AS TO CONTENT:


Bill Detweiler
Director of Development Services

**PETITION FOR ANNEXATION
(Scott)**

TO: THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO

The undersigned landowners ("Petitioners"), in accordance with Article 12, Chapter 31, C.R.S., as amended, hereby petitions the Town Council of the Town of Castle Rock, for annexation to the Town of Castle Rock of the following described unincorporated area (territory) situate and being in the County of Douglas, State of Colorado, to wit:

See Exhibit A attached hereto and hereby incorporated as if fully set forth herein.

Petitioners further state as follows:

- (1) That it is desirable and necessary that such area be annexed to the Town of Castle Rock, Colorado.
- (2) That the requirements of Sections 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:
 - (a) Not less than one-sixth of the perimeter of the area proposed to be annexed is or will be contiguous with the existing boundary of the Town of Castle Rock, Colorado.
 - (b) A community of interest exists between the area proposed to be annexed and the Town of Castle Rock, Colorado.
 - (c) The area proposed to be annexed is urban or will be urbanized in the near future.
 - (d) The area proposed to be annexed is integrated with or is capable of being integrated with the Town of Castle Rock, Colorado.
 - (e) No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate meets either of the following:
 1. Is divided into separate parts or parcels without the written consent of the landowner(s) thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way, and to the extent a tract or parcel is so divided, this petition is intended to evidence such consent; or
 2. If such a separate tract or parcel comprises twenty (20) acres or more and which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars (\$200,000) for ad valorem tax purposes for the year next preceding the

annexation, is included within the area proposed to be annexed without the written consent of the landowner(s) thereof.

- (f) The annexation of the area proposed to be annexed will not result in the detachment of area from any school district and the attachment of same to another school district.
 - (g) The area proposed to be annexed by the Town of Castle Rock or substantially the same area has not been the subject of an election for annexation to the Town of Castle Rock within the preceding twelve (12) months, nor is any part of said area presently a part of any incorporated city, town or city and county.
 - (h) No part of the area proposed to be annexed is more than three (3) miles from a point on the boundary of the Town of Castle Rock as such was established more than one year before this annexation is effective.
 - (i) In establishing the boundaries of the area proposed to be annexed, where a portion of a platted street or alley is annexed, the entire width of any platted street or alley is included within the area annexed.
 - (j) Reasonable access shall not be denied to landowners, owners of easements, or the owners of franchises adjoining a platted street or alley to be annexed by the Town of Castle Rock but is not bounded on both sides by the Town.
- (3) That this Petition for Annexation is accompanied by four (4) copies of the annexation map containing the following information:
- (a) a written legal description of the boundaries of the area proposed to be annexed;
 - (b) a map showing the boundary of the area proposed to be annexed, such map prepared and containing the seal of a registered engineer or land surveyor;
 - (c) within the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area is platted, then the boundaries and the plat number of plots or of lots and blocks are shown; and
 - (d) next to the boundary of the area proposed to be annexed is drawn the contiguous boundary of the Town of Castle Rock and the contiguous boundary of any other municipality abutting the area proposed to be annexed.
- (4) That the Petitioners signed this Petition for Annexation not more than one hundred eighty (180) days prior to the date of filing the Petition for Annexation with the Town Clerk.

- (5) That the undersigned Petitioners comprise more than fifty percent (50%) of the landowners of the area proposed to be annexed, exclusive of streets, and by their signatures have attested to the facts and agree to the conditions herein contained negating the necessity for any annexation election.
- (6) That this Petition for Annexation satisfies the requirements of Article II, Section 30, of the Constitution of Colorado in that it is signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed who own more than fifty percent (50%) of said area, excluding public streets and alleys and any land owned by the Town of Castle Rock.
- (7) In accordance with Section 31-12-107 (1) (e), C.R.S., the undersigned Petitioners may withdraw their signatures on this Petition for Annexation at any point prior to the second reading of the annexation ordinance by delivering written notice of such withdrawal to the Town Clerk's Office. If Petitioners' signatures are withdrawn in accordance with this paragraph, this Petition shall be void and have no force or effect.
- (8) That upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed shall become subject to all ordinances, resolution, rules and regulations of the Town of Castle Rock, except for general property taxes, which shall become effective January 1st of the next succeeding year following passage of the annexation ordinance.
- (9) That this Petition for Annexation includes the signatures of all Petitioners proposing the annexation, the mailing address of each Petitioner, the legal description of the land owned by each of the respective Petitioners, and the date of signing each signature. The legal description of land owned by each undersigned Petitioner is identified in **Exhibit B**.

Therefore, the Petitioners respectfully request that the Town Council of the Town of Castle Rock, Colorado approve the annexation of the territory described herein.

PETITIONERS:

Edward D. Scott, Individually

By: EDS

Date of Signature: 5/30/13

Mailing Address of Landowner:

2034 LIGGETT ROAD
CASTLE ROCK, CO 80109

Are you a resident of area to be annexed? Yes No

Legal Description of land owned by signer: See Exhibit B

Adam B. Scott, Individually

By: Adam B Scott

Date of Signature: 5/30/13

Mailing Address of Landowner:

2034 Liggett Road
Castle Rock CO 80109

Are you a resident of area to be annexed? Yes No

Legal Description of land owned by signer: See Exhibit B

Kyle A. Scott, Individually

By: Kyle A Scott

Date of Signature: 5/30/13

Mailing Address of Landowner:

2034 Liggett Road
Castle Rock, Co 80109

Are you a resident of area to be annexed? Yes No

Legal Description of land owned by signer: See Exhibit B

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first duly sworn upon oath, deposes and says:

EXHIBIT A

ANNEXATION LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN OF DOUGLAS COUNTY, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35;
THENCE ALONG THE SOUTH LINE OF SAID SECTION 35 NORTH 89°09'30" WEST 572.79 TO THE POINT OF BEGINNING;
THENCE SOUTH 7°52'47" EAST 71.87 FEET;
THENCE SOUTH 47°54'38" EAST 72.98 FEET;
THENCE SOUTH 0°29'15" WEST 161.09 FEET;
THENCE SOUTH 4°18'28" WEST 147.12 FEET;
THENCE SOUTH 8°26'39" WEST 302.85 FEET;
THENCE SOUTH 82°55'20" EAST 54.26 FEET TO A POINT ON THE WESTERN RIGHT OF WAY OF INTERSTATE 25;
THENCE ALONG SAID RIGHT OF WAY SOUTH 7°04'40" WEST 118.82 FEET;
THENCE ALONG SAID RIGHT OF WAY SOUTH 7°45'40" WEST 362.12 FEET;
THENCE DEPARTING SAID RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 259.60 FEET AND AN ARC LENGTH OF 114.64 FEET, THROUGH A CENTRAL ANGLE OF 25°18'02" AND A CHORD BEARING SOUTH 76°25'32" EAST AND CHORD LENGTH OF 113.70 FEET;
THENCE SOUTH 89°04'34" EAST 160.11 FEET TO A POINT ON THE WESTERN LINE OF THE PARCEL GRANTED TO THE CITY OF CASTLE ROCK BY THE QUITCLAIM DEED IN BOOK 2131 AT PAGE 2380;
THENCE ALONG SAID LINE SOUTH 4°03'23" WEST 100.15 FEET;
THENCE DEPARTING SAID LINE NORTH 89°04'34" WEST 154.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 359.60 AND AN ARC LENGTH OF 126.40, THROUGH A CENTRAL ANGLE OF 20°08'25" AND A CHORD BEARING NORTH 79°00'21" WEST AND A CHORD LENGTH OF 125.75 FEET TO A POINT ON THE WEST RIGHT OF WAY OF INTERSTATE 25;
THENCE ALONG SAID RIGHT OF WAY SOUTH 8°08'40" WEST 253.48 FEET;
THENCE ALONG SAID RIGHT OF WAY SOUTH 5°17'52" WEST 264.32 FEET;
THENCE ALONG SAID RIGHT OF WAY SOUTH 0°34'04" WEST 45.43 FEET TO A POINT OF INTERSECTION WITH THE UNION PACIFIC RAILROAD RIGHT OF WAY;
THENCE ALONG THE EASTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD NORTH 30°56'37" WEST 493.21 FEET TO THE INTERSECTION WITH THE BOUNDARY OF CASTLE ROCK MARINE FILING NO. 1 (RECEPTION NO. 2009074562);
THENCE ALONG SAID BOUNDARY NORTH 15°18'43" EAST 162.43 FEET;
THENCE ALONG SAID BOUNDARY NORTH 12°48'08" EAST 142.07 FEET;
THENCE ALONG SAID BOUNDARY NORTH 0°06'51" WEST 260.27 FEET;
THENCE ALONG SAID BOUNDARY NORTH 5°41'26" WEST 350.42 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1880.00 FEET AND AN ARC LENGTH OF 461.16 FEET, THROUGH A CENTRAL ANGLE OF 14°03'16" AND A CHORD BEARING OF NORTH 21°05'46" WEST AND A CHORD LENGTH OF 460.00 FEET;
THENCE ALONG SAID BOUNDARY NORTH 28°07'24" WEST 236.90 FEET;
THENCE ALONG SAID BOUNDARY SOUTH 73°48'33" WEST 588.13 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD;
THENCE ALONG SAID RIGHT OF WAY NORTH 25°48'45" WEST 99.88 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 35;

THENCE ALONG SAID RIGHT OF WAY NORTH 25°48'45" WEST 1470.35 FEET;
THENCE DEPARTING SAID RIGHT OF WAY SOUTH 89°18'37" EAST 577.71 FEET TO A
POINT ON THE WESTERY RIGHT OF WAY OF NORTH LIGGETT ROAD;
THENCE ALONG SAID RIGHT OF WAY NORTH 28°23'31" WEST 1504.33;
THENCE DEPARTING SAID RIGHT OF WAY SOUTH 89°27'39" EAST 68.55 FEET TO A
POINT ON THE EASTERLY RIGHT OF WAY OF NORTH LIGGETT ROAD;
THENCE ALONG SAID RIGHT OF WAY SOUTH 28°23'31" EAST 1504.54 FEET;
THENCE DEPARTING SAID RIGHT OF WAY SOUTH 89°18'37" EAST 1119.75 FEET;
THENCE SOUTH 42°47'09" EAST 18.82 FEET;
THENCE SOUTH 5°25'01" EAST 15.02 FEET;
THENCE SOUTH 5°11'15" EAST 489.61 FEET;
THENCE SOUTH 10°57'34" EAST 362.78 FEET;
THENCE SOUTH 0°05'40" EAST 388.23 FEET;
THENCE SOUTH 52°44'45" WEST 95.70 FEET;
THENCE SOUTH 7°52'47" EAST 1.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,695,639.05 SQUARE FEET OR 61.883 ACRES, MORE OR LESS.

EXHIBIT B

PROPERTY OWNERSHIP

Property owned by Adam B. Scott

- Parcel A
- Parcel B
- Parcel C

Property owned by Kyle A. Scott

- Parcel A
- Parcel B
- Parcel C

Property owned by Edward D. Scott

- Parcel A

LEGAL DESCRIPTIONS OF PARCELS NOTED ABOVE:

Parcel A Legal Description

A TRACT OR PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID CORNER BEING MARKED BY A 2.5" ALUMINUM CAP, STAMPED "SURVEY MONUMENT 1998 T7S R67W S34 S35 S3 S2 T8S R67W LS 6935 ARCHER & ASSOC";

THENCE SOUTH 87°32'14" EAST, A DISTANCE OF 1696.46 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LIGGETT SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 88°33'10" EAST A DISTANCE OF 232.56 FEET;

THENCE SOUTH 63°37'05" EAST A DISTANCE OF 120.71 FEET;

THENCE SOUTH 89°49'55" EAST A DISTANCE OF 118.28 FEET TO THE WEST RIGHT OF WAY LINE OF I-25;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 47°54'38" EAST A DISTANCE OF 45.25 FEET TO A 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION PLS NO 17488 2006 POINT NO 924 ROW MONUMENT ROW PROJECT 13705";

THENCE SOUTH 00°29'15" WEST A DISTANCE OF 161.09 FEET TO A 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION PLS NO 17488 2006 POINT NO 897A ROW MONUMENT ROW PROJECT 13705";

THENCE SOUTH 04°18'28" WEST A DISTANCE OF 147.12 FEET TO A 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION PLS NO 17488 2006 POINT NO 897 ROW MONUMENT ROW PROJECT 13705";

THENCE SOUTH 08°26'39" WEST A DISTANCE OF 302.85 FEET;

THENCE SOUTH 31°30'13" WEST A DISTANCE OF 212.33 FEET;

THENCE NORTH 25°24'29" WEST A DISTANCE OF 206.09 FEET;

THENCE TO THE BEGINNING POINT OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1940.00 FEET AND A CENTRAL ANGLE OF 07°38'17" FROM WHICH THE RADIUS POINT BEARS SOUTH 82° 04' 53" WEST,

THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 258.62 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 11°44'15" WEST A DISTANCE OF 258.43 FEET;

THENCE NORTH 18°33'13" WEST A DISTANCE OF 345.94 FEET;

THENCE NORTH 41°35'52" WEST A DISTANCE OF 75.76 FEET TO A #5 REBAR WITH RED PLASTIC CAP STAMPED "ARCHER LS6935";

THENCE NORTH 28°24'05" WEST A DISTANCE OF 48.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINS 234,192 SQUARE FEET OR 5.376 ACRES, MORE OR LESS.

Parcel B Legal Description

A TRACT OR PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID CORNER BEING MARKED BY A 2.5" ALUMINUM CAP, STAMPED "SURVEY MONUMENT 1998 T7S R67W S34 S35 S3 S2 T8S R67W LS 6935 ARCHER & ASSOC";

THENCE NORTH 89°09'42" EAST, A DISTANCE OF 2199.52 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF I-25 (JANUARY, 2012), SAID POINT BEING MARKED BY A 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION PLS NO 17488 2006 POINT NO 927 ROW MONUMENT ROW PROJECT 13705", TO THE POINT OF BEGINNING;

THENCE NORTH 86°07'58" WEST A DISTANCE OF 48.00 FEET;
THENCE SOUTH 84°08'49" WEST A DISTANCE OF 52.78 FEET;
THENCE NORTH 71°51'11" WEST A DISTANCE OF 204.75 FEET;
THENCE SOUTH 86°38'49" WEST A DISTANCE OF 183.77 FEET;
THENCE SOUTH 75°23'48" WEST A DISTANCE OF 99.91 FEET TO THE EAST RIGHT OF WAY LINE OF LIGGETT ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 28°23'01" WEST A DISTANCE OF 1414.97 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE ALONG SAID NORTH LINE, SOUTH 89°18'37" EAST A DISTANCE OF 1119.75 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF I-25 SAID POINT BEING MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION PLS NO 17488 2006 POINT NO 931 ROW MONUMENT ROW PROJECT 13705";

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 42°47'09" EAST A DISTANCE OF 18.82 FEET TO SAID RIGHT OF WAY;

THENCE SOUTH 05°25'01" EAST A DISTANCE OF 15.02 FEET TO A 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION PLS NO 17488 2006 POINT NO 930 ROW MONUMENT ROW PROJECT 13705";

THENCE SOUTH 05°11'15" EAST A DISTANCE OF 489.61 FEET TO A 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION PLS NO 17488 2006 POINT NO 929 ROW MONUMENT ROW PROJECT 13705";

THENCE SOUTH 10°57'34" EAST A DISTANCE OF 362.78 FEET TO A 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION PLS NO 17488 2006 POINT NO 928 ROW MONUMENT ROW PROJECT 13705";

THENCE SOUTH 00°05'40" EAST A DISTANCE OF 384.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINS 1,059,419 SQUARE FEET OR 24.321 ACRES, MORE OR LESS.

Parcel C Legal Description

A TRACT OR PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, AND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID CORNER BEING MARKED BY A 2.5" ALUMINUM CAP, STAMPED "SURVEY MONUMENT 1998 T7S R67W S34 S35 S3 S2 T8S R67W LS 6935 ARCHER & ASSOC";

THENCE SOUTH 89°09'23" EAST FOR 945.96 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RAILROAD RIGHT OF WAY LINE, NORTH 25°48'45" WEST A DISTANCE OF 1470.35 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE ALONG SAID NORTH LINE, SOUTH 89°18'37" EAST A DISTANCE OF 577.71 FEET TO THE WEST RIGHT OF WAY LINE OF LIGGETT ROAD;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 28°23'00" EAST A DISTANCE OF 1409.51 FEET;

THENCE SOUTH 73°32'58" WEST A DISTANCE OF 588.05 FEET TO SAID EAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 25°48'45" WEST A DISTANCE OF 99.88 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINS 811,378 SQUARE FEET OR 18.627 ACRES, MORE OR LESS.

