

CITY OF PUEBLO
ANNEXATION INFORMATION SHEET

Attached is a blank Petition for Annexation to be completed and filed with the City Clerk of the City of Pueblo together with an original and twenty-four (24) prints of an annexation map and satisfactory evidence of the names and addresses of all the owners of land within the area proposed to be annexed. All petitioners must sign the Petition for Annexation within 180 days before the date of filing with the City Clerk. Prior to filing with the City Clerk all documents must be reviewed by the City's Director of Land Use.

TO BE COMPLETED BY PETITIONERS

Name of Annexation: Jackson Ranch, Annexation NO. 1

Location and size in acres: Section 19 & 20, Township 21 South,
 Range 65, West of the 6th P.M., County of Pueblo, Colorado,
81.68 acres.
 100 % of Owners 1; Less than 100% of owners 0
 School District No. 60; Special District's: See below

Annexation Agreement: The City requires the Petitioner to enter into an Annexation Agreement prior to the effective date of the annexation. Such Agreement shall constitute conditions of annexation as effectively as if set forth in the Petition For Annexation.

For Office Use Only: Date Reviewed by Director of Land Use _____
 Date Petition Filed _____ Filing Fee \$ _____ Paid _____
 Resolution Finding Substantial Compliance adopted _____,
 Date of Public Hearing _____; Notice of Public Hearing Published: _____,
 _____, _____, and _____.
 Copy of published Notice and Petition For Annexation sent by Registered Mail on _____
 to Pueblo County Board of County Commissioners, Pueblo County
 Attorney, School District _____, Southeastern Water Conservancy District, Pueblo Library
 District, Other _____ and special district _____.

Upon receipt of this Annexation Information Sheet, Petition For Annexation, 24 prints of the annexation map, and evidence of ownership, the City Clerk will forward copies of the Annexation Information Sheet and Petition for Annexation together with the evidence of ownership and 20 prints of the annexation map to the Director of Land Use and refer the Petition For Annexation to the City Council as a communication.

Special Districts		
Tax ID	Authority	Levi
1519000012		
	Pueblo County	

	School District 60 General	
	School District 60 Bond Red.	
	Regional Library	
	Lower Ark Valley Water Conservation District	
	SA Pueblo Conservation District Maint. Fund	
1519000013		
	Pueblo County	
	School District 60 General	
	School District 60 Bond Red.	
	Regional Library	
	Lower Ark. Valley Water Conservation District	
	SA Pueblo Conservation District Maint. Fund	
15200000023		
	Pueblo County	
	School District 60 General	
	School District 60 Bond Red.	
	Regional Library	
	Lower Ark. Valley Water Conservation District	
	SA Pueblo Conservation District Maint. Fund	

**CITY OF PUEBLO
PETITION FOR ANNEXATION**

TO THE CITY COUNCIL OF PUEBLO, COLORADO:

Pursuant to the Municipal Annexation Act of 1965 and C.R.S. §31-12-107(1) the undersigned landowners within the area proposed for annexation hereby petition the City Council of the City of Pueblo for annexation to the City of Pueblo (herein "City") of the following described unincorporated area located in the County of Pueblo, State of Colorado:

As ground for this annexation, Petitioners state:

1. It is desirable and necessary that the area herein described be annexed to the City.
2. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with existing boundaries of the City.
3. This petition for annexation has been signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed and owning more than fifty percent (50%) of the area, excluding public street, alleys, and any land owned by the City.
4. A community of interest exists between the area proposed to be annexed and the City.
5. The area proposed to be annexed is urban or will be urbanized in the near future.
6. The area proposed to be annexed is integrated with or is capable of being integrated with the City.
7. 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:
 - (a) is divided into separate parts or parcels without the written consent of the landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way; or,
 - (b) comprises twenty (20) acres or more and which, together with the buildings and improvements situated thereon has an assessed value in excess of \$200,000.00 for ad valorem tax purposes for the year preceding the annexation, is included within the territory proposed to be annexed without the written consent of the landowner or landowners.
8. The mailing address of each signer, the legal description of the land owned by each landowner and the date of signing of each signature are shown on this petition.
9. Attached to this petition is the affidavit of the circulator of this petition that each signature hereon is the signature of the person whose name it purports to be.

10. Accompanying this petition are an original and twenty-four (24) prints of an 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 shall be prepared by and contain the seal of a Colorado 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, the boundaries and the plat numbers of plots or of lots and blocks;
 - (d) Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the City and the area proposed to be annexed with the dimension of such boundary.
11. The area proposed to be annexed is not presently a part of any incorporated city or town.
12. No part of the area proposed to be annexed is more than three miles in any direction from any point of the boundaries of the City as such was established more than one year before this annexation will take place.
13. As condition of and in consideration of the City annexing the area proposed to be annexed, Petitioners, for themselves and their heirs, personal representatives, successors and assigns:
 - (a) Waive and release all previously acquired or existing vested property rights attached to or established with respect to the area proposed to be annexed and acknowledge and agree that the annexation of the area proposed to be annexed is not a site specific development plan and no vested property right shall attach to or be established with respect to the area proposed to be annexed.
 - (b) Acknowledge and agree that upon the annexation of the area proposed to be annexed and, subject to the provisions of the Annexation Agreement, the area shall become subject to the Charter, ordinances, resolutions, rules and regulations of the City, but that the City shall have no obligation to furnish or extend municipal services; including, but not limited to sanitary sewer services, to the area proposed to be annexed.
 - (c) "Vested property right" and "site specific development plan" shall have the same meaning as set forth in Chapter 12 of Title XVII of the 1971 Code of Ordinances of the City and Article 60, Title 24, C.R.S.
14. Petitioners consent and agree to the following conditions:
 - (a) Petitioners and the City shall enter into an Annexation Agreement prior to the effective date of this annexation.

(b)

(c)

(d)

(e)

WHEREFORE, Petitioners request that the City Council of Pueblo approve the annexation of the above described area to the City of Pueblo (all Petitioners must sign this Petition within 180 days prior to the date of filing with the City Clerk.

SIGNATURE



MAILING ADDRESS

RJPC, LLC
A limited Liability
Partnership
17 S Wahsatch Ave
Colorado Springs,
CO 80903

LEGAL DESCRIPTION

See Attached

DATE OF SIGNING

5-11-2022

CIRCULATOR'S OATH

STATE OF COLORADO)
) ss.
COUNTY OF PUEBLO)

The undersigned of lawful age being first duly sworn upon oath deposes and states that I circulated the foregoing Petition For Annexation and that each signature therein is the signature of the person whose name it purports to be.



Circulator's Signature

Subscribed and affirmed, or sworn to, before me in the County of El Paso,
State of Colorado, this 11th day of May,
2022,
By Raymond O'Sullivan.

Witness my hand and official seal.
My commission expires: 02-17-2026.

(SEAL) **MEAGHAN FARRELL
NOTARY PUBLIC
STATE OF COLORADO**
NOTARY ID 20224006932
MY COMMISSION EXPIRES 02-17-2026

Meaghan Farrell

Notary Public (or official title)

Exhibit A
Jackson Ranch, Annexation NO. 1

A parcel of land being a portion of Sections 19 and 20, Township 21 South, Range 65 West of the 6th P.M. and being more particularly described as follows:

COMMENCING from the intersection of the southeasterly right of way line of Colorado State Highway No. 78 with the east-west centerline of said Section 19,

S 19° 41' 35" E a distance of 1.06 feet to a point being 1.00 feet southerly of the east-west centerline of said Section 19 to the POINT OF BEGINNING;

THENCE along the southerly, easterly, and northerly boundary of the Highway No. 78 Tower Site Annexation as recorded under Reception No. 1727572 the following nine (9) courses:

- 1) N 89° 35' 25" E a distance of 448.75 feet;
- 2) S 00° 24' 35" E a distance of 208.71 feet;
- 3) N 89° 34' 07" E a distance of 309.64 feet;
- 4) S 00° 24' 35" E a distance of 130.98 feet;
- 5) N 89° 35' 25" E a distance of 200.00 feet;
- 6) N 00° 24' 35" W a distance of 200.00 feet;
- 7) S 89° 35' 25" W a distance of 200.00 feet;
- 8) S 00° 24' 35" E a distance of 68.02 feet;
- 9) S 89° 34' 07" W a distance of 100.14 feet;

THENCE N 00° 23' 56" E a distance of 208.63 feet to a point on the east-west centerline of aforesaid Section 19;

THENCE N 89° 35' 25" E along said east-west centerline of Section 19, a distance of 2220.21 feet to the Quarter Corner of Sections 19 and 20;

THENCE N 89° 55' 02" E along the east-west centerline of said Section 20, a distance of 2551.97 feet;

THENCE S 01° 27' 48" E a distance of 595.55 feet;
THENCE S 88° 43' 55" W a distance of 2553.45 feet;
THENCE N 89° 42' 50" W a distance of 3661.91 feet;
THENCE N 51° 35' 59" E a distance of 230.91 feet;
THENCE S 38° 23' 58" E a distance of 1.00 feet;

THENCE N 51° 36' 00" E a distance of 749.66 feet to the POINT OF BEGINNING.

The above described parcel of land contains 81.68 acres more or less and is subject to any existing easements or rights of way of record

STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned hereby executes this Statement of Authority on behalf of RJPC, LLC, a Colorado Limited Liability Co., an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is RJPC, LLC
a Colorado Limited Liability Company
(state type of entity and state, country, or other governmental authority under whose laws such entity is formed)

The mailing address for the Entity is 17 South Wahsatch Avenue
Colorado Springs, CO 80903

The name or position of the person authorized to execute instruments conveying, encumbering, or other affecting title to real property on behalf of the Entity is: Raymond F. O'Sullivan, Manager

The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows: None

(if no limitations, insert "None")

Other matters concerning the manner in which the Entity deals with any interest in real property are:

(if no other matters, leave this section blank)

EXECUTED this 11th day of May, 2022.

Signature: [Handwritten Signature]

Name (typed or printed): Raymond F. O'Sullivan

Title (if any): Manager

STATE OF Colorado)
COUNTY OF El Paso) ss.

The foregoing instrument was acknowledged before me this 11th day of May, 2022 by Raymond O'Sullivan, on behalf of RJPC, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

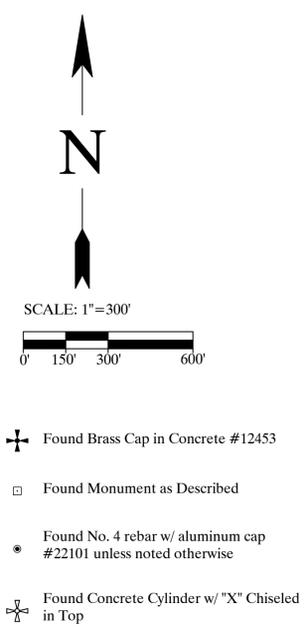
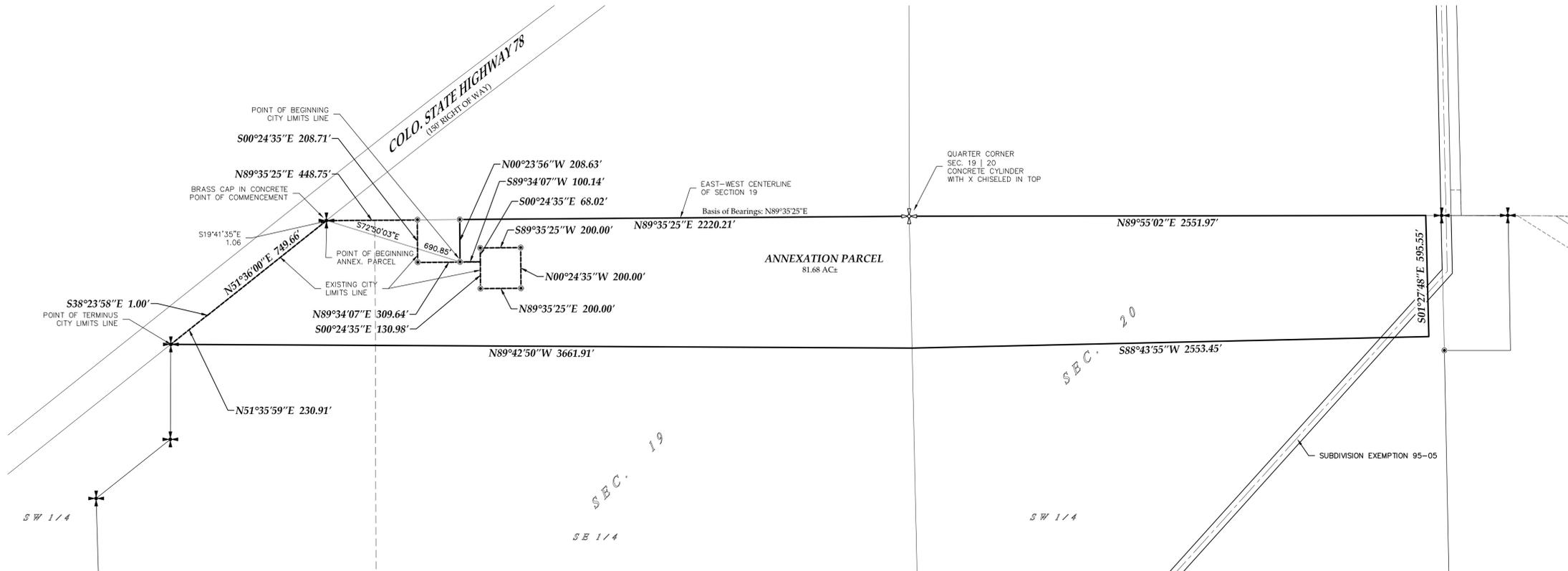
My commission expires: 02-17-2026

[SEAL] **MEAGHAN FARRELL**
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224006932
MY COMMISSION EXPIRES 02-17-2026

Meaghan Farrell
Notary Public

ANNEXATION

In a Portion of
Sections 19 and 20, Township 21 South,
Range 65 West of the 6th P.M.,
County of Pueblo, State of Colorado



ANNEXATION PARCEL:

A parcel of land being a portion of Sections 19 and 20, Township 21 South, Range 65 West of the 6th P.M. and being more particularly described as follows:

COMMENCING from the intersection of the southeasterly right of way line of Colorado State Highway No. 78 with the east-west centerline of said Section 19,
S 19° 41' 35" E a distance of 1.06 feet to a point being 1.00 feet southerly of the east-west centerline of said Section 19 to the POINT OF BEGINNING;
THENCE along the southerly, easterly, and northerly boundary of the Highway No. 78 Tower Site Annexation as recorded under Reception No. 1727572 the following nine (9) courses:
N 89° 35' 25" E a distance of 448.75 feet;
S 00° 24' 35" E a distance of 208.71 feet;
N 89° 34' 07" E a distance of 309.64 feet;
S 00° 24' 35" E a distance of 130.98 feet;
N 89° 35' 25" E a distance of 200.00 feet;
N 00° 23' 56" E a distance of 208.63 feet;
S 89° 35' 25" W a distance of 200.00 feet;
S 00° 24' 35" E a distance of 68.02 feet;
S 89° 34' 07" W a distance of 100.14 feet;
THENCE N 00° 23' 56" E a distance of 208.63 feet to a point on the east-west centerline of aforesaid Section 19;
THENCE N 89° 35' 25" E along said east-west centerline of Section 19, a distance of 2220.21 feet to the Quarter Corner of Sections 19 and 20;
THENCE N 89° 55' 02" E along the east-west centerline of said Section 20, a distance of 2551.97 feet;
THENCE S 01° 27' 48" E a distance of 595.55 feet;
THENCE S 88° 43' 55" W a distance of 2553.45 feet;
THENCE N 89° 42' 50" W a distance of 3661.91 feet;
THENCE N 51° 35' 59" E a distance of 230.91 feet;
THENCE S 38° 23' 58" E a distance of 1.00 feet;
THENCE N 51° 36' 00" E a distance of 749.66 feet to the POINT OF BEGINNING.

The above described parcel of land contains 81.68 acres more or less and is subject to any existing easements or rights of way of record.

PROPOSED NEW CITY LIMIT LINE:

A parcel of land being a portion of Sections 19 and 20, Township 21 South, Range 65 West of the 6th P.M. and being more particularly described as follows:

COMMENCING from the intersection of the southeasterly right of way line of Colorado State Highway No. 78 with the east-west centerline of said Section 19,
S 72° 50' 03" E a distance of 690.85 feet to the POINT OF BEGINNING;
THENCE N 00° 23' 56" E a distance of 208.63 feet to a point on the east-west centerline of aforesaid Section 19;
THENCE N 89° 35' 25" E along said east-west centerline of Section 19, a distance of 2220.21 feet to the Quarter Corner of Sections 19 and 20;
THENCE N 89° 55' 02" E along the east-west centerline of said Section 20, a distance of 2551.97 feet;
THENCE S 01° 27' 48" E a distance of 595.55 feet;
THENCE S 88° 43' 55" W a distance of 2553.45 feet;
THENCE N 89° 42' 50" W a distance of 3661.91 feet to a point on the southeasterly right of way line of Colorado State Highway No. 78 and the POINT OF TERMINUS.

SURVEYOR'S CERTIFICATE

I, Julie N. Troutt, a professional land surveyor registered in the State of Colorado, hereby certify that this plat and the related descriptions were prepared under my responsible charge in May, 2022

Julie N. Troutt
Professional Land Surveyor #38529

Basis of Bearings: The east-west centerline of Section 19 bears N89°35'25"E, being monumented at the intersection of State Highway No. 78 with said centerline by a 2" brass cap in concrete stamped 1S12453, and at the east Quarter Corner of said Section 19 with a concrete cylinder with "X" chiseled in top. Bearings shown hereon are grid bearings of the Colorado State Plane Coordinate System, South Zone, NAD 83.

Title work provided by Land Title Guarantee Company, Order No. PBC25056015-3, bearing an effective date of August 17, 2021 at 5:00 P.M.
Parcel may be subject to easements shown in Book 1653, Page 719, Book 2524 at Page 924, and Book 2529, Page 739, exact locations unknown.

Notice:
According to Colorado Law, you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of certification shown hereon.



Not to Scale

SHEET 1 OF 1

DATE	REVISION DESCRIPTION	BY

Southern Colorado Land Surveying, Inc.
184 S. Tiffany Dr., Ste. 106
Pueblo West, CO 81007
719-542-9169