

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. 3

Location and size in acres: Section 25, Township 21 South,
Range 66, West of the 6th P.M., County of Pueblo, Colorado,
479.63 acres.

100 % of Owners 1; Less than 100% of owners 0
School District No. 70; Special District: 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
1600000215		
	Pueblo County	
	School District 70 General	
	School District 70 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.

1. 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

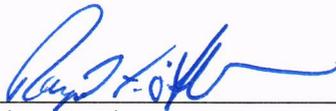
DATE OF SIGNING

5-11-22

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.



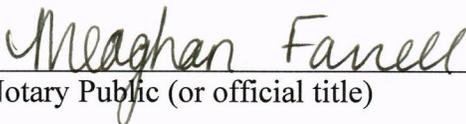
Circulator's Signature

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)





Notary Public (or official title)

Exhibit A
Jackson Ranch, Annexation NO. 3

A parcel of land being a portion of Section 25, Township 21 South, Range 66 West of the 6th P.M. and being more particularly described as follows:

BEGINNING at the intersection of the southeasterly right of way line of Colorado State Highway No. 78 with the north line of said Section 25, S 89° 58' 48" E a distance of 967.53 feet to the northeast corner of said Section 25;

THENCE S 00° 16' 02" E along the east line of said Section 25 a distance of 5308.78 feet to the southeast corner of Section 25;

THENCE S 89° 47' 09" W a distance of 5365.25 feet to the southwest corner of said Section 25;

THENCE N 00° 07' 04" W along the west line of the Southwest Quarter of Section 25 distance of 1856.69 feet to the intersection of the southeasterly right of way line of Colorado State Highway No. 78 with the west line of Section 25;

THENCE along said southeasterly right of way line the following four courses:

- 1) N 51° 32' 15" E a distance of 816.00 feet;
- 2) N 51° 34' 04" E a distance of 2301.30 feet;
- 3) N 51° 34' 38" E a distance of 1317.36 feet;
- 4) N 51° 35' 57" E a distance of 1152.25 feet to the POINT OF BEGINNING.

The above described parcel of land contains 479.63 acres more or less

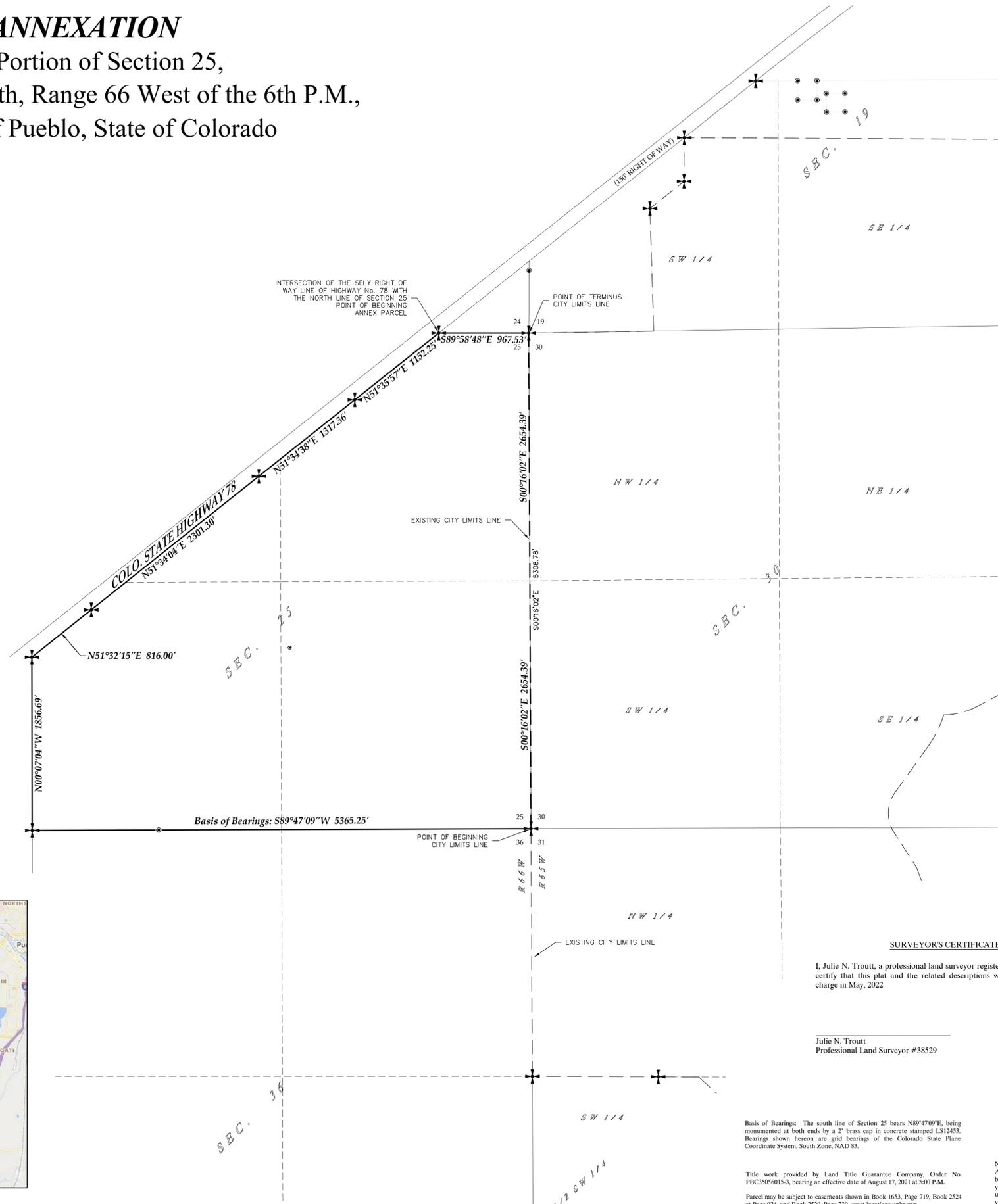
ANNEXATION

In a Portion of Section 25,
Township 21 South, Range 66 West of the 6th P.M.,
County of Pueblo, State of Colorado



SCALE: 1"=500'

- ✚ Found Brass Cap in Concrete #12453
- Found Monument as Described
- Found No. 4 rebar w/ aluminum cap #22101 unless noted otherwise
- ✚ Found Concrete Cylinder w/ "X" Chiseled in Top



ANNEXATION PARCEL:

A parcel of land being a portion of Section 25, Township 21 South, Range 66 West of the 6th P.M. and being more particularly described as follows:

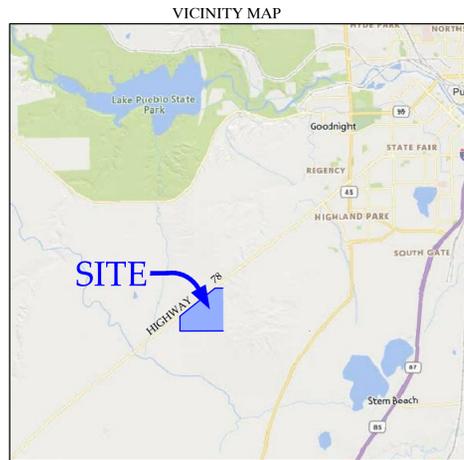
BEGINNING at the intersection of the southeasterly right of way line of Colorado State Highway No. 78 with the north line of said Section 25, S 89° 58' 48" E a distance of 967.53 feet to the northeast corner of said Section 25;
 THENCE S 00° 16' 02" E along the east line of said Section 25 a distance of 5308.78 feet to the southeast corner of Section 25;
 THENCE S 89° 47' 09" W a distance of 5365.25 feet to the southwest corner of said Section 25;
 THENCE N 00° 07' 04" W along the west line of the Southwest Quarter of Section 25 distance of 1856.69 feet to the intersection of the southeasterly right of way line of Colorado State Highway No. 78 with the west line of Section 25;
 THENCE along said southeasterly right of way line the following four courses:
 N 51° 32' 15" E a distance of 816.00 feet;
 N 51° 34' 04" E a distance of 2301.30 feet;
 N 51° 34' 38" E a distance of 1317.36 feet;
 N 51° 35' 57" E a distance of 1152.25 feet to the POINT OF BEGINNING.

The above described parcel of land contains 479.63 acres more or less

PROPOSED NEW CITY LIMIT LINE:

A parcel of land being a portion of Section 25, Township 21 South, Range 66 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 north line of said Section 25, S 89° 58' 48" E a distance of 967.53 feet to the northeast corner of said Section 25;
 THENCE S 00° 16' 02" E along the east line of said Section 25 a distance of 5308.78 feet to the southeast corner of Section 25 to the POINT OF BEGINNING;
 THENCE S 89° 47' 09" W a distance of 5365.25 feet to the southwest corner of said Section 25;
 THENCE N 00° 07' 04" W along the west line of the Southwest Quarter of Section 25 distance of 1856.69 feet to the intersection of the southeasterly right of way line of Colorado State Highway No. 78 with the west line of Section 25;
 THENCE along said southeasterly right of way line the following four courses:
 N 51° 32' 15" E a distance of 816.00 feet;
 N 51° 34' 04" E a distance of 2301.30 feet;
 N 51° 34' 38" E a distance of 1317.36 feet;
 N 51° 35' 57" E a distance of 1152.25 feet to the intersection of the southeasterly right-of-way line with the north line of Section 25;
 THENCE S 89° 58' 48" E along the north line of said Section 25, a distance of 967.53 feet to 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 south line of Section 25 bears N89°47'09"E, being monumented at both ends by a 2" brass cap in concrete stamped 1S12453. 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. PBC35066015-3, 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.

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