

WELLSPRING COMMUNITY ANNEXATION PLAT

AN ANNEXATION TO THE TOWN OF CASTLE ROCK
A PART OF THE SE 1/4 OF THE SW 1/4 SECTION 3, T8S R67W OF THE 6th P.M.
DOUGLAS COUNTY, COLORADO

LEGAL DESCRIPTION: (FROM TITLE COMMITMENT)

PARCEL A:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE N60°50'W, 976 FEET TO THE POINT OF BEGINNING;
THENCE N36°50'W, 220.00 FEET; THENCE N53°10'E 90.0 FEET; THENCE S36°50'E 340.00; THENCE S53°10'W ***90.00; THENCE N36°50'W*** 120.00 FEET TO THE POINT OF BEGINNING.
(PARCEL A LEGAL DESCRIPTION FROM THE TITLE COMMITMENT IS INCOMPLETE, MISSING INFORMATION ADDED IN ITALICS FONT AND UNDERLINED)

PARCEL B:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE N60°50'W, A DISTANCE OF 976 FEET TO THE POINT OF BEGINNING; THENCE S53°10'W, A DISTANCE OF 396 FEET; THENCE N36°50'W A DISTANCE OF 220 FEET; (THIS POINT BEING 24 FEET EAST OF THE 1/16TH LINE); THENCE N53°10'E, A DISTANCE OF 396 FEET; THENCE S36°50'E, A DISTANCE OF 220 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., LOCATED IN TRACT F OF CASTLE HIGHLANDS FILING NO. 2 AS PLATTED UNDER RECEPTION NO. 01019899, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE WESTERLY LINE OF TRACT G, CASTLE HIGHLANDS FILING NO. 2, AS PLATTED UNDER RECEPTION NO. 01019899, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THAT POINT ON THE NORTHERLY BOUNDARY OF TRACT F OF SAID CASTLE HIGHLANDS FILING NO. 2, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THAT PARCEL OF LAND RECORDED IN BOOK 852 AT PAGE 260, COUNY OF DOUGLAS, STATE OF COLORADO; THENCE N53°07'19"W, ALONG SAID NORTHERLY BOUNDARY OF TRACT F, A DISTANCE OF 90.00 FEET; THENCE S36°52'41"E, A DISTANCE OF 9.00 FEET; THENCE S53°07'19"W, A DISTANCE OF 90.00 FEET; THENCE N36°52'41", A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING.
(PARCEL C WAS PREVIOUSLY ANNEXED AND IS NOT PART OF THIS ANNEXATION)

LEGAL DESCRIPTION AS SURVEYED

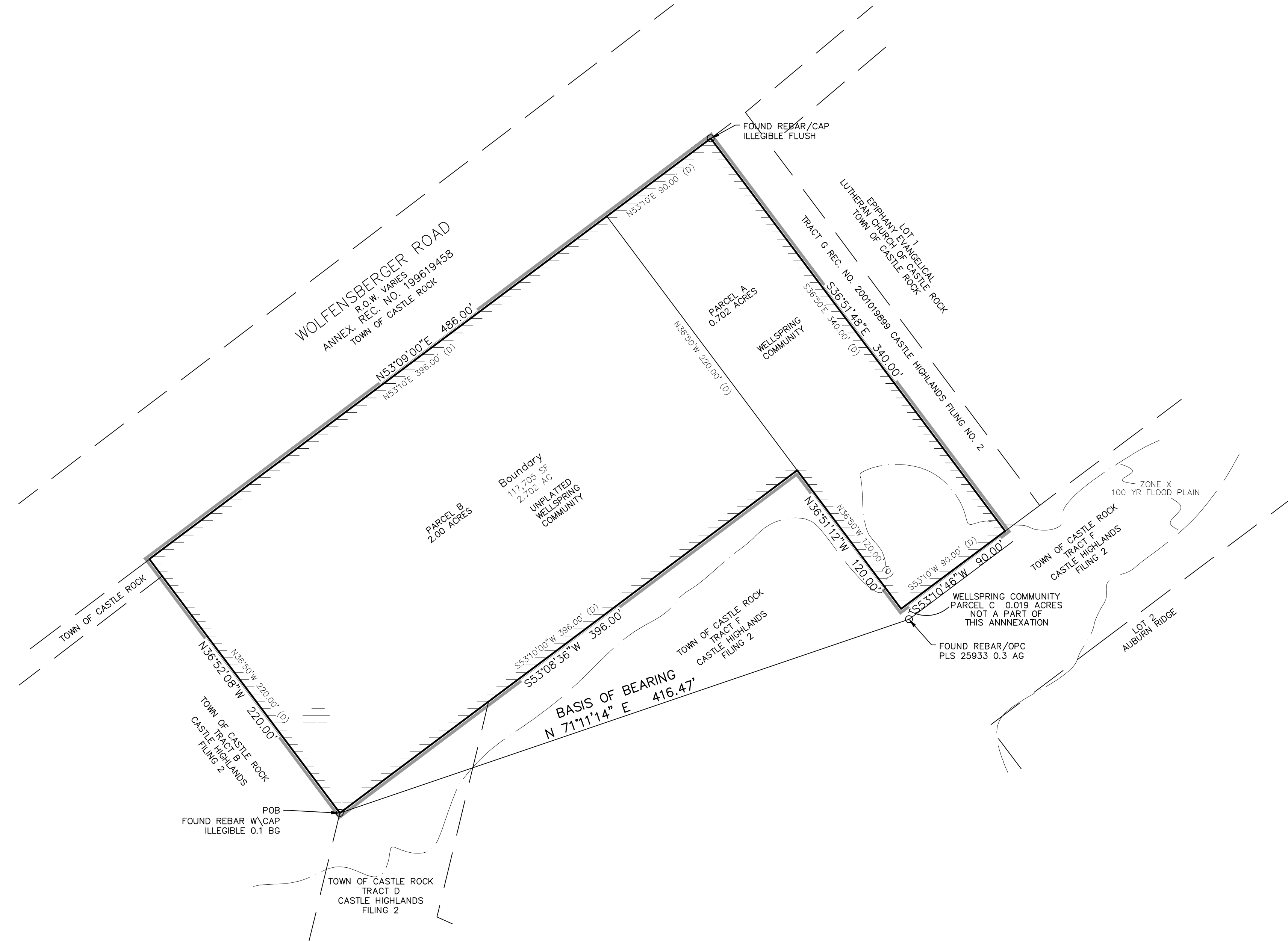
A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4, SW 1/4) SECTION 3, T3S, R67W OF THE 6th P.M., DOUGLAS COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF TRACT B "CASTLE HIGHLANDS FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 2001019899 IN THE DOUGLAS COUNTY RECORDS. THENCE N36°52'08"W ALONG THE EASTERLY LINE THEREOF 220.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WOLFENSBERGER ROAD AS ANNEXED UNDER RECEPTION NO. 199619458;
THENCE N53°09'00"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE 486.00 FEET TO THE MOST WESTERLY CORNER OF TRACT G "CASTLE HIGHLANDS FILING NO. 2";
THENCE S36°51'44"E ALONG THE SOUTHWESTERLY LINE THEREOF 340.00 FEET TO THE NORTHWESTERLY LINE OF TRACT F, "CASTLE HIGHLANDS FILING NO. 2";
THENCE S53°10'00"W ALONG SAID NORTHWESTERLY LINE 90.00 FEET;
THENCE N36°51'12"W ALONG SAID NORTHWESTERLY LINE 120.00 FEET;
THENCE S53°08'36"W ALONG THE NORTHWESTERLY LINES OF TRACT F AND TRACT D "CASTLE HIGHLANDS FILING NO. 2" A DISTANCE OF 396.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 118,514 S.F. (2.721 ACRES MORE OR LESS)

GENERAL NOTES

- BEARINGS ARE BASED ON COLORADO STATE PLANE COORDINATES, GPS SURVEY ON APRIL 06, 2022. A LINE BETWEEN THE MOST SOUTHERLY CORNER OF PARCEL B, MONUMENTED WITH A REBAR AND ILLEGIBLE CAP AND THE MOST SOUTHERLY CORNER OF PARCEL C MONUMENTED WITH A REBAR AND ORANGE PLASTIC CAP LS 25933 BEARS N71°11'14"E A DISTANCE OF 416.47 FEET. THE UNITS OF MEASUREMENT IS THE US SURVEY FOOT. BEARINGS AS SURVEYED ARE ROTATED APPROXIMATELY 0°01' CLOCKWISE FROM THE RECORD BEARINGS.
- THE FLOOD INSURANCE RATE MAP FIRM PANEL NO. 08035C01696, EFFECTIVE ON 03/16/2016 HAS BEEN EXAMINED AS IT PERTAINS TO THE SUBJECT PROPERTY. PARCEL C AND A PORTION OF PARCEL A IS AFFECTED BY ZONE X (100 YEAR FLOODPLAIN) AS SHOWN HEREON.
- A COMMITMENT FOR TITLE INSURANCE ISSUED BY CANYON TITLE, AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER CT308827, WITH AN EFFECTIVE DATE OF MAY 20, 2022 HAS BEEN EXAMINED AS IT PERTAINS TO THE SUBJECT PROPERTY.
- PARCEL C IS APPARENTLY A PART OF TRACT F "CASTLE HIGHLANDS FILING NO. 2" AND WAS PREVIOUSLY ANNEXED TO THE TOWN OF CASTLE ROCK. CHAIN OF TITLE FOR PARCEL C WAS NOT INCLUDED IN THE TITLE COMMITMENT.



SUMMARY TABLE

PARCEL	ACREAGE	OWNER	PLAT STATUS
A	0.702	WELLSPRING COMMUNITY	UNPLATTED
B	2.000	WELLSPRING COMMUNITY	UNPLATTED

LEGEND

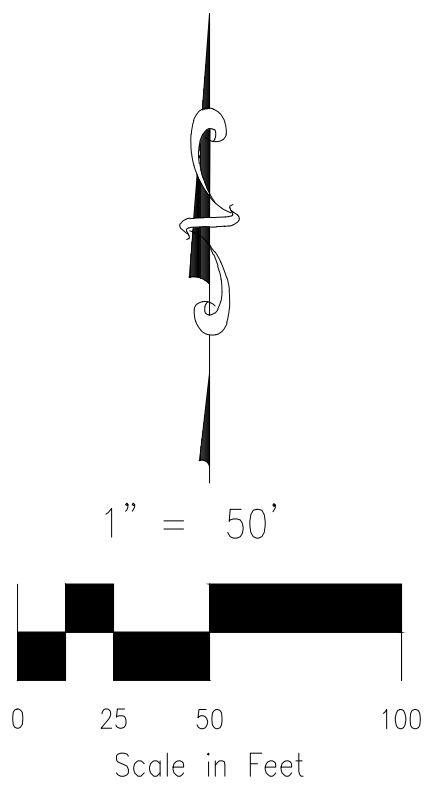
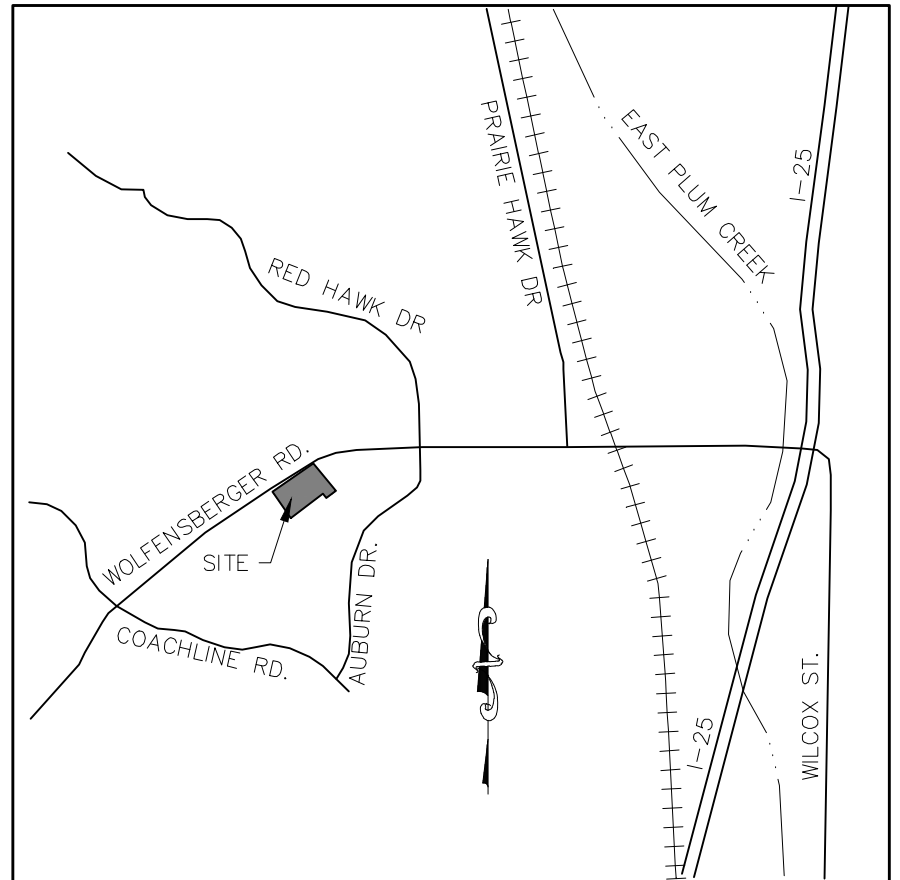
- PROPERTY CORNER FOUND AS DESCRIBED HEREON
- EXISTING TOWN LIMITS
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- EXISTING TOWN LIMITS CONTIGUOUS

OWNER AND APPLICANT

WELLSPRING COMMUNITY
826 PARK STREET #200
CASTLE ROCK, COLORADO 80109
PHONE 303 660-1935

PROPERTY INFORMATION:

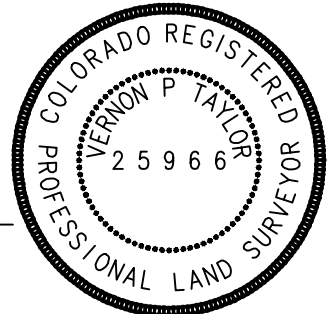
PARCEL #: 2505-033-00-005, (498 WOLFENSBERGER RD.)
PARCEL #: 2505-033-00-012 (NO ADDRESS)
PARCEL #: 2505-033-03-018 (NO ADDRESS)



VICINITY MAP
NOT TO SCALE

SURVEYOR CERTIFICATE

I VERNON P. TAYLOR, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT MORE THAN ONE-SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.



VERNON P. TAYLOR, COLO. PLS NO. 25966
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THIS ____ DAY OF _____, 20____, A.D.

MAYOR _____ DATE _____
TOWN CLERK _____ DATE _____

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2022, A.D. AT ____
____M., AND WAS RECORDED AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

CONTIGUITY CALCULATIONS

PERIMETER OF SUBJECT PROPERTY 1652 L.F.
EXISTING CITY BOUNDARY CONTIGUOUS 1652 L.F.
PERCENTAGE OF CONTIGUITY 100.00%

WELLSPRING COMMUNITY ANNEXATION
TO THE TOWN OF CASTLE ROCK
JOB NO. 43-146
DATE PREPARED: 09/09/2022
DATE REVISED: 12/05/2022
DATE REVISED: 01/12/2023



212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.953.5485

PROJECT NO ANX22-0001

SHEET 1 OF 1