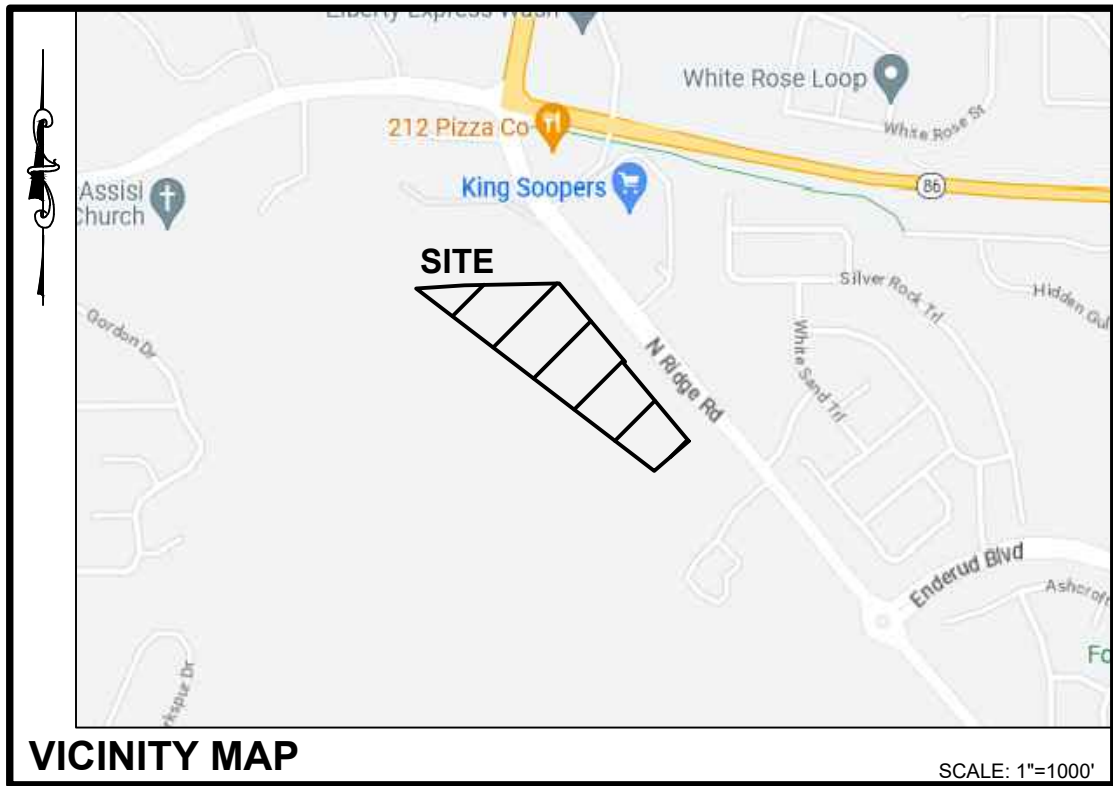


RIDGEVIEW TOWN CENTER ANNEXATION MAP

AN ANNEXATION TO THE TOWN OF CASTLE ROCK

SITUATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
AND IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



PURPOSE STATEMENT:

THE PURPOSE OF THIS ANNEXATION PLAT IS TO INCORPORATE A 10.54 ACRE PARCEL OF LAND INTO THE TOWN OF CASTLE ROCK'S CORPORATE LIMITS AND TO SHOW THAT THE ANNEXATION PROPERTY MEETS THE MINIMUM REQUIREMENTS FOR ANNEXATION INTO THE TOWN OF CASTLE ROCK.

LEGAL DESCRIPTION FOR RIDGEVIEW TOWN CENTER ANNEXATION MAP:

A TRACT OF LAND LOCATED PARTLY IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST AND PARTLY IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST AND CONSIDERING THE WEST LINE OF SECTION 7 TO BEAR SOUTH 01°58'20" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 37°57'05" EAST, 589.47 FEET TO THE SOUTHEAST CORNER OF K.M. LUDVIGSEN PROPERTY AND TRUE POINT OF BEGINNING;

THENCE SOUTH 39°08'58" EAST A DISTANCE OF 992.65 FEET TO THE NORTHERLY CORNER OF THE JONES PARCEL (RECEPTION NO. 9507389);

THENCE SOUTH 49°50'30" WEST ALONG THE NORTHWESTERLY LINE OF THE JONES PARCEL A DISTANCE OF 244.14 FEET TO THE BOUNDARY OF THE TOWN OF CASTLE ROCK AS SHOWN ON THE ANNEXATION MAP FILED AT (RECEPTION NO. 361801);

THENCE NORTH 51°44'42" WEST ALONG SAID BOUNDARY A DISTANCE OF 1472.90 FEET;

THENCE NORTH 86°59'44" EAST ALONG SAID BOUNDARY A DISTANCE OF 237.11 TO THE SOUTH LINE OF THE LUDVIGSEN PROPERTY (RECEPTION NO. 99091492);

THENCE NORTH 89°39'30" EAST ALONG SAID SOUTH LINE (AND THE EASTERLY EXTENSION THEREOF) A DISTANCE OF 479.72 FEET TO THE POINT OF BEGINNING.

CONTIGUITY STATEMENT:

TOTAL AREA OF ANNEXATION BOUNDARY	459,251 SQUARE FEET / 10.54295 ACRES
TOTAL PERIMETER	3426.30 LINEAR FEET
MINIMUM CONTIGUOUS PERIMETER (1/6 OR 16.67%)	571.05 LINEAR FEET
EXISTING CONTIGUOUS PERIMETER	2740.00 LINEAR FEET
PERCENT OF CONTIGUOUS PERIMETER	80%

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF N01°14'46"E AS MEASURED AND BOUNDED BY A FOUND 3-1/4" ALUMINUM CAP ON A 2" PIPE STAMPED "PLS 22100" "1986" AT THE WEST ONE-QUARTER CORNER AND BY A FOUND 3-1/4" ALUMINUM CAP SET FLUSH STAMPED "LS 12046" "1985" AT THE NORTHWEST CORNER.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

GENERAL NOTES:

- THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER NCS-1180556-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MAY 31, 2023 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR ENGINEERING SERVICE COMPANY OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES RECORDED OR UNRECORDED AFFECTING THIS TRACT OF LAND.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDING WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF N01°14'46"E AS MEASURED AND BOUNDED BY A FOUND 3-1/4" ALUMINUM CAP ON A 2" PIPE STAMPED "PLS 22100" "1986" AT THE WEST ONE-QUARTER CORNER AND BY A FOUND 3-1/4" ALUMINUM CAP SET FLUSH STAMPED "LS 12046" "1985" AT THE NORTHWEST CORNER.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0302G WITH AN EFFECTIVE DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- ACCESS TO THE SUBJECT PROPERTY WILL BE VIA RIDGE ROAD.
- THE ANNEXATION PARCEL CONTAINS 459,251 SQUARE FEET OR 10.54295 ACRES, MORE OR LESS.
- ALL LINEAL DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

SURVEYOR'S CERTIFICATION:

I, JEFFREY A. MILLER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, AND THAT AT LEAST ONE-SIXTH (1/6) OR 16.67% OF THE EXTERNAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS WITH THE PRESENT BOUNDARIES OF THE TOWN OF CASTLE ROCK, AND THAT THIS ANNEXATION MAP COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DATE OF PLAT OR MAP: AUGUST 2, 2023

JEFFREY A. MILLER
PROFESSIONAL L.S. NO. 38467
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY
Email: jeffm@engineeringserviceco.com

OWNER:
GEORGE MATTIONE
53 CHARLOU CIRCLE
CHERRY HILLS VILLAGE, CO. 80111

SURVEYOR:
ENGINEERING SERVICE COMPANY
14190 EAST EVANS AVENUE
AURORA, CO. 80014
PHONE: 303-337-1393
CONTACT: JEFF MILLER
EMAIL: jeffm@engineeringserviceco.com

SHEET INDEX:

SHEET 1 - COVER SHEET
SHEET 2 - GRAPHIC SHEET

TOWN COUNCIL APPROVAL:

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 20__.

MAYOR

DATE

ATTEST:

TOWN CLERK

DATE

PARCEL 1 OWNERSHIP (PRIVATE OWNERSHIP):

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS, SHOWN HEREON AS PARCEL 1, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

OWNER: GEORGE MATTIONE

BY: _____ AS: OWNER

SIGNED THIS ____ DAY OF _____, 2026

NOTARY BLOCK:

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2026

BY: _____ AS: OWNER

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PARCEL 2 OWNERSHIP (TOWN OF CASTLE ROCK):

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS, SHOWN HEREON AS PARCEL 2, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

OWNER: TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____

MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS ____ DAY OF _____, 2026

NOTARY BLOCK:

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2026

BY: _____ AS: OWNER

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

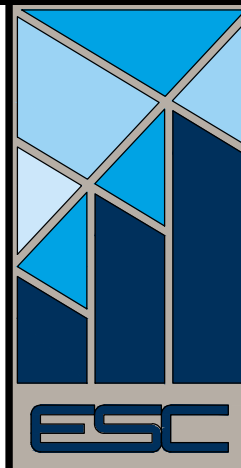
THIS ANNEXATION PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS

COUNTY AT ____ M., ON THE ____ DAY OF _____, 20__ A.D. AT RECEPTION NUMBER

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

DEPUTY



14190 East Evans Avenue
Aurora, Colorado 80014
engineeringserviceco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659
CIVIL ENGINEERS & LAND SURVEYORS

**ENGINEERING
SERVICE
COMPANY**
Creative Solutions Since 1954

Revisions:	Date
1. J.A.M.	08/02/2023
2. G.M.	23-078-A
3. J.A.C.	1644.2
4. 961	Scale
5. N/A	Sheet No.

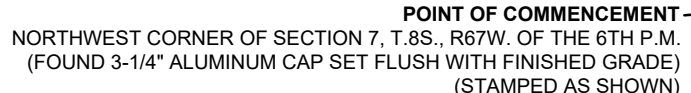
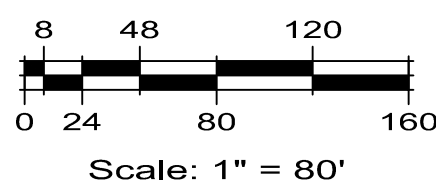
Prepared For:
PARKER CENTER, LLC
53 CHARLOU CIRCLE
CHERRY HILLS VILLAGE, COLORADO 80111

RIDGEVIEW TOWN CENTER
AN ANNEXATION TO THE TOWN OF CASTLE ROCK
SITUATED IN THE NW 1/4 OF SECTION 7, T.8S., R.66W. OF THE 6TH P.M.
AND IN THE NE 1/4 OF SECTION 12, T.8S., R.67W. OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
895 NORTH RIDGE ROAD

Designed By:	J.A.M.	Date:	08/02/2023
Drawn By:	G.M.	Survey No.:	23-078-A
Checked By:	J.A.C.	Project No.:	1644.2
Field Book No.:	961	Scale:	N/A
Sheet No.:	1	OF 2	

AN ANNEXATION TO THE TOWN OF CASTLE ROCK

COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
(XX,XX' D)	PER THE CURRENT SPECIAL WARRANTY DEED (REC. NO. 2022018716) IF DIFFERENT FROM AS-MEASURED
	ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION
	ALIQUOT CORNER
	FOUND 5/8"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 3846T"
	FOUND MONUMENT AS DESCRIBED
	NO MONUMENT FOUND OR SET
	EXISTING TOWN OF CASTLE ROCK BOUNDARY
_____	ALIQUOT LINE
- - - - -	BOUNDARY LINE
_____	ADJACENT TOWNARY LINE
_____	SUBJECT PROPERTY BOUNDARY
_____	EASEMENT LINE

14190 East Evans Avenue
Aurora, Colorado 80014
engineering@serviceco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

**ENGINEERING
SERVICE
COMPANY**

Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS

[illegible]

PARKER CENTER, LLC
53 CHARLOU CIRCLE

Prepared For:

RIDGEVIEW TOWN CENTER
AN ANNEXATION TO THE TOWN OF CASTLE ROCK
SITUATED IN THE NW 1/4 OF SECTION 7, T. 8S., R. 66W., OF THE 6TH P.M.
AND IN THE NE 1/4 OF SECTION 12, T. 8S., R. 67W., OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
895 NORTH RIDGE ROAD

Designed By: J.A.M.	Date: 08/02/2023
Drawn By: G.M.	Survey No.: 23-078-A
Checked By: J.A.C.	Project No.: 1644.2
Field Book No.: 961	Scale: 1"=80'
Sheet No.:	