

LEGAL DESCRIPTION FOR FOUR CORNERS ANNEXATION MAP

EIGHT RIGHT OF WAY PARCELS OF LAND BEING DESCRIBED IN THE FOLLOWING SIX RECEPTION NO. 8926107, 8926108, 9226005, 9532041, 2013014673 AND 2022070872, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, T 8 S, R 66 W AND THE SOUTHEAST QUARTER OF SECTION 6, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 3.25" ALUMINUM CAP STAMPED TST LS 12406 1985 AND AT THE EAST QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED W.C. 5FT LPI PLS 23521 2009. SAID LINE IS ASSUMED TO BEAR N 01°18'40" W.

CONTIGUITY PARCEL 1

COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 1, THENCE N 44°18'26" W, A DISTANCE OF 237.27 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 8926107, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 8926107 AND SAID RECEPTION NO. 8926108 THE FOLLOWING SEVEN (7) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2195.00 FEET, A CENTRAL ANGLE OF 04°57'47", AN ARC LENGTH OF 189.27 FEET, WHOSE CHORD BEARS N 82°49'56" W, A DISTANCE OF 189.21 FEET;
- 2) N 79°20'14" W, A DISTANCE OF 146.07 FEET;
- 3) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2205.00 FEET, A CENTRAL ANGLE OF 09°39'01", AN ARC LENGTH OF 371.39 FEET, WHOSE CHORD BEARS S 86°07'08" W, A DISTANCE OF 370.95 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 8926108;
- 4) N 14°32'33" W, A DISTANCE OF 20.30 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 8926108;
- 5) N 81°54'57" E, A DISTANCE OF 15.80 FEET;
- 6) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2242.00 FEET, A CENTRAL ANGLE OF 16°41'36", AN ARC LENGTH OF 653.22 FEET, WHOSE CHORD BEARS S 89°51'19" E, A DISTANCE OF 650.91 FEET;
- 7) S 41°08'15" E, A DISTANCE OF 60.72 FEET TO THE POINT OF BEGINNING.

CONTIGUITY PARCEL 1 CONTAINS 18,260 SQUARE FEET OR 0.42 ACRES MORE OR LESS.

CONTIGUITY PARCEL 3

COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 1, THENCE N 12°02'11" E, A DISTANCE OF 263.43 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 9532041, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 9532041, RECEPTION NO. 2013014673 AND RECEPTION NO. 2022070872 THE FOLLOWING TWENTY SIX (26) COURSES:

- 1) N 78°12'25" W, A DISTANCE OF 113.27 FEET;
- 2) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2332.08 FEET, A CENTRAL ANGLE OF 09°12'29", AN ARC LENGTH OF 374.80 FEET, WHOSE CHORD BEARS N 82°48'40" W, A DISTANCE OF 374.39 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2013014673;
- 3) ALONG A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 208.51 FEET, A CENTRAL ANGLE OF 06°53'25", AN ARC LENGTH OF 25.07 FEET, WHOSE CHORD BEARS N 01°19'40" W, A DISTANCE OF 25.06 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2013014673;
- 4) ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 2357.00 FEET, A CENTRAL ANGLE OF 05°52'41", AN ARC LENGTH OF 241.81 FEET, WHOSE CHORD BEARS S 84°31'05" E, A DISTANCE OF 241.70 FEET;
- 5) ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 69.00 FEET, A CENTRAL ANGLE OF 13°20'31", AN ARC LENGTH OF 16.07 FEET, WHOSE CHORD BEARS S 88°15'01" E, A DISTANCE OF 16.03 FEET;
- 6) N 85°04'45" E, A DISTANCE OF 63.84 FEET;
- 7) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 94.00 FEET, A CENTRAL ANGLE OF 12°09'55", AN ARC LENGTH OF 19.96 FEET, WHOSE CHORD BEARS N 36°13'24" E, A DISTANCE OF 19.92 FEET TO THE MOST NORTHWEST CORNER OF SAID RECEPTION NO. 9532041;
- 8) N 87°10'50" E, A DISTANCE OF 9.74 FEET;
- 9) N 88°09'06" E, A DISTANCE OF 61.31 FEET;
- 10) S 87°04'24" E, A DISTANCE OF 18.52 FEET;
- 11) S 83°20'56" E, A DISTANCE OF 39.83 FEET;
- 12) S 80°55'08" E, A DISTANCE OF 37.20 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2022070872 (RW 10);
- 13) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 187.00 FEET, A CENTRAL ANGLE OF 12°20'57", AN ARC LENGTH OF 40.30 FEET, WHOSE CHORD BEARS N 16°32'31" E, A DISTANCE OF 40.23 FEET;
- 14) N 10°22'35" E, A DISTANCE OF 126.41 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2022070872 (RW 10);
- 15) N 10°22'35" E, A DISTANCE OF 125.25 FEET;
- 16) N 14°36'24" E, A DISTANCE OF 50.48 FEET;
- 17) N 14°36'24" E, A DISTANCE OF 54.35 FEET;
- 18) N 06°01'17" E, A DISTANCE OF 12.89 FEET;
- 19) N 10°41'03" W, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2022070872 (RW 22);
- 20) N 78°48'00" E, A DISTANCE OF 46.42 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2022070872 (RW 22);
- 21) S 06°26'01" E, A DISTANCE OF 37.34 FEET;
- 22) S 10°22'19" W, A DISTANCE OF 216.98 FEET;
- 23) S 06°01'17" W, A DISTANCE OF 81.15 FEET;
- 24) S 15°23'59" W, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2022070872 (RW 10);
- 25) S 15°14'16" W, A DISTANCE OF 169.70 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2022070872 (RW 10);
- 26) S 15°39'57" W, A DISTANCE OF 85.91 FEET TO THE POINT OF BEGINNING.

CONTIGUITY PARCEL 3 CONTAINS 31,744 SQUARE FEET OR 0.73 ACRES MORE OR LESS.

LEGAL DESCRIPTION FOR FOUR CORNERS ANNEXATION MAP

CONTIGUITY PARCEL 2

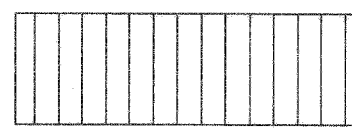
COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 1, THENCE N 69°49'39" W, A DISTANCE OF 898.44 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 9226005, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 9226005 THE FOLLOWING FOUR (4) COURSES:

- 1) N 02°21'52" W, A DISTANCE OF 25.10 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 9226005;
- 2) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2357.00 FEET, A CENTRAL ANGLE OF 09°09'48", AN ARC LENGTH OF 376.95 FEET, WHOSE CHORD BEARS N 87°04'22" E, A DISTANCE OF 376.56 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 9226005;
- 3) ALONG A COMPOUND CURVE TO THE RIGHT WITH A RADIUS OF 168.51 FEET, A CENTRAL ANGLE OF 08°31'31", AN ARC LENGTH OF 25.07 FEET, WHOSE CHORD BEARS S 02°08'22" E, A DISTANCE OF 25.05 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 9226005;
- 4) ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 2332.00 FEET, A CENTRAL ANGLE OF 09°15'33", AN ARC LENGTH OF 376.86 FEET, WHOSE CHORD BEARS S 87°03'54" W, A DISTANCE OF 376.45 FEET TO THE POINT OF BEGINNING.

CONTIGUITY PARCEL 2 CONTAINS 9,429 SQUARE FEET OR 0.22 ACRES MORE OR LESS.

CONTIGUITY ANNEXATION LEGEND

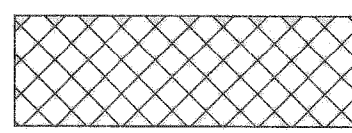


THIS HATCH INDICATES STATE HIGHWAY 86 ANNEXATION PLAT AS RECORDED UNDER RECEPTION NO. 2007080826 DATED OCTOBER 12, 2007.

PARCEL 1 CONTIGUITY LENGTH 669.02 FEET

PARCEL 2 CONTIGUITY LENGTH 376.86 FEET

PARCEL 3 CONTIGUITY LENGTH 488.07 FEET



THIS HATCH INDICATES RIDGE ROAD ANNEXATION NO. 2 AS RECORDED UNDER RECEPTION NO. 2004053766 DATED MAY 26, 2004.

PARCEL 1 CONTIGUITY LENGTH 60.72 FEET

CONTIGUITY PARCEL 1

TOTAL PERIMETER	1,456.76 FEET
1/8 TOTAL PERIMETER	242.79 FEET
CONTIGUOUS PERIMETER	729.74 FEET
PERCENT CONTIGUITY	50.00%
TOTAL AREA	0.42 +/- ACRES

CONTIGUITY PARCEL 2

TOTAL PERIMETER	803.99 FEET
1/8 TOTAL PERIMETER	134.00 FEET
CONTIGUOUS PERIMETER	376.86 FEET
PERCENT CONTIGUITY	46.87%
TOTAL AREA	0.22 +/- ACRES

CONTIGUITY PARCEL 3

TOTAL PERIMETER	2,233.61 FEET
1/8 TOTAL PERIMETER	372.27 FEET
CONTIGUOUS PERIMETER	488.07 FEET
PERCENT CONTIGUITY	21.85%
TOTAL AREA	0.73 +/- ACRES

FOUR CORNERS ANNEXATION MAP
EIGHT METES AND BOUND PARCELS OF LAND

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, T 8 S, R 66 W
AND THE SOUTHEAST QUARTER OF SECTION 1, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK OWNERSHIP

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: Jason Gray
MAYOR

ATTEST: Lisa Anderson
TOWN CLERK

SIGNED THIS 15th DAY OF OCTOBER, 2024.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF OCTOBER, 2024.

BY Jason Gray AS MAYOR AND

BY Lisa Anderson AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

Shannon Eklund
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/30/2028



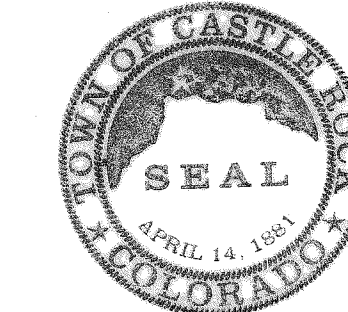
TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 17th DAY OF September, 2024.

Jason Gray
MAYOR

ATTEST: Lisa Anderson
TOWN CLERK

Oct. 15, 2024
DATE



PLANNING COMMISSION RECOMMENDATION

THIS FOUR CORNERS ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING

COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 30th DAY OF August, 2024.

Chris Warner
CHAIR

ATTEST: Lisa Anderson
DIRECTOR OF DEVELOPMENT SERVICES

Oct. 14, 2024
DATE

CONTACT LIST

OWNER: TOWN OF CASTLE ROCK
100 WILCOX STREET
CASTLE ROCK, CO 80104

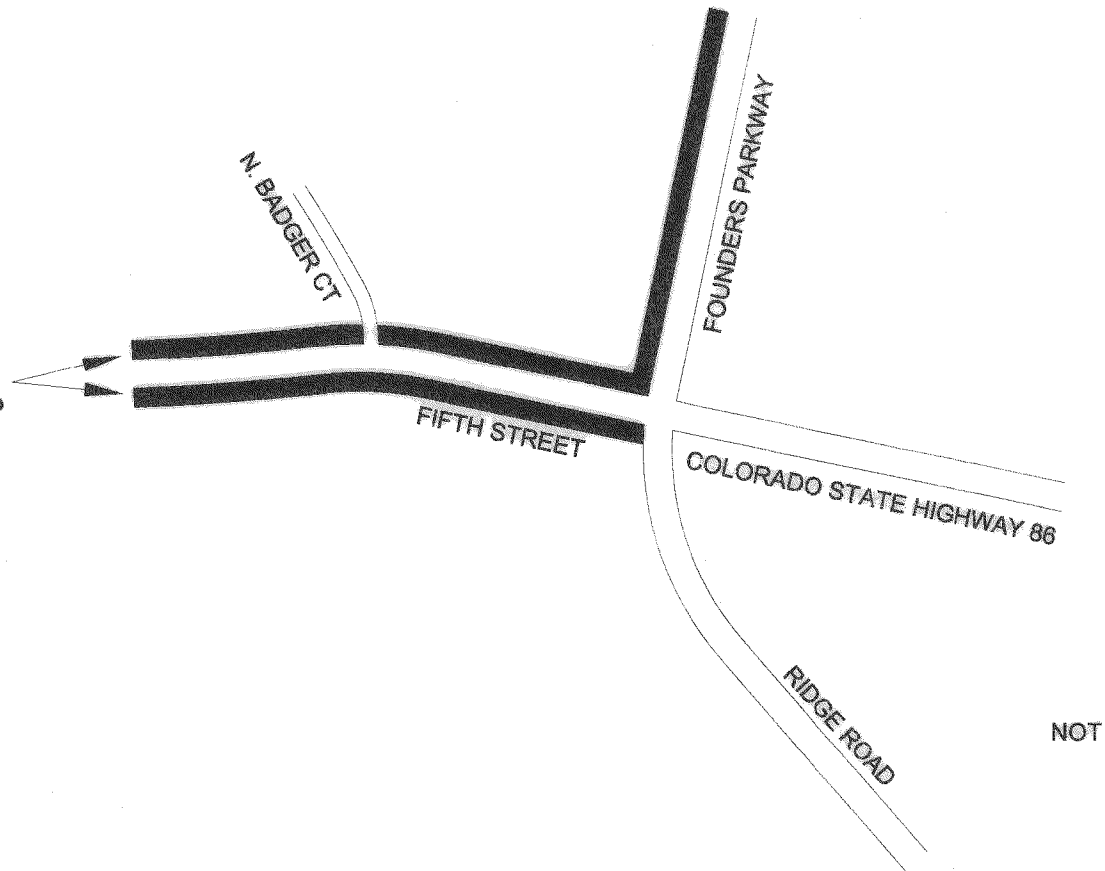
SURVEYOR: TRUE NORTH SURVEYING AND MAPPING, LLC
WILLIAM G. BUNTROCK, PLS
9623 MALLARD POND WAY
LITTLETON, CO 80125
BILLB@TRUENORTHSURVEY.COM

PROJECT NUMBER IS
ANX24-0001



SHEET NUMBER
1 OF 2

FOUR CORNERS ANNEXATION MAP



VICINITY MAP

NOTE

THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

GENERAL NOTES

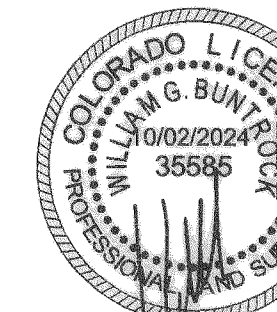
1. NOTICE - ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
5. EASEMENTS ARE NOT SHOWN.
6. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 3.25" ALUMINUM CAP STAMPED TST LS 12046 AND AT THE EAST QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED W.C. 5 FT PLS 23521 2009 WHICH IS ASSUMED TO BEAR N 01°18'40" W.

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, 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.



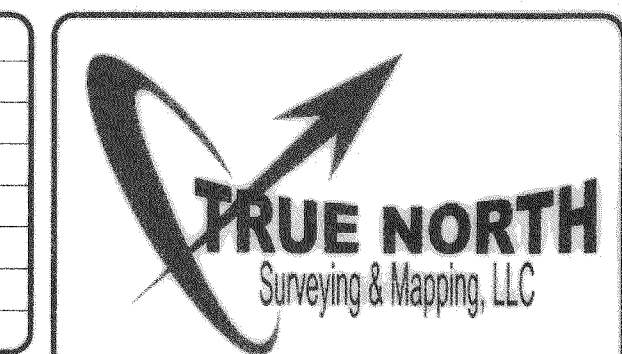
WILLIAM G. BUNTROCK, PLS 35585

DATE

State Board of Licensees Rule 6.1.2 Seal Application - Board System and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

HORZ. SCALE:	1" = 50'	PROJECT NO:	TN 23073
VERT. SCALE:	N/A	DATE:	10/02/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
DRAFTED BY:	BB	APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	02/27/24	TOWN COMMENTS
2	05/08/24	TOWN COMMENTS



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CONTIGUITY ANNEXATION LEGEND



THIS HATCH INDICATES STATE HIGHWAY 86 ANNEXATION PLAT
AS RECORDED UNDER RECEPTION NO. 2007080826
DATED OCTOBER 12, 2007.

PARCEL 1 CONTIGUITY LENGTH 669.02 FEET

PARCEL 2 CONTIGUITY LENGTH 376.86 FEET

PARCEL 3 CONTIGUITY LENGTH 488.07 FEET



THIS HATCH INDICATES RIDGE ROAD ANNEXATION NO. 2
AS RECORDED UNDER RECEPTION NO. 2004053766
DATED MAY 26, 2004.

PARCEL 1 CONTIGUITY LENGTH 60.72 FEET

FOUR CORNERS ANNEXATION MAP

EIGHT METES AND BOUND PARCELS OF LAND

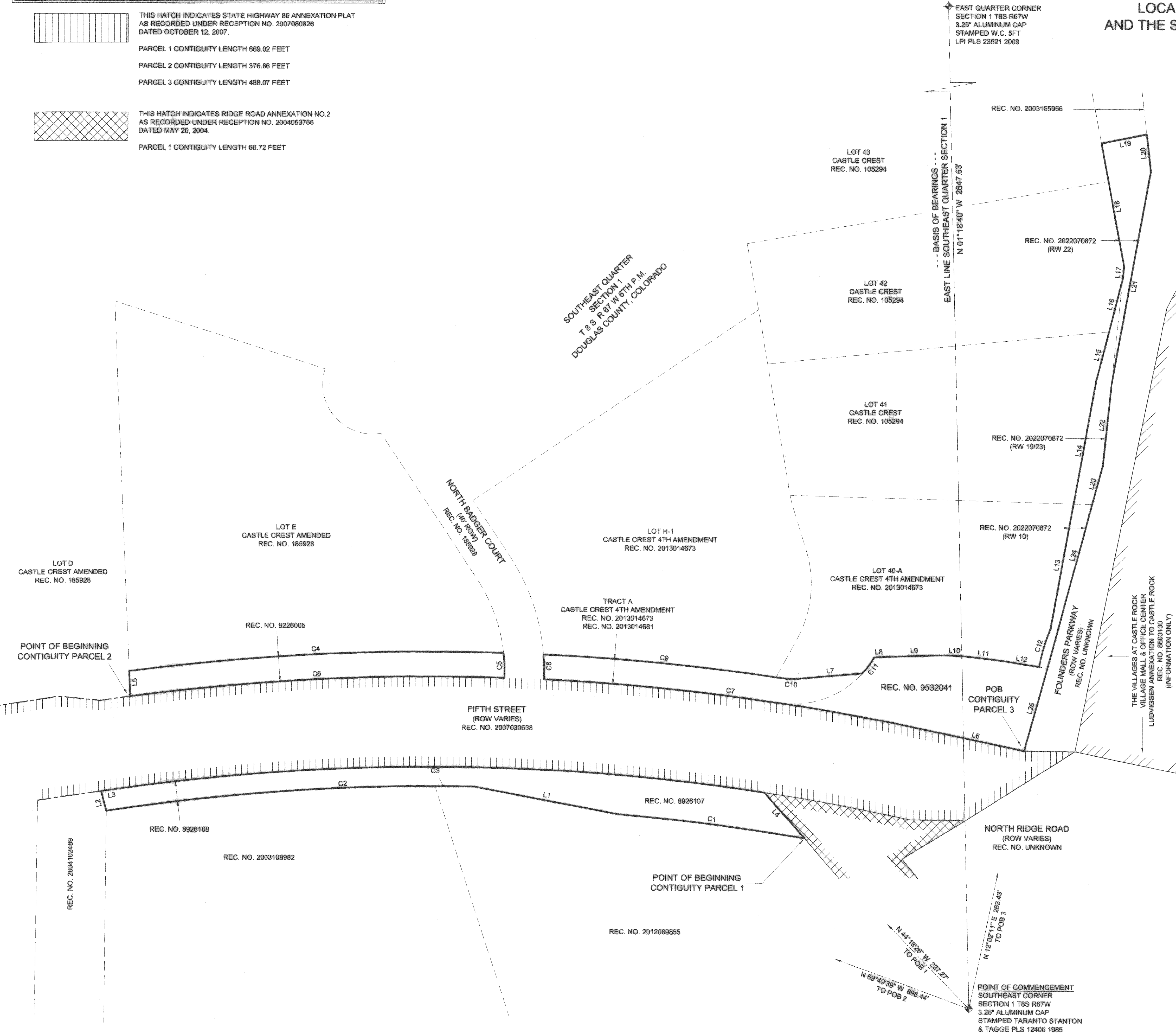
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, T 8 S, R 66 W
AND THE SOUTHEAST QUARTER OF SECTION 1, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4°57'47"	2185.00'	189.27'	N 82°49'56" W	189.21'
C2	9°39'01"	2205.00'	371.39'	S 86°07'08" W	370.95'
C3	16°41'36"	2242.00'	653.22'	S 89°51'19" E	650.91'
C4	9°09'48"	2357.00'	376.95'	N 87°04'22" E	376.55'
C5	8°31'31"	168.51'	25.07'	S 02°08'22" E	25.05'
C6	9°15'33"	2332.00'	376.86'	S 87°03'54" W	376.45'
C7	9°12'29"	2332.09'	374.80'	N 82°48'40" W	374.39'
C8	6°53'25"	208.51'	25.07'	N 01°19'40" W	25.08'
C9	5°52'41"	2357.00'	241.81'	S 84°31'05" E	241.70'
C10	13°20'31"	69.00'	16.07'	S 88°15'01" E	16.03'
C11	12°09'55"	94.00'	19.96'	N 36°13'24" E	19.92'
C12	12°20'57"	187.00'	40.30'	N 16°32'31" E	40.23'

LINE	BEARING	DISTANCE
L1	N 79°20'14" W	146.07'
L2	N 14°32'33" W	20.30'
L3	N 81°54'57" E	15.80'
L4	S 41°06'15" E	60.72'
L5	N 02°21'52" W	25.10'
L6	N 78°12'25" W	113.27'
L7	N 85°04'45" E	63.84'
L8	N 87°10'50" E	9.74'
L9	N 88°09'06" E	61.31'
L10	S 87°04'24" E	18.52'
L11	S 83°20'56" E	39.83'
L12	S 80°55'08" E	37.20'
L13	N 10°22'35" E	126.41'
L14	N 10°22'35" E	125.25'
L15	N 14°36'24" E	50.48'
L16	N 14°36'24" E	54.35'
L17	N 06°01'17" E	12.89'
L18	N 10°41'03" W	125.00'
L19	N 78°48'00" E	46.42'
L20	S 06°26'01" E	37.34'
L21	S 10°22'19" W	216.98'
L22	S 06°01'17" W	81.15'
L23	S 15°23'59" W	40.00'
L24	S 15°14'16" W	169.70'
L25	S 15°39'57" W	85.91'

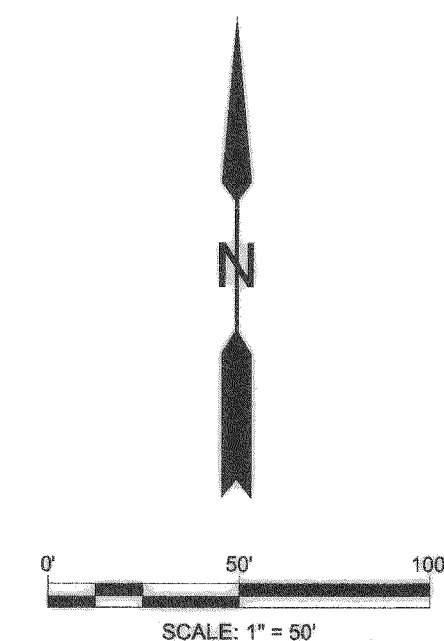
SOUTHWEST QUARTER
SECTION 6
T 8 S R 66 W 6TH P.M.
DOUGLAS COUNTY, COLORADO

SOUTHEAST QUARTER
SECTION 1
T 8 S R 67 W 6TH P.M.
DOUGLAS COUNTY, COLORADO



LINE TABLE LEGEND

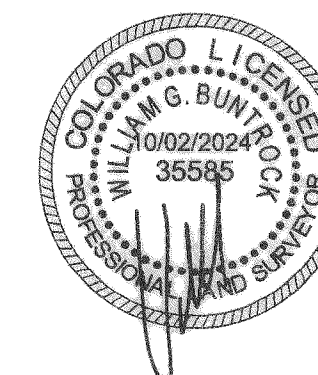
- INDICATES AREA TO BE ANNEXED
- - - INDICATES APPROXIMATE ADJOINING PROPERTY LINE
- - - INDICATES APPROXIMATE RIGHT OF WAY LINE
- - - INDICATES SECTION / QUARTER SECTION LINE
- - - INDICATES SURVEY CONTROL LINE



State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

HORIZ. SCALE:	1" = 50'	PROJECT NO.:	TN 23073
VERT. SCALE:	N/A	DATE:	10/02/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
DRAFTED BY:	BB	APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	02/27/24	TOWN COMMENTS
2	05/08/24	TOWN COMMENTS



PROJECT NUMBER IS
ANX24-0001

SHEET NUMBER
2 OF 2

TRUE NORTH
Surveying & Mapping, LLC

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