

PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

The undersigned, being a “Landowner” as defined in Section 31-12-103(6), C.R.S., hereby petitions the Town of Castle Rock (the “Town”) for annexation of the following described property located in the County of Douglas, State of Colorado, and further state:

1. The legal description of the land which Landowner requests to be annexed to the municipality is attached hereto as ***Exhibit A*** (the “Property”)
2. It is desirable and necessary that the above-described Property be annexed to the Town.
3. The requirements of Article II, Section 30 of the Colorado Constitution have been met.
4. The following requirements of Section 31-12-104, C.R.S., exist or have been met:
 - a. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town.
 - b. A community of interest exists between the Property and the Town. The Property is urban or will be urbanized in the near future. Further, the Property is integrated with the Town.
5. None of the limitations provided in Section 31-12-105, C.R.S., are applicable and the requirements of that statute have been met because of the following:
 - a. The annexation of the Property will not result in the Property being divided into separate parts or parcels under identical ownership.
 - b. No land area within the Property 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 comprising 20 acres or more, which together with the buildings and improvements situated thereon, has an assessed value in excess of \$200,000 for an ad valorem tax purpose for the year preceding the annexation is included within the Property proposed to be annexed, without the written consent of the landowner or landowners thereof.
 - c. No annexation proceedings have been commenced for annexation of any part of the Property by any other municipality.
 - d. The entire width of all streets or alleys within the area to be annexed are included in the annexation.
 - e. The annexation of the Property will not result in the detachment of any area from any school district or the attachment of same to another school district.

- f. Annexation by the Town of the Property will not have the effect of, and will not result in, the denial of reasonable access to landowners, owners of an easement, or owners of a franchise adjoining a platted street or alley in the unincorporated area adjacent to the Property.
 - g. The annexation of the Property will not have the effect of extending a boundary of the Town more than three miles in any direction from any point of the Town boundary in the past 12 months.
6. The Property is solely owned by the Town, as the annexing municipality.
7. The Town, as landowner, requests that the Town Council approve the annexation of the property.
8. This Petition is accompanied by four (4) copies of an annexation boundary map in the form required by Section 31-12-101(1)(d), C.R.S., which map is attached as **Exhibit B**.
9. This instrument may be executed in one or more counterparts, all of which taken together shall constitute the **same** instrument.

ATTEST:

- DocuSigned by:

Lisa Anderson
Lisa Anderson, Town Clerk



TOWN OF CASTLE ROCK, as Landowner

- DocuSigned by:

David L. Corliss
David L. Corliss, Town Manager

Approved as to form:

- DocuSigned by:

Mike Hyman
Michael J. Hyman, Town Attorney

[illegible]

____ The foregoing instrument was subscribed and sworn before me this 25 day of
March _____, 2024, by David L. Corliss as Town Manager and Lisa Anderson
as Town Clerk for the Town of Castle Rock, Colorado.

Witness my official hand and seal.

My commission expires: 9/30/2024____DAN#20084033388-885753

SHANNON EKLUND
NOTARY PUBLIC
STATE OF COLORADO
(SEAL)
Notary ID: 20084033388
commission expires 9/30/2024

- DocuSigned by:

Notary Public

EXHIBIT A
The Property

- | | | |
|----|--|--|
| 1) | State Parcel No.:
Location Description: | 2505-014-01-021
PT OF LOT E CASTLE CREST AMENDED .217 AM/L |
| 2) | State Parcel No.:
Location Description: | 2505-014-99-010
TRACT A CASTLE CREST 4TH AMD 0.17 AM/L |
| 3) | State Parcel No.:
Location Description: | 2507-063-99-024
PART LOT 40-A CASTLE CREST 4TH AMD 0.044 AM/L
(ROW PROJECT AQC M185-013 PARC RW-10) |
| 4) | State Parcel No.:
Location Description: | 2507-063-99-025
PART LOT 41 & 42 CASTLE CREST SUB 0.074 AM/L
(ROW PROJECT AQC M185-013 PARC RW-19 & RW-23) |
| 5) | State Parcel No.:
Location Description: | 2507-063-99-026
ROW PARCEL IN SW1/4 6-8-66 LYING E OF CASTLE CREST SUB 0.105 AM/L (ROW PROJECT AQC M185-013 PARC RW-10) |
| 6) | State Parcel No.:
Location Description: | 2505-014-00-012
TRACT IN SE1/4 1-8-67 0.1525 AM/L |
| 7) | State Parcel No.:
Location Description: | 2505-014-00-013
TRACT IN SE1/4SE1/4SE1/4 1-8-67 0.2662AM/L |
| 8) | State Parcel No.:
Location Description: | 2507-060-09-001
PT LOT 40 CASTLE CREST SUB 0.331 AM/L |

EXHIBIT B
Annexation Map
(attached)

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 SOUTHEAST 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 2185.00 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°06'15" 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 2332.09 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

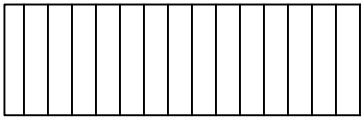
COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 1, THENCE N 69°49'39" W, A DISTANCE OF 898.44 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 9226005, SAID CORNER BEING THE POINT OF BEGINNING;

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 376.55 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

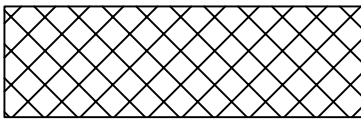


THIS HATCH INDICATES STATE HIGHWAY 86 ANNEXATION PLAT AS RECORDED UNDER RECEPTION NO. 2007080826 DATED OCTOBER 12, 2007.

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
1/6 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
1/6 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
1/6 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: _____
MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS ____ DAY OF _____, 2024.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024

BY _____ AS MAYOR AND

BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 2024.

MAYOR

DATE

ATTEST:

TOWN CLERK

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 ____ DAY OF _____, 2024.

CHAIR

DATE

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES

DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

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

OF DOUGLAS COUNTY AT _____, ON THE ____ DAY OF _____, 2024

AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

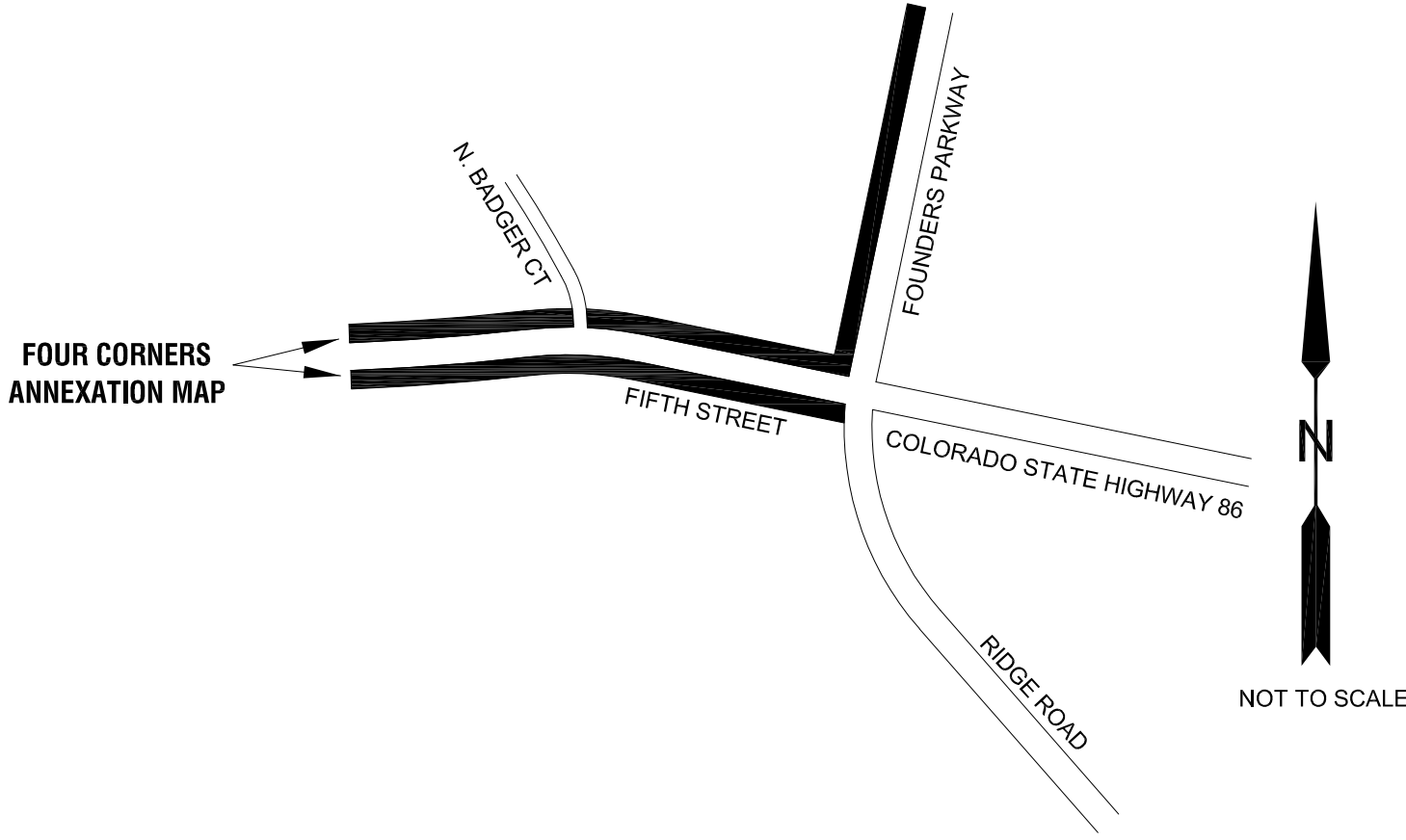
BY:

DEPUTY

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



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 Licensure Rule 6.1.2 Seal Application - Board Bylaws 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:	12/02/2023
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	02/27/24	TOWN COMMENTS

SHEET NUMBER
1 OF 2

PROJECT NUMBER IS
ANX24-0001



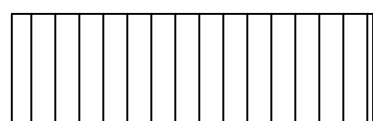
Our Passion Shows | Since 2008
9623 Mallard Pond Way Littleton, Co 80125
Phone: 303-484-8886 Fax: 303-948-1854
www.TRUENORTHSurvey.com

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

CONTIGUITY ANNEXATION LEGEND

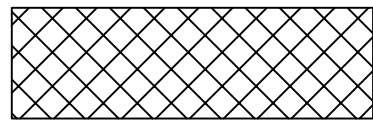


THIS HATCH INDICATES STATE HIGHWAY 86 ANNEXATION PLAT
AS RECORDED UNDER RECEPTION NO. 2007080826
DATED OCTOBER 12, 2007.

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

EAST QUARTER CORNER
SECTION 1 T8S R67W
3.25" ALUMINUM CAP
STAMPED W.C. 5FT
LPI PLS 23521 2009

--- BASIS OF BEARINGS ---
EAST LINE SOUTHEAST QUARTER SECTION 1
N 01°18'40" W 2647.63'

LOT 43
CASTLE CREST
REC. NO. 105294

LOT 42
CASTLE CREST
REC. NO. 105294

LOT 41
CASTLE CREST
REC. NO. 105294

LOT H-1
CASTLE CREST 4TH AMENDMENT
REC. NO. 2013014673

TRACT A
CASTLE CREST 4TH AMENDMENT
REC. NO. 2013014673
REC. NO. 2013014681

LOT 40-A
CASTLE CREST 4TH AMENDMENT
REC. NO. 2013014673

REC. NO. 2022070872
(RW 22)

REC. NO. 2022070872
(RW 10)

REC. NO. 9532041

THE VILLAGES AT CASTLE ROCK
VILLAGE CENTER
LUDVIGSEN ANNEXATION TO CASTLE ROCK
REC. NO. 8903130
(INFORMATION ONLY)

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

NORTH BADGER COURT
(40' ROW)
REC. NO. 185928

FIFTH STREET
(ROW VARIES)
REC. NO. 2007030638

NORTH RIDGE ROAD
(ROW VARIES)
REC. NO. UNKNOWN

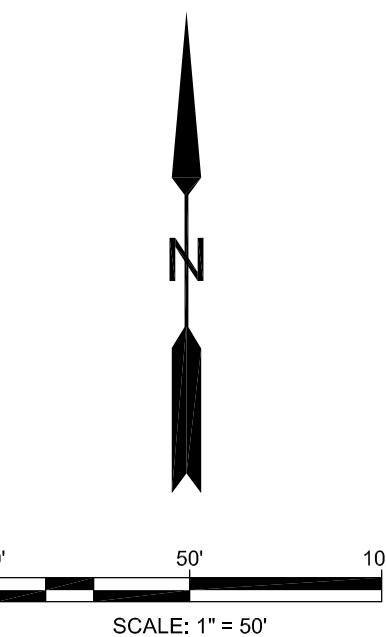
POINT OF BEGINNING
CONTIGUITY PARCEL 1

POINT OF BEGINNING
CONTIGUITY PARCEL 2

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'

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

HORZ. SCALE:	1" = 50'	PROJECT NO:	TN 23073
VERT. SCALE:	N/A	DATE:	12/02/2023
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	02/27/24	TOWN COMMENTS

SHEET NUMBER
2 OF 2

DRAFT R1

PROJECT NUMBER IS
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