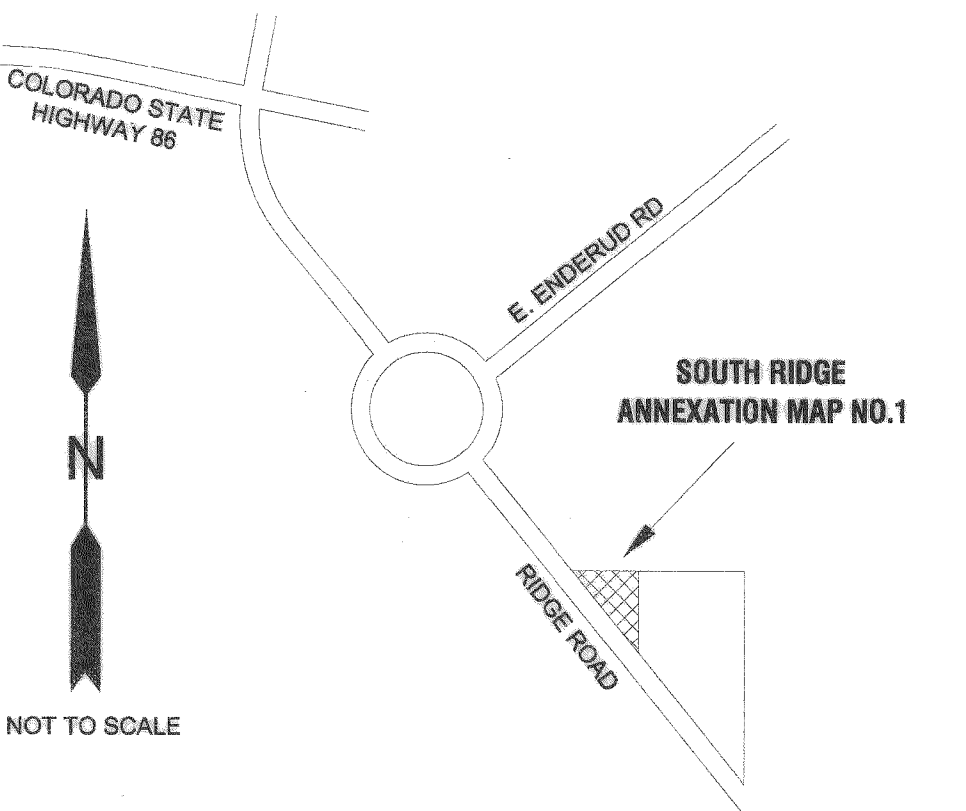


SOUTH RIDGE ANNEXATION NO.1 MAP

METES AND BOUND PARCELS OF LAND

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, T 8 S, R 66 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

LEGAL DESCRIPTION FOR SOUTH RIDGE ANNEXATION MAP NO.1

A PARCEL OF LAND BEING DESCRIBED IN RECEPTION NO. 2010066926 WHICH IS ALSO DEFINED ON A LAND SURVEY PLAT DEPOSITED AT LSP 10004078 DATED AUGUST 8, 2008, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, T 8 S, R 66 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, BEING MONUMENTED AT THE CENTER QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 13258 AND AT THE WEST QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 22100. SAID LINE IS ASSUMED TO BEAR S 88°47'36" W.

BEGINNING AT SAID CENTER QUARTER CORNER, ALSO BEING THE NORTHEAST CORNER OF SAID RECEPTION NO. 2010066926 (PARCEL), THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, ALSO BEING THE WESTERLY LINES OF RECEPTION NO. 2021040780 AND RECEPTION NO. 2007058527 ALL IN SAID CLERK'S OFFICE S 00°50'28" W, A DISTANCE OF 109.90 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL;

THENCE ALONG THE COMMON LINE OF SAID PARCEL AND RIDGE ROAD, N 40°03'49" W, A DISTANCE OF 141.04 FEET TO THE MOST SOUTHWEST CORNER OF SAID PARCEL ALSO BEING THE WESTERLY CORNER OF A RIGHT OF WAY PARCEL DESCRIBED UNDER RECEPTION NO. 8621161 OF SAID CLERK'S OFFICE;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, ALSO BEING THE NORTH LINE OF SAID SOUTHWEST QUARTER, N 88°47'36" E, A DISTANCE OF 92.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 5,075 SQUARE FEET OR 0.12 ACRES MORE OR LESS.

BASIS OF BEARINGS

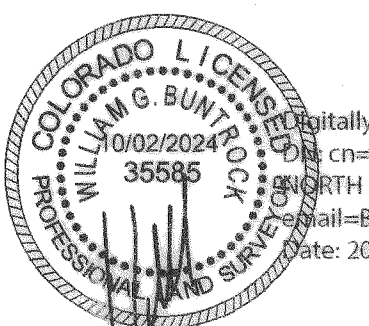
ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, BEING MONUMENTED AT THE CENTER QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 13258 AND AT THE WEST QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 22100 WHICH IS ASSUMED TO BEAR S 88°47'36" W.

NOTE

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

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

CONTIGUITY

TOTAL PERIMETER	343.35 FEET
1/6 TOTAL PERIMETER	57.22 FEET
CONTIGUOUS PERIMETER	343.35 FEET
PERCENT CONTIGUITY	100.00%
TOTAL AREA	0.12 +/- ACRES

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

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

GENERAL NOTES

- 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 OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
- EASEMENTS ARE NOT SHOWN.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

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: [Signature]
MAYOR

ATTEST: [Signature]
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.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/30/2028

TOWN COUNCIL APPROVAL

THIS SOUTH RIDGE ROAD NO.1 ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 17th DAY OF September, 2024.

[Signature]
MAYOR

10/15/24
DATE

ATTEST:

[Signature]
TOWN CLERK

Oct 15, 2024
DATE

PLANNING COMMISSION RECOMMENDATION

THIS SOUTH RIDGE ROAD NO.1 ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 8th DAY OF August, 2024.

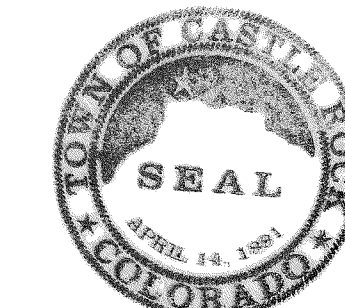
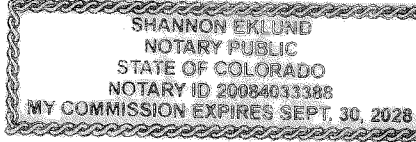
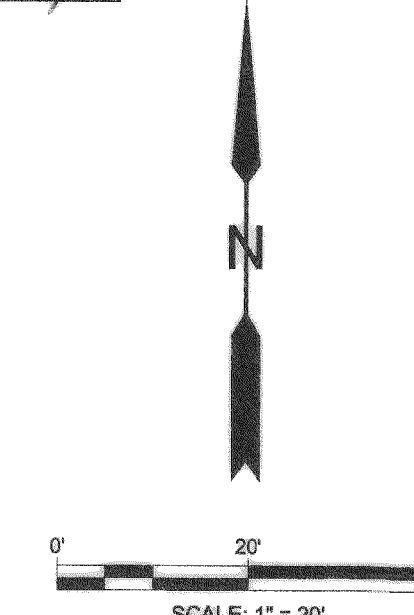
[Signature]
CHAIR

October 14, 2024
DATE

ATTEST:

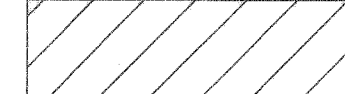
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

10/14/2024
DATE

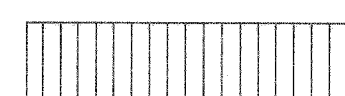


PROJECT NUMBER IS
ANX24-0003

CONTIGUITY ANNEXATION LEGEND



THIS HATCH INDICATES THE MT. ZION LUTHERAN CHURCH ANNEXATION PLAT AS RECORDED UNDER RECEPTION NO. 8703279 AND RECEPTION NO. 8703281 BOTH DATED JANUARY 30, 1987. CONTIGUITY LENGTH 109.90 FEET



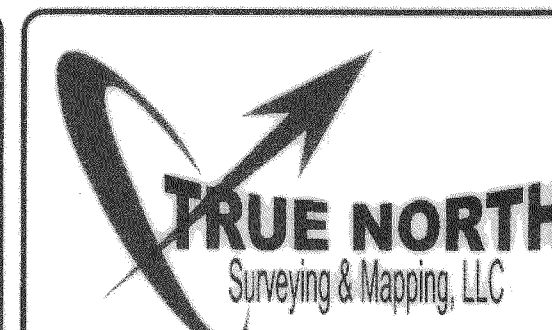
THIS HATCH INDICATES THE RIDGE ROAD ANNEXATION PLAT AS RECORDED UNDER RECEPTION NO. 2003010475 DATED JANUARY 27, 2003. CONTIGUITY LENGTH 141.04 FEET



THIS HATCH INDICATES THE VILLAGES AT CASTLE ROCK ANNEXATION NUMBER 2 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 272688 DATED AUGUST 11, 1981. CONTIGUITY LENGTH 92.41 FEET

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" = 20'	PROJECT NO:	TN 23077
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	04/15/2024	TOWN COMMENTS
2	07/31/2024	TOWN COMMENTS



Our Passion Shows | Since 2008
9623 Mallard Pond Way Littleton, Co 80125
Phone: 303-464-6886 Fax: 303-948-1854
www.TRUENORTHSURVEY.COM

SHEET NUMBER
1 OF 1