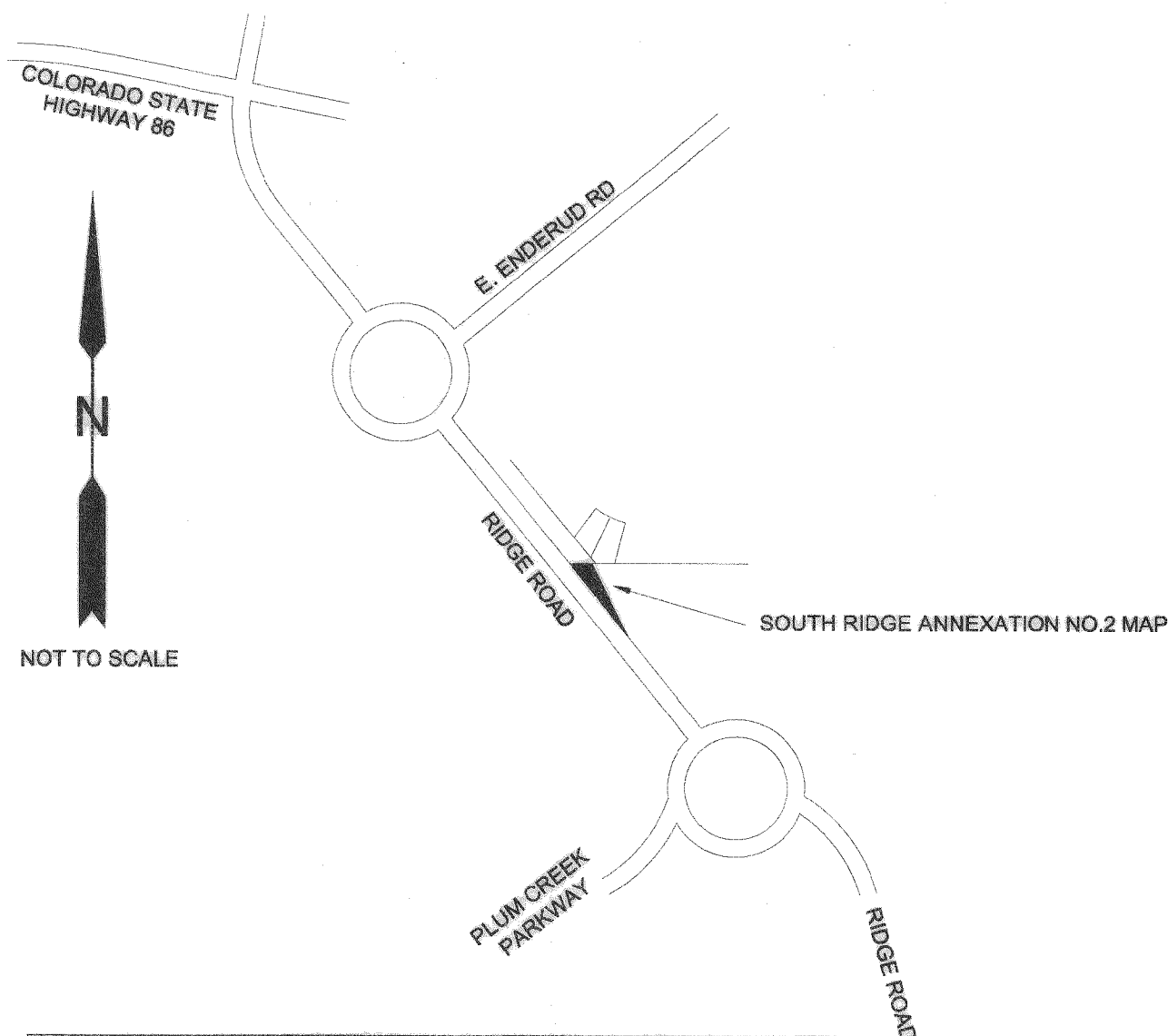


SOUTH RIDGE ANNEXATION NO.2 MAP

METES AND BOUND PARCELS OF LAND

LOCATED IN THE SOUTHEAST 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 DESCRIBED IN RECEPTION NO. 2007028329 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTHEAST 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 SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 2.5" ALUMINUM CAP STAMPED PLS 6935 AND AT THE SOUTH QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580. SAID LINE IS ASSUMED TO BEAR S 88°04'14" W.

COMMENCING AT SAID SOUTHEAST CORNER, THENCE N 52°30'25" W, A DISTANCE OF 1877.70 FEET TO THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2007028329, SAID CORNER BEING THE POINT OF BEGINNING,

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF RIDGE ROAD AS DESCRIBED IN RECEPTION NO. 99036066 OF SAID CLERK'S OFFICE, N 51°41'46" W, A DISTANCE OF 109.17 FEET TO A POINT ON THE SOUTHERLY LINE OF A RIGHT OF WAY PARCEL AND TRACT A BOTH DESCRIBED UNDER RECEPTION NO. 9333785 OF SAID CLERK'S OFFICE;

THENCE DEPARTING SAID RIGHT OF WAY LINE AND ALONG SAID SOUTHERLY LINE, ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 2007028329, N 88°35'35" E, A DISTANCE OF 27.04 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2007028329, SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF A PARCEL DESCRIBED UNDER RECEPTION NO. 2017044190 OF SAID CLERK'S OFFICE; THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2007028329 AND RECEPTION NO. 2017044190, S 40°38'03" E, A DISTANCE OF 90.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 943 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 2.5" ALUMINUM CAP STAMPED PLS 6935 AND AT THE SOUTH QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580 WHICH IS ASSUMED TO BEAR S 88°04'14" W.

NOTE

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

SURVEYOR'S CERTIFICATE

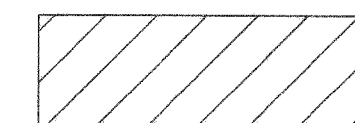
I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAN COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

Witnessed and signed by William G. Buntrock, PLS
35585
on 10/02/2024 at 12:35:24 -0600
BillB@TRUENORTHsurvey.com, c=US

WILLIAM G. BUNTROCK, PLS 35585

DATE

CONTIGUITY ANNEXATION LEGEND



THIS HATCH INDICATES THE RIDGE ROAD ANNEXATION AN ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2003010475 DATED JANUARY 27, 2003. CONTIGUITY LENGTH 109.17 FEET



THIS HATCH INDICATES THE VILLAGES AT CASTLE ROCK ANNEXATION NUMBER 3 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 272690 DATED AUGUST 11, 1981. CONTIGUITY LENGTH 27.04 FEET

CONTIGUITY

TOTAL PERIMETER	226.25 FEET
1/6 TOTAL PERIMETER	37.71 FEET
CONTIGUOUS PERIMETER	136.21 FEET
PERCENT CONTIGUITY	60.20%
TOTAL AREA	0.02 +/- 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: 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/30/2028

TOWN COUNCIL APPROVAL

THIS SOUTH RIDGE ROAD NO.2 ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 14th DAY OF September, 2024.

MAYOR

DATE

ATTEST: Lisa Anderson

DATE

TOWN CLERK

PLANNING COMMISSION RECOMMENDATION

THIS SOUTH RIDGE ROAD NO.2 ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 9th DAY OF August, 2024.

CHAIR

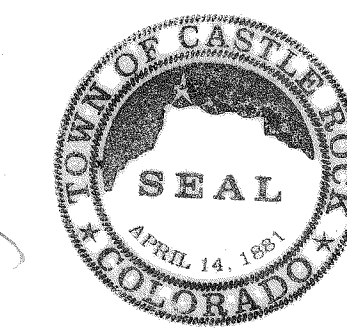
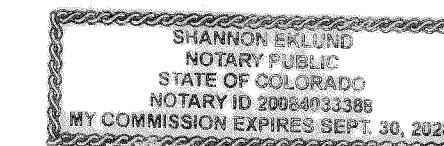
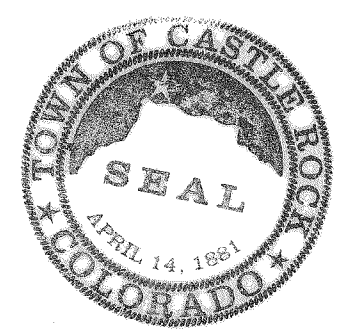
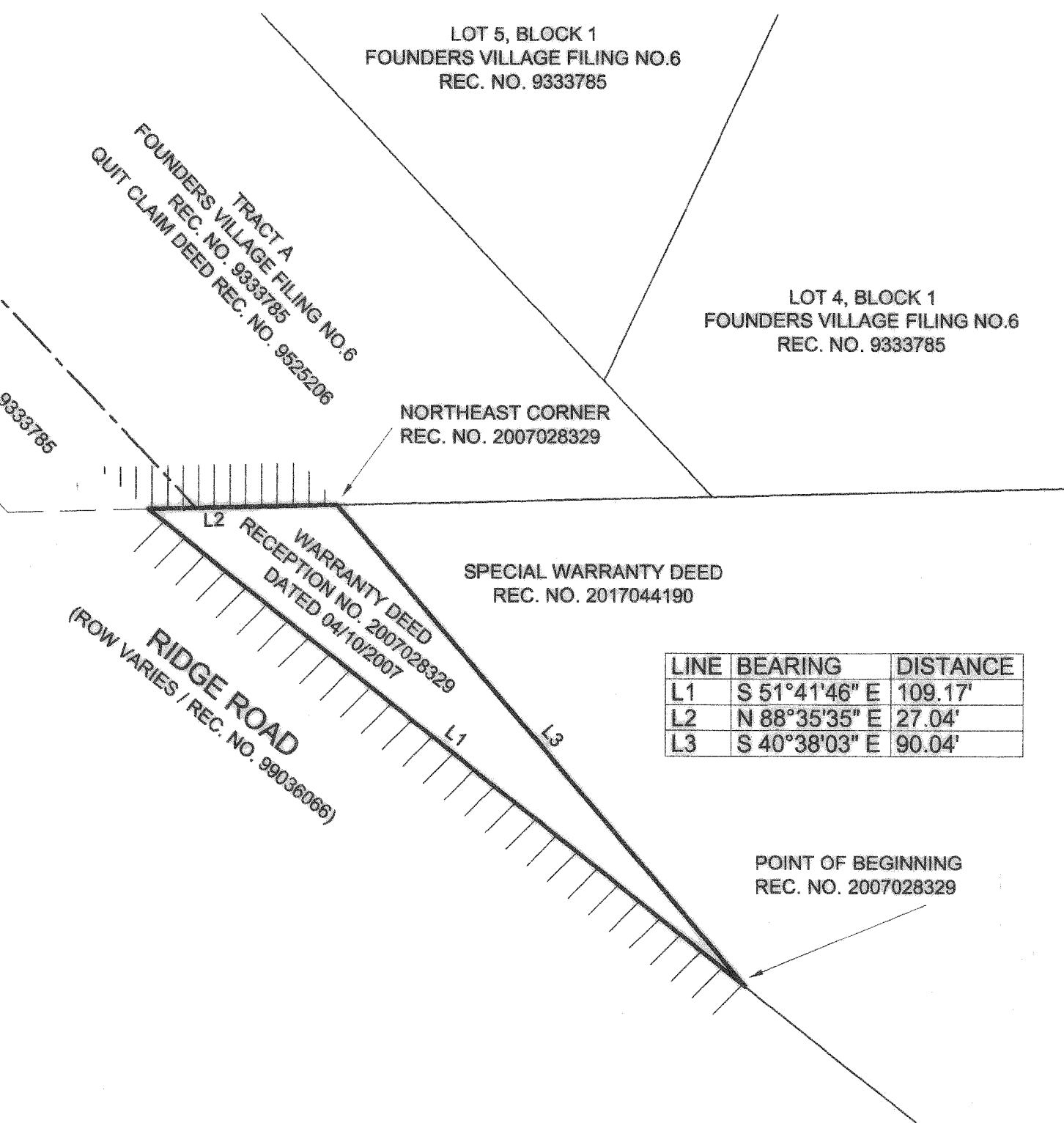
DATE

ATTEST: Justin D...

DATE

DIRECTOR OF DEVELOPMENT SERVICES

DATE

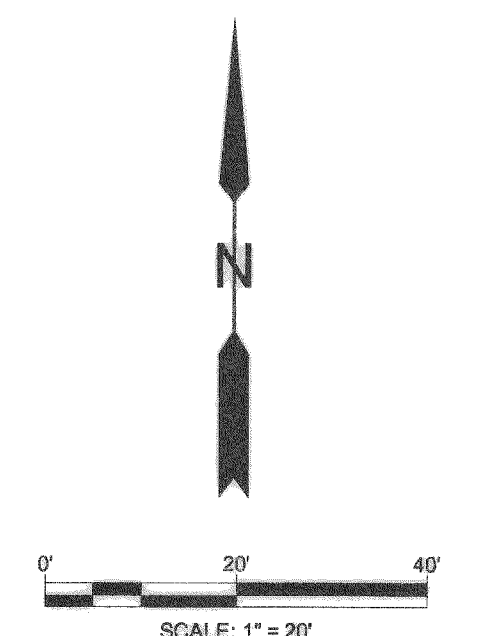


LINE	BEARING	DISTANCE
L1	S 51°41'46" E	109.17'
L2	N 88°35'35" E	27.04'
L3	S 40°38'03" E	90.04'

S 88°04'14" W
BASIS OF BEARINGS - - -
SOUTHLINE SE 1/4 SECTION 7

SOUTH QUARTER CORNER
SECTION 7
T8S, R66W, 6TH PM
3.25" ALUMINUM CAP
STAMPED PLS 36580

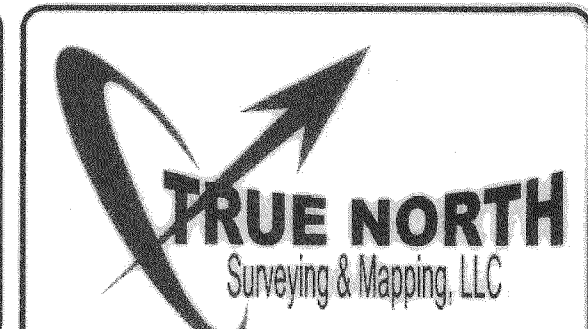
POINT OF COMMENCEMENT
SOUTHEAST CORNER
SECTION 7
T8S, R66W, 6TH PM
2.5" ALUMINUM CAP
STAMPED PLS 6935



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

HORIZ. SCALE:	1" = 20'	PROJECT NO:	TN 23078
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: 303-484-8886 Fax: 303-948-1854
www.TRUENORTHsurvey.com

PROJECT NUMBER IS
ANX24-0004

SHEET NUMBER
1 OF 1