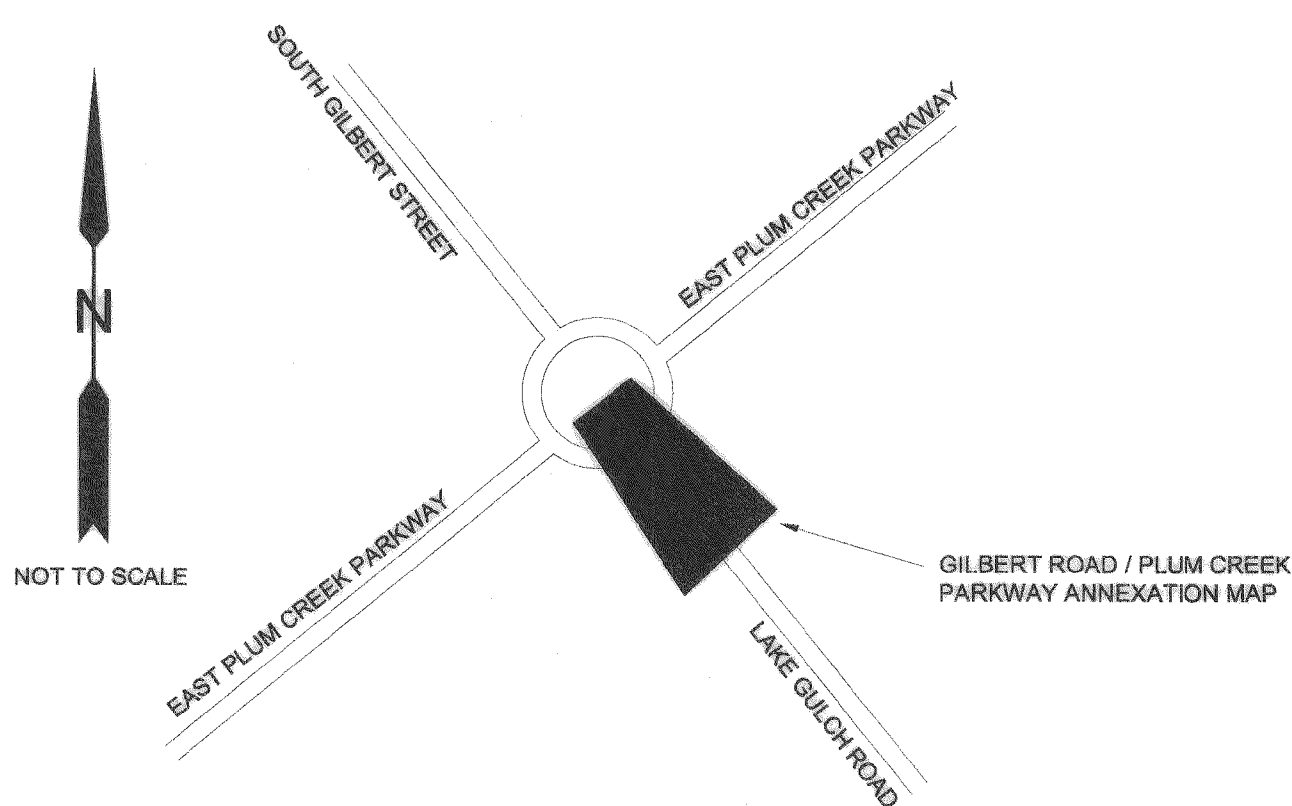


GILBERT STREET / PLUM CREEK PARKWAY ANNEXATION MAP

METES AND BOUND PARCELS OF LAND

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

GILBERT ROAD / PLUM CREEK PARKWAY ANNEXATION MAP

A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2019063536 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, 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 NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, BEING MONUMENTED AT THE NORTHWEST CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580 AND AT THE NORTH QUARTER CORNER WITH A 2.25" ALUMINUM CAP STAMPED PLS 25965. SAID LINE IS ASSUMED TO BEAR N 89°09'56" E.

COMMENCING AT SAID NORTHWEST CORNER, THENCE S 54°28'12" E, A DISTANCE OF 2530.51 FEET TO THE COMMON CORNER OF SAID RECEPTION NO. 2019063536 WITH RECEPTION NO. 2006097117 AND BOOK 765 AT PAGE 160 ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID RECEPTION NO. 2019063536 THE FOLLOWING SEVEN (7) COURSES:

1) N 65°11'03" E, ALONG THE COMMON LINE OF SAID RECEPTION NO. 2019063536 AND RECEPTION NO. 2006030562 IN SAID CLERK'S OFFICE, A DISTANCE OF 68.13 FEET TO THE MOST NORTHERLY CORNER OF SAID RECEPTION NO. 2019063536, SAID CORNER ALSO BEING A WESTERLY CORNER OF RECEPTION NO. 320371 IN SAID CLERK'S OFFICE;

2) S 40°12'10" E, A DISTANCE OF 172.21 FEET;

3) S 43°24'54" E, A DISTANCE OF 109.10 FEET TO THE MOST EASTERLY CORNER OF SAID RECEPTION NO. 2019063536;

4) S 46°35'06" W, A DISTANCE OF 79.68 FEET TO THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2019063536;

5) N 38°51'30" W, ALONG A PORTION OF RECEPTION NO. 2020009843 OF SAID CLERK'S OFFICE, BEING COMMON WITH A LINE OF SAID RECEPTION NO. 2019063536, A DISTANCE OF 83.20 FEET;

6) N 38°32'00" W, CONTINUING ALONG SAID COMMON LINE A DISTANCE OF 107.15 FEET TO THE MOST NORTHERLY CORNER OF SAID RECEPTION NO. 2020009843 ALSO BEING THE MOST EASTERLY CORNER OF SAID BOOK 765 AT PAGE 160, A DISTANCE OF 83.20 FEET;

7) N 38°50'50" W, ALONG THE COMMON LINE OF SAID RECEPTION NO. 2019063536 AND BOOK 765 AT PAGE 160, A DISTANCE OF 113.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 20,707 SQUARE FEET OR 0.48 ACRES MORE OR LESS.

BASIS OF BEARINGS

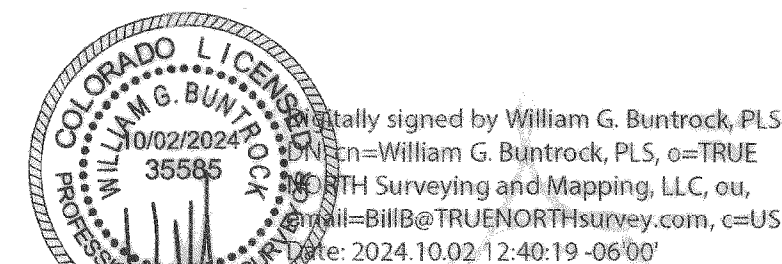
ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, BEING MONUMENTED AT THE NORTHWEST CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580 AND AT THE NORTH QUARTER CORNER WITH A 2.5 ALUMINUM CAP STAMPED PLS 25965 WHICH IS ASSUMED TO BEAR N 89°09'56" E.

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 ANNEXATION LEGEND

THIS HATCH INDICATES THE WEAKLEY ANNEXATION AN ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 310819 DATED AUGUST 30, 1983. CONTIGUITY LENGTH 281.31 FEET

THIS HATCH INDICATES THE GILBERT STREET ANNEXATION MAP TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2007004045 DATED JANUARY 12, 2007. CONTIGUITY LENGTH 68.13 FEET

CONTIGUITY

TOTAL PERIMETER	732.90 FEET
1/6 TOTAL PERIMETER	122.15 FEET
CONTIGUOUS PERIMETER	349.44 FEET
PERCENT CONTIGUITY	47.68%
TOTAL AREA	0.47 +/- 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 GILBERT STREET / PLUM CREEK PARKWAY ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 14th DAY OF September, 2024.

[Signature]
MAYOR

10/15/24
DATE

ATTEST: [Signature] Oct 15, 2024
TOWN CLERK

PLANNING COMMISSION RECOMMENDATION

THIS GILBERT STREET / PLUM CREEK PARKWAY ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 23rd DAY OF August, 2024.

[Signature]
CHAIR

August 14, 2024
DATE

ATTEST:

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

10/14/2024
DATE

