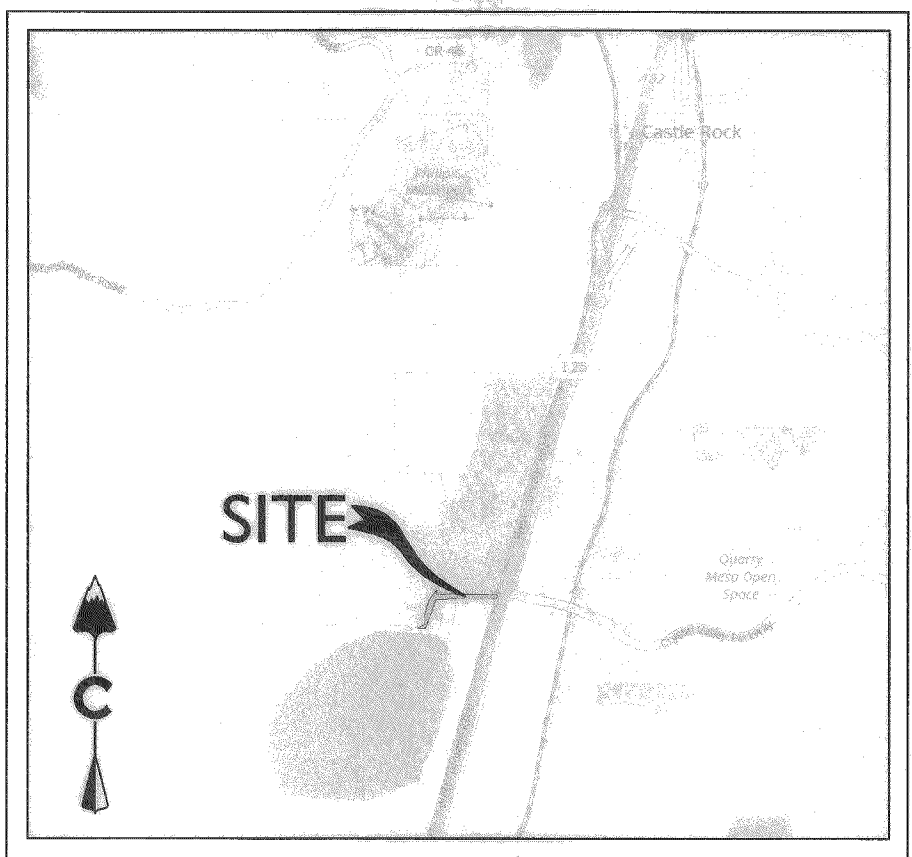


TERRITORIAL ROAD ANNEXATION MAP

SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP
1"=5000'



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N59°21'57"E	172.31'
L2	N4°45'10"E	52.15'
L3	N2°03'11"W	152.77'
L4	N13°31'59"E	157.59'
L5	N37°58'39"E	102.94'
L6	N37°58'39"E	79.79'
L7	N38°21'43"E	31.65'
L8	S17°17'13"W	90.50'
L9	S17°17'13"W	139.27'
L10	N89°28'35"W	174.31'
L11	S59°21'57"W	44.97'
L12	N59°21'57"E	1.94'
L13	N17°17'13"E	442.65'
L14	N89°50'13"E	57.05'
L15	N17°17'13"E	693.02'
L16	S4°45'10"W	27.10'
L17	N89°40'41"E	36.47'
L18	S0°32'08"E	60.00'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	706.50'	1°45'31"	21.88'	N5°37'59"E
C2	247.00'	7°21'55"	31.75'	N17°12'56"E
C3	665.00'	13°57'26"	161.99'	N20°30'42"E
C4	560.00'	9°07'54"	89.25'	N46°09'19"E
C5	198.98'	31°52'19"	110.69'	S33°13'23"W
C6	198.98'	10°12'25"	35.45'	S54°15'45"W
C7	138.98'	42°04'44"	102.07'	N38°19'35"E
C8	53.56'	88°59'25"	83.19'	N27°12'29"W
C9	198.98'	27°01'57"	93.88'	N35°38'34"E
C10	695.00'	27°21'55"	331.94'	S18°26'08"W
C11	109.00'	15°29'44"	29.48'	N7°12'44"E
C12	293.00'	12°21'41"	63.21'	S21°28'38"W

POINT OF COMMENCEMENT
S 1/16 COR. SECTION 21/22,
T8S, R67W, 6TH P.M.
FOUND 1" DIAMETER PIPE W/ 2" DIAMETER ALUMINUM CAP
STAMPED "LS 6935 - 1988"
MATCHES MONUMENT RECORD DATED 07/21/2018

SE 1/16 COR. SECTION 21,
T8S, R67W, 6TH P.M.
FOUND 1" DIAMETER PIPE W/ 2" DIAMETER ALUMINUM CAP
STAMPED "LS 6935 - 1988"

BASIS OF BEARINGS
N89°55'37"W
NORTH LINE, SE1/4, SE1/4,
SEC. 21, T8S, R67W, 6TH P.M.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACT C AND A PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS SHOWN ON TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972; THAT PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 8816440; PORTIONS OF PARCEL NO. S RW-15, RW-16, AND RW-17 AS DESCRIBED BY THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021053518 AND THOSE TWO (2) PARCELS AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020899; ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'37" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A BENT #6 REBAR, WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 21 AND 22, THENCE S 89° 28' 35" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT, A DISTANCE OF 651.86 FEET TO THE SOUTHWEST CORNER OF TRACT C, SAID TWIN OAKS PLAT, ALSO BEING A POINT ON THE SOUTHEAST LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT AND THE POINT OF BEGINNING;

THENCE N 59° 21' 57" E, ALONG THE COMMON LINE OF SAID TRACT C AND SAID TERRITORIAL ROAD, A DISTANCE OF 172.31 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 706.50 FEET, A CENTRAL ANGLE OF 01° 45' 31" AND AN ARC LENGTH OF 21.88 FEET, THE CHORD OF WHICH BEARS N 05° 37' 59" E, A DISTANCE OF 21.88 FEET;

THENCE N 04° 45' 10" E, A DISTANCE OF 52.15 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT ON THE SOUTHERLY LINE OF SAID PARCEL NO. RW-17;

THENCE N 02° 03' 11" W, A DISTANCE OF 152.77 FEET TO THE COMMON CORNER OF SAID PARCEL NO. RW-17 AND SAID PARCEL NO. RW-16 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID PARCEL NO. RW-16 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 07° 21' 55" AND AN ARC LENGTH OF 31.75 FEET, THE CHORD OF WHICH BEARS N 17° 12' 56" E, A DISTANCE OF 31.73 FEET;
2. N 13° 31' 59" E, A DISTANCE OF 157.59 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 13° 57' 26" AND AN ARC LENGTH OF 161.99 FEET, THE CHORD OF WHICH BEARS N 20° 30' 42" E, A DISTANCE OF 161.59 FEET TO THE EASTERLY CORNER OF THE REMAINDER OF LOT 58, TWIN OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 248925;

THENCE N 37° 58' 39" E, A DISTANCE OF 102.94 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-16, ALSO BEING A POINT ON THE SOUTH LINE OF CLARK'S CIRCLE RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT;

THENCE N 37° 58' 39" E, A DISTANCE OF 79.79 FEET TO A POINT ON THE NORTH LINE OF SAID CLARK'S CIRCLE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID PARCEL NO. RW-15;

CONTAINING A TOTAL AREA OF 204,745 SQUARE FEET OR 4.700 ACRES, MORE OR LESS.

CONTIGUITY STATEMENT

TOTAL ACREAGE OF ANNEXATION BOUNDARY = 4.700 ACRES

PERIMETER OF BOUNDARY = 5,393.93 FEET
1/6 OF PERIMETER BOUNDARY = 898.99 FEET
CONTIGUITY WITH TOWN BOUNDARY = 4,340.04 FEET

Planning Commission Recommendation
The Territorial Road Annexation Map was recommended for approval by the planning Commission of the Town of Castle Rock, Colorado on the 12th day of February 2026.

Attest:
Sheri Davis
Clerk and Recorder
Douglas County, Colorado

TOWN COUNCIL APPROVAL

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO,

ON THE DAY OF _____, 20____.

3-3-26
MAYOR DATE

ATTEST: 3/3/2026
TOWN CLERK DATE

SURVEYOR'S CERTIFICATE

I, JEFFREY C. ANTON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY 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 MAP COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

JEFFREY C. ANTON
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38818
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

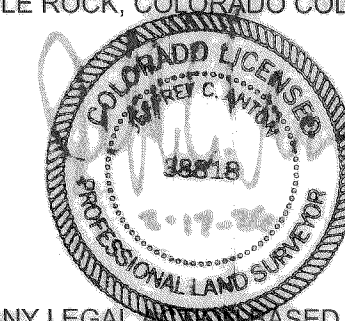
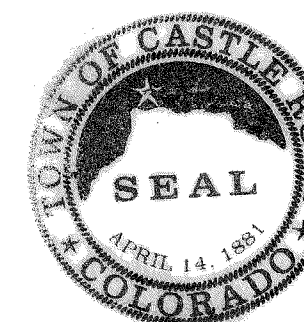
THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY

AT _____ M., ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY:

DEPUTY



ENGINEER AND SURVEYOR
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
(303) 703-4444

TERRITORIAL ROAD ANNEXATION MAP
SEC. 22, T8S, R67W, 6TH P.M.
COUNTY OF DOUGLAS, COLORADO

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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