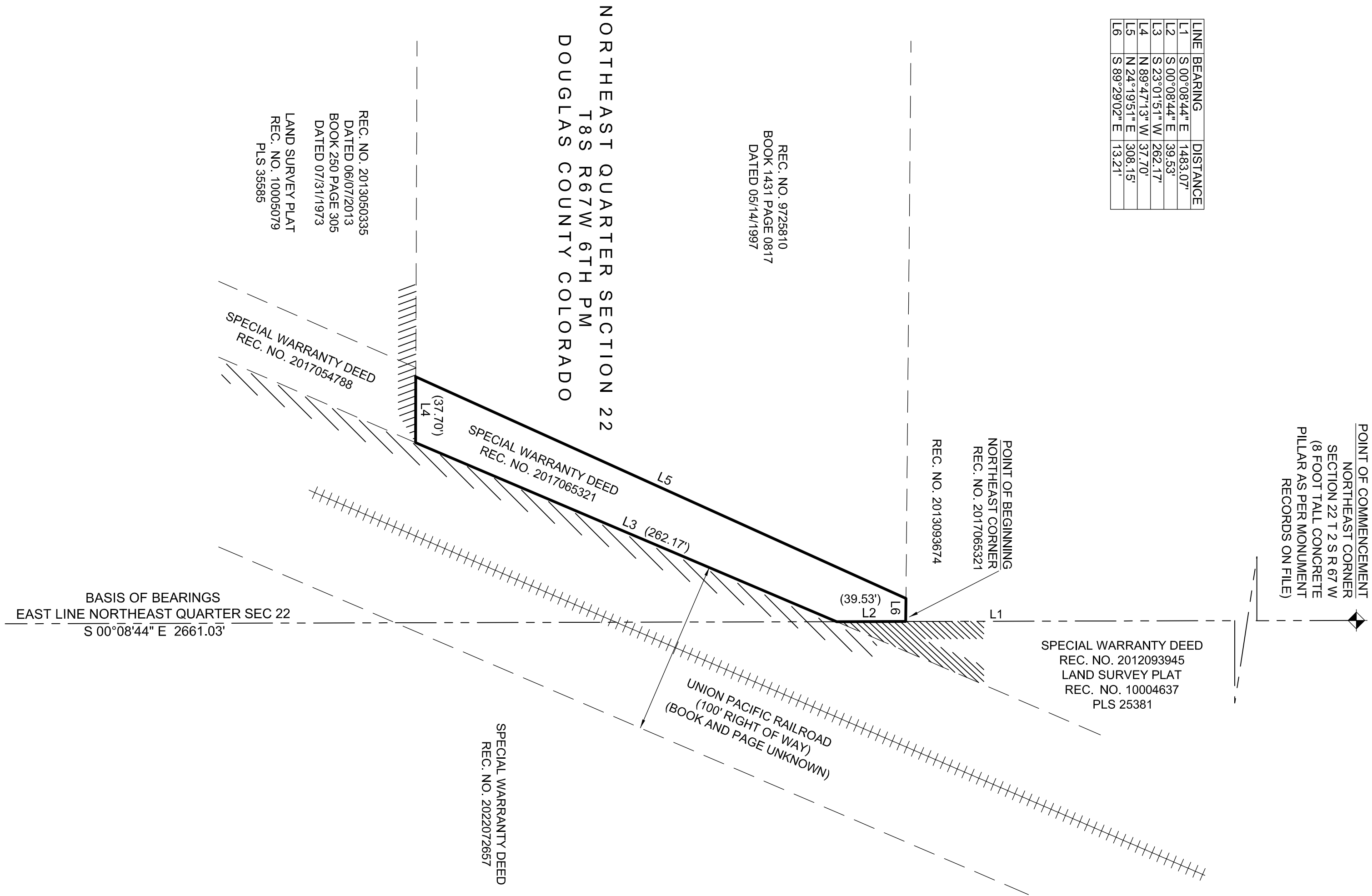


EAST PLUM CREEK TRAIL ANNEXATION MAP
METES AND BOUND PARCELS OF LAND
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

LINE	BEARING	DISTANCE
L1	S 00°08'44" E	1483.07'
L2	S 00°08'44" E	39.53'
L3	S 23°01'51" W	282.17'
L4	S 89°29'02" E	308.15'
L5	N 24°19'51" E	308.15'
L6	S 89°29'02" E	13.21'



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 18-4-608, 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.

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
BILL@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 RAILROAD TRACKS LINE

CONTIGUITY PARCEL

TOTAL PERIMETER	660.76 FEET
1/8 TOTAL PERIMETER	110.12 FEET
CONTIGUOUS PERIMETER	339.40 FEET
PERCENT CONTIGUITY	51.37%
TOTAL AREA	0.21 +/- ACRES

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 23524 WHICH IS ASSUMED TO BEAR S 00°08'44" E.

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 2025.

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 2025

BY: AS MAYOR AND

BY: AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: .

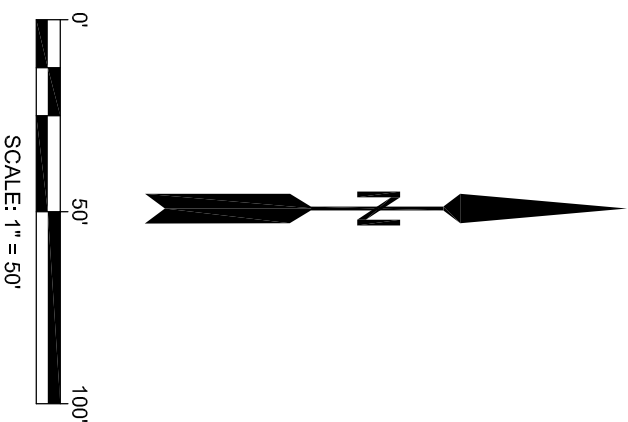
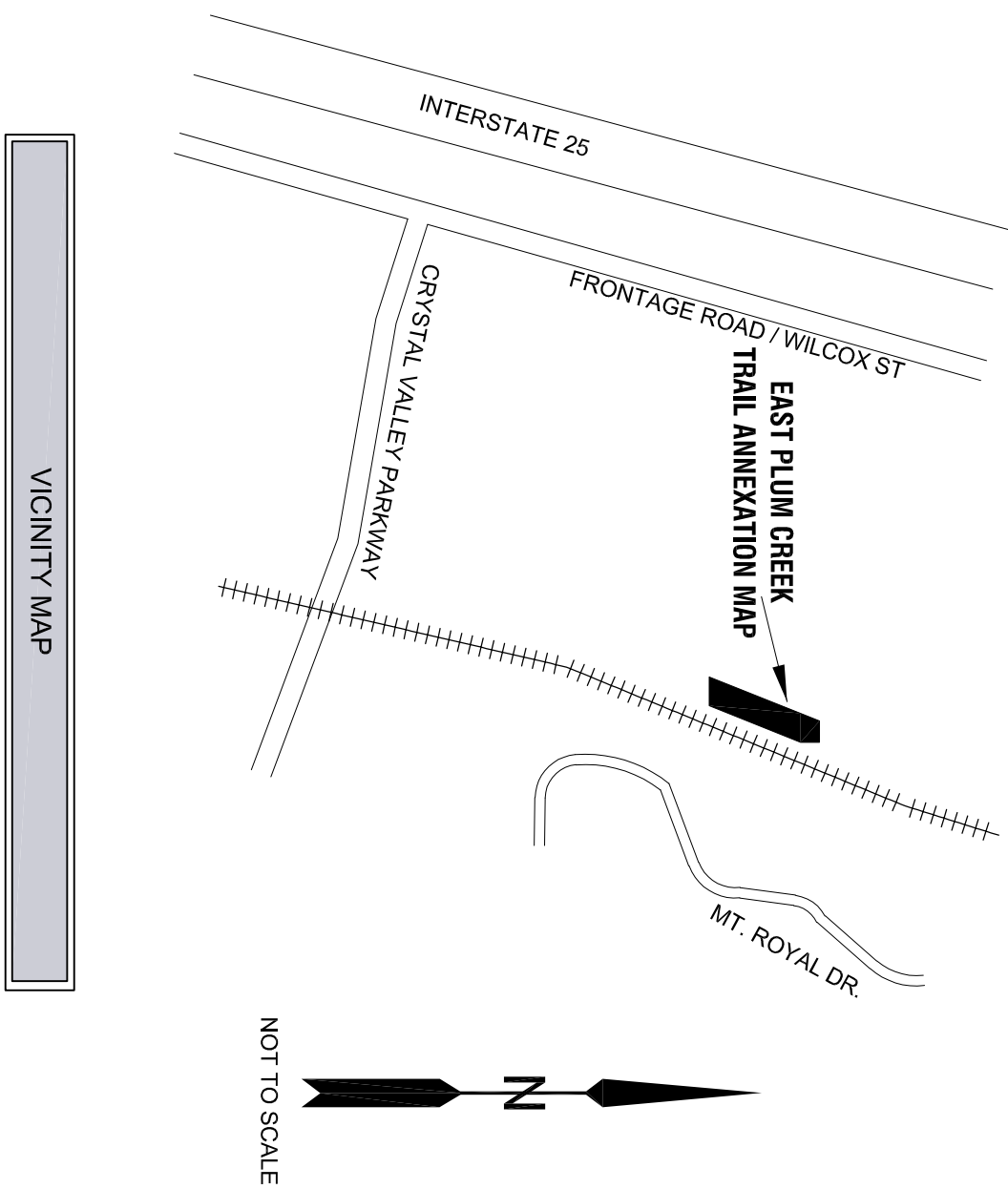
TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE DAY OF 2025.

MAYOR DATE

ATTEST:

TOWN CLERK DATE



LEGAL DESCRIPTION FOR EAST PLUM CREEK TRAIL ANNEXATION MAP

A PARCEL OF LAND BEING DESCRIBED UNDER RECEPTION NO. 2017065321 OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 23524 WHICH IS ASSUMED TO BEAR S 00°08'44" E.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 22, THENCE S 00°08'44" E A DISTANCE OF 1483.07 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2013093674, SAID CORNER ALSO BEING ON THE EASTERN LINE OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2012093945 ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERN LINE OF SAID RECEPTION NO. 2017065321, ALSO BEING SAID EAST LINE OF THE NORTHEAST QUARTER ALSO BEING THE WESTERN LINE OF SAID RECEPTION NO. 2012093945; S 00°08'44" E A DISTANCE OF 39.53 FEET TO THE MOST EASTERN CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2017064788 OF SAID CLERK'S OFFICE;

THENCE ALONG THE SOUTHERN LINE OF SAID RECEPTION NO. 2017065321, ALSO BEING THE NORTHERLY CORNER OF SAID RECEPTION NO. 2017065321, N 24°19'51" E A DISTANCE OF 308.15 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING ON SAID SOUTHERLY LINE OF RECEPTION NO. 2013093674;

THENCE ALONG SAID NORTHERLY AND SAID SOUTHERLY LINE, S 89°29'02" E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 9.201 SQUARE FEET OR 0.21 ACRES MORE OR LESS.

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 THERE TO.

DRAFT R1 ~ OUT FOR TOWN REVIEW

WILLIAM G. BUNTROCK, PLS 35585 DATE

State Board of Licensure Rule 6.12, Seal Application - Surveyors and Planners 22, Signature (B), 4625 Rules 6.13, Signature and Date - Electronic

HORIZ. SCALE:	1" = 50'	PROJECT NO.:	TN 24027
VERT. SCALE:	N/A	DATE:	10/31/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	02/12/25	TOWN COMMENTS



PROJECT NUMBER IS
ANX24-0011



SHEET NUMBER
1 OF 1

Our Passion Shows Since 2008
9623 Mallard Pond Way, Littleton, Co 80125
Phone: 303-684-6886 Fax: 303-948-1654
www.truenorthsurvey.com