

LEGAL DESCRIPTION OF CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION

TWO CONTIGUITY PARCELS OF LAND CREATING THE CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION TO THE TOWN OF CASTLE ROCK, SITUATED IN NORTHEAST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

CONTIGUITY PARCEL 1

A PARCEL OF LAND BEING A PORTION OF WILCOX STREET RIGHT OF WAY DESCRIBED UNDER RECEPTION NO. 2014065872 AND BOOK 853 PAGE 226, AND A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2021115673, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, CREATING CONTIGUITY PARCEL 1 OF SAID CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION TO THE TOWN OF CASTLE ROCK, SITUATED IN NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15, AND THE EAST HALF OF SECTION 22, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 23524 WHENCE A LINE TO THE NORTHEAST CORNER OF SAID SECTION 22, BEING A 8 FOOT TALL CONCRETE PILLAR AS PER MONUMENT RECORDS ON FILE ASSUMED TO BEAR N 00°08'44" W, A DISTANCE OF 2661.03 FEET;

THENCE N 00°08'44" W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22 A DISTANCE OF 2661.03 FEET TO SAID 8 FOOT TALL CONCRETE PILLAR;

THENCE N 00°35'50" W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15 A DISTANCE OF 2656.57 FEET TO THE EAST QUARTER CORNER OF SECTION 15, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 6935;

THENCE N 89°48'09" W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 A DISTANCE OF 338.93 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY AND THE WESTERLY LINE OF SAID 33 FOOT RIGHT OF WAY AS DESCRIBED UNDER RECEPTION NO. 199009022 OF SAID CLERKS' OFFICE;

THENCE ALONG THE EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

1) S 22°21'07" W, A DISTANCE OF 934.55 FEET;
2) ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 5519.60 FEET, A CENTRAL ANGLE OF 07°00'00", AN ARC LENGTH OF 674.34 FEET, WHOSE CHORD BEARS S 18°51'07" W, A DISTANCE OF 673.92 FEET;

3) S 15°21'07" W, A DISTANCE OF 2720.65 FEET TO A COMMON CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2019024370 AND SAID RECEPTION NO. 2021115673 OF SAID CLERKS' OFFICE;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2021115673 THE FOLLOWING FOUR (4) COURSES:

1) S 89°29'18" E, A DISTANCE OF 67.63 FEET;
2) S 00°40'08" W, A DISTANCE OF 97.22 FEET;
3) S 13°02'17" E, A DISTANCE OF 197.67 FEET;

4) N 89°47'13" W, A DISTANCE OF 190.62 FEET TO A POINT ON SAID EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG SAID EASTERLY LINE, S 15°21'07" W, A DISTANCE OF 1434.43 FEET TO A COMMON CORNER OF SAID WILCOX STREET RIGHT OF WAY AND A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2006038619 AND A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2011036243 OF SAID CLERKS' OFFICE;

THEN ALONG THE SOUTHERLY LINE OF SAID WILCOX STREET RIGHT OF WAY, S 89°26'39" W, A DISTANCE OF 59.27 FEET TO THE SOUTHEAST CORNER OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG THE WESTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES:

1) N 15°21'07" E, A DISTANCE OF 4471.73 FEET;
2) ON A CURVE TO THE RIGHT, WITH A RADIUS OF 5576.60 FEET, A CENTRAL ANGLE OF 07°00'00", AN ARC LENGTH OF 681.30 FEET, WHOSE CHORD BEARS N 18°51'07" E, A DISTANCE OF 680.88 FEET;
3) N 22°21'07" E, A DISTANCE OF 1298.00 FEET;
4) ON A CURVE TO THE LEFT, WITH A RADIUS OF 5882.60 FEET, A CENTRAL ANGLE OF 07°51'02", AN ARC LENGTH OF 806.02 FEET, WHOSE CHORD BEARS N 18°25'36" E, A DISTANCE OF 805.39 FEET;

5) N 14°30'07" E, A DISTANCE OF 968.30 FEET TO THE NORTHWEST CORNER OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG THE NORTHERLY LINE OF SAID WILCOX STREET RIGHT OF WAY, S 75°29'53" E, A DISTANCE OF 57.00 FEET TO THE NORTHEAST CORNER OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG THE EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

1) S 14°30'07" W, A DISTANCE OF 968.30 FEET;
2) ON A CURVE TO THE RIGHT, WITH A RADIUS OF 5939.60 FEET, A CENTRAL ANGLE OF 07°51'02", AN ARC LENGTH OF 813.83 FEET, WHOSE CHORD BEARS S 18°25'36" W, A DISTANCE OF 813.19 FEET;
3) S 22°21'07" W, A DISTANCE OF 363.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 503,553 SQUARE FEET OR 11.56 ACRES MORE OR LESS

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 EAST QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 23524 AND AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS WHICH IS ASSUMED TO BEAR N 00°08'44" W.

CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP

SEVERAL METES AND BOUNDS PARCELS OF LAND

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION CONTINUED

CONTIGUITY PARCEL 2

A PARCEL OF LAND BEING ALL OF OR PORTIONS OF RECEPTION NO. 2024036812, RECEPTION NO. 2023053455, RECEPTION NO. 2020034907, RECEPTION NO. 2021043623, RECEPTION NO. 2024054333, RECEPTION NO. 2011036243, IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, CREATING CONTIGUITY PARCEL 2 OF SAID CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION TO THE TOWN OF CASTLE ROCK, SITUATED IN SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 23524 WHENCE A LINE TO THE NORTHEAST CORNER OF SAID SECTION 22, BEING A 8 FOOT TALL CONCRETE PILLAR AS PER MONUMENT RECORDS ON FILE ASSUMED TO BEAR N 00°08'44" W, A DISTANCE OF 2661.03 FEET;

THENCE S 77°16'43" W, A DISTANCE OF 2179.65 FEET TO THE MOST SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2006038619, ALSO BEING THE SOUTHEAST CORNER OF WILCOX STREET DESCRIBED UNDER RECEPTION NO. 2014065872 AND THE NORTH WEST CORNER OF EAST DOUGLAS LANE DESCRIBED UNDER SAID RECEPTION NO. 2011036243, ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID EAST DOUGLAS LANE ALSO BEING THE SOUTHERLY LINE OF SAID RECEPTION NO. 2006038619, N 89°26'39" E, A DISTANCE OF 814.31 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, ALONG A COMMON LINE BETWEEN SAID RECEPTION NO. 2006038619 AND RECEPTION NO. 2024036812, N 00°16'49" W, A DISTANCE OF 151.88 FEET;

THENCE ALONG THE SOUTHERLY LINE OF SAID RECEPTION NO. 2006038619, ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 2024036812, S 89°28'51" E, A DISTANCE OF 803.01 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2006038619, ALSO BEING THE NORTHEAST CORNER OF SAID RECEPTION NO. 2024036812, SAID SOUTHEAST CORNER ALSO BEING ON THE WESTERLY RAILROAD RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (BOOK AND PAGE UNKNOWN);

THENCE ALONG SAID WESTERLY RAILROAD RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1) S 12°16'07" W, A DISTANCE OF 71.18 FEET;
2) N 77°43'53" W, A DISTANCE OF 100.00 FEET;
3) S 12°16'07" W, A DISTANCE OF 376.32 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2024036812;

THENCE ALONG THE NORTHERLY LINE OF SAID RECEPTION NO. 2024036812, N 72°38'03" W A DISTANCE OF 370.03 FEET TO A CORNER OF SAID RECEPTION NO. 2024036812;

THENCE S 29°44'54" W, A DISTANCE OF 119.17 FEET;

THENCE S 89°44'02" W, A DISTANCE OF 177.72 FEET;

THENCE S 12°46'27" W, A DISTANCE OF 1028.63 FEET TO A CORNER OF SAID RECEPTION NO. 2024036812, SAID CORNER ALSO BEING ON THE NORTHERLY LINE OF RECEPTION NO. 199814836 OF SAID CLERK'S OFFICE;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2024036812 AND SAID RECEPTION NO. 199814836 OF SAID CLERK'S OFFICE, N 69°03'46" W, A DISTANCE OF 329.60 FEET;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2024036812 THE FOLLOWING TWO (2) COURSES:

1) S 12°59'22" W, A DISTANCE OF 199.55 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2024036812;
2) N 89°54'37" W, A DISTANCE OF 508.39 FEET TO A CORNER OF SAID RECEPTION NO. 2021043623;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2021043623 THE FOLLOWING THREE (3) COURSES:

1) S 39°34'15" W, A DISTANCE OF 123.70 FEET;
2) S 24°20'44" W, A DISTANCE OF 278.77 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2021043623;
3) N 89°54'33" W, A DISTANCE OF 12.71 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2021043623, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 25 (BOOK AND PAGE UNKNOWN);

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, ALSO BEING THE WESTERLY LINES OF SAID RECEPTION NO. 2021043623, SAID RECEPTION NO. 2024036812, SAID RECEPTION NO. 2023053455, SAID RECEPTION NO. 2020034907, N 15°18'11" E, A DISTANCE OF 1747.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION FOR CONTIGUITY PARCEL 2 CONTAINS 1,453,940 SQUARE FEET OR 33.38 ACRES MORE OR LESS.

NOTE

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

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

ANNEXATION LEGEND CONTIGUITY FOR PARCEL 1

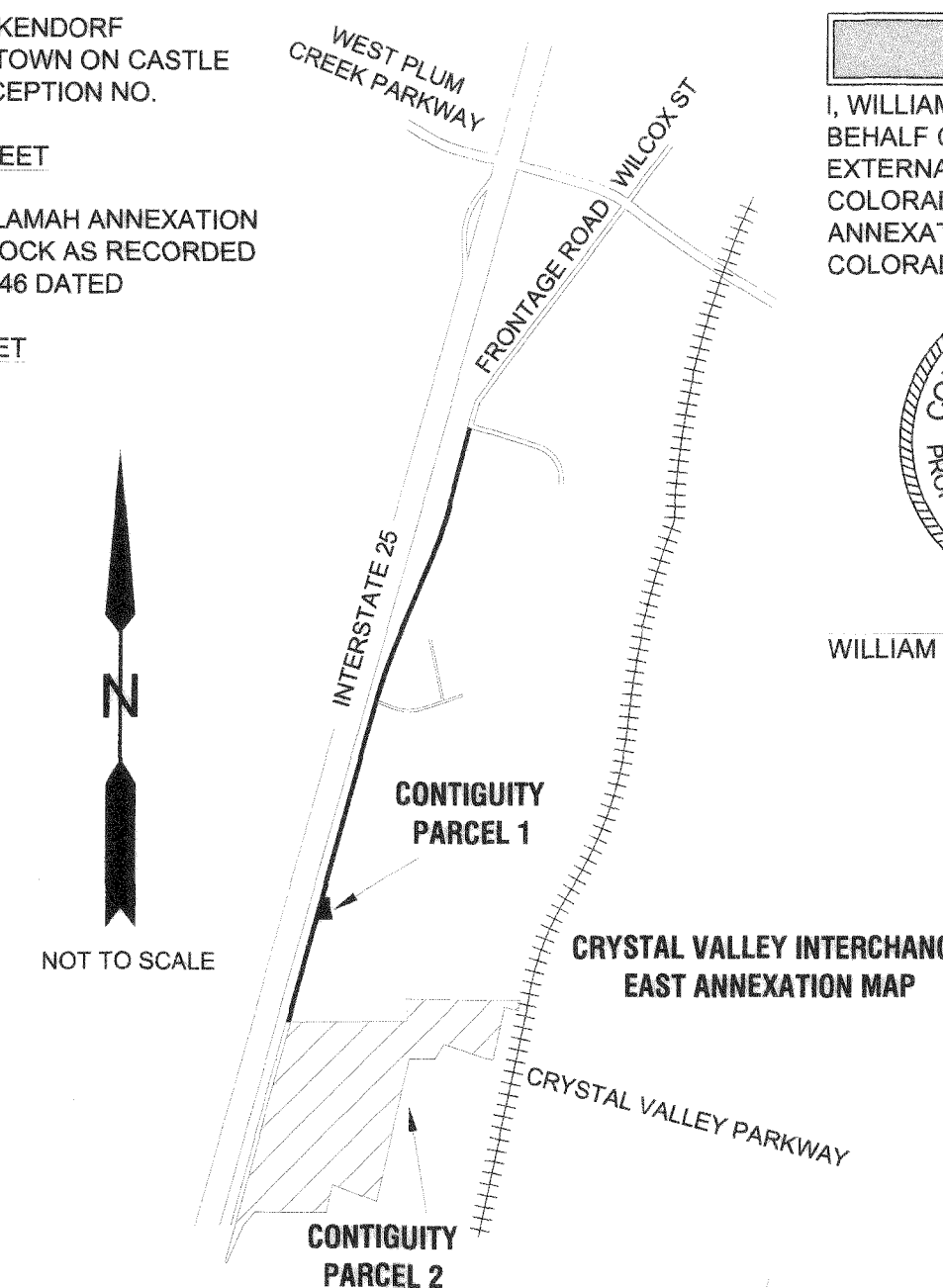
- THIS HATCH INDICATES THE MILLER RANCH ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1980258542 DATED OCTOBER 21, 1980
CONTIGUITY LENGTH = 2,145.58 FEET
- THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.4A TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343342 DATED DECEMBER 18, 1984.
CONTIGUITY LENGTH 2,158.30 FEET
- THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.3 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343341 DATED DECEMBER 18, 1984.
CONTIGUITY LENGTH 1,440.00 FEET
- THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.4B TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343343 DATED DECEMBER 18, 1984.
CONTIGUITY LENGTH 2,525.34 FEET
- THIS HATCH INDICATES THE CREEKSIDE ANNEXATION ANNEXATION AND DEVELOPMENT CONTRACT AS RECORDED UNDER RECEPTION NO. 1984343352 DATED DECEMBER 18, 1984.
CONTIGUITY LENGTH = 1,111.43 FEET
- THIS HATCH INDICATES THE HECKENDORF ANNEXATION NUMBER 1 TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1985356319 DATED JUNE 27, 1985
CONTIGUITY LENGTH = 513.62 FEET
- THIS HATCH INDICATES THE PLUM CREEK WEST ANNEXATION TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1985359808 DATED AUGUST 13, 1985
CONTIGUITY LENGTH = 665.65 FEET
- THIS HATCH INDICATES THE YOUR STORAGE CENTER ANNEXATION TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2018051403 DATED AUGUST 23, 2018
CONTIGUITY LENGTH = 210.17 FEET
- THIS HATCH INDICATES THE BURT AT CASTLE ROCK ANNEXATION TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2004070065 DATED JULY 07, 2004
CONTIGUITY LENGTH = 1,551.44 FEET
- THIS HATCH INDICATES THE STEYN-SCHAAP ANNEXATION TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2011067099 DATED OCTOBER 26, 2011
CONTIGUITY LENGTH = 1,004.41 FEET

ANNEXATION LEGEND CONTIGUITY FOR PARCEL 2

- THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.4B TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343343 DATED DECEMBER 18, 1984.
CONTIGUITY LENGTH 818.94 FEET
- THIS HATCH INDICATES THE HECKENDORF ANNEXATION NUMBER 1 TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1985356319 DATED JUNE 27, 1985
CONTIGUITY LENGTH = 2,316.70 FEET
- THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.6 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343346 DATED DECEMBER 18, 1984.
CONTIGUITY LENGTH = 928.75 FEET

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 18-4-808, 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.



VICINITY MAP

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 17 DAY OF June, 2026.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF June, 2026

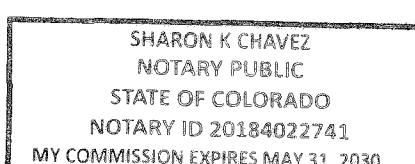
BY: Jason Gray AS MAYOR AND

BY: Robbie Schorcher AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 31, 2030



TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 19th DAY OF May, 2026.

[Signature]
MAYOR

6/17/26
DATE

ATTEST: [Signature]
TOWN CLERK

6-17-26
DATE



PLANNING COMMISSION RECOMMENDATION

THIS CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 23rd DAY OF April, 2026.

[Signature]
CHAIR

6-2-26
DATE

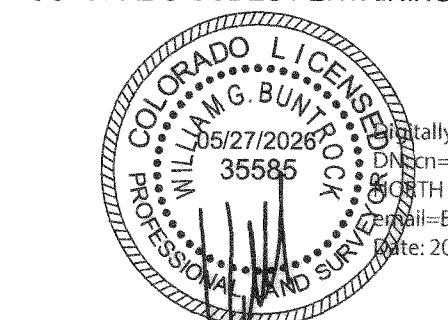
ATTEST: [Signature]

DIRECTOR OF DEVELOPMENT SERVICES

6/14/26
DATE

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.



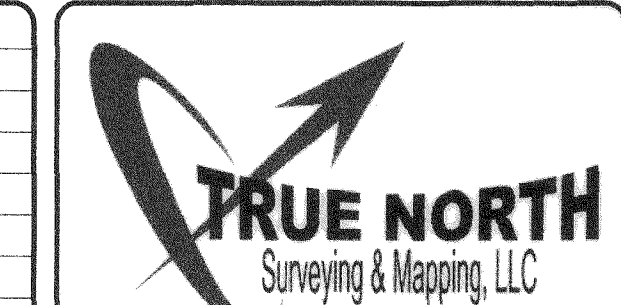
WILLIAM G. BUNTROCK, PLS 35585

DATE

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

HORIZ. SCALE:	1" = 60'	PROJECT NO:	TN 24026
VERT. SCALE:	N/A	DATE:	12/04/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	02/26/2025	TOWN COMMENTS
2	10/29/2025	TOWN COMMENTS
3	12/05/2025	TOWN COMMENTS
4	01/15/2026	TOWN COMMENTS
5	02/09/2026	TOWN COMMENTS

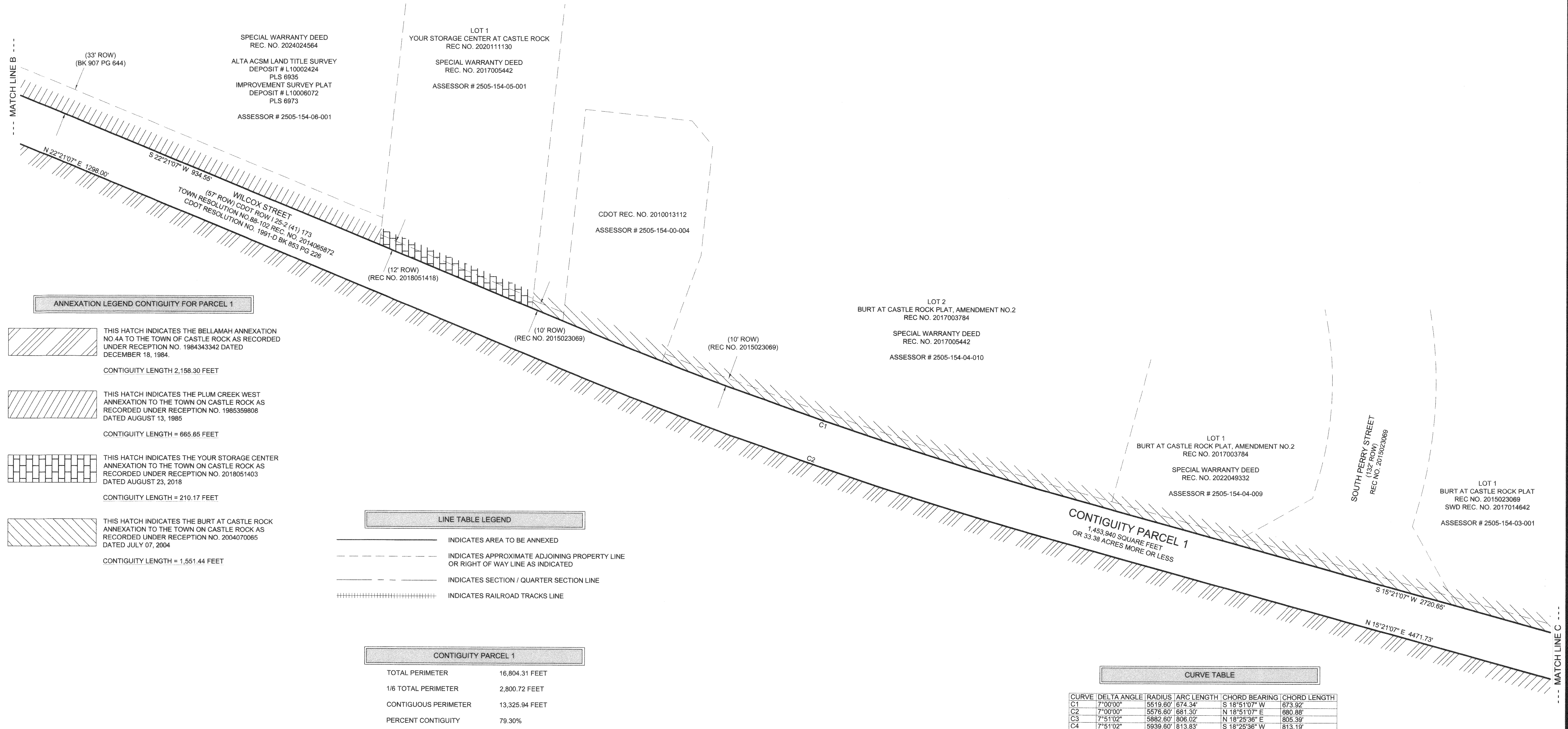


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SHEET NUMBER
1 OF 7

CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP
SEVERAL METES AND BOUNDS PARCELS OF LAND
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15
AND THE EAST HALF OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 1



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

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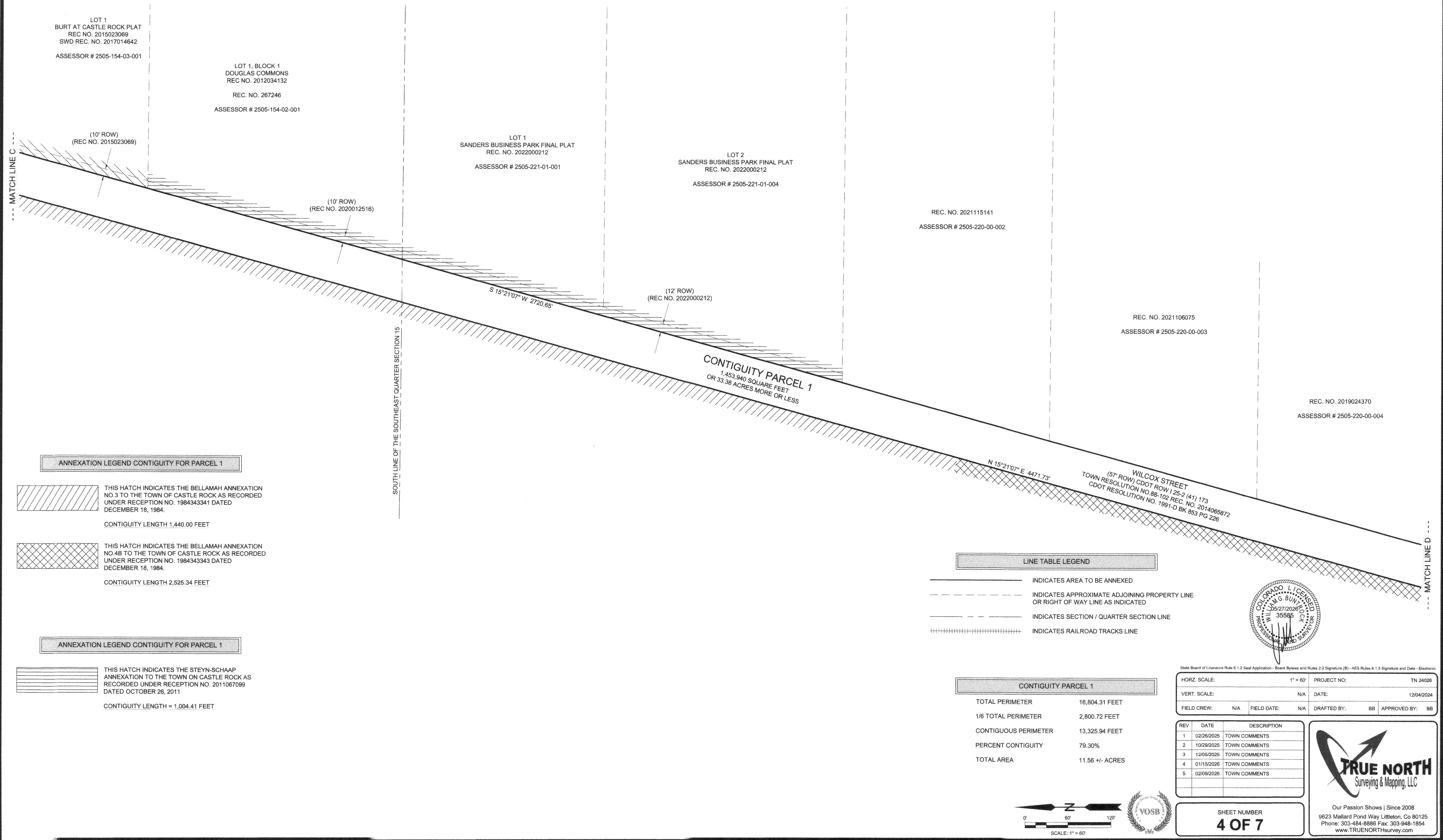
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SHEET NUMBER
3 OF 7

CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP
SEVERAL METES AND BOUNDS PARCELS OF LAND
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15
AND THE EAST HALF OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 1



ANNEXATION LEGEND CONTIGUITY FOR PARCEL 1

- THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO. 3 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343341 DATED DECEMBER 18, 1984.
CONTIGUITY LENGTH 1,440.00 FEET
- THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO. 48 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343343 DATED DECEMBER 18, 1984.
CONTIGUITY LENGTH 2,525.34 FEET

ANNEXATION LEGEND CONTIGUITY FOR PARCEL 1

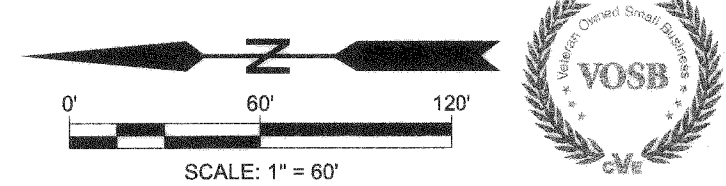
- THIS HATCH INDICATES THE STEYN-SCHAAP ANNEXATION TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2011067099 DATED OCTOBER 26, 2011
CONTIGUITY LENGTH = 1,004.41 FEET

LINE TABLE LEGEND

- INDICATES AREA TO BE ANNEXED
- INDICATES APPROXIMATE ADJOINING PROPERTY LINE OR RIGHT OF WAY LINE AS INDICATED
- INDICATES SECTION / QUARTER SECTION LINE
- INDICATES RAILROAD TRACKS LINE

CONTIGUITY PARCEL 1

TOTAL PERIMETER	16,804.31 FEET
1/8 TOTAL PERIMETER	2,800.72 FEET
CONTIGUOUS PERIMETER	13,325.94 FEET
PERCENT CONTIGUITY	79.30%
TOTAL AREA	11.56 +/- ACRES



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

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TRUE NORTH
Surveying & Mapping, LLC

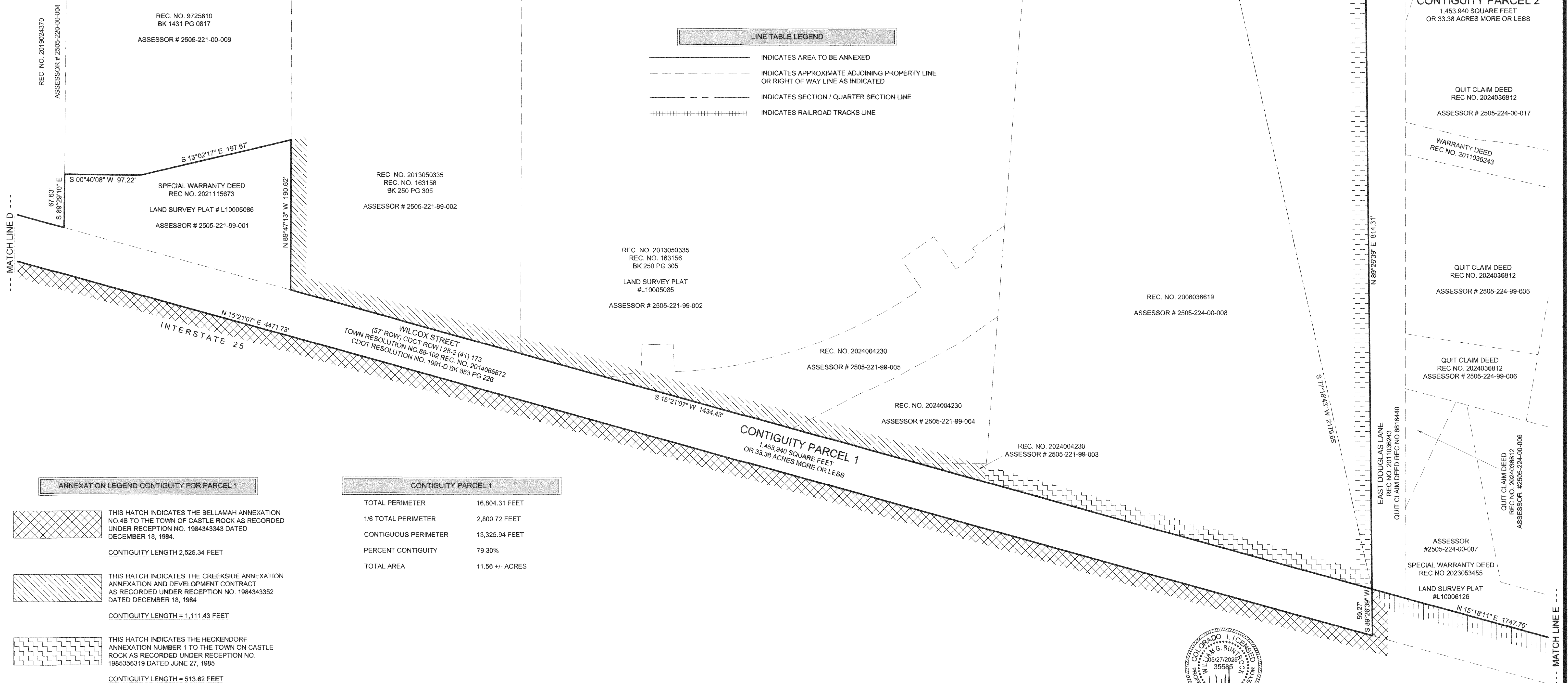
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SHEET NUMBER
4 OF 7

CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP
SEVERAL METES AND BOUNDS PARCELS OF LAND
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15
AND THE EAST HALF OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 1 & 2

NORTHEAST QUARTER SECTION 22
T8S R67W 6TH PM
DOUGLAS COUNTY COLORADO



ANNEXATION LEGEND CONTIGUITY FOR PARCEL 1

	THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO. 4B TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343343 DATED DECEMBER 18, 1984. CONTIGUITY LENGTH 2,525.34 FEET
	THIS HATCH INDICATES THE CREEKSIDE ANNEXATION AND DEVELOPMENT CONTRACT AS RECORDED UNDER RECEPTION NO. 1984343352 DATED DECEMBER 18, 1984. CONTIGUITY LENGTH = 1,111.43 FEET
	THIS HATCH INDICATES THE HECKENDORF ANNEXATION NUMBER 1 TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1985356319 DATED JUNE 27, 1985. CONTIGUITY LENGTH = 513.62 FEET

ANNEXATION LEGEND CONTIGUITY FOR PARCEL 2

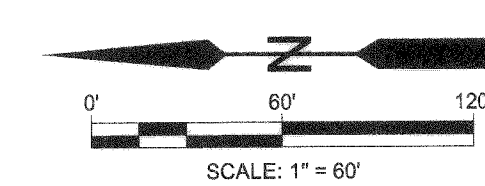
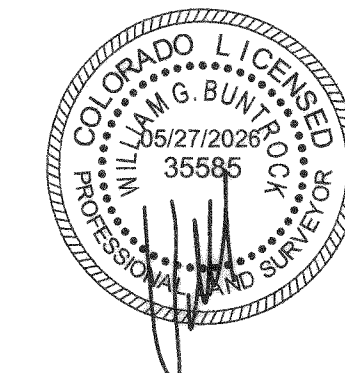
	THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO. 4B TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343343 DATED DECEMBER 18, 1984. CONTIGUITY LENGTH 818.94 FEET
	THIS HATCH INDICATES THE HECKENDORF ANNEXATION NUMBER 1 TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1985356319 DATED JUNE 27, 1985. CONTIGUITY LENGTH = 2,316.70 FEET

CONTIGUITY PARCEL 1

TOTAL PERIMETER	16,804.31 FEET
1/6 TOTAL PERIMETER	2,800.72 FEET
CONTIGUOUS PERIMETER	13,325.94 FEET
PERCENT CONTIGUITY	79.30%
TOTAL AREA	11.56 +/- ACRES

CONTIGUITY PARCEL 2

TOTAL PERIMETER	7,212.66 FEET
1/6 TOTAL PERIMETER	1,202.11 FEET
CONTIGUOUS PERIMETER	4,064.39 FEET
PERCENT CONTIGUITY	56.35%
TOTAL AREA	33.38 +/- ACRES



HORIZ. SCALE:	1" = 60'	PROJECT NO.:	TN 24026
VERT. SCALE:	N/A	DATE:	12/04/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
DRAFTED BY:	BB	APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	02/26/2025	TOWN COMMENTS
2	10/29/2025	TOWN COMMENTS
3	12/05/2025	TOWN COMMENTS
4	01/15/2026	TOWN COMMENTS
5	02/09/2026	TOWN COMMENTS

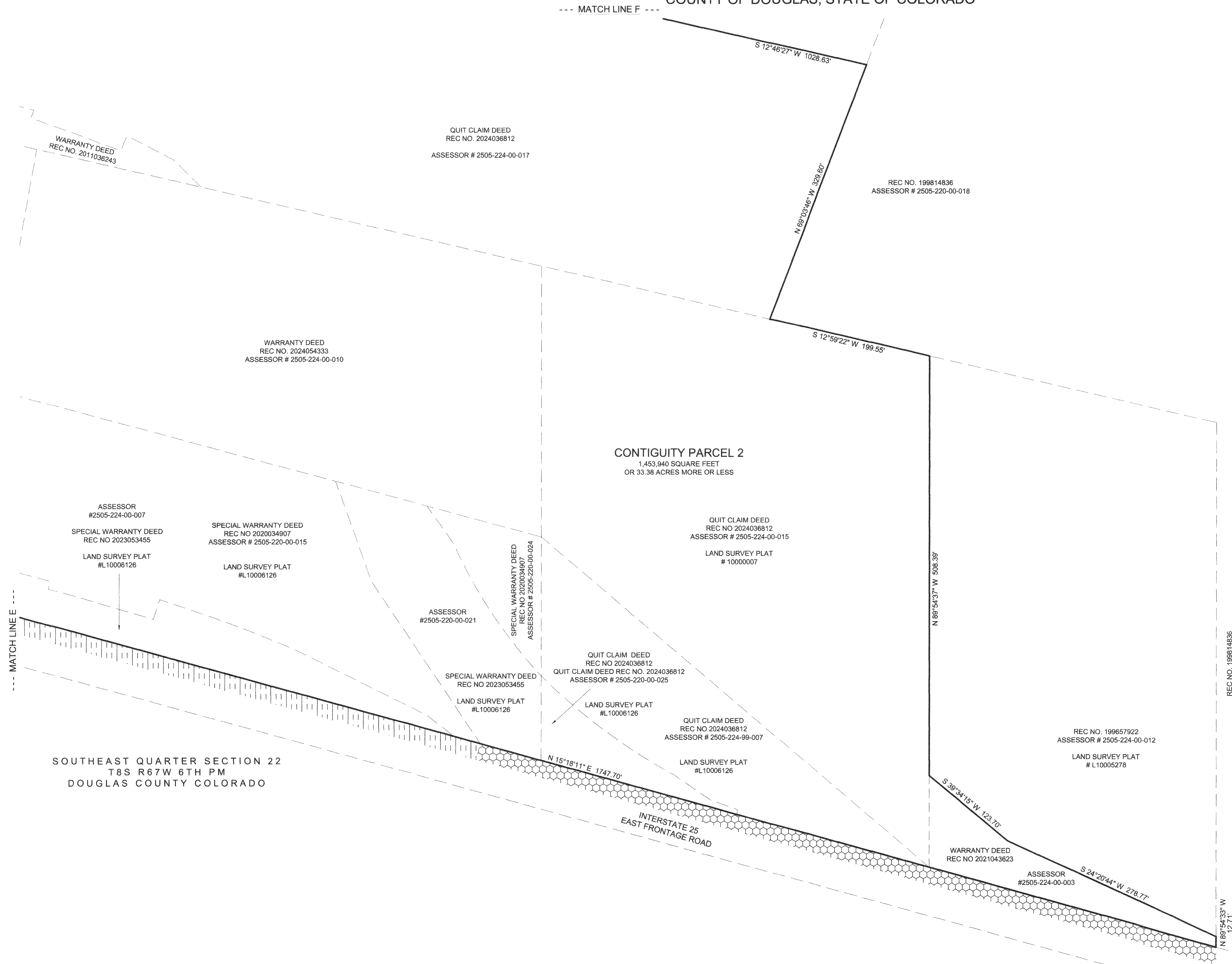
SHEET NUMBER
5 OF 7

TRUE NORTH
Surveying & Mapping, LLC

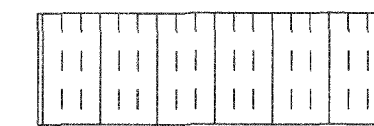
Our Passion Shows | Since 2008
9623 Mallard Pond Way Littleton, Co 80125
Phone: 303-484-8886 Fax: 303-948-1854
www.TRUENORTHsurvey.com

CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP
SEVERAL METES AND BOUNDS PARCELS OF LAND
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15
AND THE EAST HALF OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 2

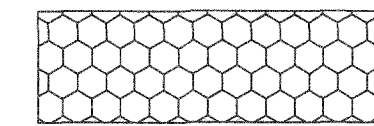


ANNEXATION LEGEND CONTIGUITY FOR PARCEL 2



THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO. 4B TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343343 DATED DECEMBER 18, 1984.

CONTIGUITY LENGTH 818.94 FEET



THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO. 6 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343346 DATED DECEMBER 18, 1984.

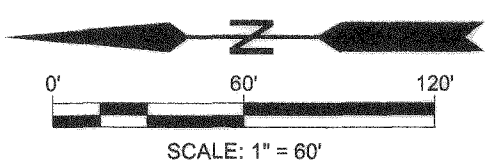
CONTIGUITY LENGTH = 928.75 FEET

CONTIGUITY PARCEL 2

TOTAL PERIMETER	7,212.66 FEET
1/6 TOTAL PERIMETER	1,202.11 FEET
CONTIGUOUS PERIMETER	4,064.39 FEET
PERCENT CONTIGUITY	56.35%
TOTAL AREA	33.38 +/- ACRES

LINE TABLE LEGEND

	INDICATES AREA TO BE ANNEXED
	INDICATES APPROXIMATE ADJOINING PROPERTY LINE OR RIGHT OF WAY LINE AS INDICATED
	INDICATES SECTION / QUARTER SECTION LINE
	INDICATES RAILROAD TRACKS LINE

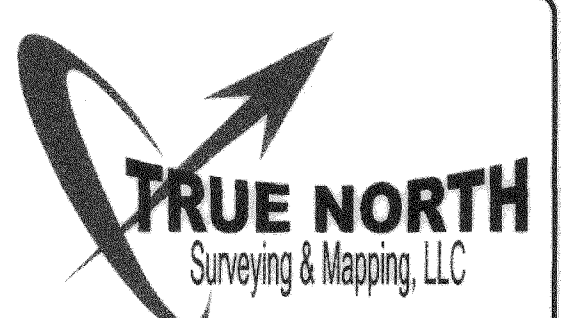
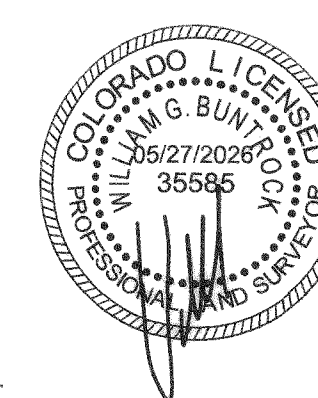


State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

HORZ. SCALE:	1" = 60'	PROJECT NO:	TN 24026
VERT. SCALE:	N/A	DATE:	12/04/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
DRAFTED BY:	BB	APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	02/26/2025	TOWN COMMENTS
2	10/29/2025	TOWN COMMENTS
3	12/05/2025	TOWN COMMENTS
4	01/15/2026	TOWN COMMENTS
5	02/09/2026	TOWN COMMENTS

SHEET NUMBER
6 OF 7



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CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP
SEVERAL METES AND BOUNDS PARCELS OF LAND
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15
AND THE EAST HALF OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 2

ANNEXATION LEGEND CONTIGUITY FOR PARCEL 2



THIS HATCH INDICATES THE HECKENDORF
ANNEXATION NUMBER 1 TO THE TOWN ON CASTLE
ROCK AS RECORDED UNDER RECEPTION NO.
1985356319 DATED JUNE 27, 1985

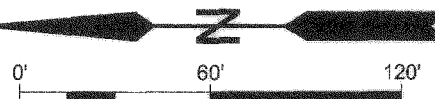
CONTIGUITY LENGTH = 2,316.70 FEET

CONTIGUITY PARCEL 2

TOTAL PERIMETER	7,212.66 FEET
1/6 TOTAL PERIMETER	1,202.11 FEET
CONTIGUOUS PERIMETER	4,064.39 FEET
PERCENT CONTIGUITY	56.35%
TOTAL AREA	33.38 +/- ACRES

LINE TABLE LEGEND

	INDICATES AREA TO BE ANNEXED
	INDICATES APPROXIMATE ADJOINING PROPERTY LINE OR RIGHT OF WAY LINE AS INDICATED
	INDICATES SECTION / QUARTER SECTION LINE
	INDICATES RAILROAD TRACKS LINE



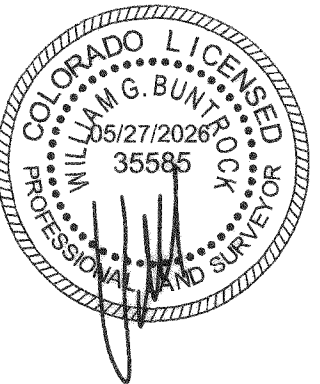
SCALE: 1" = 60'

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

HORIZ. SCALE:	1" = 60'	PROJECT NO:	TN 24026
VERT. SCALE:	N/A	DATE:	12/04/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
DRAFTED BY:	BB	APPROVED BY:	BB

REV	DATE	DESCRIPTION
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SHEET NUMBER
7 OF 7



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REC. NO. 2024036812
ASSESSOR # 2505-224-00-008

QUIT CLAIM DEED
REC NO. 2024036812
ASSESSOR # 2505-224-00-013

LAND SURVEY PLAT
10000221

QUIT CLAIM
REC NO. 2024036812
ASSESSOR # 2505-224-00-014

CONTIGUITY PARCEL 2
1,453,940 SQUARE FEET
OR 33.38 ACRES MORE OR LESS

SOUTHEAST QUARTER SECTION 22
T8S R67W 6TH PM
DOUGLAS COUNTY COLORADO

QUIT CLAIM
REC NO. 2024000466
ASSESSOR # 2505-224-00-004

QUIT CLAIM DEED
REC NO. 2024036812
ASSESSOR # 2505-224-00-016

QUIT CLAIM DEED
REC NO. 2024036812
ASSESSOR # 2505-224-00-017

EAST DOUGLAS LANE
REC NO. 2011030623
QUIT CLAIM DEED REC NO 8816440
ASSESSOR # 2505-220-00-027

QUIT CLAIM DEED
REC NO. 2024036812
LAND SURVEY PLAT
100003375

REC. NO. 2024036812
ROW ASSUMED TO BE FROM THE
PLAT OF THE TOWN OF DOUGLAS
BOOK 1 PAGE 4 (7-21-1880)
ASSESSOR # 2505-224-98-004

QUIT CLAIM DEED
REC NO. 2024036812
ASSESSOR # 2505-224-00-003

S 12°16'07" W 71.18'
N 77°43'53" W 100.00'

RAILROAD RIGHT-OF-WAY
(200' WIDE)

S 12°16'07" W 376.32'

N 72°38'03" W 370.03'

S 29°44'54" W 119.17'

S 89°44'02" W 177.72'

S 12°46'27" W 1028.63'

--- MATCH LINE F ---

--- MATCH LINE F ---