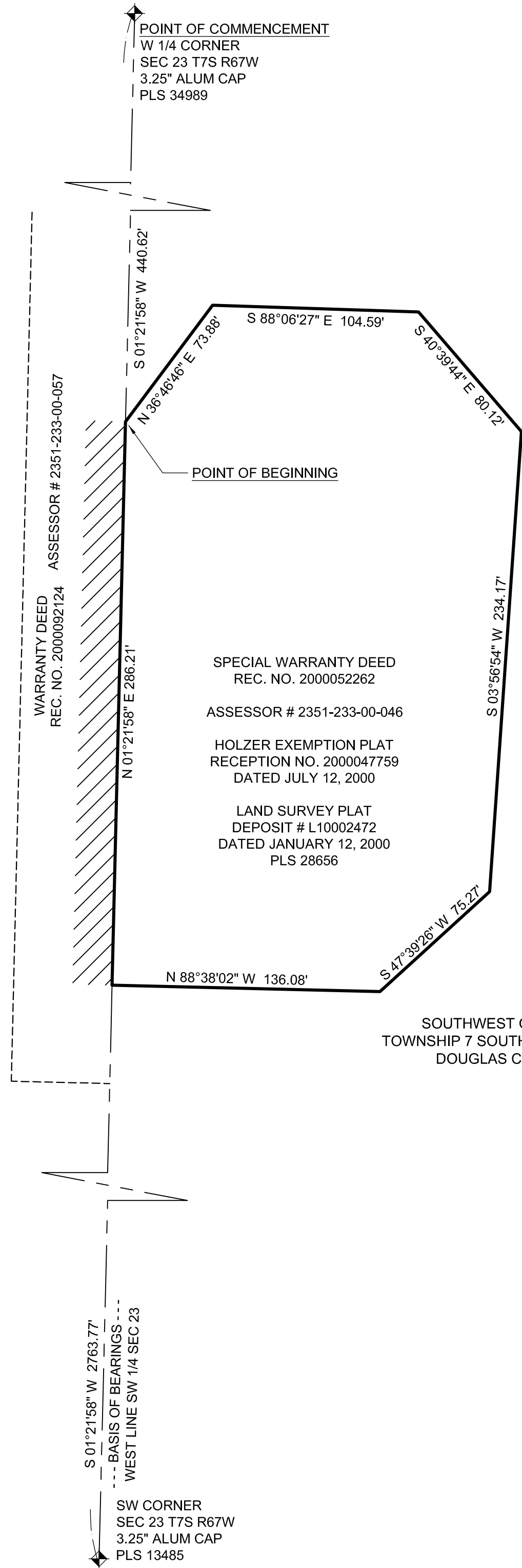


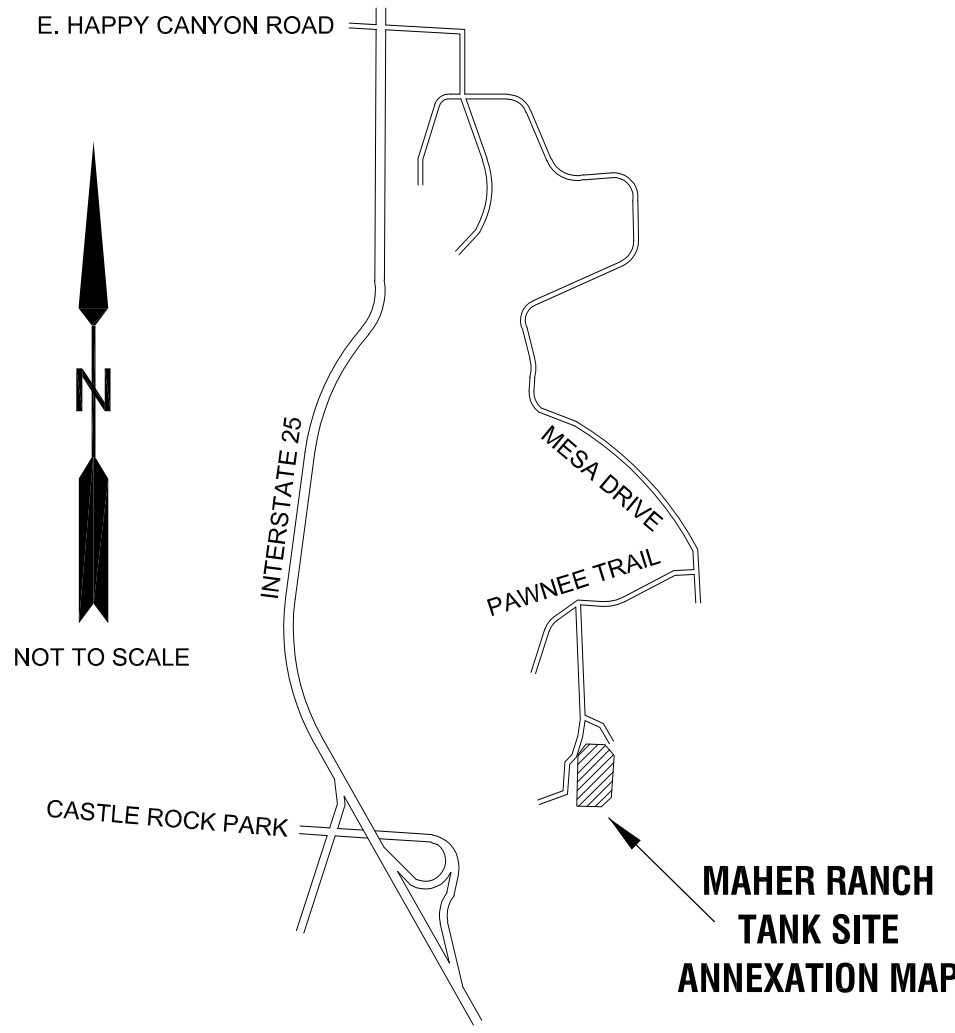
MAHER RANCH TANK SITE ANNEXATION MAP
METES AND BOUND PARCELS OF LAND
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, T 7 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



CONTACT LIST	
OWNER:	STATE PARCEL 2351-233-00-046 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

CONTIGUITY	
TOTAL PERIMETER	990.31 FEET
1/6 TOTAL PERIMETER	165.05 FEET
CONTIGUOUS PERIMETER	286.21 FEET
PERCENT CONTIGUITY	28.90%
TOTAL AREA	63,458.45 SQUARE FEET OR 1.46 ACRES +/-

LINE TABLE LEGEND	
—————	INDICATES LAND TO BE ANNEXED
-----	INDICATES APPROXIMATE ADJACENT LOT LINES (NOT SURVEYED)
- - - - -	INDICATES SECTION LINE



VICINITY MAP

LEGAL DESCRIPTION FOR MAHER RANCH TANK SITE ANNEXATION MAP

A PARCEL OF LAND DESCRIBED UNDER SPECIAL WARRANTY DEED RECEPTION NO. 2000052262 AND UNDER THE HOLZER EXEMPTION PLAT RECEPTION NO. 2000047759 ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23 BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 34989 WHENCE A LINE THE SOUTHWEST CORNER OF SAID SECTION 23 BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 13485 BEARS S 01°21'58" W, A DISTANCE OF 2763.77 FEET (ASSUMED), SAID LINE **BEING THE BASIS OF BEARINGS** FOR THIS DESCRIPTION;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 S 01°21'58" W, A DISTANCE OF 440.62 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG THE COMMON LINES BETWEEN SAID RECEPTION NO. 2000052262 AND SPECIAL WARRANTY DEED RECEPTION NO. 2004025018 OF SAID CLERK'S OFFICE THE FOLLOWING SIX (6) COURSES:

- 1) N 36°48'46" E, A DISTANCE OF 73.88 FEET;
- 2) S 88°06'27" E, A DISTANCE OF 104.59 FEET;
- 3) S 40°39'44" E, A DISTANCE OF 80.12 FEET;
- 4) S 03°56'54" W, A DISTANCE OF 234.17 FEET;
- 5) S 47°39'26" W, A DISTANCE OF 75.27 FEET;
- 6) N 88°38'02" W, A DISTANCE OF 136.08 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 23;

THENCE ALONG SAID WESTERLY LINE, ALSO BEING THE WESTERLY LINE OF SAID RECEPTION NO. 2000052262, N 01°21'58" E, A DISTANCE OF 286.21 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS 63,458.45 SQUARE FEET OR 1.46 ACRES MORE OR

CONTIGUITY ANNEXATION LEGEND

THIS HATCH INDICATES THE ANNEXATION OF THE MAHER RANCH P.U.D TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 198728961 DATED OCTOBER 18, 1987. CONTIGUITY LENGTH 286.21 FEET

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.

DRAFT R1

WILLIAM G. BUNTROCK, PLS 35585

DATE

TOWN COUNCIL APPROVAL

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

MAYOR

DATE

ATTEST:

TOWN CLERK

DATE

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 _____, 2026.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2026

BY _____ AS MAYOR AND

BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

NOTE

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

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, BEING MONUMENTED AS SHOWN. SAID WEST LINE IS ASSUMED TO BEAR S 01°21'58" W A DISTANCE OF 2763.77 FEET.

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" = 50'	PROJECT NO:	TN 25020
VERT. SCALE:	N/A	DATE:	06/11/2025
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	07/22/2026	TOC 1ST REVIEW COMMENTS

SHEET NUMBER

1 OF 1



Our Passion Shows | Since 2008
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