

HOA

NOBLCONE DRIVE ENTRANCE

CASTLE ROCK, CO 80108

DESIGNED BY:	DATE:
NAME	
HOLLY TERRY	AUG -25
REVIEWS:	

SCALE: 1" = 10' - 0"

SHEET:	
1 OF 1	
LEGAL:	
	

THIS PLAN IS PROPERTY OF DESIGNSCAPES
COLORADO, INC.

USE OF THIS PLAN OR THE IDEA FOUND HERE ARE
PROHIBITED WITHOUT PERMISSION OF
DESIGNSCAPES COLORADO, INC.

ROW NEEDS ROLL PLOT - CROWFOOT VALLEY ROAD WIDENING PROJECT
ROADWAY IMPROVEMENTS FROM KNOBCONE DR TO MACANTA BLVD

DATE: SEPTEMBER 2024

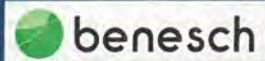
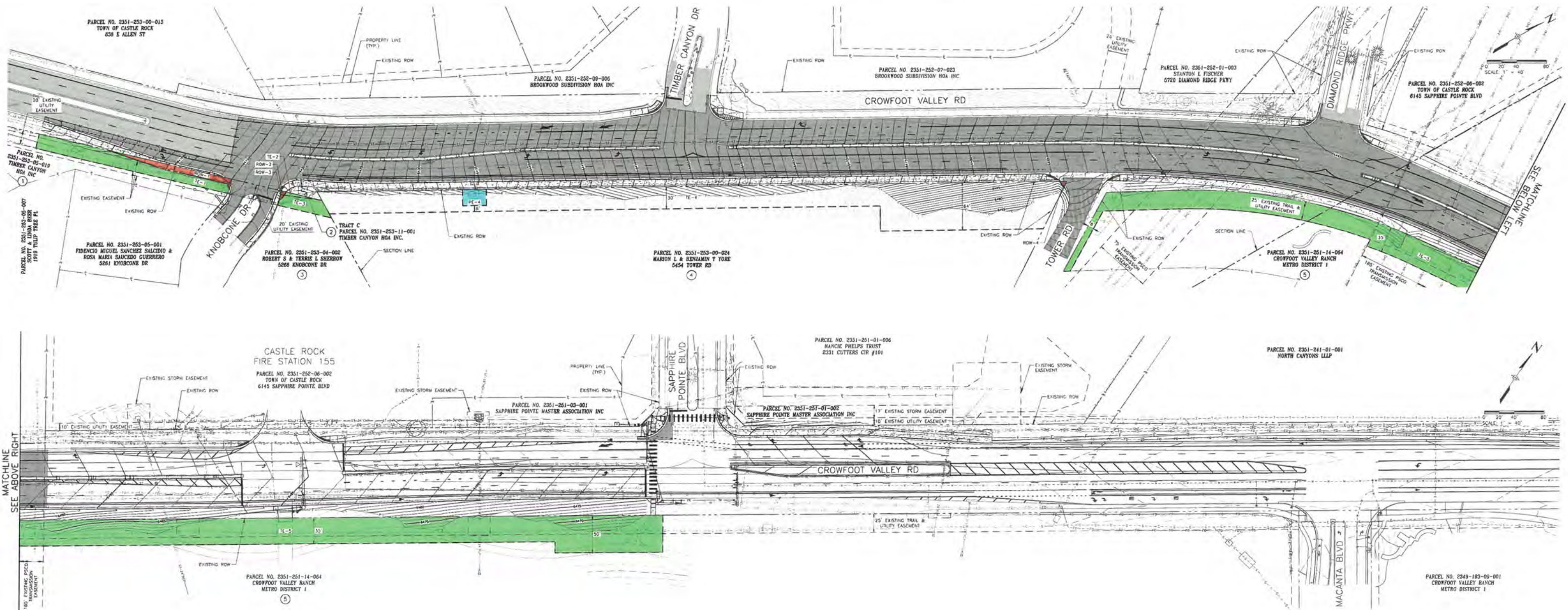
LEGEND:

- PROPOSED ROW
- PROPOSED TEMPORARY EASEMENT
- PROPOSED PAVEMENT FOOTPRINT (HOT MIX ASPHALT AND CONCRETE)
- EXISTING PAVEMENT FOOTPRINT (HOT MIX ASPHALT AND CONCRETE)
- PROPOSED CONCRETE (SIDEWALK AND MEDIAN COVER MATERIAL)
- TOE OF FILL
- TOP OF CUT

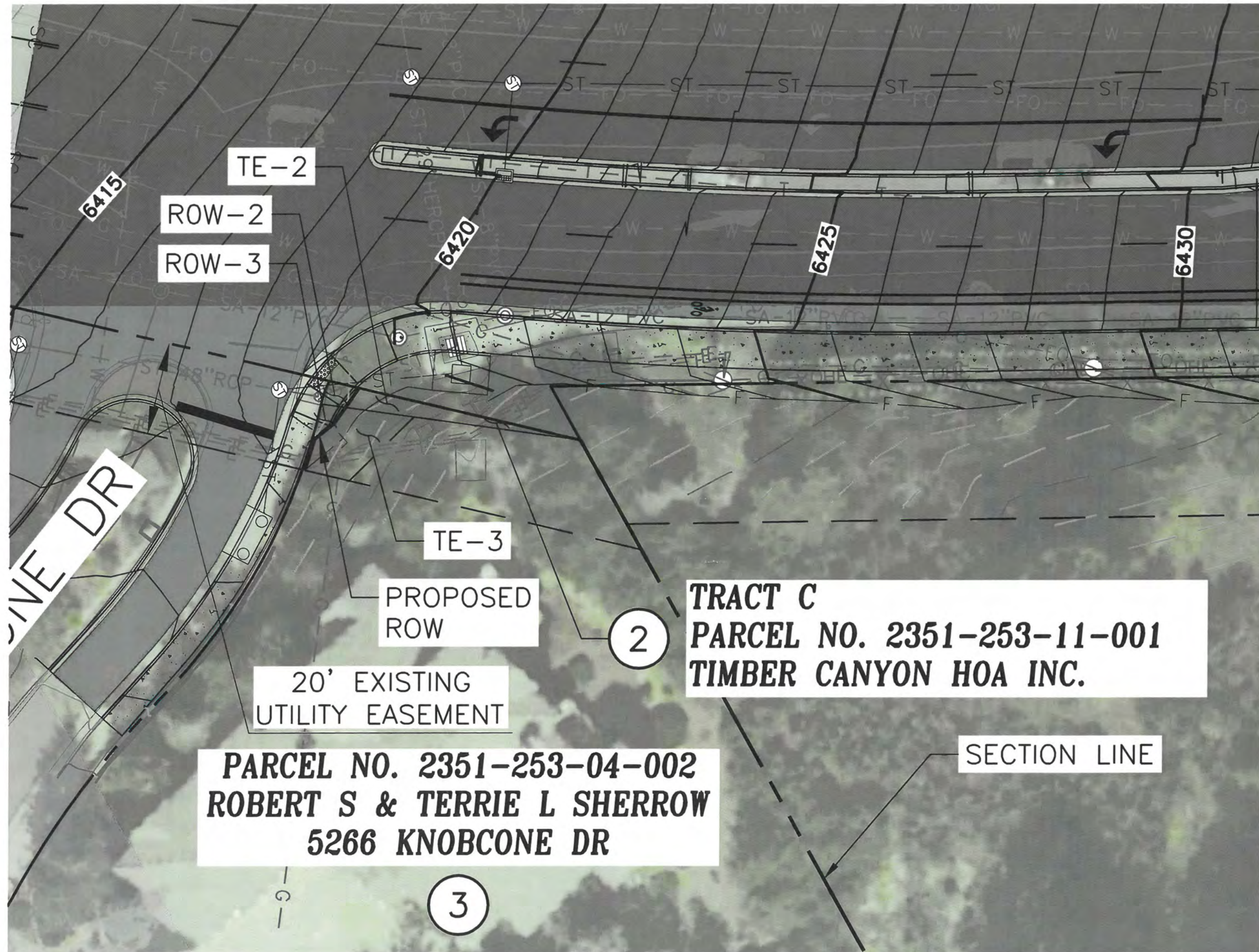
NOTES:

- TEMPORARY EASEMENTS INCLUDE CONSTRUCTION ACCESS RELATED TO GRADING AND EROSION CONTROL

EASEMENT NO.	PARCEL NO. IMPACTED	SIZE	
		SF	ACRE
ROW-1	2351-253-05-019	1,031	0.023
TE-1		4,331	0.099
ROW-2	2351-253-11-001	31	0.001
TE-2		117	0.003
ROW-3	2351-253-04-002	29	0.001
TE-3		1,138	0.026
ROW-4		41	0.001
PE-4	2351-253-00-024	704	0.016
TE-4		36,919	0.848
TE-5	2351-251-14-064	48,054	1.103







6415

TE-2

ROW-2

ROW-3

6420

6425

6430

IVE DR

TE-3

PROPOSED
ROW

20' EXISTING
UTILITY EASEMENT

2

TRACT C
PARCEL NO. 2351-253-11-001
TIMBER CANYON HOA INC.

PARCEL NO. 2351-253-04-002
ROBERT S & TERRIE L SHERROW
5266 KNOBCONE DR

SECTION LINE

3

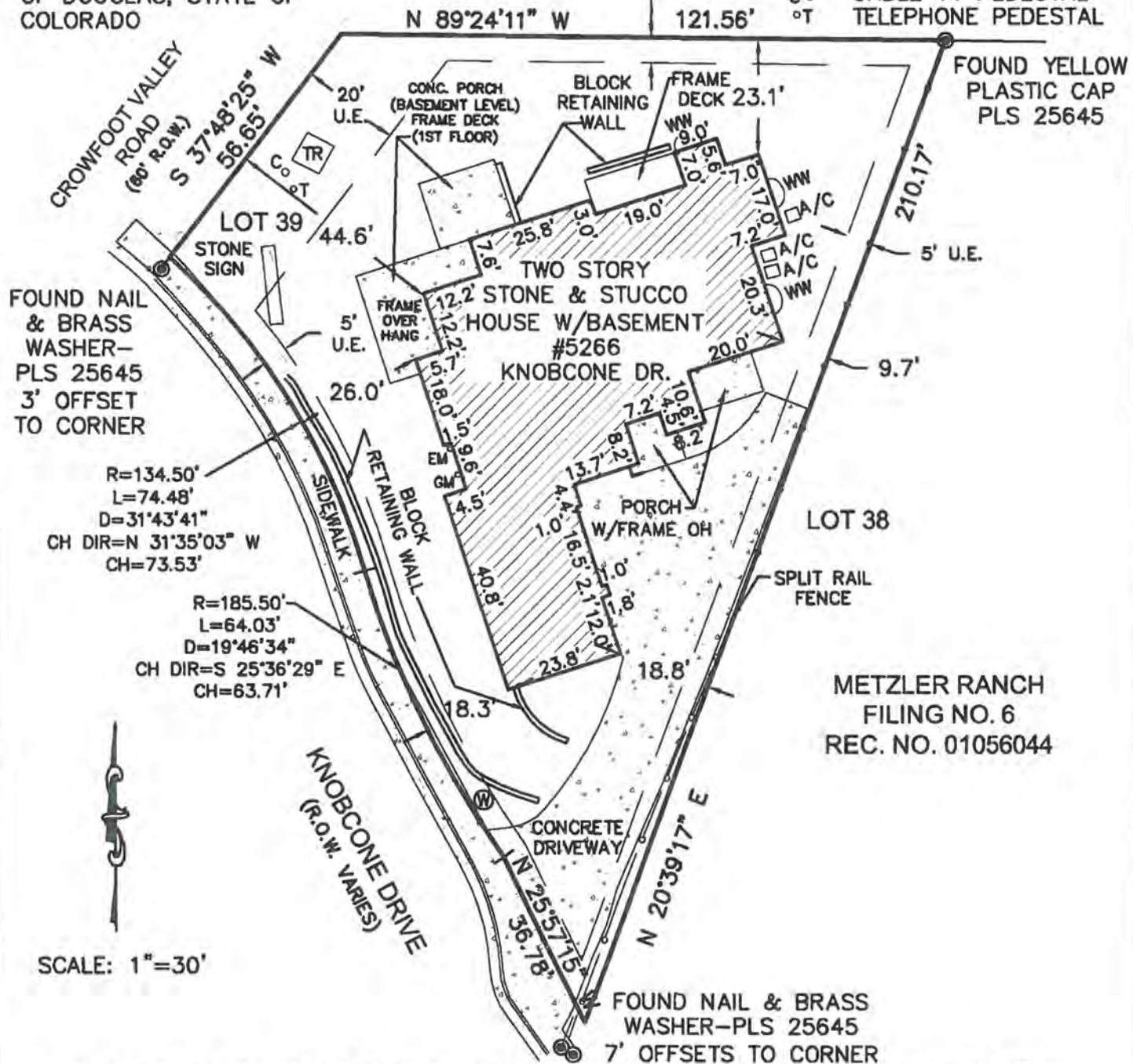
IMPROVEMENT LOCATION CERTIFICATE

ADDRESS: 5266 KNOBCONE
DRIVE, CASTLE ROCK, COLORADO

LEGAL DESCRIPTION:
LOT 39, METZLER RANCH FILING
NO. 6, CASTLE ROCK, COUNTY
OF DOUGLAS, STATE OF
COLORADO

LEGEND

CONCRETE PAVEMENT	U.E. UTILITY EASEMENT
	GM GAS METER
	EM ELECTRIC METER
	WM WATER METER
	TR TRANSFORMER
	CO CABLE TV PEDESTAL
	OT TELEPHONE PEDESTAL



ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR R & M BUILDERS, INC., UNDER MY SUPERVISION AND THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE DECEMBER 17, 2009, EXCEPT UTILITY CONNECTIONS AND FENCES AND LANDSCAPING, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS OR ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS CERTIFICATE WITHIN THREE YEARS YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS CERTIFICATE BE COMMENCED MORE THAN TEN YEARS FROM THE CERTIFICATION DATE SHOWN HEREON.



RICHARD BRUCE GABRIEL
COLORADO P.L.S. 37929

GABRIEL'S
SURVEY &
MAPPING, LLC

211 S. 6TH AVE.
BRIGHTON, CO. 80601
720-351-1493
303-957-5559 FAX

5266 KNOBCONE DRIVE, CASTLE ROCK, CO.

DRAWING BY: RBG DATE: 12/19/2009

From: Bob Sherrow b7sherrow@icloud.com
Subject: Knobcone Entrance - Designsclapes
Date: Oct 23, 2025 at 5:19:49 AM
To: Bob Sherrow b7sherrow@icloud.com



Sent from my iPhone



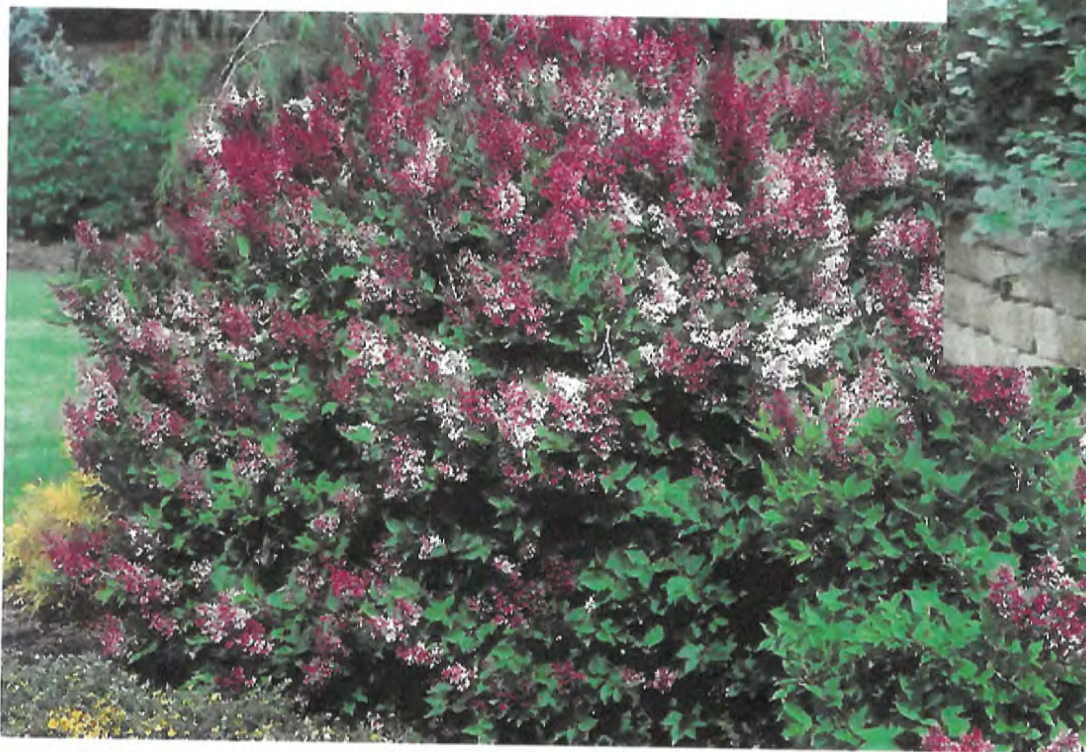
Telluride Stone-Grayhead



30 YEAR ANNIVERSARY
DESIGNSCAPES
COLORADO







PLANTINGS

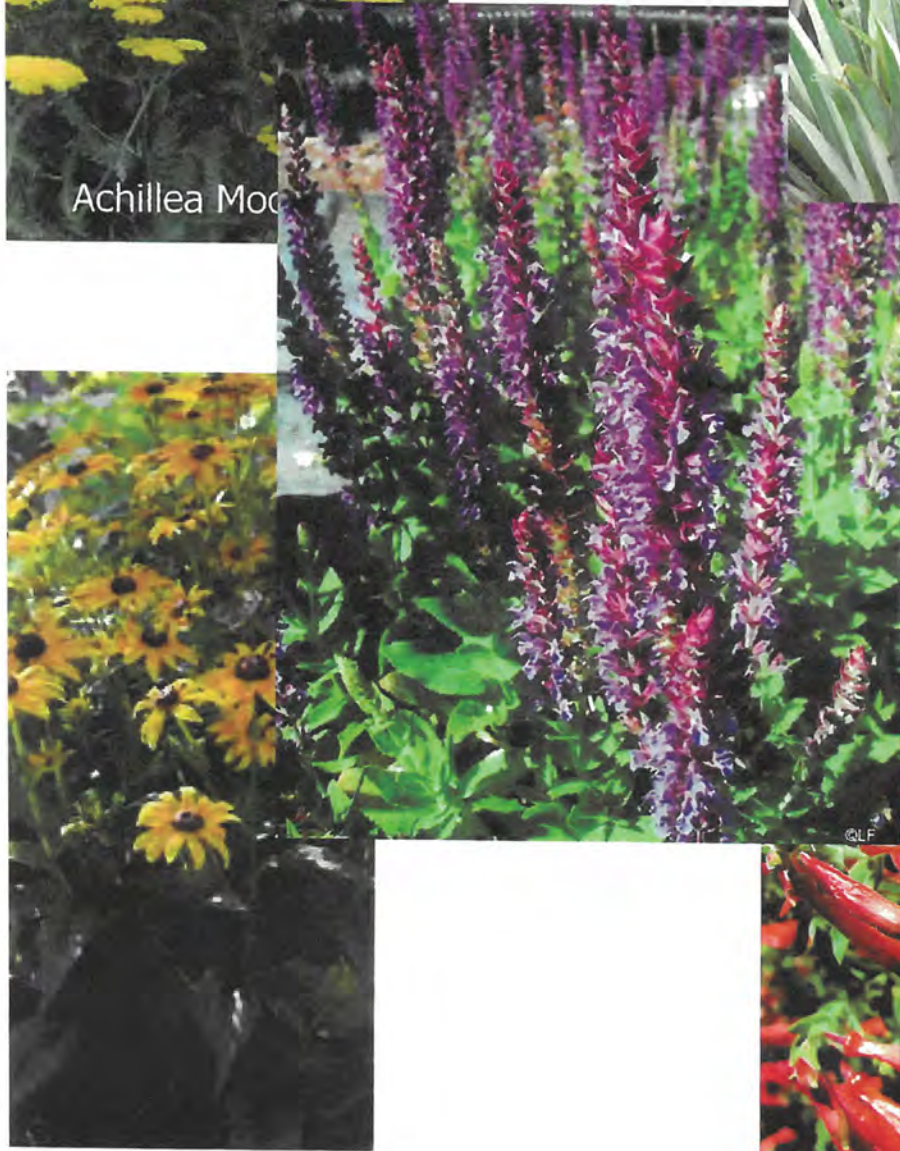




Plantings



Achillea Anthea pp8828



Achillea Moc



EXHIBIT A

A PARCEL OF LAND LOCATED IN LOT 39, METZLER RANCH FILING NO. 6, IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; DOUGLAS COUNTY, COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CHISELED CROSS FOUND FOR A 1.00-FOOT WITNESS CORNER TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 89°42'42" EAST FOR 1.00 FOOT TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 86°42'26" WEST FOR 722.42 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF KNOBCONE DRIVE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 39, METZLER RANCH FILING NO. 6; SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE, ALONG SAID WEST LINE, NORTH 37°29'54" WEST FOR 5.34 FEET;
THENCE SOUTH 25°29'00" EAST FOR 4.12 FEET;
THENCE SOUTH 09°05'58" EAST FOR 5.58 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 7.05 FEET THROUGH A CENTRAL ANGLE OF 2°59'24", THE CHORD OF WHICH BEARS SOUTH 42°58'41" EAST FOR 7.04 FEET;
THENCE SOUTH 42°48'53" WEST FOR 0.50 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE;
THENCE, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 134.50 FEET, AN ARC LENGTH OF 14.77 FEET THROUGH A CENTRAL ANGLE OF 6°17'36", THE CHORD OF WHICH BEARS NORTH 44°36'30" EAST FOR 14.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 29 SQUARE FEET OR 0.001 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE LINE FROM THE CHISELED CROSS 1.00' WITNESS CORNER FOR THE CENTER QUARTER CORNER OF SECTION 25, TO THE 3-1/4" ALUM. CAP PLS 10717, 1996, NORTH QUARTER CORNER OF SECTION 25, T. 7 S., R. 67 W. IS ASSUMED TO HAVE A COLORADO STATE PLANE, CENTRAL ZONE, GRID BEARINGS OF NORTH 00°16'14" WEST.

PREPARED BY
ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.
(720) 383-8987



5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

RIGHT-OF-WAY PARCEL RW-3
CROWFOOT VALLEY ROAD WIDENING PROJECT
Lot 39, Metzler Ranch Filing No. 6
SW 1/4, Sec. 25, T. 7 S., R. 67 W., 6th PM
Douglas County, Colorado

Project No: 0230318.00
Drawn by: MDG
Approved: AGW
Date: 08.30.2024
Revised:



ILLUSTRATION FOR
EXHIBIT A

SEE MONUMENT RECORD BY
D.E. ARCHER, DATED 2-2-88

C 1/4 COR, SEC. 25
S89°42'42"E 1.00'

POINT OF COMMENCEMENT
FOUND CHISELED CROSS
IN ROCK AS 1' W.C. WEST

N. LINE, SW 1/4, SEC. 25

SW 1/4
SEC. 25

CROWFOOT
VALLEY ROAD

TRACT C

METZLER RANCH
FIL NO 6

LOT 39

**RIGHT-OF-WAY
PARCEL RW-3**
29 ± SQ. FT.
0.0007 ± AC.
N37°29'54"E
5.34'

**POINT OF
BEGINNING**

R=134.50'
L=14.77'
C=14.77'
CB=N44°36'30"W
Δ=6°17'36"

S25°29'00"E
4.12'

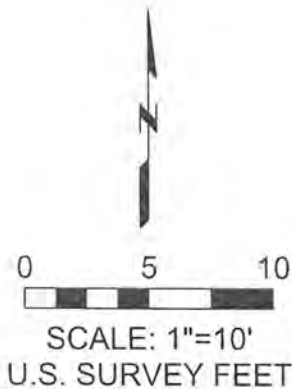
S09°05'58"E
5.58'

R=135.00'
L=7.05'
C=7.04'
CB=S42°58'41"E
Δ=2°59'24"

S42°48'53"W
0.50'

20' I.R.E.A.
EASEMENT

Knobcone
Drive



BASIS OF BEARINGS: THE LINE
FROM THE CHISELED CROSS
1.00' WITNESS CORNER FOR
THE CENTER QUARTER CORNER
OF SECTION 25, TO THE 3-1/4"
ALUM. CAP PLS 10717, 1996,
NORTH QUARTER CORNER OF
SECTION 25, T. 7 S., R. 67 W.
IS ASSUMED TO HAVE A
COLORADO STATE PLANE,
CENTRAL ZONE, GRID
BEARINGS OF N 00°16'14" W.

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED LAND DESCRIPTION.

Farnsworth
GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

RIGHT-OF-WAY PARCEL RW-3
CROWFOOT VALLEY ROAD WIDENING PROJECT

Lot 39, Metzler Ranch Filing No. 6
SW 1/4, Sec. 25, T. 7 S., R. 67 W., 6th PM
Douglas County, Colorado

Project No: 0230318.00
Drawn by: MDG
Approved: AGW
Date: 08.30.2024
Revised:

2 of 2

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EXHIBIT A

A PARCEL OF LAND LOCATED IN TRACT B, METZLER RANCH FILING NO. 6, IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; DOUGLAS COUNTY, COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CHISELED CROSS FOUND FOR A 1.00-FOOT WITNESS CORNER TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 89°42'42" EAST FOR 1.00 FOOT TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 82°40'12" WEST FOR 768.74 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KNOBCONE DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE NORTH 81°06'10" WEST FOR 7.18 FEET;
THENCE SOUTH 42°48'53" WEST FOR 93.38 FEET;
THENCE SOUTH 48°29'18" WEST FOR 75.86 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD;
THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 42°48'53" EAST FOR 172.88 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF KNOBCONE DRIVE;
THENCE, SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET FOR AN ARC LENGTH OF 3.47 FEET, THROUGH A CENTRAL ANGLE OF 7°56'39", THE CHORD OF WHICH BEARS SOUTH 53°24'54" EAST FOR 3.46 FEET;
THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 65.50 FEET, AN ARC LENGTH OF 10.03 FEET THROUGH A CENTRAL ANGLE OF 8°46'37", THE CHORD WHICH BEARS SOUTH 45°02'49" EAST FOR 10.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,029 SQUARE FEET OR 0.024 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE LINE FROM THE CHISELED CROSS 1.00' WITNESS CORNER FOR THE CENTER QUARTER CORNER OF SECTION 25, TO THE 3-1/4" ALUM. CAP PLS 10717, 1996, NORTH QUARTER CORNER OF SECTION 25, T. 7 S., R. 67 W. IS ASSUMED TO HAVE A COLORADO STATE PLANE, CENTRAL ZONE, GRID BEARINGS OF NORTH 00°16'14" WEST.

PREPARED BY
ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.
(720) 383-8987



ILLUSTRATION FOR
EXHIBIT A

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	Ch. BEARING	CHORD
C1	25.00'	3.47'	7°56'39"	S53°24'54"E	3.46'
C2	65.50'	10.03'	8°46'37"	S45°02'49"E	10.02'

SEE MONUMENT RECORD
BY D.E. ARCHER,
DATED 2-2-88

C 1/4 COR, SEC. 25
S89°42'42"E 1.00'

POINT OF
COMMENCEMENT
FOUND CHISELED CROSS
IN ROCK AS 1' W.C. WEST

N. LINE, SW 1/4, SEC. 25



SW 1/4
SEC. 25

CROWFOOT VALLEY ROAD

TRACT C
20' UTILITY
EASEMENT

LOT 39

S82°40'12"W 768.74'

0 25 50
SCALE: 1"=50'
U.S. SURVEY FEET

POINT OF
BEGINNING

Knobcone
Drive

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.18'	N81°06'10"W

BASIS OF BEARINGS: THE LINE
FROM THE CHISELED CROSS 1.00'
WITNESS CORNER FOR THE
CENTER QUARTER CORNER OF
SECTION 25, TO THE 3-1/4"
ALUM. CAP PLS 10717, 1996,
NORTH QUARTER CORNER OF
SECTION 25, T. 7 S., R. 67 W.
IS ASSUMED TO HAVE A
COLORADO STATE PLANE,
CENTRAL ZONE, GRID BEARINGS
OF N 00°16'14" W.

THIS ILLUSTRATION DOES NOT REPRESENT A
MONUMENTED LAND SURVEY. IT IS INTENDED
ONLY TO DEPICT THE ATTACHED LAND
DESCRIPTION.

RIGHT-OF-WAY
PARCEL RW-1
1029 ± SQ. FT.
0.024 ± AC.

METZLER RANCH
FIL NO 6

LOT 40

20' UTILITY
EASEMENT

TRACT B

20' I.R.E.A. UTILITY
EASEMENT

LOT 46

Farnsworth
GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

RIGHT-OF-WAY PARCEL RW-1
CROWFOOT VALLEY ROAD WIDENING PROJECT
Tract B, Metzler Ranch Filing No. 6
SW 1/4, Sec. 25, T. 7 S., R. 67 W., 6th PM
Douglas County, Colorado

Project No: 0230318.00
Drawn by: MDG
Approved: AGW
Date: 09.04.2024
Revised:

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EXHIBIT A

A PARCEL OF LAND LOCATED IN TRACT C, METZLER RANCH FILING NO. 6, IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; DOUGLAS COUNTY, COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CHISELED CROSS FOUND FOR A 1.00-FOOT WITNESS CORNER TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 89°42'42" EAST FOR 1.00 FOOT TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 86°42'26" WEST FOR 722.42 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF KNOBCONE DRIVE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT C, METZLER RANCH FILING NO. 6; SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE, NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 5.28 FEET, THROUGH A CENTRAL ANGLE OF 12°06'27", THE CHORD OF WHICH BEARS NORTH 41°42'04" WEST FOR 5.27 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD;
THENCE, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 42°48'53" EAST FOR 6.71 FEET;
THENCE SOUTH 25°29'00" EAST FOR 5.12 FEET TO A POINT ON THE EAST LINE OF SAID TRACT C;
THENCE, ALONG SAID EAST LINE, SOUTH 37°29'54" WEST FOR 5.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 30 SQUARE FEET OR 0.001 ACRES, MORE OR LESS.

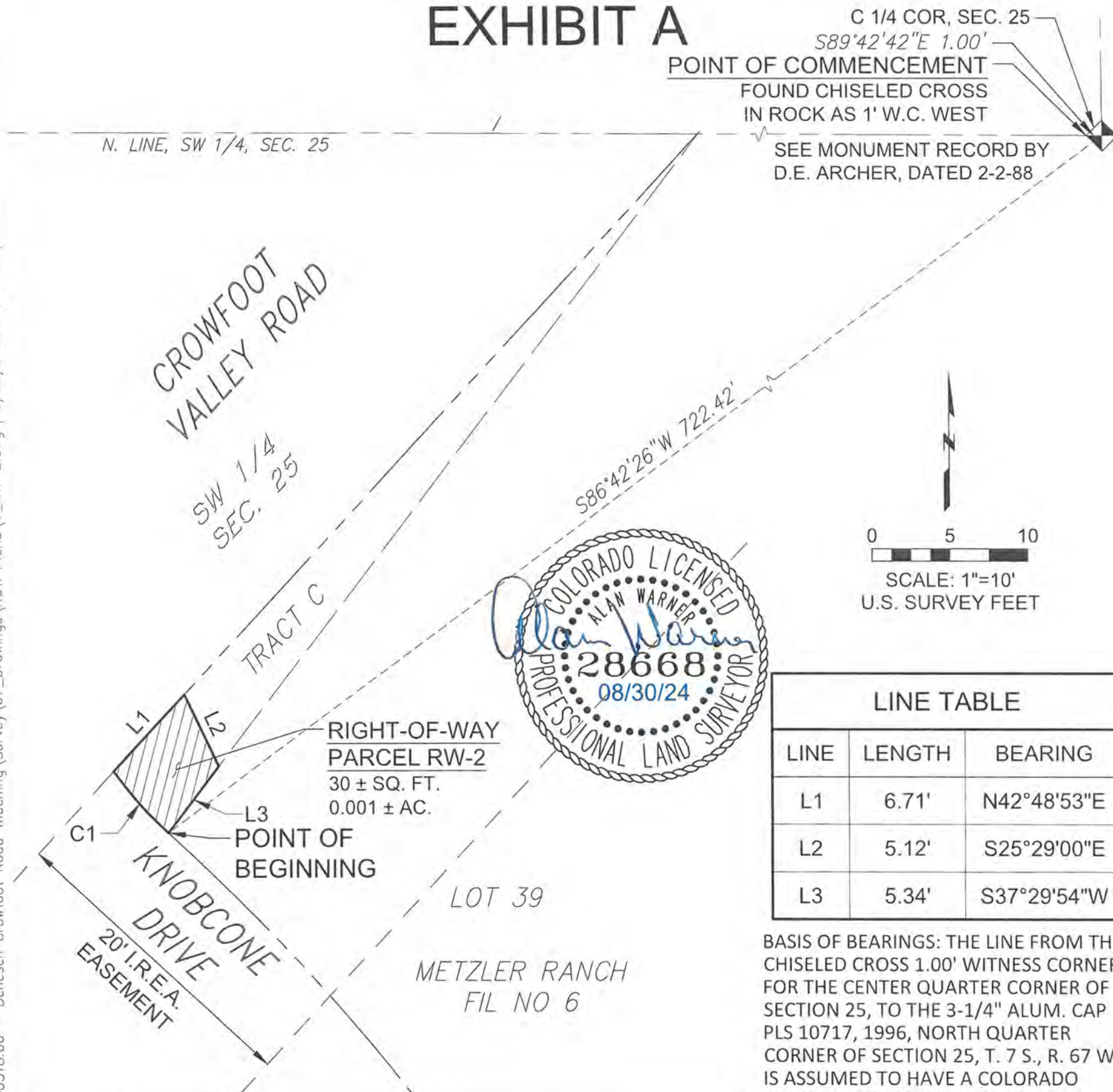
BASIS OF BEARINGS: THE LINE FROM THE CHISELED CROSS 1.00' WITNESS CORNER FOR THE CENTER QUARTER CORNER OF SECTION 25, TO THE 3-1/4" ALUM. CAP PLS 10717, 1996, NORTH QUARTER CORNER OF SECTION 25, T. 7 S., R. 67 W. IS ASSUMED TO HAVE A COLORADO STATE PLANE, CENTRAL ZONE, GRID BEARINGS OF NORTH 00°16'14" WEST.

PREPARED BY
ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.
(720) 383-8987



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ILLUSTRATION FOR
EXHIBIT A



LINE TABLE		
LINE	LENGTH	BEARING
L1	6.71'	N42°48'53"E
L2	5.12'	S25°29'00"E
L3	5.34'	S37°29'54"W

BASIS OF BEARINGS: THE LINE FROM THE CHISELED CROSS 1.00' WITNESS CORNER FOR THE CENTER QUARTER CORNER OF SECTION 25, TO THE 3-1/4" ALUM. CAP PLS 10717, 1996, NORTH QUARTER CORNER OF SECTION 25, T. 7 S., R. 67 W. IS ASSUMED TO HAVE A COLORADO STATE PLANE, CENTRAL ZONE, GRID BEARINGS OF N 00°16'14" W.

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LAND DESCRIPTION.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	Ch. BEARING	CHORD
C1	25.00'	5.28'	12°06'27"	N41°42'04"W	5.27'



Farnsworth
GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

RIGHT-OF-WAY PARCEL RW-2
CROWFOOT VALLEY ROAD WIDENING PROJECT
Tract C, Metzler Ranch Filing No. 6
SW 1/4, Sec. 25, T. 7 S., R. 67 W., 6th PM
Douglas County, Colorado

Project No:	0230318.00
Drawn by:	MDG
Approved:	AGW
Date:	08.30.2024
Revised:	
2 of 2	

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EXHIBIT A

A PARCEL OF LAND LOCATED IN TRACT B, METZLER RANCH FILING NO. 6, IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; DOUGLAS COUNTY, COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE, SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.50 FEET, AN ARC LENGTH OF 6.63 FEET, THROUGH A CENTRAL ANGLE OF 5°48'06", THE CHORD OF WHICH BEARS SOUTH 37°45'27" EAST FOR 6.63 FEET;
THENCE SOUTH 42°48'53" WEST FOR 5.00 FEET;
THENCE NORTH 47°11'07" WEST FOR 5.00 FEET;
THENCE SOUTH 42°48'53" WEST FOR 261.92 FEET;
THENCE NORTH 47°11'07" WEST FOR 15.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 42°48'53" EAST FOR 95.12 FEET;
THENCE NORTH 48°29'18" EAST FOR 75.86 FEET;
THENCE NORTH 42°48'53" EAST FOR 93.38 FEET;
THENCE SOUTH 81°06'10" EAST FOR 7.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,022 SQUARE FEET OR 0.069 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE LINE FROM THE CHISELED CROSS 1.00' WITNESS CORNER FOR THE CENTER QUARTER CORNER OF SECTION 25, TO THE 3-1/4" ALUM. CAP PLS 10717, 1996, NORTH QUARTER CORNER OF SECTION 25, T. 7 S., R. 67 W. IS ASSUMED TO HAVE A COLORADO STATE PLANE, CENTRAL ZONE, GRID BEARINGS OF NORTH 00°16'14" WEST.

PREPARED BY
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Farnsworth
GROUP

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GREENWOOD VILLAGE, COLORADO 80111
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TEMPORARY EASEMENT TE-1
CROWFOOT VALLEY ROAD WIDENING PROJECT
Tract B, Metzler Ranch Filing No. 6
SW 1/4, Sec. 25, T. 7 S., R. 67 W., 6th PM
Douglas County, Colorado

Project No: 0230318.00
Drawn by: MDG
Approved: AGW
Date: 09.04.2024
Revised: 10.15.2024

ILLUSTRATION FOR
EXHIBIT A

SEE MONUMENT RECORD BY
D.E. ARCHER, DATED 2-2-88
C 1/4 COR, SEC. 25
S89°42'42"E 1.00'

POINT OF COMMENCEMENT
FOUND CHISELED CROSS
IN ROCK AS 1' W.C. WEST

N. LINE, SW 1/4, SEC. 25

SW 1/4
SEC. 25

CROWFOOT VALLEY ROAD

TRACT C
20' UTILITY
EASEMENT

LOT 39

S82°40'12"W 768.74'

POINT OF
BEGINNING
S81°06'10"E
7.18'

R=65.50'
L=6.63'
C=6.63'
CB=S37°45'27"E
Δ=5°48'06"

N42°48'53"E
93.38'

S42°48'53"W

5.00'

N47°11'07"W
5.00'

RIGHT-OF-WAY
PARCEL RW-1

TEMPORARY
EASEMENT TE-1
3,022 ± SQ. FT.
0.069 ± AC.

KNOBCONE
DRIVE

N48°29'18"E
75.86'

20' UTILITY
EASEMENT

S42°48'53"W 261.92'

METZLER RANCH
FIL NO 6

20' I.R.E.A. UTILITY
EASEMENT

LOT 40

N42°48'53"E 95.12'

TRACT B

N47°11'07"W
15.00'

LOT 46

0 25 50
SCALE: 1"=50'
U.S. SURVEY FEET

BASIS OF BEARINGS: THE LINE
FROM THE CHISELED CROSS
1.00' WITNESS CORNER FOR
THE CENTER QUARTER CORNER
OF SECTION 25, TO THE 3-1/4"
ALUM. CAP PLS 10717, 1996,
NORTH QUARTER CORNER OF
SECTION 25, T. 7 S., R. 67 W.,
IS ASSUMED TO HAVE A
COLORADO STATE PLANE,
CENTRAL ZONE, GRID
BEARINGS OF N 00°16'14" W.

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED LAND DESCRIPTION.

Farnsworth
GROUP

5613 DTC PARKWAY, SUITE 1100
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(303) 692-8838 / info@f-w.com

TEMPORARY EASEMENT TE-1
CROWFOOT VALLEY ROAD WIDENING PROJECT

Tract B, Metzler Ranch Filing No. 6
SW 1/4, Sec. 25, T. 7 S., R. 67 W., 6th PM
Douglas County, Colorado

Project No: 0230318.00
Drawn by: MDG
Approved: AGW
Date: 08.30.2024
Revised: 10.15.2024

2 of 2

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EXHIBIT A

A PARCEL OF LAND LOCATED IN LOT 39, METZLER RANCH FILING NO. 6, IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; DOUGLAS COUNTY, COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CHISELED CROSS FOUND FOR A 1.00-FOOT WITNESS CORNER TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 89°42'42" EAST FOR 1.00 FOOT TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 86°42'26" WEST FOR 722.42 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF KNOBCONE DRIVE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 39; THENCE, ALONG THE WEST LINE OF SAID LOT 39, NORTH 37°29'54" EAST FOR 5.34 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUING ALONG SAID WEST LINE, NORTH 37°29'54" EAST FOR 15.01 FEET;
THENCE SOUTH 15°06'35" EAST FOR 19.63 FEET;
THENCE SOUTH 42°48'53" WEST FOR 10.00 FEET;
THENCE, NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 7.05 FEET THROUGH A CENTRAL ANGLE OF 2°59'24", THE CHORD OF WHICH BEARS NORTH 42°58'41" WEST FOR 7.04;
THENCE NORTH 9°05'58" WEST FOR 5.58 FEET;
THENCE NORTH 25°29'00" WEST FOR 4.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 205 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE LINE FROM THE CHISELED CROSS 1.00' WITNESS CORNER FOR THE CENTER QUARTER CORNER OF SECTION 25, TO THE 3-1/4" ALUM. CAP PLS 10717, 1996, NORTH QUARTER CORNER OF SECTION 25, T. 7 S., R. 67 W. IS ASSUMED TO HAVE A COLORADO STATE PLANE, CENTRAL ZONE, GRID BEARINGS OF NORTH 00°16'14" WEST.

PREPARED BY
ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.
(720) 383-8987



Farnsworth
GROUP

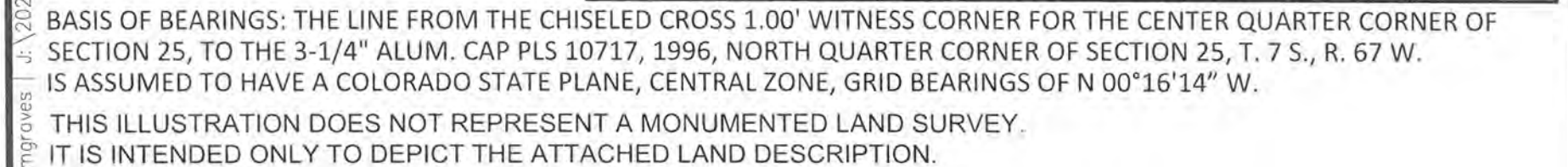
5613 DTC PARKWAY, SUITE 1100
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(303) 692-8838 / info@f-w.com

TEMPORARY EASEMENT TE-3
CROWFOOT VALLEY ROAD WIDENING PROJECT

Lot 39, Metzler Ranch Filing No. 6
SW 1/4, Sec. 25, T. 7 S., R. 67 W., 6th PM
Douglas County, Colorado

Project No:	0230318.00
Drawn by:	MDG
Approved:	AGW
Date:	08.30.2024
Revised:	10.15.2024
1 of 2	

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EXHIBIT A

A PARCEL OF LAND LOCATED IN TRACT B, METZLER RANCH FILING NO. 6, IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; DOUGLAS COUNTY, COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CHISELED CROSS FOUND FOR A 1.00-FOOT WITNESS CORNER TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 89°42'42" EAST FOR 1.00 FOOT TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 82°40'12" WEST FOR 768.74 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KNOBCONE DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE, SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.50 FEET, AN ARC LENGTH OF 6.63 FEET, THROUGH A CENTRAL ANGLE OF 5°17'22", THE CHORD OF WHICH BEARS SOUTH 37°45'27" EAST FOR 6.63 FEET;
THENCE SOUTH 42°48'53" WEST FOR 22.00 FEET;
THENCE NORTH 47°11'07" WEST FOR 22.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 42°48'53" EAST FOR 94.20 FEET;
THENCE NORTH 48°29'18" EAST FOR 75.86 FEET;
THENCE NORTH 42°48'53" EAST FOR 93.38 FEET;
THENCE SOUTH 81°06'10" EAST FOR 7.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,313 SQUARE FEET OR 0.099 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE LINE FROM THE CHISELED CROSS 1.00' WITNESS CORNER FOR THE CENTER QUARTER CORNER OF SECTION 25, TO THE 3-1/4" ALUM. CAP PLS 10717, 1996, NORTH QUARTER CORNER OF SECTION 25, T. 7 S., R. 67 W. IS ASSUMED TO HAVE A COLORADO STATE PLANE, CENTRAL ZONE, GRID BEARINGS OF NORTH 00°16'14" WEST.

PREPARED BY
ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.
(720) 383-8987



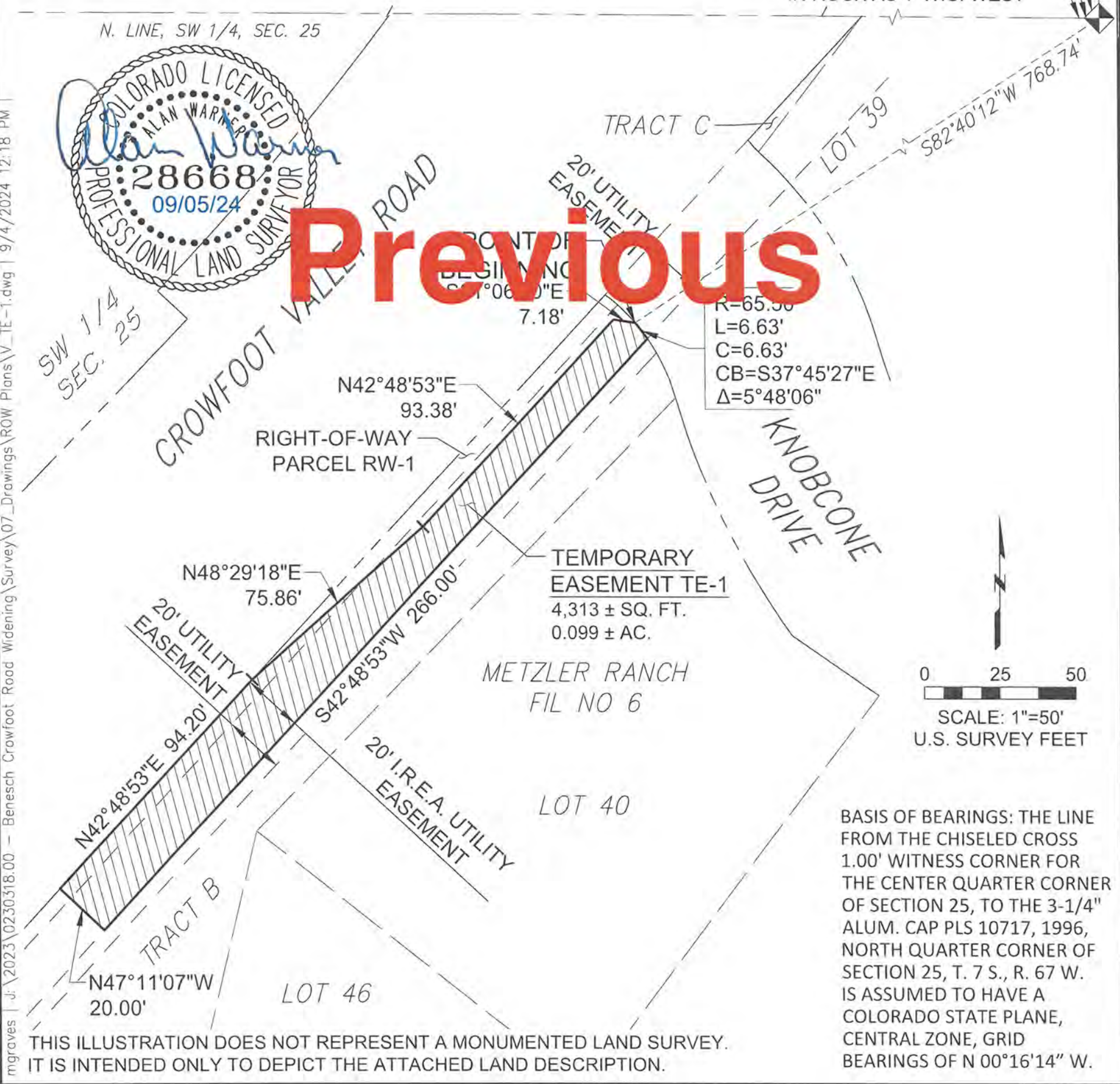
ILLUSTRATION FOR
EXHIBIT A

SEE MONUMENT RECORD BY
D.E. ARCHER, DATED 2-2-88
C 1/4 COR, SEC. 25
S89°42'42"E 1.00'

POINT OF COMMENCEMENT
FOUND CHISELED CROSS
IN ROCK AS 1' W.C. WEST



Previous



BASIS OF BEARINGS: THE LINE
FROM THE CHISELED CROSS
1.00' WITNESS CORNER FOR
THE CENTER QUARTER CORNER
OF SECTION 25, TO THE 3-1/4"
ALUM. CAP PLS 10717, 1996,
NORTH QUARTER CORNER OF
SECTION 25, T. 7 S., R. 67 W.
IS ASSUMED TO HAVE A
COLORADO STATE PLANE,
CENTRAL ZONE, GRID
BEARINGS OF N 00°16'14" W.

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TEMPORARY EASEMENT TE-1
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Tract B, Metzler Ranch Filing No. 6
SW 1/4, Sec. 25, T. 7 S., R. 67 W., 6th PM
Douglas County, Colorado

Project No: 0230318.00
Drawn by: MDG
Approved: AGW
Date: 08.30.2024
Revised:
2 of 2

EXHIBIT A

A PARCEL OF LAND LOCATED IN LOT 39, METZLER RANCH FILING NO. 6, IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; DOUGLAS COUNTY, COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CHISELED CROSS FOUND FOR A 1.00-FOOT WITNESS CORNER TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 89°42'42" EAST FOR 1.00 FOOT TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 86°42'26" WEST FOR 722.42 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF KNOBCONE DRIVE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 39; THENCE, ALONG SAID WEST LINE, NORTH 37°29'54" EAST FOR 5.34 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUING ALONG SAID WEST LINE, NORTH 37°29'54" EAST FOR 51.32 FEET TO THE NORTHWEST CORNER OF SAID LOT 39;
THENCE, ALONG THE NORTH LINE OF SAID LOT 39, SOUTH 89°42'42" EAST FOR 27.14 FEET;
THENCE SOUTH 42°48'53" WEST FOR 7.02 FEET;
THENCE, NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 7.05 FEET THROUGH A CENTRAL ANGLE OF 2°59'24", THE CHORD OF WHICH BEARS NORTH 42°58'41" WEST FOR 7.04;
THENCE NORTH 9°05'58" WEST FOR 5.58 FEET;
THENCE NORTH 25°29'00" WEST FOR 4.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,138 SQUARE FEET OR 0.026 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE LINE FROM THE CHISELED CROSS 1.00' WITNESS CORNER FOR THE CENTER QUARTER CORNER OF SECTION 25, TO THE 3-1/4" ALUM. CAP PLS 10717, 1996, NORTH QUARTER CORNER OF SECTION 25, T. 7 S., R. 67 W. IS ASSUMED TO HAVE A COLORADO STATE PLANE, CENTRAL ZONE, GRID BEARINGS OF NORTH 00°16'14" WEST.

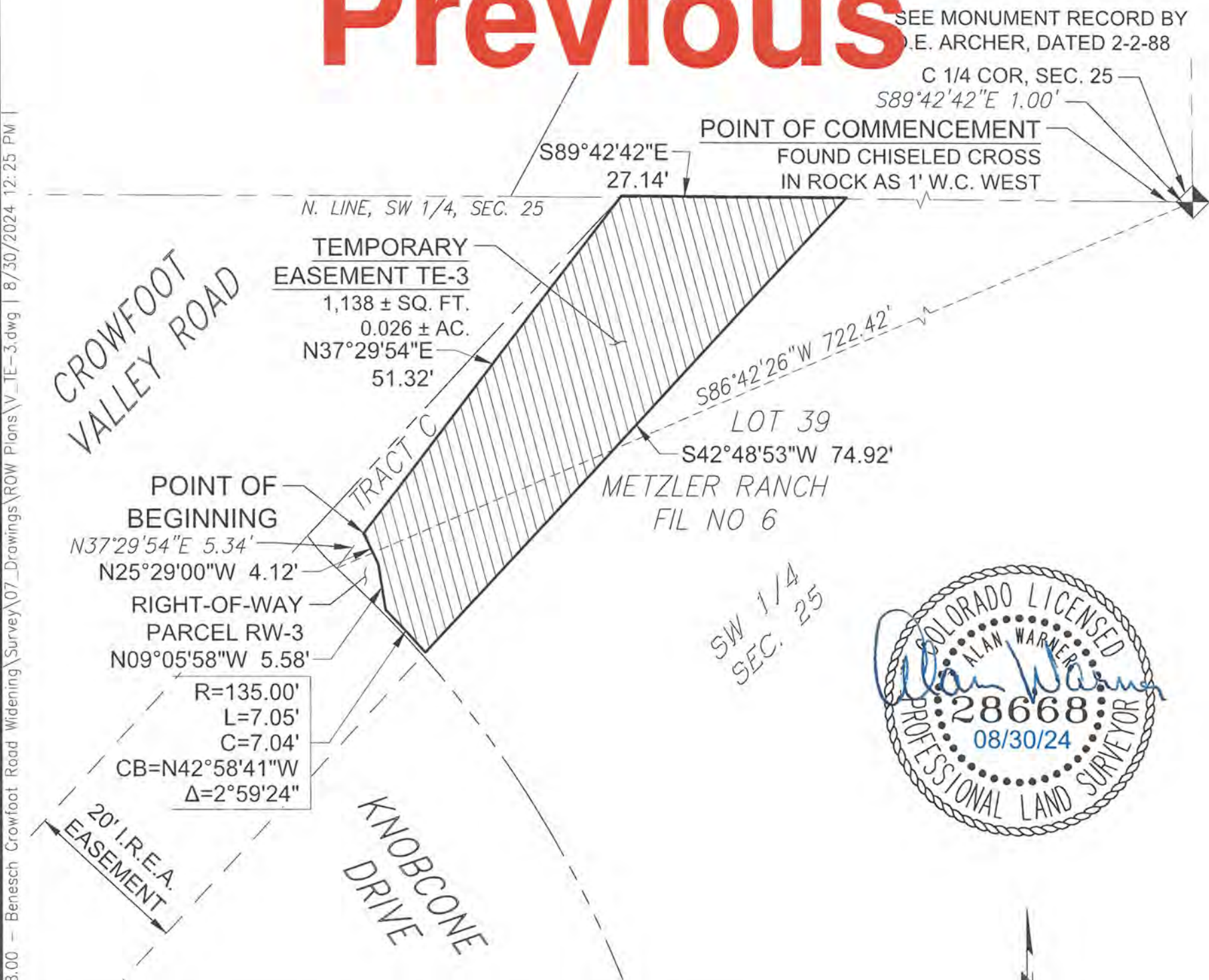
PREPARED BY
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(720) 383-8987



ILLUSTRATION FOR
EXHIBIT A

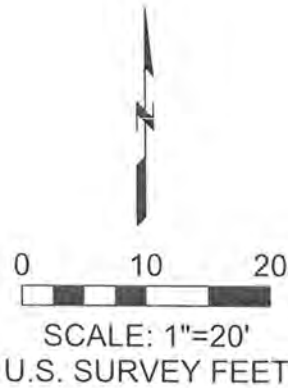
Previous

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BASIS OF BEARINGS: THE LINE FROM THE CHISELED CROSS 1.00' WITNESS CORNER FOR THE CENTER QUARTER CORNER OF SECTION 25, TO THE 3-1/4" ALUM. CAP PLS 10717, 1996, NORTH QUARTER CORNER OF SECTION 25, T. 7 S., R. 67 W. IS ASSUMED TO HAVE A COLORADO STATE PLANE, CENTRAL ZONE, GRID BEARINGS OF N 00°16'14" W.

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