

ANNEXATION PLAT PIONEER RANCH

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 AND A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 AND A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

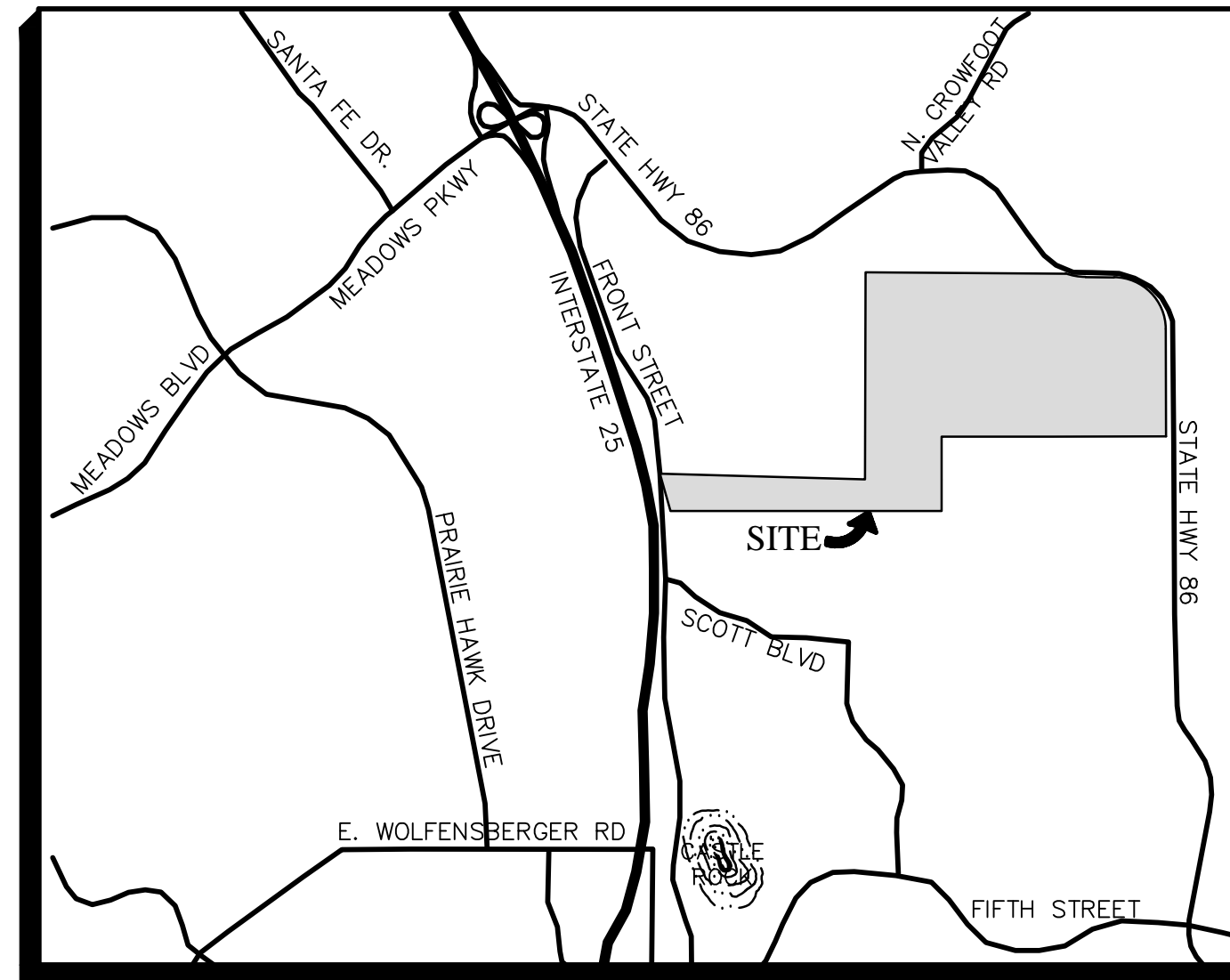
BEARINGS ARE BASED ON THE NORTHLINE OF THE NORTHWEST 1/4 OF SECTION 36, AS MONUMENTED AT THE WEST END BY 2 1/2" ALUMINUM CAP STAMPED LS 6935 AND AT THE EAST END BY 2 1/2" ALUMINUM CAP STAMPED LS 6935, SAID LINE BEARS S89°37'40"E.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36;

THENCE S89°37'40"E; ALONG THE NORTHERLY LINE OF SAID SECTION 36, A DISTANCE OF 2612.44 FEET, TO A FOUND 2 1/2" ALUMINUM MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 36;
 THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36 S89°36'43"E, A DISTANCE OF 834.37 FEET TO A POINT OF NON-TANGENTIAL CURVE;
 THENCE A DISTANCE OF 352.84 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1005.00 FEET, THROUGH A CENTRAL ANGLE OF 20°06'56", HAVING A CHORD WHICH BEARS S79°45'05"E, A DISTANCE OF 351.03 FEET;
 THENCE S89°48'34"E A DISTANCE OF 488.93 FEET TO A POINT OF CURVATURE;
 THENCE 1400.04 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 895.00 FEET, THROUGH A CENTRAL ANGLE OF 89°37'39", HAVING A CHORD WHICH BEARS S44°59'44"E, A DISTANCE OF 1261.60 FEET TO A POINT ON THE WEST R.O.W. LINE OF FOUNDERS PARKWAY;
 THENCE ON SAID WEST R.O.W. LINE S00°10'54"E, A DISTANCE OF 1689.49 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 36;
 THENCE ON SAID SOUTH LINE S89°52'39"W, A DISTANCE OF 3864.69 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36;
 THENCE ON THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 S00°59'56"E, A DISTANCE OF 1324.69 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
 THENCE ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 S89°40'51"W, A DISTANCE OF 1305.87 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
 THENCE ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 N89°18'24"W, A DISTANCE OF 2672.40 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35;
 THENCE ON THE SOUTHLINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 N89°18'46"W, A DISTANCE OF 223.25 FEET TO A POINT ON THE EAST R.O.W. LINE OF INTERSTATE 25;
 THENCE ON SAID EAST R.O.W. LINE N03°29'34"W A DISTANCE OF 578.61 FEET;
 THENCE LEAVING SAID EAST R.O.W. LINE S89°27'38"E A DISTANCE OF 2914.92 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35;
 THENCE ON SAID EAST LINE N01°33'25"W, A DISTANCE OF 744.12 FEET TO A FOUND 2 1/2" ALUMINUM MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 35;
 THENCE ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 N00°06'32"E, A DISTANCE OF 2679.44 FEET TO THE POINT OF BEGINNING.

SUMMARY TABLE

CONTAINING 16,920,775 SQ FT OR 388.45 ACRES OF LAND, MORE OR LESS.



VICINITY MAP
SCALE: 1" = 1,500'

SHEET INDEX	
SHEET NUMBER	SHEET NAME
1	COVER SHEET
2	ANNEXATION PLAT

LAND OWNER:

ADAM B. AND KYLE A. SCOTT
 2034 LIGGETT ROAD
 CASTLE ROCK, CO 80109
 PHONE: 303-588-6005

CIVIL ENGINEER:

ATWELL, LLC
 143 UNION BOULEVARD,
 SUITE 700
 LAKEWOOD, CO 80228
 PHONE: 303-928-6742

LAND PLANNER:

PCS GROUP, INC
 #3-B-180
 1001 16TH STREET
 DENVER, CO 80265
 PHONE: 303-531-4905

SURVEYOR:

ATWELL, LLC
 143 UNION BOULEVARD,
 SUITE 700
 LAKEWOOD, CO 80228
 PHONE: 303-928-6742

APPLICANT:

ED SCOTT
 SCOTT LAND DEVELOPMENT, LLC
 5299 DTC PARKWAY, SUITE 130
 GREENWOOD VILLAGE, CO 80111
 303-588-6005

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 23,686.10 FEET
 ONE-SIXTH OF TOTAL PERIMETER OF AREA = 3947.68 FEET
 PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING TOWN LIMITS = 14,295.20 FEET

THE TOTAL CONTIGUOUS PERIMETER IS 60.35% WHICH EXCEEDS THE ONE-SIXTH (1/6) AREA REQUIRED.

SURVEY CERTIFICATION

I, PAUL W. SMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP HEREIN IS A CORRECT DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT IT IS CONTIGUOUS TO THE TOWN OF CASTLE ROCK, COLORADO AND MEET THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (a) THAT ONE-SIXTH (1/6) OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

PAUL W. SMITH P.L.S.
 COLORADO REG. NO. 29430
 FOR AND ON BEHALF OF
 ATWELL, LLC

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 CERTIFICATE SHOWN HEREON.

STATEMENT OF TOWN COUNCIL APPROVAL:

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____ 2016.

ATTEST: TOWN OF CASTLE ROCK

TOWN CLERK _____

MAYOR _____

CLERK AND RECORDER'S CERTIFICATE:

I HERBY CERTIFY THAT THIS ANNEXATION PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER IN THAT STATE OF COLORADO AT _____ O'CLOCK ____ .M. ON THE _____ DAY OF _____ 2016.

RECEPTION NO. _____

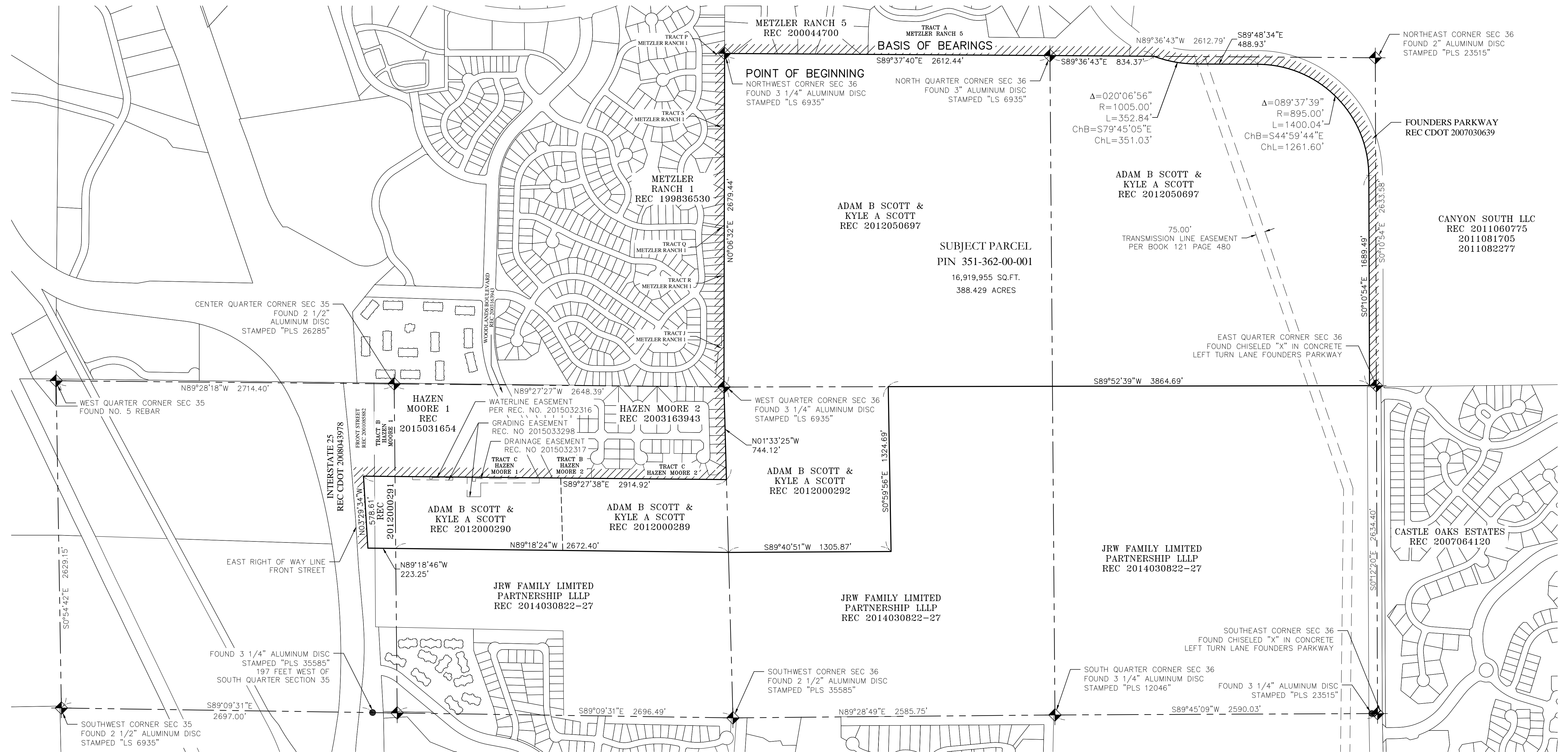
BY: _____
 DEPUTY CLERK AND RECORDER

COVER SHEET
 PROJECT NO. ANX15-0003
 ANNEXATION PLAT PIONEER RANCH

 ATWELL 866.850.4200 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100	REVISIONS	SHEET 1 OF 2																			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>																				

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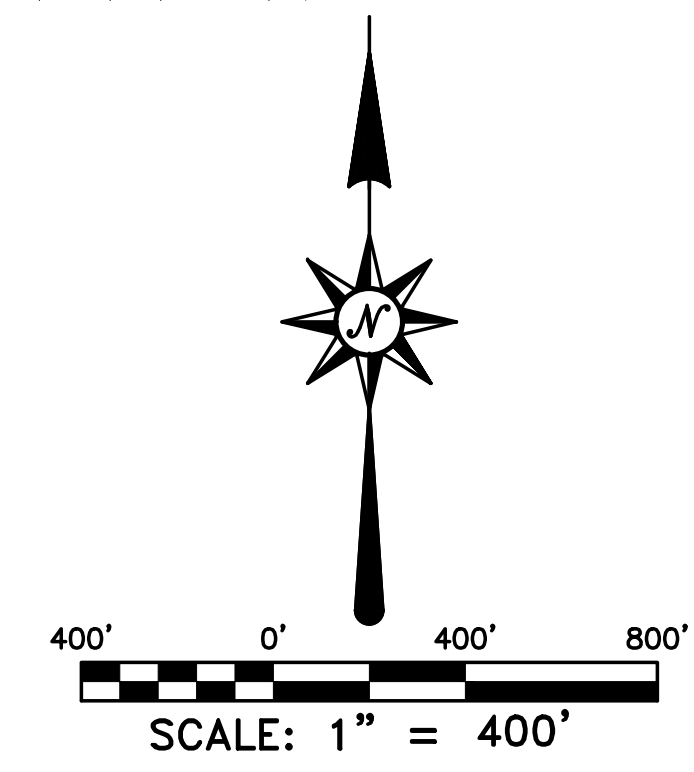


LEGEND

- BOUNDARY OF LAND TO BE ANNEXED
- ▨ BOUNDARY OF LAND CONTIGUOUS TO THE PRESENT CITY OF CASTLE ROCK
- - - - - PROPERTY LINE
- · - · - QUARTER SECTION LINE
- - - - - SECTION LINE
- ◆ SECTION CORNER
- MONUMENT FOUND, AS NOTED
- ✕ MONUMENT FOUND, AS NOTED
- PIN PARCEL ID NUMBER

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHLINE OF THE NORTHWEST 1/4 OF SECTION 36, AS MONUMENTED AT THE WEST END BY 2 1/2" ALUMINUM CAP STAMPED LS 6935 AND AT THE EAST END BY 2 1/2" ALUMINUM CAP STAMPED LS 6935, SAID LINE BEARS S89°37'40"E.



PROJECT NO. ANX15-0003
ANNEXATION PLAT PIONEER RANCH

REVISIONS

NO.	DESCRIPTION

**SHEET
2
OF 2**

File No. 15001404 ANNEX
Date Drawn 1/21/2016
Drawn By AWM
Checked By BO
Job No. 15001404

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303.462.1100