

LEGAL DESCRIPTION FOR CROWFOOT VALLEY ROAD ANNEXATION MAP

THREE PARCELS OF LAND, BEING A UN-DEFINED PARCEL ALONG WITH PORTIONS OF RECEPTION NO. 2004088310 AND RECEPTION NO. 2008047805 ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTH HALF OF SECTION 25, T 7 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE BEARING ON THE NORTH LINE OF THE NORTHEAST QUARTER SECTION 25, BEING MONUMENTED AT THE NORTH QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 10717 AND AT THE NORTHEAST CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 17666 WHICH IS ASSUMED TO BEAR N 89°57'35" E, A DISTANCE OF 2644.79 FEET.

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 25, THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, N 89°57'35" E, A DISTANCE OF 1323.99 FEET; THENCE DEPARTING SAID NORTH LINE, S 00°02'25" E, A DISTANCE OF 383.41 FEET TO THE NORTH CORNER OF SAID RECEPTION NO. 2004088310, SAID CORNER BEING ON THE NORTH LINE OF CROWFOOT VALLEY ROAD, SAID CORNER ALSO BEING THE COMMON CORNER OF PARCEL 3, THE CANYONS SUPERBLOCK PLAT NO.1 AS DESCRIBED IN RECEPTION NO. 2015090038 WITH THE SOUTHEAST CORNER OF TRACT T, MAHER RANCH - FILING NO.1 AS DESCRIBED UNDER RECEPTION NO. 2002092550 ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE S 34°37'48" E, A DISTANCE OF 100.00 FEET TO THE EASTERLY CORNER OF SAID RECEPTION NO. 2004088310, ALSO BEING ON THE NORTHWESTERLY LINE OF 20.00 FOOT RIGHT OF WAY AS DESCRIBED UNDER SAID RECEPTION NO. 2008047805 OF SAID CLERK'S OFFICE;

THENCE S 34°37'48" E, A DISTANCE OF 20.00 FEET TO THE COMMON LINE OF SAID 20.00 FOOT RIGHT OF WAY AT SAID RECEPTION NO. 2008047805 WITH TRACT D AS DESCRIBED UNDER RECEPTION NO. 2021021687 OF SAID CLERK'S OFFICE.

THENCE ALONG SAID COMMON LINE THE FOLLOWING THREE (3) COURSES:

- 1). S 55°22'12" W, A DISTANCE OF 1554.19 FEET;
- 2). ALONG A CURVE TO THE LEFT WITH A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 27°22'19", AN ARC LENGTH OF 348.74 FEET, WHOSE CHORD BEARS S 41°41'03" W, A DISTANCE OF 345.44 FEET;
- 3). S 27°59'53" W, A DISTANCE OF 96.66 FEET TO THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2008047805, ALSO BEING A CORNER OF SAID TRACT D, ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF TOWER ROAD AS DESCRIBED UNDER RECEPTION NO. 2008079259 OF SAID CLERK'S OFFICE;

THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, ALSO BEING THE SOUTHWESTERLY LINE OF SAID RECEPTION NO. 2008047805, N 32°05'40" W, A DISTANCE OF 22.92 FEET TO THE MOST WESTERLY CORNER OF SAID RECEPTION NO. 2008047805 ALSO BEING THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2004088310;

THENCE N 20°38'27" W, A DISTANCE OF 24.95 FEET;

THENCE ALONG A PORTION OF THE BROOKWOOD ANNEXATION PLAT AS DESCRIBED UNDER RECEPTION NO. 2003150876 OF SAID CLERK'S OFFICE, N 49°31'54" W, A DISTANCE OF 61.09 FEET TO THE SOUTHERLY CORNER OF TRACT C, DIAMOND RIDGE ESTATES FILING NO.1 AS DESCRIBED UNDER RECEPTION NO. DC9561707 OF SAID CLERK'S OFFICE;

THENCE ALONG THE NORTH LINE OF SAID RECEPTION NO. 2004088310, BEING THE NORTH LINE OF CROWFOOT VALLEY ROAD, ALSO BEING A PORTION OF THE SOUTH LINE OF SAID TRACT C, ALSO BEING THE SOUTHERLY LINE OF THE ACCESS PARCEL ANNEXATION PLAT AS DESCRIBED UNDER RECEPTION NO. DC00052250 OF SAID CLERK'S OFFICE THE FOLLOWING FOUR (4) COURSES:

1) N 29°17'18" E, A DISTANCE OF 154.76 FEET;

2) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 581.37 FEET, A CENTRAL ANGLE OF 24°01'28", AN ARC LENGTH OF 243.77 FEET, WHOSE CHORD BEARS N 41°18'02" E, A DISTANCE OF 241.99 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A PARCEL OF LAND DESCRIBED UNDER BOOK 158 AT PAGE 490 OF SAID CLERK'S OFFICE;

3) THENCE ALONG THE SOUTHEASTERLY LINE OF SAID BOOK 158 AT PAGE 490, N 55°22'12" E, A DISTANCE OF 171.04 FEET TO THE MOST EASTERLY CORNER OF SAID BOOK 158 AT PAGE 490;

4). THENCE ALONG THE NORTHEASTERLY LINE OF SAID BOOK 158 AT PAGE 490, N 33°43'57" W, A DISTANCE OF 13.20 FEET TO A CORNER OF TRACT Q OF SAID MAHER RANCH - FILING NO.1, ALL IN SAID CLERK'S OFFICE;

THENCE ALONG SAID NORTH LINE OF SAID RECEPTION NO. 2004088310, ALSO BEING THE BEING THE SOUTH LINES OF TRACT Q, TRACT V, TRACT U, TRACT T, ALL OF SAID MAHER RANCH - FILING NO.1, SAPPHIRE POINTE BLVD AS DESCRIBED UNDER RECEPTION NO. 2002092550 AND CUTTERS RIDGE AT SAPPHIRE POINTE CONDOMINIUMS AS DESCRIBED UNDER RECEPTION NO. 2008003608, SAID SOUTH LINE ALSO BEING A PORTION OF THE SOUTH LINE OF THE ANNEXATION OF THE MAHER RANCH P.U.D TO THE TOWN OF CASTLE ROCK PHASE 3 AS RECORDED UNDER RECEPTION NO. 8728960 ALL OF SAID CLERK'S OFFICE N 55°22'15" E, A DISTANCE OF 1439.35 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS 231,175 SQUARE FEET OR 5.31 ACRES MORE OR LESS.