

TOWER OPEN SPACE ANNEXATION MAP

PORTION OF SECTION 25, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

ANX23-0002

ANNEXATION DESCRIPTION:

THE PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED, RECORDED AT RECEPTION NO. 2008079259, SAID PARCEL BEING LOCATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25 PER THE ALTA/ACSM LAND TITLE SURVEY, DEPOSITED IN THE COUNTY SURVEYOR'S LAND SURVEY PLAT/RIGHT-OF-WAY SURVEYS AT LSP 3569 WITH THE SOUTH QUARTER CORNER OF SAID SECTION 25, MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 6935 FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 25, MONUMENTED WITH A 2-1/2 INCH ALUMINUM CAP STAMPED PLS 23515 IS ASSUMED TO BEAR SOUTH 89°37'46" EAST A DISTANCE OF 2612.86 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25:

THENCE NORTH 71°33'07" EAST A DISTANCE OF 686.89 FEET TO THE NORTHERLY RIGHT-OF-WAY OF FOUNDERS PARKWAY, RECORDED AT RECEPTION NO. 8603133, THE SOUTHEAST CORNER OF METZLER RANCH FILING NO. 6, RECORDED AT RECEPTION NO. 2001056044, THE EAST LINE OF METZLER RANCH ANNEXATION, RECORDED AT RECEPTION NO. 343755 AND THE POINT OF BEGINNING;

THENCE ON THE EAST LINE OF SAID METZLER RANCH FILING NO. 6 THE FOLLOWING THREE (3) COURSES:

1. NORTH 06°15'48" EAST A DISTANCE OF 748.62 FEET;
2. NORTH 08°45'48" EAST A DISTANCE OF 720.00 FEET;
3. NORTH 29°14'12" WEST A DISTANCE OF 1150.00 FEET TO THE NORTHERLY LINE OF SAID METZLER RANCH FILING NO. 6;

THENCE NORTH 89°36'34" WEST ON THE NORTHERLY LINE OF SAID METZLER RANCH FILING NO. 6 A DISTANCE OF 26.47 FEET TO THE EASTERLY LINE OF THE TRACTS OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2007028679 AND SHOWN ON THE LAND SURVEY PLAT DEPOSITED AT SURVEY NO. 3715 IN THE COUNTY SURVEYOR'S LAND SURVEY PLAT/RIGHT-OF-WAY SURVEYS;

THENCE ON THE EAST LINE OF SAID SURVEY NO. 3715 THE FOLLOWING TWO (2) COURSES:

1. NORTH 24°02'27" WEST A DISTANCE OF 547.52 FEET;
2. NORTH 32°48'26" WEST A DISTANCE OF 472.20 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY OF CROWFOOT VALLEY ROAD;

THENCE NORTH 24°23'14" EAST ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD A DISTANCE OF 59.07 FEET TO THE WEST LINE OF CANYONS SOUTH FILING NO. 1A, RECORDED AT RECEPTION NO. 2008047805, THE WESTERLY LINE OF THE PARCEL DESCRIBED IN QUITCLAIM DEED, RECORDED AT RECEPTION NO. 2011082277 AND THE WESTERLY LINE OF THE ALTA/ACSM LAND TITLE SURVEY, DEPOSITED IN THE COUNTY SURVEYOR'S LAND SURVEY PLAT/RIGHT-OF-WAY SURVEYS AT LSP 3569;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 32°05'40" EAST A DISTANCE OF 560.34 FEET;
2. SOUTH 24°10'42" EAST A DISTANCE OF 757.47 FEET;
3. SOUTH 32°10'12" EAST A DISTANCE OF 949.84 FEET;
4. SOUTH 11°53'16" WEST A DISTANCE OF 138.76 FEET TO THE NORTHERLY LINE OF CANYONS SOUTH ANNEXATION, RECORDED AT RECEPTION NO. 2023029144;

THENCE CONTINUING SOUTH 11°53'16" WEST ON THE WEST LINE OF SAID CANYONS SOUTH ANNEXATION A DISTANCE OF 499.36 FEET TO THE NORTH CORNER OF THE PARCEL DESCRIBED AT RECEPTION NO. 2006097242;

THENCE ON THE WEST LINE OF SAID PARCEL RECORDED AT RECEPTION NO. 2006097242 THE FOLLOWING THREE (3) COURSES:

1. CONTINUING SOUTH 11°53'16" WEST A DISTANCE OF 115.49 FEET;
2. SOUTH 05°35'33" WEST A DISTANCE OF 424.46 FEET;
3. SOUTH 11°41'01" EAST A DISTANCE OF 373.43 FEET TO A POINT OF CURVATURE ON THE NORTH RIGHT-OF-WAY LINE OF FOUNDERS PARKWAY;

THENCE ON THE NORTH RIGHT-OF-WAY LINE OF SAID FOUNDERS PARKWAY ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 165.32 FEET, SAID CURVE HAVING A RADIUS OF 895.00 FEET, A DELTA OF 10°35'01" AND BEING SUBTENDED BY A CHORD BEARING NORTH 58°56'20" WEST A DISTANCE OF 165.09 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 163,672 SQUARE FEET OR 3.76 ACRES MORE OR LESS.

GENERAL NOTES:

1. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
2. THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.
3. THIS ANNEXATION MAP WAS PREPARED BY AARON ALVIN DEMO, PLS 38285, FOR AND ON BEHALF OF BASELINE CORPORATION, 4862 INNOVATION DRIVE SUITE 100, FORT COLLINS, CO. 80525.
4. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
5. THIS ANNEXATION DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
6. 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.

LEGEND:

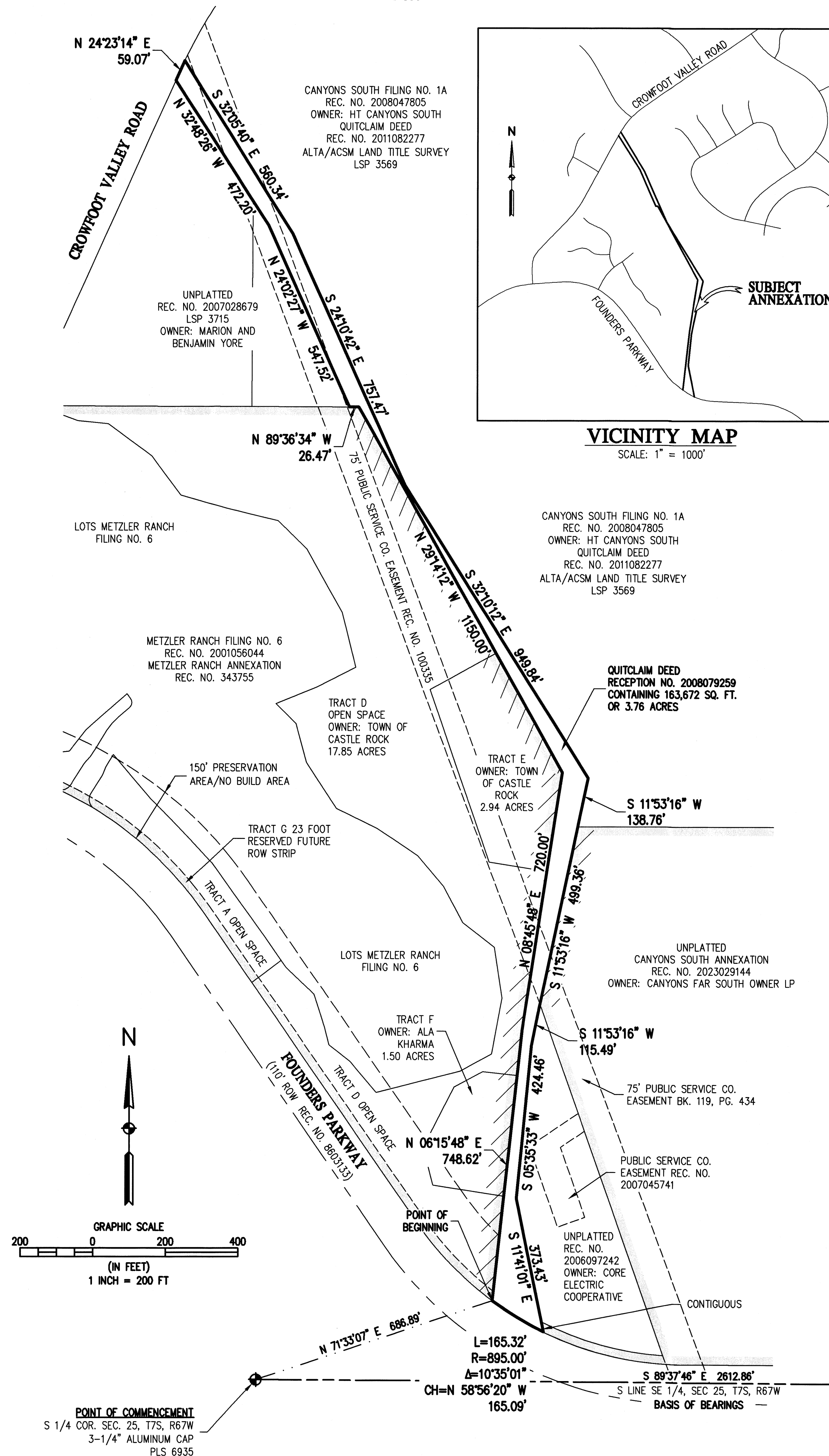
- DENOTES BOUNDARY OF LAND ANNEXED
- - - DENOTES ADJACENT TO PRESENT TOWN BOUNDARY
- - - DENOTES TOWN BOUNDARY
- - - EASEMENT LINE
- - - LOT, TRACT, DEED LINE
- - - RIGHT-OF-WAY LINE
- - - ALIQUOT LINE
- - - TIE LINE

OWNER

TOWN OF CASTLE ROCK
100 N. WILCOX STREET
CASTLE ROCK, CO 80104

SURVEYOR

BASELINE ENGINEERING
4862 INNOVATION DRIVE, SUITE 100
FORT COLLINS, CO 80525



CONTIGUITY STATEMENT:

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE TOWN OF CASTLE ROCK AND MEETS THE REQUIREMENT THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.
TOTAL PERIMETER OF ANNEXED PARCEL = 7,708.35'
TOTAL CONTIGUOUS BOUNDARY REQUIRED (1/6) = 1,284.73'
CONTIGUOUS WITH PRESENT TOWN BOUNDARY = 3,173.65'

SURVEYOR'S STATEMENT:

I, AARON ALVIN DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS ANNEXATION MAP IS AN ACCURATE REPRESENTATION OF THE LANDS AS SHOWN AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCELS ARE CONTIGUOUS TO THE PRESENT TOWN OF CASTLE ROCK BOUNDARY, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

TOWN OF CASTLE ROCK OWNERSHIP:

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____

MAYOR

ATTEST

TOWN CLERK

SIGNED THIS ____ DAY OF _____, 2023

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2023

BY _____ AS MAYOR

BY _____ AS TOWN CLERK

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TOWN OF CASTLE ROCK APPROVAL:

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON

THIS ____ DAY OF _____, 2023

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____, ON THIS ____ DAY OF _____, 2023 AT RECEPTION NUMBER _____

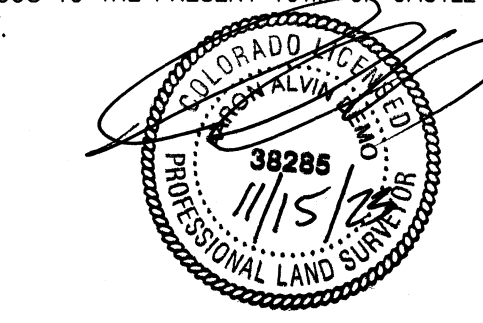
DOUGLAS COUNTY CLERK AND RECORDER

BY:

DEPUTY

SUMMARY TABLE

PARCEL	ACREAGE	OWNER	PLAT STATUS
TOWER OPEN SPACE	3.76	TOWN OF CASTLE ROCK	UNPLATTED



BASELINE
Engineering · Planning · Surveying
4862 INNOVATION DRIVE SUITE 100 · FORT COLLINS, COLORADO 80525
P. 970.333.7830 · F. 970.333.7831 · www.baselinecorp.com

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
REVISION DESCRIPTION	
TOWN OF CASTLE ROCK	COUNTY OF DOUGLAS
TOWN OF CASTLE ROCK	ANNEXATION MAP
FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	11/15/2023
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
JOB NO.	C015633
DRAWING NAME	15633
SHEET	1 OF 1