

CROWFOOT VALLEY ROAD ANNEXATION MAP  
METES AND BOUND PARCELS OF LAND  
LOCATED IN THE NORTH HALF OF SECTION 25, T 7 S, R 67 W OF THE 6TH P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO

Attachment C

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°22'16" 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.

CONTIGUITY

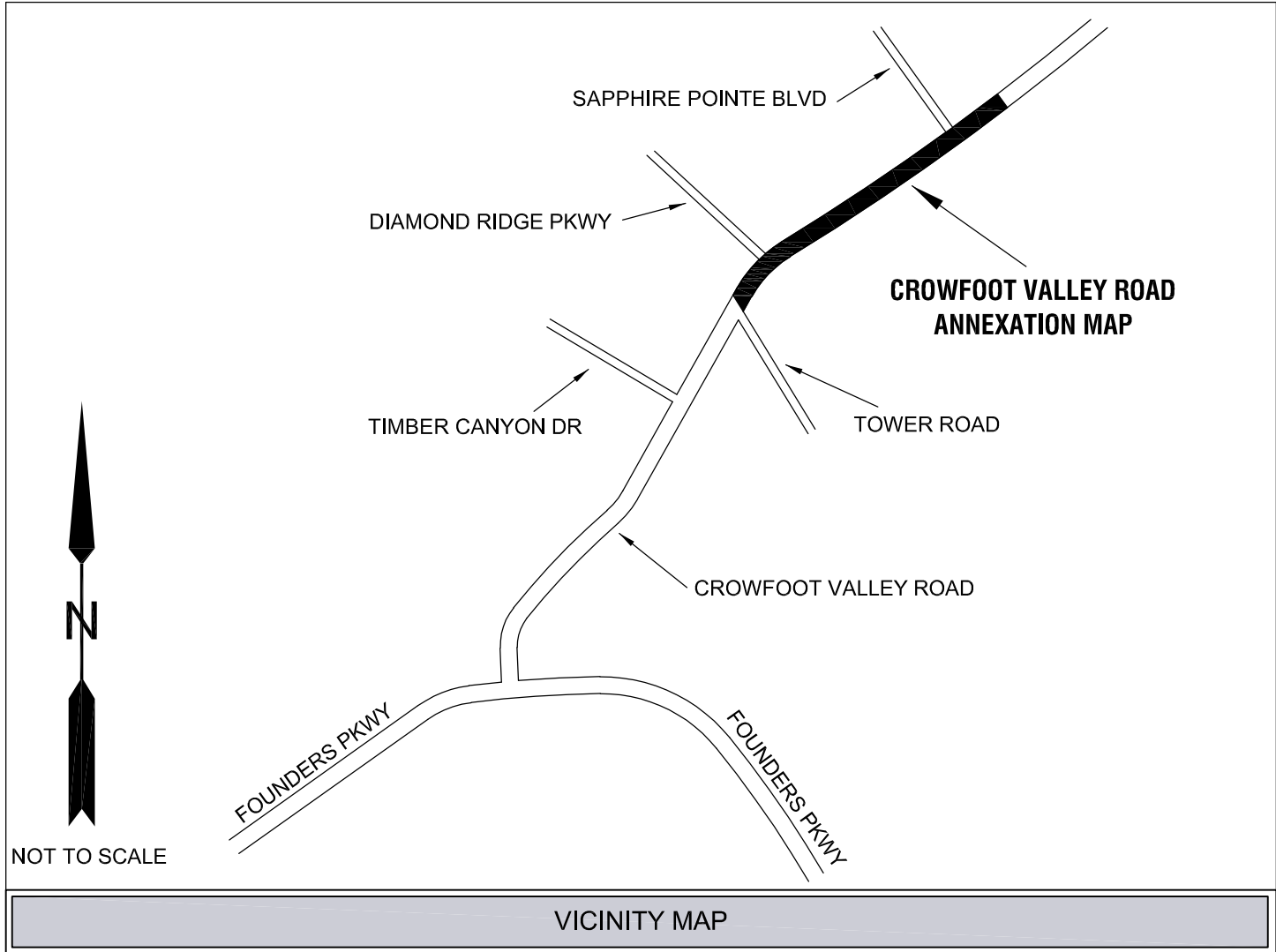
|                      |                |
|----------------------|----------------|
| TOTAL PERIMETER      | 4,250.67 FEET  |
| 1/8 TOTAL PERIMETER  | 708.44 FEET    |
| CONTIGUOUS PERIMETER | 1,923.92 FEET  |
| PERCENT CONTIGUITY   | 45.26%         |
| TOTAL AREA           | 5.31 +/- ACRES |

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 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 IS ASSUMED TO BEAR N 89°57'35" E, A DISTANCE OF 2644.79 FEET.



CONTACT LIST

OWNER: 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

SHEET LIST

COVER PAGE PAGE 1 OF 2

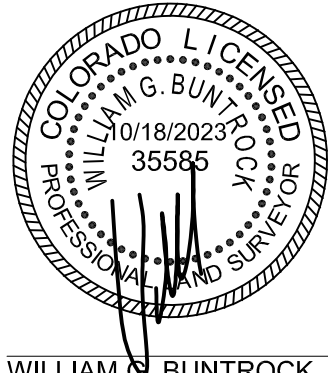
ANNEXATION PAGE PAGE 2 OF 2

GENERAL NOTES

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
- EASEMENTS ARE NOT SHOWN.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

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.



WILLIAM G. BUNTROCK, PLS 35585

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 \_\_\_\_\_, 2023.

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY \_\_\_\_\_ AS MAYOR AND

BY \_\_\_\_\_ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_.

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION RECOMMENDATION

THIS CROWFOOT VALLEY ROAD ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ 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 \_\_\_\_\_, \_\_\_\_, M., ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

AT RECEPTION NO. \_\_\_\_\_

DOUGLAS COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

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" = 100' | PROJECT NO:  | TN 22031   |
| VERT. SCALE: | N/A       | DATE:        | 10/18/2023 |
| FIELD CREW:  | N/A       | FIELD DATE:  | N/A        |
| DRAFTED BY:  | BB        | APPROVED BY: | BB         |

| REV | DATE       | DESCRIPTION                |
|-----|------------|----------------------------|
| 1   | 02/17/2023 | TOWN OF CASTLE ROCK REV #1 |
| 2   | 05/18/2023 | TOWN OF CASTLE ROCK REV #2 |
| 3   | 10/18/2023 | TOWN OF CASTLE ROCK REV #3 |
|     |            |                            |
|     |            |                            |
|     |            |                            |

PROJECT NUMBER IS  
ANX22-0002



SHEET NUMBER  
1 OF 2



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NORTHWEST CORNER  
SECTION 25  
T7S, R67W, 6TH PM  
2.5" ALUMINUM CAP  
PLS 22564

NORTH LINE NORTHWEST QUARTER SECTION 25  
S 89°57'07" E 2646.73'

POINT OF COMMENCEMENT  
NORTH QUARTER CORNER  
SECTION 25  
T7S, R67W, 6TH PM  
3.25" ALUMINUM CAP  
PLS 10717

NORTH LINE NORTHEAST QUARTER SECTION 25  
N 89°57'35" E 1323.99'

--- BASIS OF BEARINGS ---  
N 89°57'35" E 2644.79'

PARCEL 3  
THE CANYONS SUPERBLOCK PLAT NO.1  
REC. NO. 2015090038

POINT OF BEGINNING  
MOST NORTH CORNER OF REC. NO. 2004088310  
(NORTH LINE CROWFOOT VALLEY ROAD)  
AND COMMON WITH CORNERS  
PARCEL 3 AND TRACT T

NORTHEAST CORNER  
SECTION 25  
T7S, R67W, 6TH PM  
3.25" ALUMINUM CAP  
PLS 17666

NW 1/4 SECTION 25  
T7S R67 6TH PM

NE 1/4 SECTION 25  
T7S R67 6TH PM

TOWN OF CASTLE ROCK  
 ASSESSOR # 2351-252-99-007  
 ACCOUNT # R0406792  
 THIS PARCEL WAS ANNEXED WITH  
 THE ANNEXATION OF THE MAHER RANCH  
 P.U.D TO THE TOWN OF CASTLE ROCK PHASE 3 AS  
 RECORDED UNDER RECEPTION NO. 8728960

(B) TOWN OF CASTLE ROCK  
 ASSESSOR # 2351-250-00-026  
 ACCOUNT # R0409400

© TOWN OF CASTLE ROCK  
ASSESSOR # 2351-251-99-007  
ACCOUNT # R0454699


 TOWN OF CASTLE ROCK  
 ASSESSOR # 2351-251-99-005  
 ACCOUNT # R0454698


 TOWN OF CASTLE ROCK  
 REC. NO. 2023034145  
 ASSESSOR # 2351-251-05-017  
 ACCOUNT # R0477993

## CURVE, BEARING AND DISTANCE TABLE LEGEND

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 34°37'48" E | 100.00'  |
| L2   | S 34°37'48" E | 20.00'   |
| L3   | S 27°59'53" W | 96.66'   |
| L4   | N 32°05'40" W | 22.92'   |
| L5   | N 20°38'27" W | 24.95'   |
| L6   | N 49°31'54" W | 61.09'   |
| L7   | N 29°17'18" E | 154.76'  |
| L8   | N 55°22'12" E | 171.04'  |
| L9   | N 33°43'57" W | 13.20'   |

| CURVE | DELTA ANGLE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------------|--------------|
| C1    | 27°22'19"   | 730.00' | 348.74'    | S 41°41'03" W | 345.44'      |
| C2    | 24°01'28"   | 581.37' | 243.77'    | N 41°18'03" E | 241.99'      |

### CONTIGUITY ANNEXATION LEGEND

THIS HATCH INDICATES THE ACCESS PARCEL ANNEXATION MAP AS  
RECORDED UNDER RECEPTION NO. DC00052250  
DATED JULY 28, 2000. CONTIGUITY LENGTH 1,439.35 FEET

THIS HATCH INDICATES THE ANNEXATION OF THE MAHER RANCH  
P.U.D TO THE TOWN OF CASTLE ROCK PHASE 3 AS  
RECORDED UNDER RECEPTION NO. 8728960  
DATED OCTOBER 08, 1987. CONTIGUITY LENGTH 398.53 FEET

THIS HATCH INDICATES THE BROOKWOOD ANNEXATION MAP AS  
RECORDED UNDER RECEPTION NO. 2003150876  
DATED MARCH 10, 2006. CONTIGUITY LENGTH 86.04 FEET

## LINE TABLE LEGEND

INDICATES AREA TO BE ANNEXED

INDICATES ADJOINING APPROXIMATE PROPERTY LINE

INDICATES APPROXIMATE RIGHT OF WAY LINE

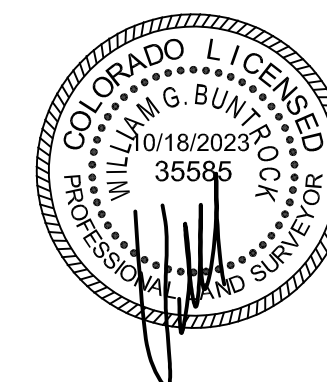
INDICATES INTERIOR RIGHT OF WAY LINE

INDICATES SECTION / QUARTER SECTION LINE



0' 100' 200'

SCALE: 1" = 100'



PROJECT NUMBER IS  
ANX22-0002



|                                                                                                                                                   |     |             |                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|----------------------|
| 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 |     |             |                      |
| HORIZ. SCALE:                                                                                                                                     |     | 1" = 100'   | PROJECT NO: TN 22031 |
| VERT. SCALE:                                                                                                                                      |     | N/A         | DATE: 10/18/2023     |
| FIELD CREW:                                                                                                                                       | N/A | FIELD DATE: | N/A                  |
| DRAFTED BY:                                                                                                                                       |     | BB          | APPROVED BY: BB      |

| REV | DATE       | DESCRIPTION                |
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|     |            |                            |
|     |            |                            |
|     |            |                            |

SHEET NUMBER  
**2 OF 2**



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