TERRITORIAL ROAD ANNEXATION MAP

SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL NO. RW-15

S51°39'56"W

432.86'

PARCEL 1-EX -

REC. 2024020899

97.43'

ACM DAWSON TRAILS VIII JV, LLC

REC. 2021053518

- NORTHWEST CORNER

REC. 8816440

SOUTHWEST CORNER

REC. 8816440

- FOUND #5 REBAR W/

ORANGE PLASTIC CAP

STAMPED "PLS 25933"

TOWN OF CASTLE ROCK

PORTION OF TERRITORIAL ROAD

PORTION OF PARCEL IV

ACM DAWSON TRAILS VIII JV, LLC.

REC. 2022065656

(NOT A PART)

ACM DAWSON TRAILS VIII JV, LLC

REC. 2024020899

- FOUND #5 REBAR, NO CAP

SEC. 22

PARCEL RW-14

REC. 2024020898

(NOT A PART)

S16°25'57"W

UTILITY EASEMENT -

BK. 821, PG. 145

(NOT A PART)

ACM DAWSON TRAILS VIII JV, LLC

REC. 2022065713

(NOT A PART)

REC. 2024027624

SPECIAL WARRANTY DEED

NORTH LINE, S1/2, S 1/2, SEC. 22, T8S, R67W, 6TH P.M.

PARCEL

62.66'

PARCEL RW-14A REV

REC. 2024020898

(NOT A PART)

TOWN OF CASTLE ROCK

- SPECIAL WARRANTY DEED

ACM DAWSON TRAILS VIII JV, LLC

REMAINDER PARCEL RW-12

REC. 2024020898

(NOT A PART)

CASTLE TRAILS

PORTION OF TERRITORIAL ROAD

S89°40'41"W 1599.62'

FOUND #5

REBAR, NO CAP

1 inch = 100 ft.

LEGEND

FOUND SECTION CORNER

STAMPED "PLS 38818"

MUNICIPAL BOUNDARY

TOWN COUNCIL APPROVAL

ON THE DAY OF_____, 20__.

SURVEYOR'S CERTIFICATE

MAYOR

ATTEST:

TOWN CLERK

JEFFREY C. ANTON

TOWN OF CASTLE ROCK

FOUND MONUMENT, AS NOTED

SET 18-INCH LONG #5 REBAR W/

1.25-INCH DIAMETER ORANGE PLASTIC CAP,

TOWN OF CASTLE ROCK

N89°40'41"E 1628.83'

REC. 8816440

S0°32'08"E

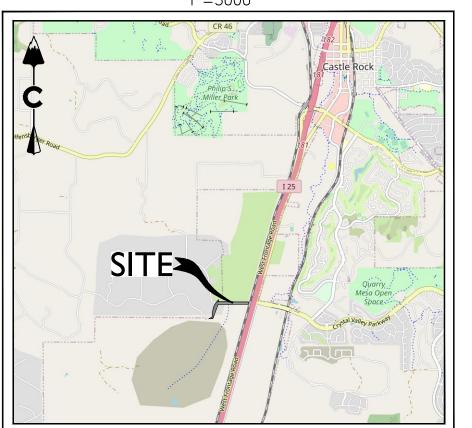
REC. 2024027624

TERRITORIAL RD

(60' PUBLIC ROW)

REC. 8816440

153.00'



	CURVE TABLE				
CURVE#	CURVE # RADIUS DELTA LENGTH CHORD BEARING CHORD			CHORD LENGTH	
C1	706.50'	1°45'31"	21.68'	N5°37'59"E	21.68'
C2	247.00'	7°21'55"	31.75'	N17°12'56"E	31.73'
C3	665.00'	13°57'26"	161.99'	N20°30'42"E	161.59'
C4	560.00'	9°07'54"	89.25'	N46°09'19"E	89.16'
C5	198.98'	31°52'19"	110.69'	S33°13'23"W	109.26'
C6	198.98'	10°12'25"	35.45'	S54°15'45"W	35.40'
C7	138.98'	42°04'44"	102.07'	N38°19'35"E	99.79'
C8	53.56'	88°59'25"	83.19'	N27°12'29"W	75.07'
C9	198.98'	27°01'57"	93.88'	N35°38'34"E	93.01'
C10	695.00'	27°21'55"	331.94'	S18°26'08"W	328.80'
C11	109.00'	15°29'44"	29.48'	N7°12'44"E	29.39'
C12	293.00'	12°21'41"	63.21'	S21°28'38"W	63.09'

POINT OF COMMENCEMENT	\neg
S 1/16 COR. SECTION 21/22,	
T8S, R67W, 6TH P.M.	
FOUND 1" DIAMETER PIPE W/ 2" DIAMETER ALUMINUM CAP	
STAMPED "LS 6935 - 1988"	
MATCHES MONUMENT RECORD DATED 07/27/2018	
SE 1/16 COR. SECTION 21, ¬	
T8S, R67W, 6TH P.M.	
FOUND BENT #6 REBAR,	
W/ 2-1/2" DIAMETER ALUMINUM CAP	
STAMPED "LS 6935"	
BASIS OF BEARINGS	
N89°5 <u>5</u> '37"W	
NORTH LINE, SEI/4, SEI/4,	
SEC. 21, T8S, R67W, 6TH P.M.	
LEGAL DESCRIPTION	

		=	020	
	L3	N2°03'11"W	152.77'	\
	L4	N13°31'59"E	157.59'	
	L5	N37°58'39"E	102.94'	
	L6	N37°58'39"E	79.79'	
	L7	N38°21'43"E	31.65'	
	L8	S17°17'13"W	90.50'	\
	L9	S17°17'13"W	139.27'	
	L10	N89°28'35"W	174.31'	\
	L11	S59°21'57"W	44.97'	
	L12	N59°21'57"E	1.94'	
	L13	N17°17'13"E	442.65'	
	L14	N89°50'13"E	57.05'	
	L15	N17°17'13"E	693.02'	
	L16	S4°45'10"W	27.10'	
-	L17	N89°40'41"E	36.47'	
	L18	S0°32'08"E	60.00'	
			OR	DED
		LOT 59		

LINE TABLE

N59°21'57"E

N4°45'10"E

DISTANCE

172.31'

52.15'

LINE # | BEARING

L2

LEGAL DESCRIPTION (CONTINUED)

- THENCE N 38° 21' 43" E, A DISTANCE OF 31.65 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-15 AND A POINT OF NON-TANGENT CURVATURE;
- 560.00 FEET, A CENTRAL ANGLE OF 09° 07' 54" AND AN ARC LENGTH OF 89.25 FEET, THE CHORD OF WHICH BEARS N 46° 09' 19" E, A DISTANCE OF 89.16 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT, BEING THE NORTH CORNER OF SAID PARCEL NO. RW-15, AND BEING THE NORTHWEST CORNER OF PARCEL NO. RW-14, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020898, SAID DOUGLAS COUNTY RECORDS;
- THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TWIN OAKS PLAT AND ALONG THE COMMON LINE OF SAID PARCEL NO. RW-15 AND SAID PARCEL NO. RW-14, A DISTANCE OF 90.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. RW-15, BEING THE NORTHEAST CORNER OF SAID CLARK'S CIRCLE RIGHT-OF-WAY AND NORTHWEST CORNER OF THAT PORTION OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;
- THENCE N 89° 40' 41" E, ALONG THE NORTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1628.83 FEET TO A POINT ON THE WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
- ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440; THENCE S 89° 40' 41" W, ALONG THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1599.62 FEET TO
- THE SOUTHWEST CORNER OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, ALSO BEING A POINT ON THE EASTERLY LINE OF THAT PORTION OF TERRITORIAL ROAD, AS SHOWN ON SAID TWIN OAKS PLAT, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, SAID DOUGLAS COUNTY RECORDS;
- WARRANTY DEED, THE FOLLOWING TWO (2) COURSES:
- 1. S 17° 17' 13" W, A DISTANCE OF 534.53 FEET TO A POINT OF CURVATURE;
- 2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31° 52' 19" AND AN ARC LENGTH OF 110.69 FEET, THE CHORD OF WHICH BEARS S33°13'23"W, A DISTANCE OF 109.26 FEET TO THE NORTH CORNER OF SAID TRACT C;

CONTIGUITY STATEMENT

TOTAL ACREAGE OF ANNEXATION BOUNDARY = 4.700 ACRES

PERIMETER OF BOUNDARY = 5,393.93 FEET 1/6 OF PERIMETER BOUNDARY = 898.99 FEET CONTIGUITY WITH TOWN BOUNDARY = 4,340.04 FEET

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

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

TOWN OF

CASTLE ROCK

REC. 2021056802

(NOT A PART)

853.29'

A PORTION OF TERRITORIAL ROAD - TOWN OF CASTLE ROCK REC. 8816440

UTILITY EASEMENT -

BK. 821, PG. 145

FOUND #5 REBAR W/ 1-1/2" -

DIAMETER ALUMINUM CAP

STAMPED "PLS 38002"

S 1/2

SEC. 22

ACM DAWSON TRAILS VIII JV, LLC.

REC. 2022065716

(NOT A PART)

PORTION OF TERRITORIAL ROAD

UTILITY EASEMENT -

ACM DAWSON TRAILS VIII JV, LLC

REC. 2022065713

(NOT A PART)

FOUND #5

UTILITY EASEMENT

BK. 821, PG. 145

REBAR.

NO CAP

BK. 258, PG. 530

- UTILITY EASEMENT BK. 842, PG. 780

SOUTH 1/16 COR. SECTION 22/23,

T8S, R67W, 6TH P.M.

(L) (O) (L)

D & Q

SE(COUN

__KB __JCA

JOB NO. 20-224

CALCULATED POSITION,

NOTHING FOUND, NOTHING SET

TOWN OF CASTLE ROCK

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38818

FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

THIS ANNEXA	ATION MAP WAS	FILED FOR RECOR	D IN THE OFFICE	OF THE COUNTY	CLERK AND RE	ECORDER OF DO	uglas count

I, JEFFREY C. ANTON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY 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 MAP COMPLIES

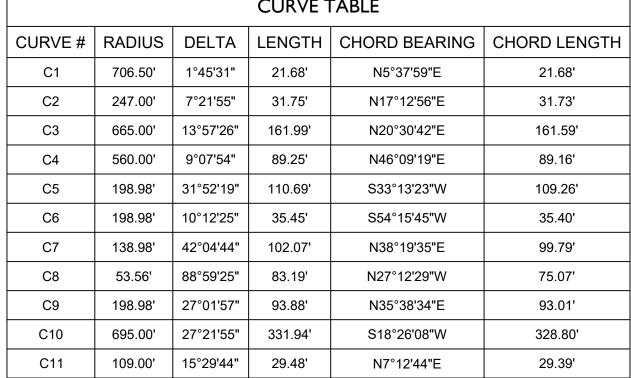
WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO

AT,M., ON THE DAY OF, 20 AT RECEPTION NO
DOUGLAS COUNTY CLERK AND RECORDER

ENGINEER AND SURVEYOR CORE CONSULTANTS, INC. 3473 S. BROADWAY ENGLEWOOD, CO 80113

(303) 703-4444 SHEET 1 OF 1

VICINITY MAP 1"=5000'



A PARCEL OF LAND BEING TRACT C AND A PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS SHOWN ON TWIN OAKS, A SUBDIVISION

PLAT RECORDED AT RECEPTION NO. 161972; THAT PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 8816440; PORTIONS OF PARCEL NO.'S RW-15, RW-16, AND RW-17 AS DESCRIBED BY THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021053518 AND THOSE TWO (2) PARCELS AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020899; ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'37" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A BENT #6 REBAR, WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 21 AND 22, THENCE S 89° 28' 35" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT, A DISTANCE OF 651.86 FEET TO THE SOUTHWEST CORNER OF TRACT C, SAID TWIN OAKS PLAT, ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT AND THE POINT OF BEGINNING

THENCE N 59° 21' 57" E, ALONG THE COMMON LINE OF SAID TRACT C AND SAID TERRITORIAL ROAD, A DISTANCE OF 172.31 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 706.50 FEET, A CENTRAL ANGLE OF 01° 45' 31" AND AN ARC LENGTH OF 21.68 FEET, THE CHORD OF WHICH BEARS N 05° 37' 59" E, A DISTANCE OF 21.68 FEET;

THENCE N 04° 45' 10" E, A DISTANCE OF 52.15 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT ON THE SOUTHERLY LINE OF SAID PARCEL NO. RW-17;

THENCE N 02° 03' 11" W, A DISTANCE OF 152.77 FEET TO THE COMMON CORNER OF SAID PARCEL NO. RW-17 AND SAID PARCEL NO. RW-16 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID PARCEL NO. RW-16 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 07° 21' 55" AND AN ARC LENGTH OF 31.75 FEET, THE CHORD OF WHICH BEARS N 17° 12' 56" E, A DISTANCE OF 31.73 FEET;

2. N 13° 31' 59" E, A DISTANCE OF 157.59 FEET TO A POINT OF NON-TANGENT CURVATURE;

3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 13° 57' 26" AND AN ARC LENGTH OF 161.99 FEET, THE CHORD OF WHICH BEARS N 20° 30' 42" E, A DISTANCE OF 161.59 FEET TO THE EASTERLY CORNER OF THE REMAINDER OF LOT 58, TWIN OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 248925;

THENCE N 37° 58' 39" E, A DISTANCE OF 102.94 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-16, ALSO BEING A POINT ON THE SOUTH LINE OF CLARKE'S CIRCLE RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT;

THENCE N 37° 58' 39" E, A DISTANCE OF 79.79 FEET TO A POINT ON THE NORTH LINE OF SAID CLARKE'S CIRCLE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID PARCEL NO. RW-15;

NORTH CORNER

TRACT C

- SOUTHEAST CORNER

__L12 / C6

TWIN OAKS

PART OF LOT 60

TWIN OAKS AMENDED

TUSCAN FARM LLC

REC. 2022067893

FOUND #5 REBAR W/ -ORANGE PLASTIC CAP

STAMPED "PLS 36570"

FOUND #5 -

REBAR W/ RED

PLASTIC CAP

PARCEL NO. RW-15

FOUND #5 REBAR W/

LOT 58

FOUND #5 REBAR W/

ORANGE PLASTIC CAP

STAMPED "PLS 36570"

POINT OF TANGENCY, COMMON TO RW-16 / RW-17

FOUND #5 REBAR, NO CAP

TRACT C

POINT OF BEGINNING -

SOUTHWEST CORNER

S89°28'35"E 651.86' (TIE)

REC. 2021053518

1-1/2" DIAMETER

ALUMINUM CAP.

ILLEGIBLE

ILLEGIBLE

THENCE ALONG THE NORTH LINE OF SAID PARCEL RW-15 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF

THENCE S 15° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 62.30 FEET TO A POINT ON THE SOUTH LINE OF SAID PORTION OF TERRITORIAL

THENCE ALONG THE COMMON LINE OF SAID PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID SPECIAL

THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 139.27 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C; THENCE N 89° 28' 35" W, ALONG THE SOUTH LINE OF SAID TRACT C, A DISTANCE OF 174.31 FEET TO THE POINT OF BEGINNING

CONTAINING A TOTAL AREA OF 204,745 SQUARE FEET OR 4.700 ACRES, MORE OR LESS.