

# DIOCESE OF COLORADO SPRINGS ANNEXATION MAP

**A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH,  
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO**

## LEGAL DESCRIPTION OF ANNEXABLE LANDS

### PARCEL 1:

A PORTION OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B, AND BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE, ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING THREE (3) COURSES:

1. SOUTH 17°27'00" EAST, 198.21 FEET TO A POINT;
2. SOUTH 58°00'00" WEST, 275.86 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL B, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF PARCEL A AS DESCRIBED AND CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 26, 2002 AT RECEPTION No. 0219567;
3. NORTH 31°00'23" WEST, 372.61 FEET TO THE SOUTHERLYMOST CORNER OF PARCEL "RW-59" AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. 2025008210;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-59", NORTH 59°24'14" EAST, 18.31 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59", SAID POINT ALSO BEING ON THE BOUNDARY OF THE AFORMENTIONED PARCEL B;

THENCE ALONG SAID BOUNDARY OF SAID PARCEL B, NORTH 88°55'25" EAST, 350.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 88,086 SQUARE FEET OR 2.022 ACRES OF LAND, MORE OR LESS.

### PARCEL 2:

A PORTION OF THAT REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE 138 AT RECEPTION No. 110577, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181;

THENCE LEAVING SAID NORTH LINE, ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING TWO (2) COURSES:

1. SOUTH 17°27'00" EAST, 198.21 FEET TO A POINT;
2. SOUTH 58°00'00" WEST, 275.86 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL B, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF PARCEL A AS DESCRIBED AND CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 26, 2002 AT RECEPTION No. 0219567, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL A, SOUTH 31°00'23" EAST, 518.76 FEET TO THE BOUNDARY OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN BARGAIN AND SALE DEED RECORDED FEBRUARY 20, 2019 AT RECEPTION No. 2019008528;

THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 42°34'38" WEST, 377.00 FEET TO A POINT;
2. NORTH 87°56'51" WEST, 165.80 FEET TO A POINT ON THE BOUNDARY OF BLOCK 4 OF MEMMEN'S 3RD ADDITION TO CASTLE ROCK;

THENCE ALONG SAID BOUNDARY OF SAID BLOCK 4 THE FOLLOWING TWO (2) COURSES:

1. NORTH 53°21'53" WEST, 452.19 FEET TO A POINT;
2. NORTH 46°21'53" WEST, 364.61 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN PERSONAL REPRESENTATIVE'S DEED RECORDED FEBRUARY 7, 1996 AT RECEPTION No. 9606393;

THENCE ALONG SAID BOUNDARY, NORTH 20°34'28" EAST, 335.77 FEET TO A POINT ON THE BOUNDARY OF A PARCEL DESCRIBED AS RW-59 IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. 2025008210;

THENCE ALONG THE BOUNDARY OF SAID PARCEL RW-58 THE FOLLOWING FIVE (5) COURSES:

1. NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1487.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 68°39'29" EAST AND HAS A CHORD LENGTH OF 360.65 FEET, THROUGH A CENTRAL ANGLE OF 13°55'33"; FOR AN ARC LENGTH OF 361.54 FEET TO A POINT OF NON-TANGENCY;
2. SOUTH 30°35'46" EAST, 17.08 FEET TO A POINT;
3. NORTH 59°24'14" EAST, 21.42 FEET TO A POINT;
4. NORTH 30°35'46" WEST, 7.74 FEET TO A POINT;
5. NORTH 59°24'14" EAST, 129.22 FEET TO A POINT ON THE BOUNDARY OF THE AFORMENTIONED PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181;

THENCE ALONG SAID BOUNDARY, SOUTH 31°00'23" EAST, 372.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 627,355 SQUARE FEET OR 14.402 ACRES OF LAND, MORE OR LESS.

### PARCEL 3:

ALL OF THAT PARCEL DESCRIBED AS "RW-59" IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. 2025008210, BEING A PORTION OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

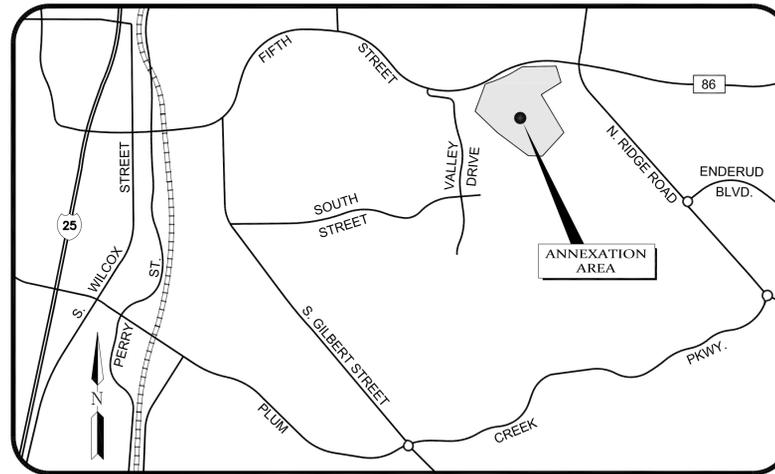
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B;

THENCE ALONG THE NORTH LINE OF SAID PARCEL B, CONTINUING SOUTH 88°55'25" WEST, 350.75 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59", AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-59" THE FOLLOWING THREE (3) COURSES:

1. SOUTH 59°24'14" WEST, 18.31 FEET TO A POINT;
2. NORTH 31°00'23" WEST, 10.41 FEET TO A POINT;
3. NORTH 88°55'25" EAST, 21.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 95 SQUARE FEET OR 0.002 ACRES OF LAND, MORE OR LESS.



VICINITY MAP  
Not to Scale

### PARCEL 4:

ALL OF THAT PARCEL DESCRIBED AS "RW-58" IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. 2025008210, BEING A PORTION OF THAT REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE 138 AT RECEPTION No. 110577, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181;

THENCE ALONG THE NORTH LINE OF SAID PARCEL B, CONTINUING SOUTH 88°55'25" WEST, 350.75 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59";

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-59", CONTINUING SOUTH 88°55'25" WEST, 21.13 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL "RW-58", AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-58" THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTH 31°00'23" EAST, 10.41 FEET TO A POINT;
2. SOUTH 59°24'14" WEST, 129.22 FEET TO A POINT;
3. SOUTH 30°35'46" EAST, 7.74 FEET TO A POINT;
4. SOUTH 59°24'14" WEST, 21.42 FEET TO A POINT;
5. NORTH 30°35'46" WEST, 17.08 FEET TO A NON-TANGENT CURVE TO THE RIGHT CONCAVE NORTHWESTERLY;
6. SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1487.50 FEET, AND WHOSE LONG CHORD BEARS SOUTH 68°39'29" WEST AND HAS A CHORD LENGTH OF 360.65 FEET, THROUGH A CENTRAL ANGLE OF 13°55'33"; FOR AN ARC LENGTH OF 361.54 FEET TO A POINT ON THE BOUNDARY OF SAID REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE 138 AT RECEPTION No. 110577;
7. ALONG SAID BOUNDARY, NORTH 20°34'28" EAST, 2.55 FEET TO A POINT;
8. NORTH 64°24'08" EAST, 26.93 FEET TO A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY;
9. NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1482.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 66°06'38" EAST AND HAS A CHORD LENGTH OF 368.70 FEET, THROUGH A CENTRAL ANGLE OF 14°17'12"; FOR AN ARC LENGTH OF 369.66 FEET TO A POINT OF NON-TANGENCY;
10. NORTH 58°58'08" EAST, 87.19 FEET TO A POINT;
11. NORTH 88°55'25" EAST, 27.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,284 SQUARE FEET OR 0.167 ACRES OF LAND, MORE OR LESS.

## CONTIGUITY TABULATION

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION: 3,574.37 L.F.

ONE-SIXTH OF TOTAL PERIMETER OF AREA: 595.73 L.F.

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS: 1,697.92 L.F.

THE TOTAL CONTIGUOUS PERIMETER IS 47.50%, WHICH EXCEEDS THE 1/6 PERIMETER LENGTH REQUIRED.

## SURVEYOR'S NOTES

1. 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.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING, INC. RELIED UPON THE FOLLOWING TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

ORDER No. RND70807131, WITH AN EFFECTIVE DATE OF MAY 22, 2023 AT 5:00 P.M.

3. FIELD SURVEY COMPLETION DATE: DECEMBER 24, 2024.

4. UNIT OF MEASUREMENT: THE LINEAR UNIT OF MEASUREMENT FOR THIS SURVEY IS THE INTERNATIONAL FOOT, DEFINED AS EXACTLY 0.3048 METER.

## DIOCESE OF COLORADO SPRINGS OWNERSHIP CERTIFICATION (as to Parcels 1 and 2)

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

DIOCESE OF COLORADO SPRINGS, A COLORADO CORPORATION SOLE

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

## NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## TOWN OF CASTLE ROCK OWNERSHIP CERTIFICATION (as to Parcels 3 and 4)

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

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

MAYOR

ATTEST: \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

## NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## PLANNING COMMISSION RECOMMENDATION

THIS ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

ATTEST: \_\_\_\_\_

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

## TOWN OF CASTLE ROCK APPROVAL

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

ATTEST: \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

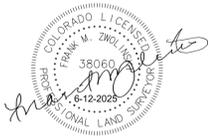
## BASIS OF BEARINGS

SOUTH 88°55'25" WEST, A DISTANCE OF 2802.69 FEET, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 3-1/4" DIAMETER ILLEGIBLE ALUMINUM CAP AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) AND A FOUND 2-1/2" DIAMETER ALUMINUM CAP MARKED "ARCHER 6935 1994" AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4).

## SURVEYOR'S CERTIFICATE

I, FRANK M. ZWOLINSKI, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY DESCRIBES THE LAND TO BE ANNEXED BY THE TOWN OF CASTLE ROCK. I FURTHER CERTIFY THAT THE PERIMETER LENGTH OF SAID LAND IS GREATER THAN 1/6 CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE TOWN OF CASTLE ROCK. THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE TOWN OF CASTLE ROCK AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1)(a) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

FRANK M. ZWOLINSKI, P.L.S.  
Colorado License No. 38060  
For and on behalf of Power Surveying Company, Inc.  
6911 Broadway  
Denver, CO 80221  
(303) 702-1617



TYPE OF SUBMITTAL:	ANNEXATION MAP
PREPARATION DATE:	DECEMBER 30, 2024
REVISION DATE:	JUNE 11, 2025
REVISION DATE:	
REVISION DATE:	
JOB No. 501-23-075	Dwg No. 501-23-075.dwg
SHEET 1 OF 2	

