

PINE CANYON ANNEXATION MAP
LOCATED IN PARTS OF SECTIONS 34, 35 & 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
AND PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF COLORADO AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PER TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, NUMBER 00506340-201-T21-ES, HAVING AN EFFECTIVE DATE OF JANUARY 15, 2025)

PARCEL ONE:

ALL THAT PART OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 35 AND ALL THAT PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., LYING WEST OF THE WEST RIGHT OF WAY LINE OF INTERSTATE 25 AND LYING EAST OF THE EAST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD, EXCEPT DENVER AND RIO GRANDE RIGHT OF WAY, AND EXCEPT RIGHT OF WAY FOR LIGGETT ROAD, AND EXCEPT LOT 1, DOUGLAS COUNTY LIONS CLUB, AND EXCEPT PROPERTY DESCRIBED IN EXHIBIT A TO RULE AND ORDER IN CIVIL ACTION 2005CV1763, DISTRICT COURT, DOUGLAS COUNTY, STATE OF COLORADO, RECORDED JUNE 20, 2008 AT RECEPTION NO. 2008043978, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL TWO:

LOT 1, DOUGLAS COUNTY LIONS CLUB, AS PER THE PLAT THEREOF RECORDED MARCH 6, 1987 AT RECEPTION NO. 8706250, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL THREE:

THAT PORTION OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SECTION 34 FROM WHENCE THE EAST ¼ CORNER BEARS SOUTH 89° 32' 53" EAST, A DISTANCE OF 512.11 FEET AND CONSIDERING SAID SOUTH LINE TO BEAR SOUTH 89° 32' 53" EAST, AS DETERMINED BY SOLAR OBSERVATION, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE, THE FOLLOWING COURSES ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD WESTERLY RIGHT OF WAY: NORTH 25° 25' 05" WEST, A DISTANCE OF 744.26 FEET; NORTH 64° 34' 55" EAST, A DISTANCE OF 100.00 FEET; NORTH 25° 25' 05" WEST, A DISTANCE OF 455.31 FEET TO A POINT OF CURVATURE, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02° 32' 56", A RADIUS OF 5620.00 FEET, AN ARC LENGTH OF 250.00 FEET AND A CHORD THAT BEARS NORTH 24° 08' 34" WEST, A DISTANCE OF 250.00 FEET; THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY, SOUTH 70° 36' 31" WEST, A DISTANCE OF 911.40 FEET; THENCE, SOUTH 27° 58' 52" EAST, A DISTANCE OF 1183.73 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SECTION 34; THENCE, ALONG SAID SOUTH LINE, SOUTH 89° 32' 53" EAST, A DISTANCE OF 831.16 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF COLORADO AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PER TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, NUMBER 00506339-201-T21-ES, HAVING AN EFFECTIVE DATE OF JANUARY 14, 2025)

PARCEL A:

THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;

EXCEPT THE EASTERLY 55 FEET THEREOF DEEDED TO THE TOWN OF CASTLE ROCK BY INSTRUMENT RECORDED MARCH 27, 1985 IN BOOK 567 AT PAGE 182, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL B:

THE NORTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., LYING EAST OF INTERSTATE HIGHWAY 25, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL C:

THE NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL D:

THE SOUTHEAST ½ OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL E:

THE SOUTHEAST ¼, THE EAST ½ OF THE SOUTHWEST ¼, AND THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;

EXCEPT THE EASTERLY 55 FEET THEREOF DEEDED TO THE TOWN OF CASTLE ROCK BY INSTRUMENT RECORDED MARCH 27, 1985 IN BOOK 567 AT PAGE 182.

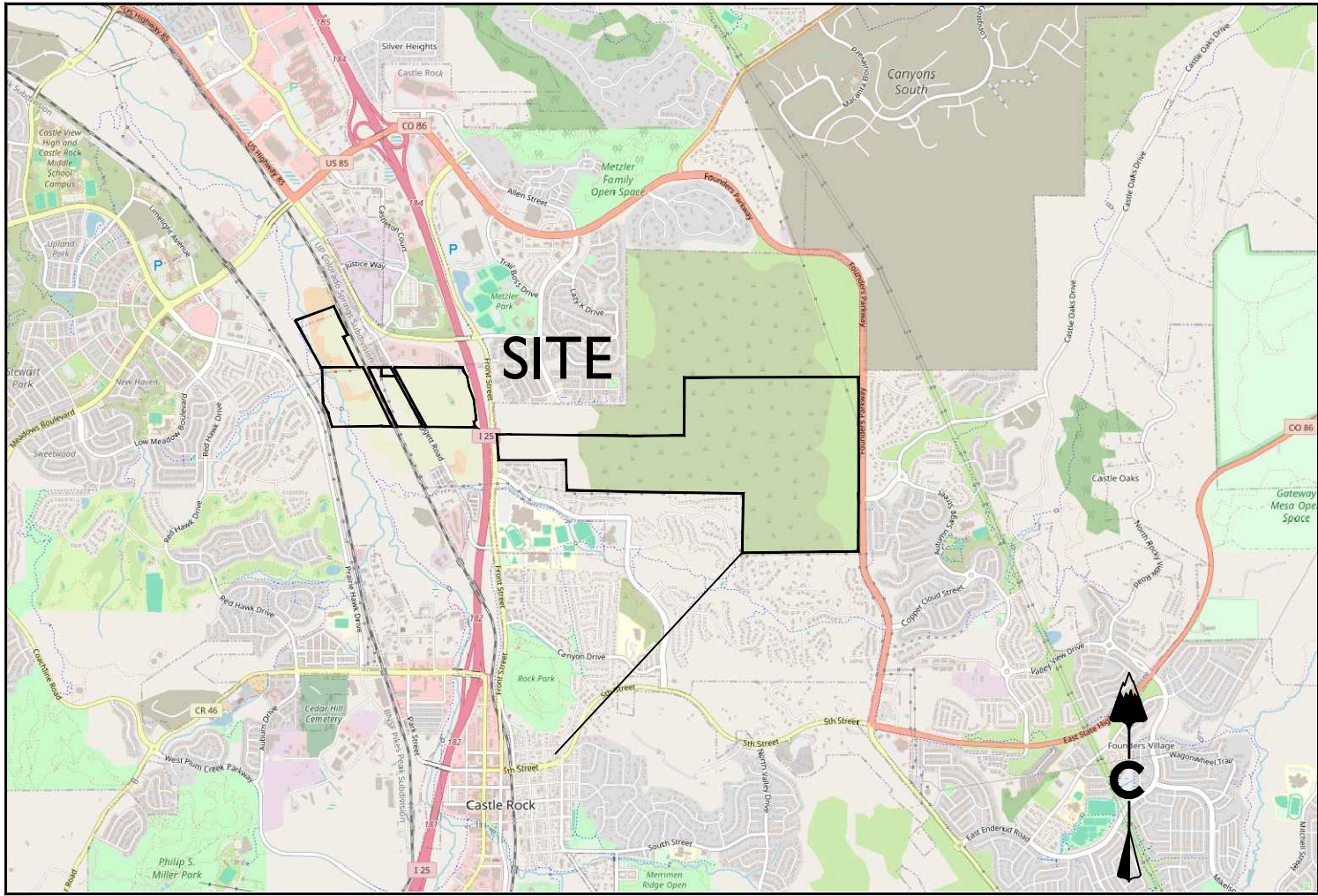
AND

EXCEPT THAT FEE PARCEL ACQUIRED BY DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY RULE AND ORDER, ORDER FOR DISBURSEMENT OF FUNDS, AND ORDER FOR RELEASE OF LIS PENDENS IN CIVIL ACTION 2009CV863, DISTRICT COURT, DOUGLAS COUNTY, RECORDED NOVEMBER 4, 2010 AT RECEPTION NO. 2010076348, COUNTY OF DOUGLAS, STATE OF COLORADO.

SURVEYOR'S NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CORE CONSULTANTS, TITLE COMMITMENT NUMBERS 00506340-201-T21-ES, AND 00506339-201-T21-ES, BEING ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND HAVING EFFECTIVE DATES OF JANUARY 14, AND JANUARY 15, 2025 WERE RELIED UPON SOLELY FOR ALL OWNERSHIP AND EASEMENT INFORMATION DEPICTED HEREON. HAVING AN EFFECTIVE DATE OF JANUARY 15, 2025
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF PERSONS NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON
- BASIS OF BEARINGS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34, BEING MONUMENTED BY A NO. 6 REBAR WITH 3.25 INCH ALUMINUM CAP WITH ILLEGIBLE STAMPING IN A RANGE BOX, BEING THE POINT OF BEGINNING, FROM WHICH THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTION 34 AND 35, BEING MONUMENTED BY A NO. 6 REBAR WITH 3.25 INCH ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC. T7S R67W S1/16 S34 S35 2009 LS 37064", IS ASSUMED TO BEAR SOUTH 00°55'35" EAST, A DISTANCE OF 1314.38 FEET, WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO.
- DATE OF FIELD SURVEY: JANUARY 20 - 27, 2025
- 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.
- THE LINEAL UNIT USED IN THE PREPEARTION OF THIS MAP IS THE US SURVEY FOOT, AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO COLORADO REVISED STATUTE 18-4-508.

VICINITY MAP
NOT TO SCALE



SUMMARY TABLE

PARCEL	ACREAGE	OWNER	PLAT STATUS
PINE CANYON EAST	415.327	JRW FAMILY LIMITED PARTNERSHIP LLLP	UNPLATTED
PINTE CANYON WEST	118.117	JRW FAMILY LIMITED PARTNERSHIP LLLP	UNPLATTED

PLANNING COMMISSION RECOMMENDATION:

THE PINE CANYON 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 _____ DATE _____
SERVICES

STATEMENT OF TOWN COUNCIL APPROVAL:

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 2025

TOWN CLERK _____ MAYOR _____

OWNERSHIP CERTIFICATION:

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

JRW FAMILY LIMITED PARTNERSHIP LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

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 _____

SURVEYOR'S CERTIFICATE

I, PATRICK M. STEENBURG, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE THAT THIS ANNEXATION MAP IS AN ACCURATE REPRESENTATION OF THE LANDS AS SHOWN AND THAT AT LEAST ON SIXTH (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 AND BELIEF

PATRICK M. STEENBURG, COLORADO PLS 38004
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113

DATE: 1/29/2025

PROJECT NO. xxxxx-xxxx

SHEET INDEX

1 - COVER SHEET
2 - ANNEXATION MAP

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

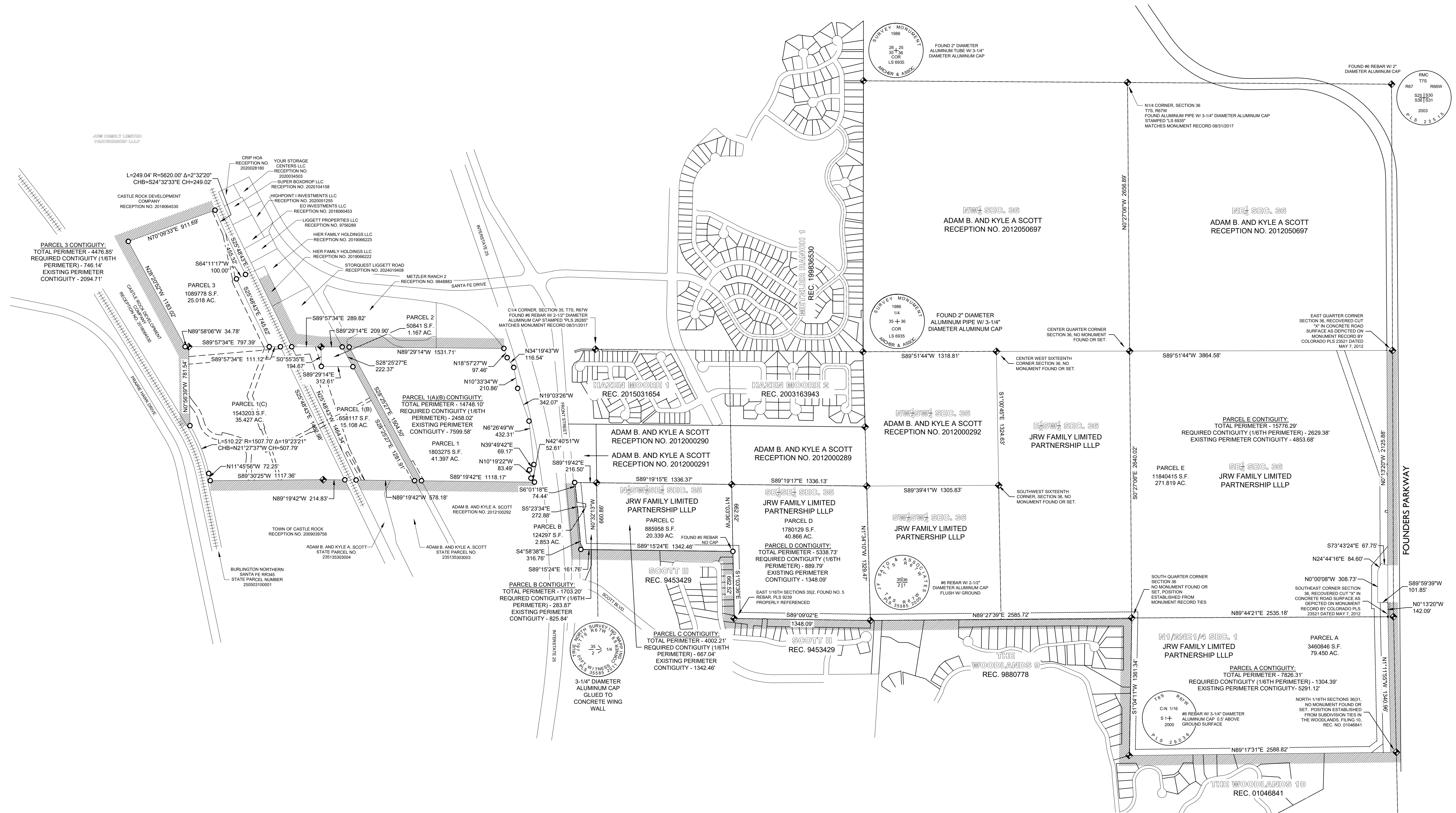
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

DATE: 01/31/25
CAD: KK
QA/QC: JCA

JOB NO. 23-075

SHEET 1 OF 2

PINE CANYON ANNEXATION MAP
LOCATED IN PARTS OF SECTIONS 34, 35 & 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
AND PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- MONUMENT FOUND AS NOTED
- OVERHEAD UTILITY LINE
- ▨ GRAVEL
- ▨ ASPHALT

0 500' 1,000'

1 inch = 500 ft.

CORE	DATE: 01/31/25	
	CAD: K K	
	QA/QC: JCA	
CORE CONSULTANTS, INC. 3473 SOUTH BROADWAY ENGLEWOOD, CO 80113 303.703.4444 LIVEYOURCORE.COM	LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE	JOB NO. 23-075 SHEET 1 OF 1