

**EXHIBIT "A"**

**WOLFENSBERGER WIDENING**

**PROJECT NUMBER: 2022-01**

**PARCEL NUMBER: RW-6**

**DATE: March 13, 2023**

**LEGAL DESCRIPTION**

A tract or parcel of land No. RW-6 of the Town of Castle Rock, Project No. 2022-01, containing 16,010 sq. ft. (0.368 acres) more or less, being a portion of Parcel B, as recorded in Special Warranty Deed at Reception No. 2018076162, on December 20, 2018, in the Douglas County Clerk and Recorder's office, lying in the Southwest Quarter of Section 3, Township 8 South, Range 67 West, of the 6<sup>th</sup> Principal Meridian, in the Town of Castle Rock, Douglas County, State of Colorado, being described as follows:

Commencing at the South Quarter corner of said Section 3; Thence North 57°04'50" West, a distance of 1148.68 feet to the northeasterly line of said parcel, and the POINT OF BEGINNING;

1. Thence South 51°07'37" West, a distance of 396.31 feet to the southwesterly line of said parcel;
2. Thence North 36°52'54" West, coincident with the said southwesterly line, a distance of 5.76 feet to the southerly Right-of-Way line of E. Wolfensberger Road;
3. Thence North 36°52'54" West, coincident with the said southerly Right-of-Way line, a distance of 41.58 feet;
4. Thence North 53°07'47" East, continuing along and coincident with the said southerly Right-of-Way line, a distance of 396.07 feet to the said northeasterly line;
5. Thence South 36°52'54" East, coincident with the said northeasterly line, a distance of 33.50 feet to the POINT OF BEGINNING.

The above-described parcel contains 16,010 sq. ft. (0.368 acres), more or less.

Basis of Bearings: The South line of the Southeast quarter of said Section 3, being monumented at the South Quarter corner by a 3.25" aluminum cap stamped "AZTEC CONSULTANTS INC T8S R67W ¼ S3/S10 2010 PLS 22561", and at the Southeast corner by a 2.5" aluminum cap stamped "1990 T8S R67W 3/2/10/11 LS 6935 ARCHER & ASSOC", bearing South 89°57'23" East, based on Colorado State Plane Central Zone (0502) NAD83 (2011).

Prepared by:

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For and on behalf of Jacobs Engineering Group Inc.

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## **EXHIBIT "A"**

### **WOLFENSBERGER WIDENING**

**PROJECT NUMBER: 2022-01**

**PARCEL NUMBER: RW-7**

**DATE: March 13, 2023**

### **LEGAL DESCRIPTION**

A tract or parcel of land No. RW-7 of the Town of Castle Rock, Project No. 2022-01, containing 2,868 sq. ft. (0.066 acres) more or less, being a portion of Parcel A, as recorded in Special Warranty Deed at Reception No. 2018076162, on December 20, 2018, in the Douglas County Clerk and Recorder's office, lying in the Southwest Quarter of Section 3, Township 8 South, Range 67 West, of the 6<sup>th</sup> Principal Meridian, in the Town of Castle Rock, Douglas County, State of Colorado, being described as follows:

Commencing at the South Quarter corner of said Section 3; Thence North 57°04'50" West, a distance of 1148.68 feet to the southwesterly line of said parcel, and the POINT OF BEGINNING;

1. Thence North 36°52'54" West, coincident with the said southwesterly line, a distance of 33.50 feet to the southerly Right-of-Way line of E. Wolfensberger Road;
2. Thence North 53°09'29" East, coincident with the said Southerly Right-of-Way line, a distance of 89.89 feet to the northwesterly line of said parcel;
3. Thence South 36°52'54" East, coincident with the said northwesterly line, a distance of 30.31 feet;
4. Thence South 51°07'37" West, a distance of 89.95 feet to the POINT OF BEGINNING.

The above-described parcel contains 2,868 sq. ft. (0.066 acres), more or less.

Basis of Bearings: The South line of the Southeast quarter of said Section 3, being monumented at the South Quarter corner by a 3.25" aluminum cap stamped "AZTEC CONSULTANTS INC T8S R67W ¼ S3/S10 2010 PLS 22561", and at the Southeast corner by a 2.5" aluminum cap stamped "1990 T8S R67W 3/2/10/11 LS 6935 ARCHER & ASSOC", bearing South 89°57'23" East, based on Colorado State Plane Central Zone (0502) NAD83 (2011).

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## **EXHIBIT "A"**

### **WOLFENSBERGER WIDENING**

**PROJECT NUMBER: 2022-01**

**PARCEL NUMBER: RW-9**

**DATE: March 13, 2023**

### **LEGAL DESCRIPTION**

A tract or parcel of land No. RW-9 of the Town of Castle Rock, Project No. 2022-01, containing 11,974 sq. ft. (0.275 acres) more or less, being a portion of Parcel A, Brown Exemption as recorded in Special Warranty Deed at Reception No. 2013026990, on April 2, 2013, in the Douglas County Clerk and Recorder's office, lying in the South Half of Section 3, Township 8 South, Range 67 West, of the 6<sup>th</sup> Principal Meridian, in the Town of Castle Rock, Douglas County, State of Colorado, being described as follows:

Commencing at the South Quarter corner of said Section 3; Thence North 18°46'14" West, a distance of 1167.29 feet to the southerly Right-of-Way line of E. Wolfensberger Road, and the POINT OF BEGINNING;

1. Thence North 36°50'19" West, coincident with said southerly Right-of-Way line, a distance of 36.19 feet to a non-tangent curve;
2. Thence along the arc of a curve to the right and continuing along said southerly Right-of-Way line, a radius of 2,160.80 feet, a central angle of 09°21'09", a distance of 352.72 feet, a chord bearing North 70°16'19" East, a distance of 352.32 feet;
3. Thence North 89°11'09" East, non-tangent with previous described curve, continuing along said southerly Right-of-Way line, a distance of 193.14 feet;
4. Thence South 02°27'20" West, continuing along said southerly Right-of-Way line, a distance of 7.03 feet to the easterly line of said parcel;
5. Thence South 02°32'15" West, coincident with the said easterly line, a distance of 5.58 feet to a non-tangent curve;
6. Thence along the arc of a curve to the right, a radius of 103.26 feet, a central angle of 09°09'58", a distance of 16.52 feet, a chord bearing North 87°03'13" West, a distance of 16.50 feet to a tangent reverse curve;
7. Thence along the arc of a curve to the left, a radius of 129.23 feet, a central angle of 10°11'23", a distance of 22.98 feet, a chord bearing North 87°33'56" West, a distance of 22.95 feet to a tangent compound curve;

8. Thence along the arc of a curve to the left, a radius of 984.50 feet, a central angle of  $26^{\circ}22'16''$ , a distance of 453.13 feet, a chord bearing South  $74^{\circ}09'15''$  West, a distance of 449.14 feet;

9. Thence South  $60^{\circ}58'07''$  West, tangent with previous described curve, a distance of 35.49 feet to the POINT OF BEGINNING.

The above described parcel contains 11,974 sq. ft. (0.275 acres), more or less.

Basis of Bearings: The South line of the Southeast quarter of said Section 3, being monumented at the South Quarter corner by a 3.25" aluminum cap stamped "AZTEC CONSULTANTS INC T8S R67W  $\frac{1}{4}$  S3/S10 2010 PLS 22561", and at the Southeast corner by a 2.5" aluminum cap stamped "1990 T8S R67W 3/2/10/11 LS 6935 ARCHER & ASSOC", bearing South  $89^{\circ}57'23''$  East, based on Colorado State Plane Central Zone (0502) NAD83 (2011).

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## **EXHIBIT "A"**

### **WOLFENSBERGER WIDENING**

**PROJECT NUMBER: 2022-01**

**PARCEL NUMBER: RW-12**

**DATE: July 13, 2023**

### **LEGAL DESCRIPTION**

A tract or parcel of land No. RW-12 of the Town of Castle Rock, Project No. 2022-01, containing 1,718 sq. ft. (0.039 acres) more or less, being a portion of Lot 1, Wolfensberger Plat, as recorded in Special Warranty Deed at Reception No. 2020099512, on October 14, 2020, in the Douglas County Clerk and Recorder's office, lying in the Southeast Quarter of Section 3, Township 8 South, Range 67 West, of the 6<sup>th</sup> Principal Meridian, in the Town of Castle Rock, Douglas County, State of Colorado, being described as follows:

Commencing at the South Quarter corner of said Section 3; Thence North 24°42'31" East, a distance of 1,542.47 feet to the westerly Right-of-Way line of Red Hawk Drive, and the POINT OF BEGINNING;

1. Thence South 05°47'44" East, coincident with the said westerly Right-of-Way line, a distance of 30.64 feet to the northerly Right-of-Way line of E. Wolfensberger Road;
2. Thence South 89°01'32" West, coincident with the said northerly Right-of-Way line, a distance of 133.76 feet to a non-tangent curve;
3. Thence along the arc of a curve to the left, a radius of 109.50 feet, a central angle of 12°49'45", a distance of 24.52 feet, a chord bearing North 76°55'53" East, a distance of 24.47 feet to a tangent reverse curve;
4. Thence along the arc of a curve to the right, a radius of 210.50 feet, a central angle of 19°55'51", a distance of 73.22 feet, a chord bearing North 80°28'56" East, a distance of 72.86 feet to a tangent reverse curve;
5. Thence along the arc of a curve to the left, a radius of 47.00 feet, a central angle of 47°50'11", a distance of 39.24 feet, a chord bearing North 66°31'46" East, a distance of 38.11 feet to the POINT OF BEGINNING.

The above-described parcel contains 1,718 sq. ft. (0.039 acres), more or less.

Basis of Bearings: The South line of the Southeast quarter of said Section 3, being monumented at the South Quarter corner by a 3.25" aluminum cap stamped "AZTEC CONSULTANTS INC T8S R67W ¼ S3/S10 2010 PLS 22561", and at the Southeast corner by a 2.5" aluminum cap stamped "1990 T8S R67W 3/2/10/11 LS 6935 ARCHER & ASSOC", bearing South 89°57'23" East, based on Colorado State Plane Central Zone (0502) NAD83 (2011).

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## **EXHIBIT "A"**

### **WOLFENSBERGER WIDENING**

**PROJECT NUMBER: 2022-01**

**PARCEL NUMBER: RW-13**

**DATE: July 13, 2023**

### **LEGAL DESCRIPTION**

A tract or parcel of land No. RW-13 of the Town of Castle Rock, Project No. 2022-01, containing 4,353 sq. ft. (0.100 acres) more or less, being a portion of Tract A, Red Hawk Filing No.1, Lot1, Block 1, 4<sup>th</sup> Amendment as recorded in Warranty Deed at Reception No. 02015844, on February 14, 2002, in the Douglas County Clerk and Recorder's office, lying in the Southeast Quarter of Section 3, Township 8 South, Range 67 West, of the 6<sup>th</sup> Principal Meridian, in the Town of Castle Rock, Douglas County, State of Colorado, being described as follows:

Commencing at the South Quarter corner of said Section 3; Thence North 34°40'20" East, a distance of 1673.74 feet to the northerly Right-of-Way line of E. Wolfensberger Road, and the POINT OF BEGINNING;

1. Thence South 89°06'07" West, coincident with the said northerly Right-of-Way line, a distance of 164.28 feet to the easterly Right-of-Way line of Red Hawk Drive;
2. Thence North 45°32'26" West, coincident with the said easterly Right-of-Way line, a distance of 78.51 feet;
3. Thence North 05°54'42" West, coincident with the said easterly Right-of-Way line, a distance of 118.22 feet;
4. Thence South 11°06'26" East, a distance of 22.59 feet;
5. Thence South 17°46'32" East, a distance of 44.44 feet to a tangent curve;
6. Thence along the arc of a curve to the left, a radius of 137.00 feet, a central angle of 38°25'123, a distance of 91.87 feet, a chord bearing South 36°59'07" East, a distance of 90.15 feet to a tangent curve;
7. Thence along the arc of a curve to the left, a radius of 199.50 feet, a central angle of 34°03'46", a distance of 118.60 feet, a chord bearing South 73°13'36" East, a distance of 116.87 feet;
8. Thence North 89°44'30" East, tangent with previous described curve, a distance of 48.43 feet to the POINT OF BEGINNING.

The above-described parcel contains 4,353 sq. ft. (0.100 acres), more or less.

Basis of Bearings: The South line of the Southeast quarter of said Section 3, being monumented at the South Quarter corner by a 3.25" aluminum cap stamped "AZTEC CONSULTANTS INC T8S R67W ¼ S3/S10 2010 PLS 22561", and at the Southeast corner by a 2.5" aluminum cap stamped "1990 T8S R67W 3/2/10/11 LS 6935 ARCHER & ASSOC", bearing South 89°57'23" East, based on Colorado State Plane Central Zone (0502) NAD83 (2011).

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## **EXHIBIT "A"**

### **WOLFENSBERGER WIDENING**

**PROJECT NUMBER: 2022-01**

**PARCEL NUMBER: RW-14**

**DATE: March 13, 2023**

### **LEGAL DESCRIPTION**

A tract or parcel of land No. RW-14 of the Town of Castle Rock, Project No. 2022-01, containing 254 sq. ft. (0.006 acres) more or less, being a portion of Lot 1 Block 1, Castle Highlands Filing No. 1, as recorded in Special Warranty Deed at Reception No. 00068251, on September 27, 2000, in the Douglas County Clerk and Recorder's office, lying in the Southeast Quarter of Section 3, Township 8 South, Range 67 West, of the 6<sup>th</sup> Principal Meridian, in the Town of Castle Rock, Douglas County, State of Colorado, being described as follows:

Commencing at the South Quarter corner of said Section 3; Thence North 31°51'41" East, a distance of 1474.75 feet to the southerly Right-of-Way line of E. Wolfensberger Road, and the POINT OF BEGINNING;

1. Thence South 45°42'21" West, a distance of 35.66 feet to the easterly Right-of-Way line of Auburn Drive;
2. Thence North 0°33'45" West, coincident with the said easterly Right-of-Way line, a distance of 13.35 feet;
3. Thence North 43°48'34" East, coincident with the said easterly Right-of-Way line, a distance of 15.65 feet to the said southerly Right-of-Way line;
4. Thence North 88°59'36" East, coincident with the said southerly Right-of-Way line, a distance of 14.83 feet to the POINT OF BEGINNING.

The above described parcel contains 254 sq. ft. (0.006 acres), more or less.

Basis of Bearings: The South line of the Southeast quarter of said Section 3, being monumented at the South Quarter corner by a 3.25" aluminum cap stamped "AZTEC CONSULTANTS INC T8S R67W ¼ S3/S10 2010 PLS 22561", and at the Southeast corner by a 2.5" aluminum cap stamped "1990 T8S R67W 3/2/10/11 LS 6935 ARCHER & ASSOC", bearing South 89°57'23" East, based on Colorado State Plane Central Zone (0502) NAD83 (2011).

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## **EXHIBIT "A"**

### **WOLFENSBERGER WIDENING**

**PROJECT NUMBER: 2022-01**

**PARCEL NUMBER: RW-18**

**DATE: March 13, 2023**

### **LEGAL DESCRIPTION**

A tract or parcel of land No. RW-18 of the Town of Castle Rock, Project No. 2022-01, containing 16,393 sq. ft. (0.376 acres) more or less, being a portion of Lot 1 Block1, Citadel Station Filing No. 6, Fifth Amendment as recorded in Warranty Deed at Reception No. 2008048452 on July 11, 2008, in the Douglas County Clerk and Recorder's office, lying in the Southeast Quarter of Section 3, Township 8 South, Range 67 West, of the 6<sup>th</sup> Principal Meridian, in the Town of Castle Rock, Douglas County, State of Colorado, being described as follows:

Commencing at the South Quarter corner of said Section 3; Thence North 56°46'55" East, a distance of 2304.80 feet to the southerly Right-of-Way line of E. Wolfensberger Road, and the POINT OF BEGINNING;

1. Thence South 14°46'24" East, a distance of 110.07 feet;
2. Thence South 74°57'10" West, a distance of 147.18 feet to the westerly line of said parcel;
3. Thence North 00°25'55" West, coincident with the said westerly line, a distance of 144.04 feet to the said southerly Right-of-Way line;
4. Thence North 89°41'50" East, coincident with the said southerly Right-of-Way line, a distance of 115.15 feet to the POINT OF BEGINNING.

The above-described parcel contains 16,393 sq. ft. (0.376 acres), more or less.

Basis of Bearings: The South line of the Southeast quarter of said Section 3, being monumented at the South Quarter corner by a 3.25" aluminum cap stamped "AZTEC CONSULTANTS INC T8S R67W ¼ S3/S10 2010 PLS 22561", and at the Southeast corner by a 2.5" aluminum cap stamped "1990 T8S R67W 3/2/10/11 LS 6935 ARCHER & ASSOC", bearing South 89°57'23" East, based on Colorado State Plane Central Zone (0502) NAD83 (2011).

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