GATEWAY MESA ANNEXATION MAP

METES AND BOUNDS PARCEL OF LAND

LOCATED IN ALL OR PORTIONS OF THE SE 1/4 OF THE SW 1/4 SECTION 32, THE SW 1/4 OF THE SW 1/4 SECTION 33, T 7 S, R 66 W OF THE 6TH P.M., THE WEST HALF OF NW 1/4 SECTION 4, NORTH HALF OF THE NE 1/4 SECTION 5 AND THE NE 1/4 OF THE NW 1/4 SECTION 5, T 8 S, R 66 W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A METES AND BOUNDS PARCEL OF LAND LOCATED IN ALL OR PORTIONS OF THE SE 1/4 OF THE SW 1/4 SECTION 32, THE SW 1/4 OF THE SW 1/4 SECTION 33, T 7 S, R 66 W OF THE 6TH P.M., THE WEST HALF OF NW 1/4 SECTION 4, NORTH HALF OF THE NE 1/4 SECTION 5 AND THE NE 1/4 OF THE NW 1/4 SECTION 5, T 8 S, R 66 W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO AS DESCRIBED IN A WARRANTY DEED RECORDED UNDER RECEPTION NO. 99076429 DATED AUGUST 25, 1999 OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHEAST QUARTER SECTION 5, BEING MONUMENTED AT BOTH ENDS WITH A 3.25" ALUMINUM CAP STAMPED PLS 17669, SAID LINE IS ASSUMED TO BEAR N 89°23'25" E, A DISTANCE OF 2654.63 FEET.

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, SAID CORNER BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2003060698 OF SAID CLERK'S OFFICE, THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND REC. NO. 2003060698, SAID COMMON LINE BEING THE TOWN OF CASTLE ROCK ANNEXATION CONTIGUITY LINE OF HERITAGE FARM ANNEXATION MAP AS DESCRIBED UNDER REC. NO. 366643 THE FOLLOWING THREE COURSES: 1) N 89°23'25" E, ALONG THE NORTH LINE NE 1/4 SECTION 5, A DISTANCE OF 2654.63 FEET TO THE NORTHWEST CORNER OF SAID SECTION 4; 2) N 00°29'43" W, ALONG THE WEST LINE SW 1/4 OF THE SW 1/4 SAID SECTION 33, A DISTANCE OF 1322.64 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 33; 3) N 89°04'23" E, ALONG THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 SAID SECTION 33, A DISTANCE OF 1317.42 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 33;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND REC. NO. 2011058282 OF SAID CLERK'S OFFICE, SAID COMMON LINE BEING THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 33, S 00°10'51" W, A DISTANCE OF 1324.52 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 33;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND REC. NO. 99045243 AND REC. NO. 2017072630 OF SAID CLERK'S OFFICE, SAID COMMON LINE BEING THE EAST LINE OF THE WEST HALF OF THE NW 1/4 OF SAID SECTION 4 S 00°04'34" E, A DISTANCE OF 2581.42 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 4, SAID CORNER BEING A POINT ON THE TOWN OF CASTLE ROCK ANNEXATION CONTIGUITY LINE OF BELLA MESA ANNEXATION MAP AS DESCRIBED UNDER REC. NO. 2016004149 OF SAID CLERK'S OFFICE;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND REC. NO. 2014010035 OF SAID CLERK'S OFFICE, SAID COMMON LINE BEING THE SOUTH LINE OF THE WEST HALF OF THE NW 1/4 OF SAID SECTION 4, SAID LINE ALSO BEING ON SAID CONTIGUITY LINE OF BELLA MESA ANNEXATION MAP, S 89°29'05" W, A DISTANCE OF 1315.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND REC. NO. 8819876 OF SAID CLERK'S OFFICE, ALONG THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 4, N 00°13'01" E, A DISTANCE OF 1300.35 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 4;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND SAID REC. NO. 8819876 AND REC. NO. 9908786Z OF SAID CLERK'S OFFICE, SAID COMMON LINE BEING THE SOUTH LINE OF THE NORTH HALF OF THE NE 1/4 OF SAID SECTION 5 S 89°18'45" W, A DISTANCE OF 2633.50 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 86, SAID POINT BEARS S 89°18'45" W, A DISTANCE OF 13.73 FEET +/- TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 5;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: 1) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1984.71 FEET, A CENTRAL ANGLE OF 09°44'57", AN ARC LENGTH OF 337.71 FEET, WHOSE CHORD BEARS N 14°29'49" W, A DISTANCE OF 337.30 FEET: 2) N 19°22'17" W, A DISTANCE OF 320.50 FEET; 3) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 880.02 FEET, A CENTRAL ANGLE OF 61°03'39", AN ARC LENGTH OF 937.85 FEET, WHOSE CHORD BEARS N 11°09'32" E, A DISTANCE OF 894.09 FEET TO A POINT ON THE EASTERLY LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 32, SAID POINT ALSO BEING ON SAID CONTIGUITY LINE OF HERITAGE FARM ANNEXATION MAP;

THENCE ALONG SAID EASTERLY LINE AND SAID CONTIGUITY LINE OF HERITAGE FARM ANNEXATION MAP S 00°28'13" E, A DISTANCE OF 229.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 8,682,905 SQUARE FEET OR 199.33 ACRES MORE OR LESS.

CONTIGUITY

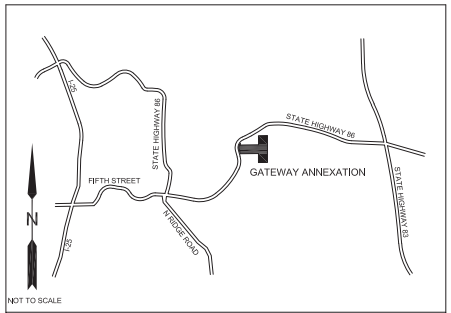
TOTAL PERIMETER	16,275.16 FEET
1/6 TOTAL PERIMETER	2,712.53 FEET
CONTIGUOUS PERIMETER	6,839.31 FEET
PERCENT CONTIGUITY	42.02%
TOTAL AREA	199.33 +/- ACRES

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 OF THE NORTH LINE OF THE NORTHEAST QUARTER SECTION 5, BEING MONUMENTED AT BOTH ENDS WITH A 3.25" ALUMINUM CAP STAMPED PLS 17669 PER CURRENT MONUMENT RECORDS ON FILE. SAID LINE IS ASSUMED TO BEAR N 89°23'25" E, A DISTANCE OF 2654.63 FEET.



NOT TO SCALE

VICINITY MAP

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

1. 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.
2. 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.
3. ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
5. EASEMENTS ARE NOT SHOWN.
6. 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 _____, 20_____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20_____ 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 _____, 2020.

_____ _____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

PLANNING COMMISSION RECOMMENDATION

THIS GATEWAY MESA 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

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 _____, 20 ____

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" = 300'	PROJECT NO:	TN 19088
VERT. SCALE:	N/A	DATE:	12/18/19
FIELD CREW:	----	FIELD DATE: ----	DRAFTED BY: BB / APPROVED BY: BB

REV	DATE	DESCRIPTION
1	04/10/2020	INITIAL TOWN COMMENTS

SHEET NUMBER
1 OF 2

PROJECT NUMBER
ANX19-0002

VOSB

TRUE N
Surveying & Ma

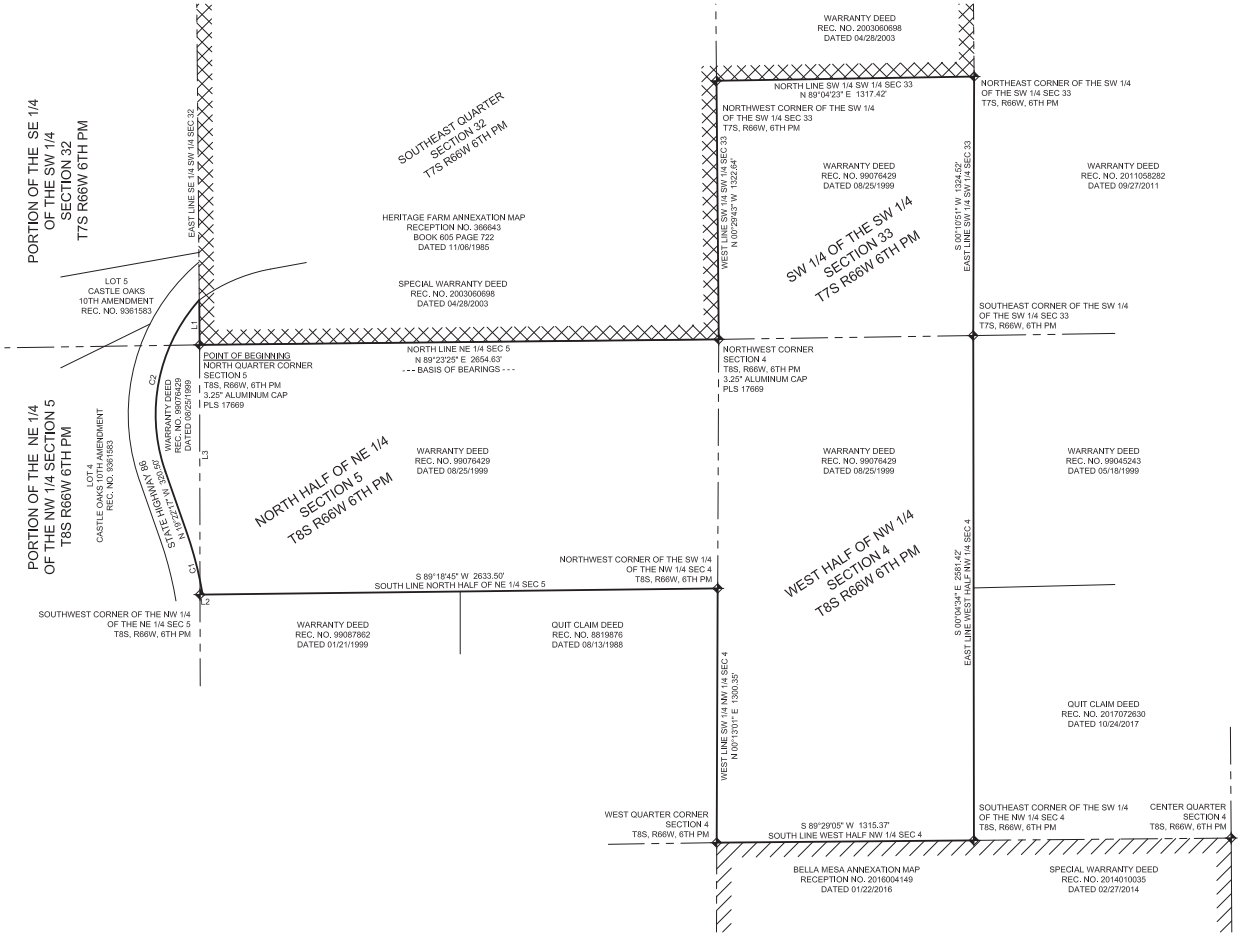
Our Passion Shows | St
9623 Mallard Pond Way Littl
Phone: 303-484-8886 Fax:
www.TRUENORTHsur

Attachment B

GATEWAY MESA ANNEXATION MAP

METES AND BOUNDS PARCEL OF LAND

LOCATED IN ALL OR PORTIONS OF THE SE 1/4 OF THE SW 1/4 SECTION 32, THE SW 1/4 OF THE SW 1/4 SECTION 33, T 7 S, R 66 W OF THE 6TH P.M., THE WEST HALF OF NW 1/4 SECTION 4, NORTH HALF OF THE NE 1/4 SECTION 5 AND THE NE 1/4 OF THE NW 1/4 SECTION 5, T 8 S, R 66 W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



CURVE, BEARING AND DISTANCE TABLE LEGEND

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1984.71'	337.71'	337.30'	N 14°29'49" W	9°44'57"
C2	880.02'	937.85'	894.09'	N 11°09'32" E	61°03'39"

LINE	BEARING	DISTANCE
L1	S 00°26'13" E	229.26'
L2	S 89°18'45" W	13.73'
L3	S 00°05'38" E	1277.03'

CONTIGUITY ANNEXATION LEGEND

THIS HATCH INDICATES THE HERITAGE FARM ANNEXATION MAP AS RECORDED UNDER RECEPTION NO. 366643 (BOOK 605 AT PAGE 722) DATED NOVEMBER 06, 1985. CONTIGUITY LENGTH 5,523.94 FEET

THIS HATCH INDICATES THE BELLA MESA ANNEXATION MAP AS RECORDED UNDER RECEPTION NO. 2016004149 DATED JANUARY 22, 2016. CONTIGUITY LENGTH 1,315.37 FEET

PROJECT NUMBER
ANX19-0002

N

0' 300' 600'

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" = 300'	PROJECT NO:	TN 19088
VERT. SCALE:	N/A	DATE:	12/18/19
FIELD CREW:	----	FIELD DATE: ----	DRAFTED BY: BB / APPROVED BY: BB

REV	DATE	DESCRIPTION
1	04/10/2020	INITIAL TOWN COMMENTS

SHEET NUMBER
2 OF 2

TRUE NORTH Surveying & Mapping, LLC
Our Passion Shows | Since 2008
9623 Mallard Pond Way Littleton, Co 80125
Phone: 303-484-8886 Fax: 303-948-1864
www.TRUENORTHsurvey.com