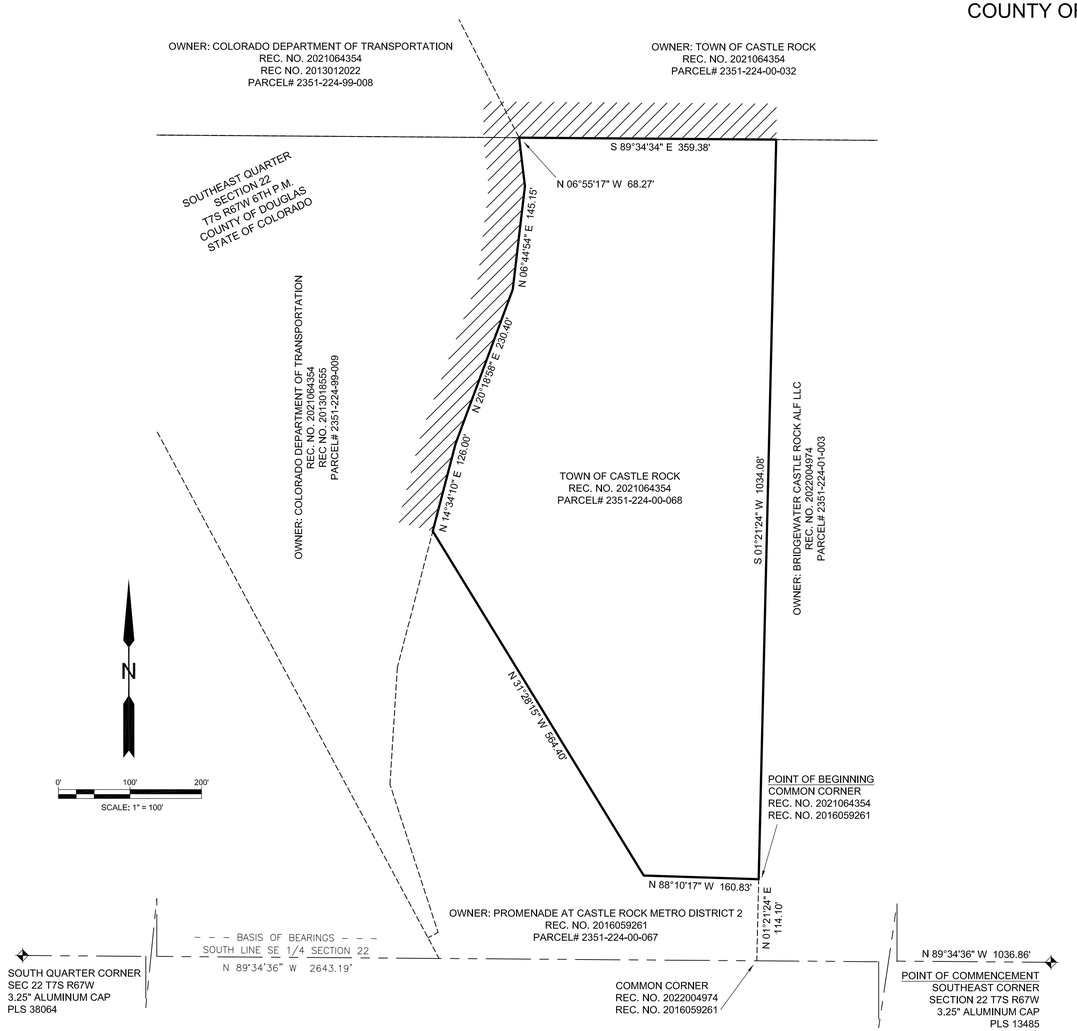
HOME STREET ANNEXATION MAP

METES AND BOUND PARCELS OF LAND
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, T 7 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION FOR HOME STREET ANNEXATION MAP

A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2021064354 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED WITH 3.25" ALUMINUM CAP STAMPED PLS 13485 WHENCE A LINE TO THE SOUTH QUARTER CORNER OF SECTION 22, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 38064 BEARS N 89° 34' 36" W, A DISTANCE OF 2643.19 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22 N 89° 34' 36" W, A DISTANCE OF 1036.86 FEET TO A COMMON CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2022004974 AND RECEPTION NO. 2016059261;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2022004974 AND RECEPTION NO. 2016059261 N 01° 21' 24" E, A DISTANCE OF 114.10 FEET TO A COMMON CORNER OF SAID PARCELS RECEPTION NO. 2016059261 AND RECEPTION NO. 2021064354, SAID COMMON CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE COMMON LINE BETWEEN SAID RECEPTION NO. 2021064354 AND RECEPTION NO. 2016059261 TH FOLLOWING TWO (2) COURSES:

1) N 88°10'17" W, A DISTANCE OF 160.83 FEET;
2) N 31°28'15" W, A DISTANCE OF 564.40 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2021064354, RECEPTION NO. 2016059261 AND RECEPTION NO. 2013018555 IN SAID CLERK'S OFFICE;

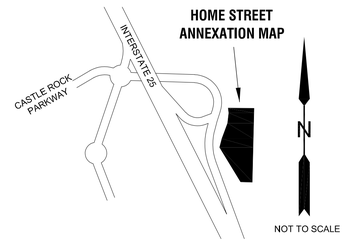
THENCE ALONG THE COMMON LINE BETWEEN SAID RECEPTION NO. 2021064354 AND SAID RECEPTION NO. 2013018555 THE FOLLOWING FOUR (4) COURSES:

1) N 14°34'10" E, A DISTANCE OF 126.00 FEET;
2) N 20°18'58" E, A DISTANCE OF 230.40 FEET;
3) N 06°44'54" E, A DISTANCE OF 145.15 FEET;
4) N 06°55'17" W, A DISTANCE OF 68.27 FEET TO THE COMMON CORNER OF SAID RECEPTION NO. 2021064354, SAID RECEPTION NO. 2013018555 AND RECEPTION NO. 2013012022 IN SAID CLERK'S OFFICE;

THENCE S 89°34'34" E, A DISTANCE OF 359.38 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2021064354 AND SAID RECEPTION NO. 2022004974;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2021064354 AND SAID RECEPTION NO. 2022004974, S 01°21'24" W, A DISTANCE OF 1034.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 368,203 SQUARE FEET OR 8.45 ACRES MORE OR LESS.



VICINITY MAP

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2026.

_____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK 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 _____, 2026.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2026

BY _____ AS MAYOR AND

BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

PLANNING COMMISSION RECOMMENDATION

THIS HOME STREET ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2026.

_____ _____
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 _____, 2026

AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY:

_____
DEPUTY

CONTIGUITY

TOTAL PERIMETER	2,688.51 FEET
1/6 TOTAL PERIMETER	448.08 FEET
CONTIGUOUS PERIMETER	929.20 FEET
PERCENT CONTIGUITY	34.56%
TOTAL AREA	368,203 SQUARE FEET OR 8.45 ACRES +/-

CONTACT LIST

OWNER: STATE PARCEL 2351-224-00-068
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

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.

CONTIGUITY ANNEXATION LEGEND

THIS HATCH INDICATES THE ANNEXATION OF THE CASTLE PINES COMMERCIAL P.U.D. TO THE TOWN OF CASTLE ROCK RECORDED UNDER RECEPTION NO. 198728957 DATED OCTOBER 08, 1987. CONTIGUITY LENGTH 929.20 FEET

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 13485 AND AT THE SOUTH QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 38064 WHICH IS ASSUMED TO BEAR N 89°34'36" W A DISTANCE OF 2643.19 FEET.

NOTE

THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

LINE TABLE LEGEND

———— INDICATES LAND TO BE ANNEXED
- - - - - - - - - - INDICATES APPROXIMATE ADJACENT LOT LINES (NOT SURVEYED)
——— – – ——— INDICATES SECTION LINE

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.

DRAFT R1

_____ _____
WILLIAM G. BUNTROCK, PLS 35585 DATE

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" = 100'	PROJECT NO:	TN 25019
VERT. SCALE:	N/A	DATE:	06/13/2025
FIELD CREW: N/A	FIELD DATE: N/A	DRAFTED BY: BB	APPROVED BY: BB

REV	DATE	DESCRIPTION
1	07/22/2026	1st REVISION COMMENTS

SHEET NUMBER
1 OF 1

TRUE NORTH Surveying & Mapping, LLC
Our Passion Shows | Since 2008
9623 Mallard Pond Way Littleton, Co 80125
Phone: 303-484-8886 Fax: 303-948-1854
www.TRUENORTHsurvey.com