

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 MARCH 6, 2025)

PARCEL ONE:

ALL THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35 AND ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 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 1/4 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 1/4 OF SECTION 34 FROM WHENCE THE EAST 1/4 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' 58" 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 1/4 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

ABOVE LEGAL DESCRIPTION IS ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTIONS 34 AND 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, BEING MONUMENTED BY A 2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935", FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 36, BEING MONUMENTED BY A 2 INCH DIAMETER ALUMINUM TUBE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935", IS ASSUMED TO BEAR NORTH 0° 05' 27" EAST, A DISTANCE OF 2679.42 FEET. WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THENCE NORTH 89° 28' 38" WEST, A DISTANCE OF 3552.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25, BEING MONUMENTED BY A 3.25 INCH ALUMINUM CAP STAMPED "CDOT POINT 939", BEING THE THE POINT OF BEGINNING;
THENCE ALONG SAID WEST RIGHT OF WAY LINE FOLLOWING EIGHT (8) COURSES:
1. SOUTH 18° 57' 27" EAST, A DISTANCE OF 97.46 FEET;
2. SOUTH 34° 19' 43" EAST, A DISTANCE OF 116.54 FEET;
3. SOUTH 10° 33' 34" EAST, A DISTANCE OF 210.86 FEET;
4. SOUTH 19° 03' 26" EAST, A DISTANCE OF 342.07 FEET;
5. SOUTH 06° 26' 49" EAST, A DISTANCE OF 432.31 FEET;
6. SOUTH 39° 49' 42" WEST, A DISTANCE OF 69.17 FEET;
7. SOUTH 10° 19' 22" EAST, A DISTANCE OF 83.49 FEET;
8. SOUTH 42° 40' 51" EAST, A DISTANCE OF 52.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
9. DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 89° 19' 42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2091.57 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTIONS 34 AND 35;
10. SOUTH 89° 30' 25" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1117.36 FEET TO A POINT ON THE EAST BOUNDARY OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;
11. NORTH 11° 45' 56" WEST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 72.25 FEET TO A POINT OF CURVATURE;
12. CONTINUING ON SAID EAST RIGHT OF WAY LINE, NORTHWESTERLY A DISTANCE OF 510.22 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1507.70 FEET, A CENTRAL ANGLE OF 19° 23' 21", A CHORD BEARING OF NORTH 21° 27' 37" WEST, AND A CHORD LENGTH OF 507.79 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;
13. NORTH 00° 56' 39" WEST, ALONG SAID WEST LINE, A DISTANCE OF 781.54 FEET TO THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION 34;
14. NORTH 89° 58' 06" WEST, ALONG THE SOUTH LINE OF THE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 34.78 FEET;
15. NORTH 28° 20' 52" WEST, A DISTANCE OF 1183.02 FEET;
16. NORTH 70° 09' 33" EAST, A DISTANCE OF 911.69 FEET TO A POINT ON THE WEST BOUNDARY OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING FOUR (4) COURSES:
17. SOUTHEASTERLY A DISTANCE OF 249.04 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5620.00 FEET, A CENTRAL ANGLE OF 2°32'20", A CHORD BEARING OF SOUTH 24°32'33" EAST, AND A CHORD LENGTH OF 249.02 FEET;
18. SOUTH 25° 48' 43" EAST, A DISTANCE OF 455.32 FEET;
19. SOUTH 64° 11' 17" WEST, A DISTANCE OF 100.00 FEET;
20. SOUTH 25° 48' 43" EAST, A DISTANCE OF 745.62 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;
21. SOUTH 89° 57' 34" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 512.07 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34;
22. SOUTH 89° 29' 14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1810.18 FEET TO THE POINT OF BEGINNING;

SAVING AND EXCEPTING THEREFROM

THOSE LANDS OCCUPIED AND CLAIMED BY THE UNION PACIFIC RAILROAD AS DEPICTED ON SHEET 5 OF 27 OF THE RIGHT OF WAY AND TRACK MAP OF THE DENVER AND RIO GRANDE RAILROAD, FIRST DIVISION, DATED JUNE 30, 1919 BEING SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO AND THAT SIXTY (60) FOOT WIDE RIGHT OF WAY FOR LIGGETT ROAD, BEING SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SAID PARCEL CONTAINING A CALCULATED AREA OF 5,145,443 SQUARE FEET OR 118.123 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

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 MARCH 6, 2025)

PARCEL A:

THE NORTH 1/4 OF THE NORTHEAST 1/4 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.

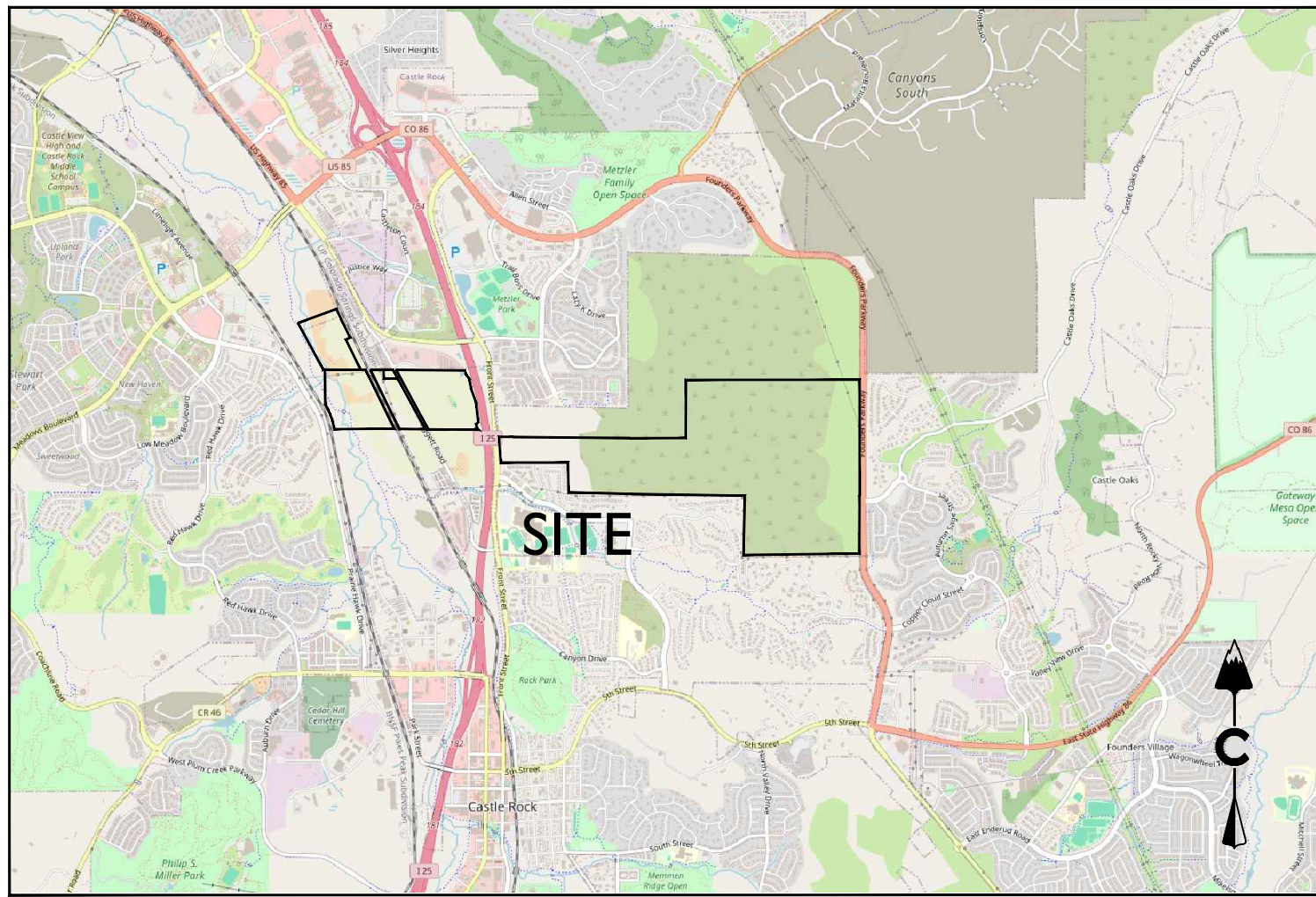
PARCEL B:

THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 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 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION (CONTINUED):

PARCEL D:
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL E:
THE SOUTHEAST 1/4, THE EAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 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 2009CV83, DISTRICT COURT, DOUGLAS COUNTY, RECORDED NOVEMBER 4, 2010 AT RECEPTION NO. 2010076348, COUNTY OF DOUGLAS, STATE OF COLORADO.

ABOVE LEGAL DESCRIPTION ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 1, TOWNSHIP 8 SOUTH, AND SECTIONS 35 AND 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, BEING MONUMENTED BY A 2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935", FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 36, BEING MONUMENTED BY A 2 INCH DIAMETER ALUMINUM TUBE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935", IS ASSUMED TO BEAR NORTH 0° 05' 27" EAST, A DISTANCE OF 2679.42 FEET. WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO.

THENCE NORTH 89° 51' 44" EAST, A DISTANCE OF 1318.81 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 36, AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING TWENTY-THREE (23) COURSES:

1. NORTH 89° 51' 44" EAST, A DISTANCE OF 3864.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FOUNDERS PARKWAY;
2. SOUTH 00° 13' 20" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2125.88 FEET TO THE NORTHEASTERN MOST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2010076348 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, AND ALONG THE NORTH, WEST, AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING FOUR COURSES:

3. NORTH 73° 43' 24" WEST, A DISTANCE OF 67.75 FEET;
4. SOUTH 24° 44' 16" WEST, A DISTANCE OF 84.60 FEET
5. SOUTH 00° 00' 08" EAST, A DISTANCE OF 308.73 FEET;
6. NORTH 89° 59' 39" EAST, A DISTANCE OF 101.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID FOUNDERS PARKWAY, BEING THE SOUTHEASTERN MOST CORNER OF SAID PARCEL;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, THE FOLLOWING TWO (2) COURSES:

7. SOUTH 00° 13' 20" EAST, A DISTANCE OF 142.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36;
8. SOUTH 01° 11' 55" EAST, A DISTANCE OF 1340.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION ONE, BEING THE SOUTHEASTERN MOST CORNER OF THE PARCEL HEREIN DESCRIBED;
9. SOUTH 89° 17' 31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2588.82 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 1;
10. NORTH 01° 04' 11" EAST, ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION ONE, A DISTANCE OF 1361.34 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 36;
11. SOUTH 89° 27' 39" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2585.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36;
12. NORTH 89° 09' 02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1348.09 FEET TO THE EAST SIXTEENTH CORNER COMMON TO SECTIONS 35 AND 2;
13. NORTH 01° 03' 36" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 662.52 FEET TO THE CENTER SOUTH SOUTHEAST 1/64TH CORNER OF SAID SECTION 35;
14. NORTH 89° 15' 24" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, TO THE SOUTHWEST CORNER THEREOF, A DISTANCE OF 1342.46 FEET;
15. NORTH 89° 15' 24" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 161.76 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FRONT STREET;

THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

16. NORTH 04° 58' 38" WEST, A DISTANCE OF 316.76 FEET;
17. NORTH 05° 23' 34" WEST, A DISTANCE OF 272.88 FEET;
18. NORTH 06° 01' 18" WEST, A DISTANCE OF 74.44 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
19. SOUTH 89° 19' 42" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 216.50 FEET TO THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 35;
20. SOUTH 89° 19' 15" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1336.37 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 35;
21. SOUTH 89° 19' 17" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1336.13 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 35 AND 36;
22. NORTH 89° 39' 41" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1305.83 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 36;
23. NORTH 01° 00' 45" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1324.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 18,091,645 SQUARE FEET OR 415.327 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

COMPREHENSIVE
CONTIGUITY INFORMATION

TOTAL PERIMETER	35,889.74'
1/6TH TOTAL PERIMETER	5,981.62'
CONTIGUOUS PERIMETER	22,004.89'
PERCENT CONTIGUITY	61.31%
TOTAL AREA	533.450 AC.

TOWN COUNCIL APPROVAL:

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

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

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 _____

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 SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL:

THE PINE CANYON ANNEXATION MAP WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

OWNER

JRW FAMILY LIMITED PARTNERSHIP LLLP
5975 E. JAMESON PL.
CENTENNIAL, CO 80112

SURVEYOR'S CERTIFICATE

I, PATRICK M. STEENBURG, A DULY LICENSED 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: 3/17/2025

PROJECT NO. ANX25-0003

SHEET INDEX

1 - COVER SHEET
2 - ANNEXATION MAP

CORE

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

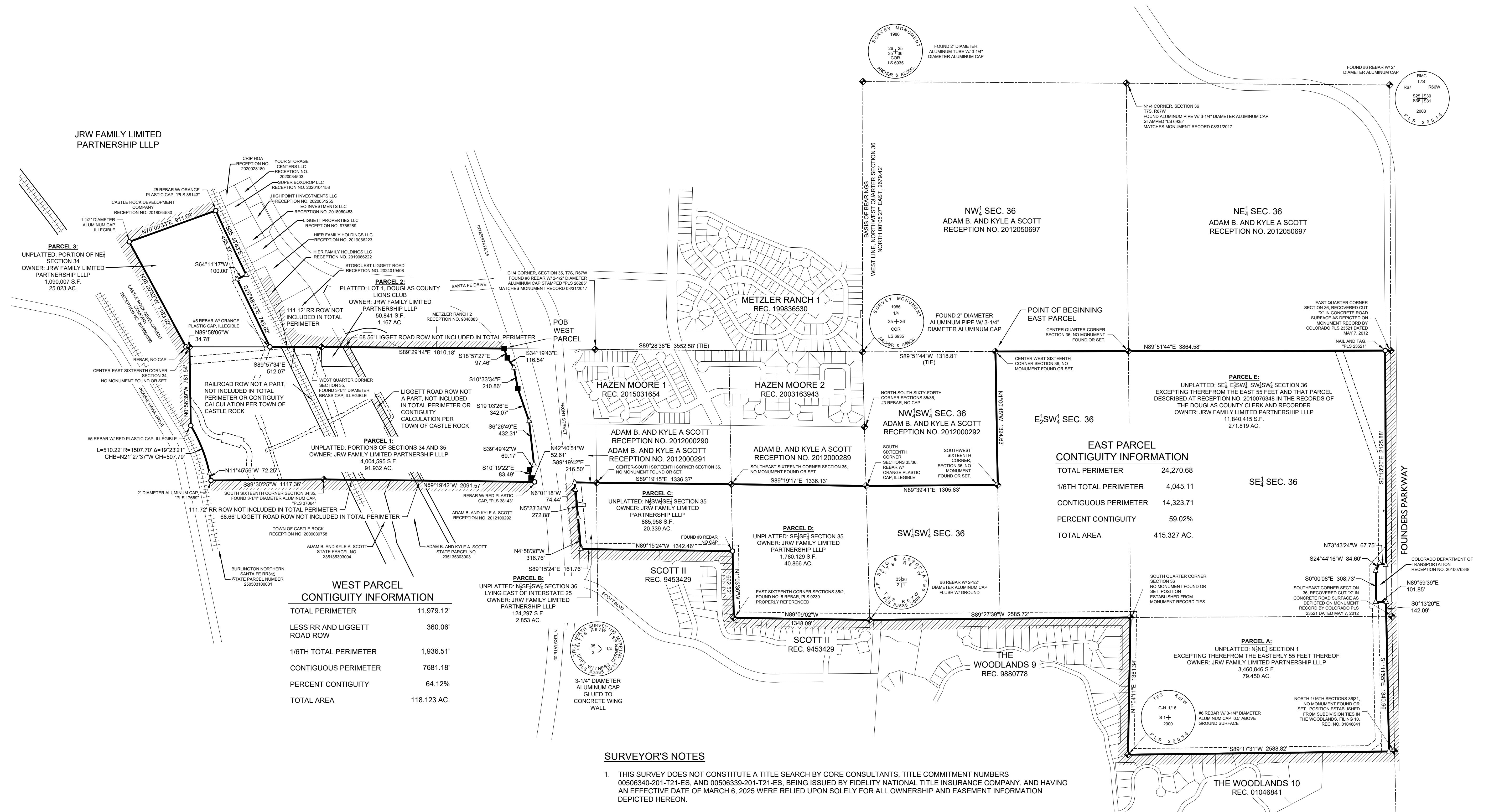
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

DATE: 04/04/25
CAD: K K
QA/QC: JCA

JOB NO. 25-004

SHEET 1 OF 2

PINE CANYON ANNEXATION MAP
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,
DOUGLAS COUNTY, STATE OF COLORADO



WEST PARCEL CONTIGUITY INFORMATION	
TOTAL PERIMETER	11,979.12'
LESS RR AND LIGGETT ROAD ROW	360.06'
1/6TH TOTAL PERIMETER	1,936.51'
CONTIGUOUS PERIMETER	7681.18'
PERCENT CONTIGUITY	64.12%
TOTAL AREA	118.123 AC.

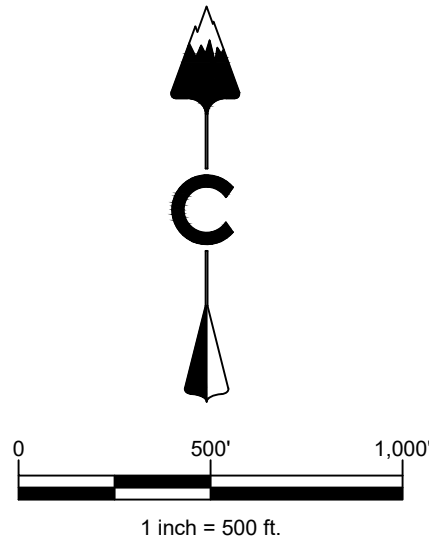
EAST PARCEL CONTIGUITY INFORMATION	
TOTAL PERIMETER	24,270.68'
1/6TH TOTAL PERIMETER	4,045.11'
CONTIGUOUS PERIMETER	14,323.71'
PERCENT CONTIGUITY	59.02%
TOTAL AREA	415.327 AC.

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 AN EFFECTIVE DATE OF MARCH 6, 2025 WERE RELIED UPON SOLELY FOR ALL OWNERSHIP AND EASEMENT INFORMATION DEPICTED HEREON.
- 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. T75 R67W S1116 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 PREPARATION 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 DEFACTS 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.

LEGEND

- ALIQUOT CORNER, AS NOTED
- MONUMENT FOUND, AS NOTED
- MONUMENT FOUND, 3-1/4" ALUMINUM CAP, STAMPED "COLO DEPT OF TRANSPORTATION"
- NO MONUMENT FOUND OR SET
- EXISTING CITY LIMITS
- RAIL ROAD TRACK



CORE CORE CONSULTANTS, INC. 3473 SOUTH BROADWAY ENGLEWOOD, CO 80113 303.703.4444 LIVEYOURCORE.COM	LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE	DATE: 04/04/25 CAD: K K QA/QC: JCA JOB NO. 25-004 SHEET 1 OF 1
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