

PIONEER RANCH

2 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 AND A PORTION OF THE  
TION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF DOUGLAS, STATE OF COLORADO

## PARCEL DESCRIPTION

BEARINGS ARE BASED ON THE NORTHLINE OF THE NORTHWEST 1/4 OF SECTION 36, AS MONUMENTED AT THE WEST END BY 12 1/2" ALUMINUM CAP STAMPED LS 6935 AND AT THE EAST END BY 2 1/2" ALUMINUM CAP STAMPED LS 6935, SAID LINE BEARS S89°37'40"E.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36:

THENCE S89°37'40"E, ALONG THE NORTHERLY LINE OF SAD SECTION 36, A DISTANCE OF 2612.44 FEET, TO A FOUND 177.77' CORNER; THENCE N0°00'00"E, ALONG THE NORTHEAST CORNER OF SAD SECTION 36; THENCE S89°37'40"E, ALONG THE NORTHERLY LINE OF SAD SECTION 36 S89°36'43"E, A DISTANCE OF 834.35 FEET, TO A POINT OF NON-TANGENTIAL CURVE; THENCE ALONG THE TANGENTIAL CURVE, HAVING A RADIUS OF 1005.00 FEET, THROUGH A CENTRAL ANGLE OF 352.87° FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1005.00 FEET, THROUGH A CENTRAL ANGLE OF 207.027°, HAVING A CHORD WHICH BEARS S79°45'03"E, A DISTANCE OF 351.06 FEET;

THENCE S89.48°E A DISTANCE OF 486.93 FEET TO A POINT OF CURVATURE;  
THENCE 1400.04 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 895.00 FEET, THROUGH A CENTRAL ANGLE OF 189°37'39", HAVING A CHORD WHICH BEARS S44°59'44"E, A DISTANCE OF 1261.60 FEET TO A POINT ON THE WEST R.O.W.  
LINE OF FOUNDERS PARKWAY;  
THENCE ON SAID WEST R.O.W. LINE S00°10'54"E, A DISTANCE OF 1689.49 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 36;

THENCE ON SAID SOUTH LINE S89°52'39"W, A DISTANCE OF 3864.69 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36;  
THENCE ON THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 S00°59'56"E, A DISTANCE OF 1324.69 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;

FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4;  
THENCE ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 S89°40'51"W, A DISTANCE OF 1305.87  
FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 35 N89°18'24"W, A DISTANCE  
OF 2672.40 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35;

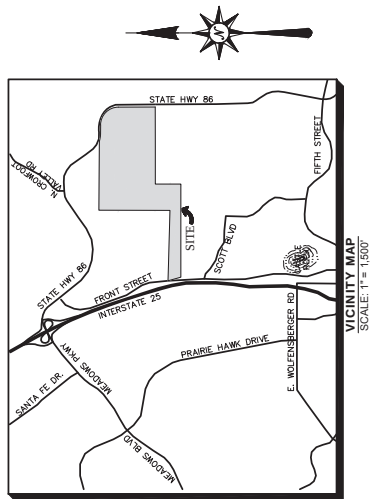
REFERENCE ON THE SOUTHLINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 N89°18'46"W, A DISTANCE OF 223.25 FEET TO A POINT ON THE EAST R.O.W. LINE OF INTERSTATE 25;  
REFERENCE ON SAID EAST R.O.W. LINE, NORTH 74°24'30" A DISTANCE OF 578.61 FEET.

THENCE LEAVING SAID EAST R.O.W. LINE S89°27'38"E A DISTANCE OF 2914.92 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35;

REFERENCE ON SAID EAST LINE NOT 33.23 W., A DISTANCE OF 744.12 FEET TO A FOUND 2 1/2" ALUMINUM MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 35;  
THENCE ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 N00°06'32"E., A DISTANCE OF 2679.44 FEET TO THE POINT OF BEGINNING.

## SUMMARY TABLE

CONTAINING 16,920.770 SQ FT OR 388.447 ACRES OF LAND, MORE OR LESS;



**CONTIGUITY STATEMENT:**

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 23,686.10 FEET  
ONE-SIXTH OF TOTAL PERIMETER OF AREA = 3947.68 FEET  
PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING TOWN LIMITS = 14,295.20 FEET  
THE TOTAL CONTIGUOUS PERIMETER IS 60.35% WHICH EXCEEDS THE ONE-SIXTH (1/6)

### SURVEY CERTIFICATION

PAUL W. SMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP HEREIN IS A CORRECT DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT IT IS CONTIGUOUS TO THE TOWN OF CASTLE ROCK, COLORADO AND MEET THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, § 31-12-104-(1) (g) THAT ONE-SIXTH (1/6) OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

PAUL W. SMITH P.L.S.  
COLORADO REG. NO. 29430  
FOR AND ON BEHALF OF  
ATWELL, LLC

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 CERTIFICATE SHOWN HEREON.

**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 \_\_\_\_\_ 2016.

ATTEST: TOWN OF CASTLE ROCK

TOWN CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

MAYOR

TOWN CLERK

LAND OWNER:

ADAM B. AND KYLE A. SCOTT  
2034 LIGGETT ROAD  
CASTLE ROCK, CO 80109  
PHONE: 303-588-6005

**CIVIL ENGINEER:**

ATWELL, LLC  
43 UNION BOULEVARD,  
SUITE 700  
LAKEWOOD, CO 80228  
PHONE: 303-928-6742

LAND PLANNER:

PCS GROUP, INC  
#3-B-180  
1001 16TH STREET  
DENVER, CO 80265  
PHONE: 303-531-4905

**SURVEYOR:**

ATWELL, LLC  
43 UNION BOULEVARD,  
SUITE 700  
LAKEWOOD, CO 80228  
PHONE: 303-928-6742

**APPLICANT:**

ED SCOTT  
SCOTT LAND DEVELOPMENT, LLC  
5299 DTC PARKWAY, SUITE 130  
GREENWOOD VILLAGE, CO 80111  
303-588-6005

CLERK AND RECORDER'S CERTIFICATE:

HERBY CERTIFY THAT THIS ANNEXATION PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER IN THAT STATE OF COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

RECEPTION NO. \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY CLERK AND RECORDER

25028

COVER SHEET  
PROJECT NO. ANX15-0003

|                                                                                     |                                                                                                   |                              |       |
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|  | <b>ATWELL</b><br>800-444-7777 • 800-444-7777 ext. 200<br>1745 LANEWOOD, CO. 80528<br>303-444-7777 | ANNEXATION PLAT PIONEER ROAD |       |
|                                                                                     |                                                                                                   | REVISIONS                    |       |
|                                                                                     |                                                                                                   | 1                            | SHEET |
|                                                                                     |                                                                                                   | OF 2                         |       |
|                                                                                     |                                                                                                   | Title No. 00000001           |       |
|                                                                                     |                                                                                                   | Date Drawn 1/11              |       |
|                                                                                     |                                                                                                   | Checked By                   |       |
|                                                                                     |                                                                                                   | Job No. 000001               |       |

