

PLEASANT VIEW
ANNEXATION PLAT

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

PLEASANTVIEW BOUNDARY

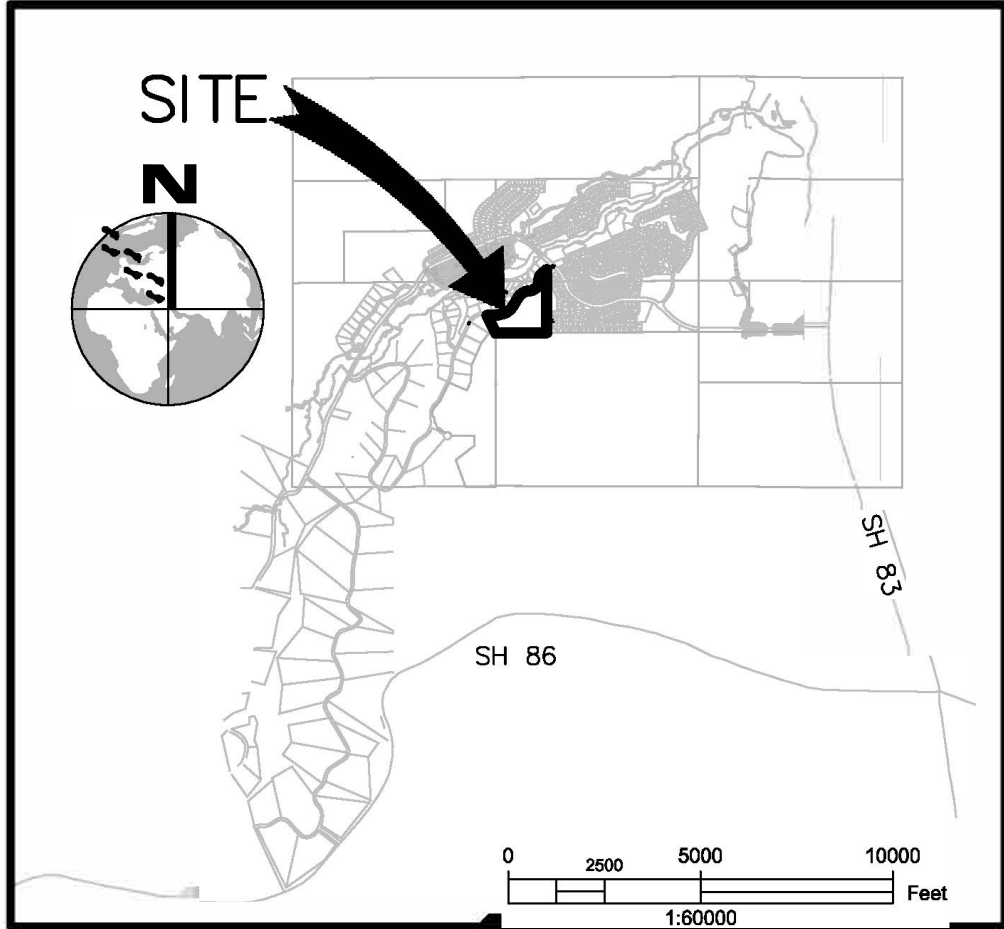
LEGAL DESCRIPTION

OUTLOT D, CASTLE OAKS SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 21, THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28;
THENCE ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER S89°49'05"W, A DISTANCE OF 1,316.53 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A POINT ON THE PERIMETER OF THE VILLAGES OF CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION AS RECORDED AT RECEPTION NO. 2006035530 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE PERIMETER OF THE FOLLOWING NINE (9) COURSES:

1. N26°05'19"W, A DISTANCE OF 515.84 FEET;
2. N88°28'25"E, A DISTANCE OF 303.03 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 57°51'15", 434.19 FEET TO A POINT OF TANGENT;
4. ALONG SAID TANGENT N30°37'10"E, A DISTANCE OF 259.99 FEET TO A POINT OF CURVE;
5. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 56°03'16", 361.98 FEET TO A POINT OF REVERSE CURVE;
6. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 90°07'23", 424.69 FEET TO A POINT OF REVERSE CURVE;
7. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 209.35 FEET AND A CENTRAL ANGLE OF 53°59'17", 197.26 FEET TO A POINT OF TANGENT;
8. ALONG SAID TANGENT N50°32'21"E, A DISTANCE OF 162.21 FEET;
9. S00°05'13"W, A DISTANCE OF 1,645.77 FEET TO THE POINT OF BEGINNING, CONTAINING 1,292,350 SQUARE FEET OR 29.668 ACRES, MORE OR LESS.



VICINITY MAP

SURVEYOR'S STATEMENT:

I, STEPHEN H. HARDING, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS ANNEXATION PLAT WAS PREPARED UNDER MY SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF CASTLE ROCK IN THE COUNTY OF DOUGLAS, STATE OF COLORADO.

STEPHEN H. HARDING
COLORADO P.L.S. NO. 29040
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

DATE

PURPOSE:

THE PURPOSE OF THIS ANNEXATION PLAT IS TO ANNEX INTO THE TOWN A PARCEL OF LAND INTENDED FOR SINGLE FAMILY LOTS.

CONTIGUITY STATEMENT:

TOTAL PERIMETER: 5,621.5'
CONTIGUOUS TO CITY LIMITS: 5,621.5'
ONE-SIXTH (1/6) OF PERIMETER: 936.2'
ANNEXED AREA: 29.67 ACRES

GENERAL NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EMK CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENT OR RIGHTS-OF-WAY. LAND TITLE COMPANY TITLE REPORT ABN70513176, WITH AN EFFECTIVE DATE OF OCTOBER 17TH, 2016 WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
2. THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
3. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY EMK CONSULTANTS, INC.
4. THE ANNEXATION PARCEL CONTAINS A TOTAL OF 29.67 ACRES MORE OR LESS.
5. PUBLIC ACCESS TO THE SITE WILL BE VIA EXISTING TOWN RIGHT OF WAY - PLEASANT VIEW DRIVE
6. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANELS 08035C0191G DATED MARCH 16, 2016, NO PORTION OF THE SITE LIES WITHIN A FEMA DESIGNATED 100-YR FLOODPLAIN.

DEVELOPER:

CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC
1175 CRYSTAL VALLEY PARKWAY
CASTLE ROCK, COLORADO 80104
CONTACT: GREGORY W. BROWN
PHONE: (303) 814-6862

ENGINEER

LEGACY ENGINEERING
1626 THATCH CIR.
CASTLE ROCK, CO 80109-3513
CONTACT: JAMES J. MILL
PHONE: (720) 200-4577

PLANNER

HENRY DESIGN GROUP
1501 WAZEE STREET SUITE 1-C
DENVER, CO 80202
CONTACT: KAREN HENRY
PHONE: (303) 446-2368

SURVEYOR

EMK CONSULTANTS
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, CO 80112-2019
CONTACT: STEVE HARDING
PHONE: (303) 694-1520

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOW OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 2017.

MAYOR _____ DATE _____

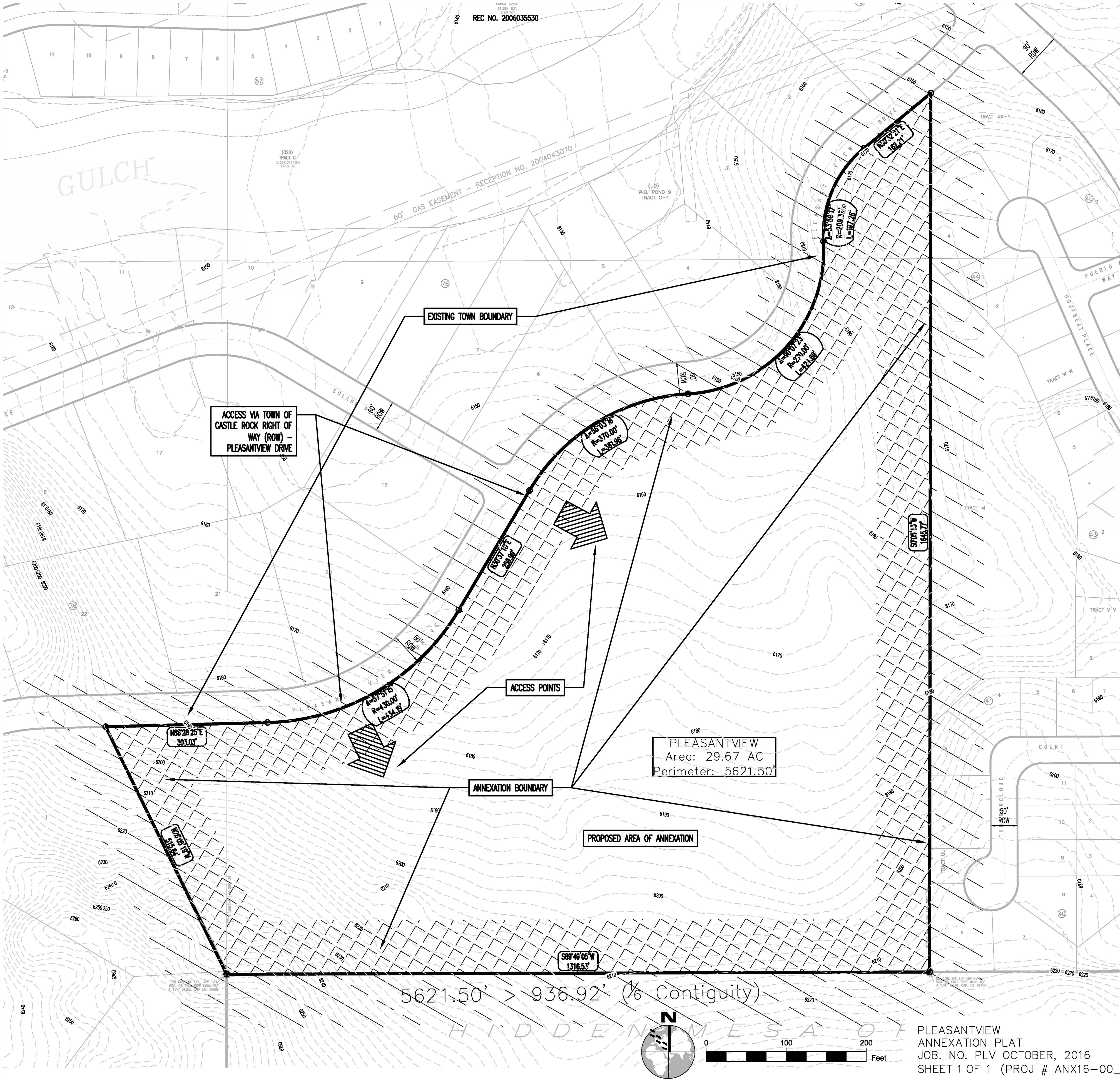
ATTEST:

TOWN CLERK _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

THIS ANNEXATION PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 2017 AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER
BY: _____
DEPUTY



PLEASANTVIEW
ANNEXATION PLAT
JOB. NO. PLV OCTOBER, 2016
SHEET 1 OF 1 (PROJ # ANX16-00...)