

EAST PLUM CREEK TRAIL ANNEXATION MAP
METES AND BOUND PARCELS OF LAND
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

LINE	BEARING	DISTANCE
L1	S 00°08'44" E	1483.07'
L2	S 00°08'44" E	39.53'
L3	S 23°01'51" W	262.17'
L4	N 89°47'13" W	37.70'
L5	N 24°19'51" E	308.15'
L6	S 89°29'02" E	13.21'

NORTHEAST QUARTER SECTION 22
T 8 S R 67 W 6TH PM
DOUGLAS COUNTY COLORADO

REC. NO. 9725810
BOOK 1431 PAGE 0817
DATED 05/14/1997

REC. NO. 2013050335
DATED 06/07/2013
BOOK 250 PAGE 305
DATED 07/31/1973

LAND SURVEY PLAT
REC. NO. 10005079
PLS 35585

SPECIAL WARRANTY DEED
REC. NO. 2017054788

SPECIAL WARRANTY DEED
REC. NO. 2012093945
LAND SURVEY PLAT
REC. NO. 10005079
PLS 35585

POINT OF BEGINNING
NORTHEAST CORNER
REC. NO. 2017065321

REC. NO. 2013093674

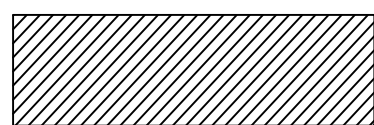
POINT OF COMMENCEMENT
NORTHEAST CORNER
SECTION 22 T 2 S R 67 W
(8 FOOT TALL CONCRETE
PILLAR AS PER MONUMENT
RECORDS ON FILE)

BASIS OF BEARINGS
EAST LINE NORTHEAST QUARTER SEC 22
S 00°08'44" E 2661.03'

SPECIAL WARRANTY DEED
REC. NO. 2022072657

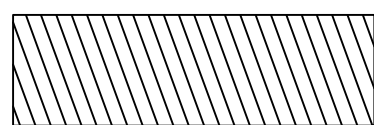
UNION PACIFIC RAILROAD
(100' RIGHT OF WAY)
(BOOK AND PAGE UNKNOWN)

CONTIGUITY ANNEXATION LEGEND



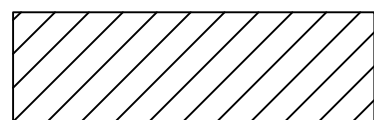
THIS HATCH INDICATES THE MILLER RANCH ANNEXATION
AS RECORDED UNDER RECEPTION NO. 258542
DATED OCTOBER 21, 1980.

CONTIGUITY LENGTH 39.53 FEET (SEE L2)



THIS HATCH INDICATES THE BELLAMAH ANNEXATION
NO.2 AS RECORDED UNDER RECEPTION NO.343340
DATED DECEMBER 18, 1984.

CONTIGUITY LENGTH 37.70 FEET (SEE L4)



THIS HATCH INDICATES ADJACENCY WITH THE CASTLE
ROCK SOUTH ANNEXATION WHICH WAS CREATED UNDER
ORDINANCE 2.25 RECORDED UNDER
RECEPTION NO. 162842 DATED JULY 20, 1973.

* NOTE THIS ANNEXATION IS ON THE EASTERLY SIDE OF THE
100 FOOT RAILROAD RIGHT OF WAY. THE PARCEL TO BE ANNEXED
IS ADJACENT TO THE WESTERLY 100 FOOT RIGHT OF WAY. JUMPING
THE RAILROAD RIGHT OF WAY FOR ANNEXATION PURPOSES IS
ALLOWED UNDER C.R.S 31-12-104 (1) (A).

CONTIGUITY LENGTH 262.17 FEET (SEE L3)

NOTE

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

GENERAL NOTES

- 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.
- 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.
- ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS
ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND
RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE
RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
- EASEMENTS ARE NOT SHOWN.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND
SIGNATURE OF SURVEYOR.

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

LINE TABLE LEGEND

- INDICATES AREA TO BE ANNEXED
- INDICATES APPROXIMATE ADJOINING PROPERTY LINE
- INDICATES APPROXIMATE RIGHT OF WAY LINE
- INDICATES SECTION / QUARTER SECTION LINE
- +++++ INDICATES RAILROAD TRACKS LINE

CONTIGUITY PARCEL

TOTAL PERIMETER 660.76 FEET

1/8 TOTAL PERIMETER 110.12 FEET

CONTIGUOUS PERIMETER 339.40 FEET

PERCENT CONTIGUITY 51.37%

TOTAL AREA 0.21 +/- ACRES

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER
OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR
AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 3.25 ALUMINUM CAP
STAMPED PLS 23524 WHICH IS ASSUMED TO BEAR S 00°08'44" E.

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 _____, 2025.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2025

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 _____, 2025.

MAYOR

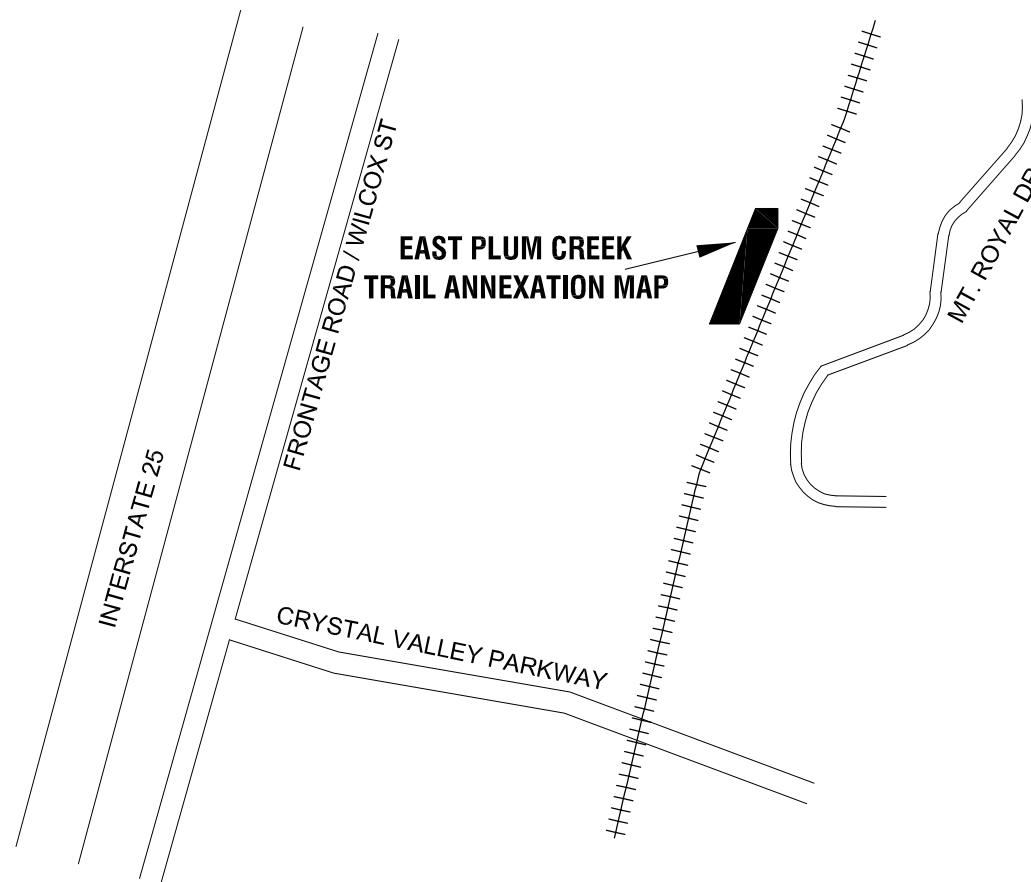
DATE

ATTEST:

TOWN CLERK

DATE

EAST PLUM CREEK
TRAIL ANNEXATION MAP



NOT TO SCALE

VICINITY MAP

LEGAL DESCRIPTION FOR EAST PLUM CREEK TRAIL ANNEXATION MAP

A PARCEL OF LAND BEING DESCRIBED UNDER RECEPTION NO. 2017065321 OF THE DOUGLAS COUNTY
CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T 8 S, R 67 W OF
THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER
OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR
AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 3.25 ALUMINUM CAP
STAMPED PLS 23524 WHICH IS ASSUMED TO BEAR S 00°08'44" E.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 22, THENCE S 00°08'44" E, A DISTANCE OF 1483.07
FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING THE
SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2013093674, SAID
CORNER ALSO BEING ON THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO.
2012093945 ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 2017065321, ALSO BEING SAID
EAST LINE OF THE NORTHEAST QUARTER, ALSO BEING THE WESTERLY LINE OF SAID RECEPTION NO.
2012093945, S 00°08'44" E, A DISTANCE OF 39.53 FEET TO THE MOST EASTERLY CORNER OF SAID RECEPTION
NO. 2017065321, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2012093945, ALSO
BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (BOOK AND PAGE
UNKNOWN);

THENCE ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 2017065321 ALSO BEING SAID WESTERLY
RIGHT OF WAY LINE, S 23°01'51" W, A DISTANCE OF 262.17 FEET TO THE MOST SOUTHEAST CORNER OF SAID
RECEPTION NO. 2017065321, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND
DESCRIBED UNDER RECEPTION NO. 2017054788 OF SAID CLERK'S OFFICE;

THENCE ALONG THE SOUTHERLY LINE OF SAID RECEPTION NO. 2017065321, ALSO BEING THE NORTHERLY
LINE OF SAID RECEPTION NO. 2017054788, N 89°47'13" W, A DISTANCE OF 37.70 FEET TO THE SOUTHWEST
CORNER OF SAID RECEPTION NO. 2017065321;

THENCE ALONG THE WESTERLY LINE OF SAID RECEPTION NO. 2017065321, N 24°19'51" E, A DISTANCE OF
308.15 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING
ON SAID SOUTHERLY LINE OF RECEPTION NO. 2013093674;

THENCE ALONG SAID NORTHERLY AND SAID SOUTHERLY LINE, S 89°29'02" E, A DISTANCE OF 13.21 FEET TO
THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 9,201 SQUARE FEET OR 0.21 ACRES MORE OR LESS.

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

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" = 50'	PROJECT NO:	TN 24027
VERT. SCALE:	N/A	DATE:	10/31/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	02/12/25	TOWN COMMENTS

SHEET NUMBER
1 OF 1

PROJECT NUMBER IS
ANX24-0011



Our Passion Shows | Since 2008
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