



**LEGAL DESCRIPTION
20 FOOT ALLEY TO BE VACATED**

A PARCEL OF LAND BEING THE 20 FOOT ALLEY LOCATED IN BLOCK 11, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK DESCRIBED IN BOOK C PAGE 22 LYING IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

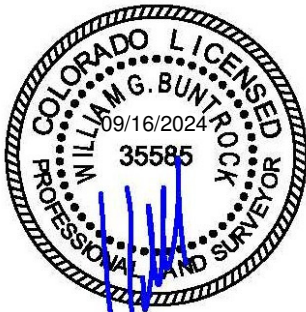
COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF SAID BLOCK 11, WHENCE A LINE TO THE NORTHEAST CORNER OF SAID BLOCK 11, BOTH BEING A FOUND 1.5" ALUMINUM CAP STAMPED CHAMBERS PLS 16099, SAID LINE BEARS N 85°25'29" E, A DISTANCE OF 299.96 FEET ALL PER COLORADO STATE PLANE COORDINATES CENTRAL (NAD 83), SAID LINE **BEING THE BASIS OF BEARINGS** FOR THIS DESCRIPTION;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, N 85°25'29" E, A DISTANCE OF 139.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE 20 FOOT ALLEY OF SAID BLOCK 11, SAID CORNER BEING THE **POINT OF BEGINNING**:

THENCE ALONG SAID 20 FOOT ALLEY THE FOLLOWING FOUR (4) COURSES:

- 1) N 85°25'29" E, A DISTANCE OF 20.00 FEET;
- 2) S 04°37'36" E, A DISTANCE OF 300.22 FEET;
- 3) S 85°20'53" W, A DISTANCE OF 20.00 FEET;
- 4) N 04°37'36" W, A DISTANCE OF 300.25 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS 6,005 SQUARE FEET OR 0.14 ACRES MORE OR LESS.



WILLIAM G BUNTROCK, PLS
COLORADO LICENSED LAND SURVEYOR NO. 35585
TRUE NORTH SURVEYING & MAPPING, LLC
TN 24023 (ALLEY)

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.

ALLEY TO BE VACATED

EXHIBIT A

PAGE 2 OF 2

6,005 SQUARE FEET
OR 0.14 ACRES +/-

NE 1/4 SEC 11
T8S R67W 6TH P.M.
DOUGLAS COUNTY, CO

POINT OF
COMMENCEMENT
NORTHWEST CORNER
OF LOT 1, BLOCK 11

4TH STREET
(80' ROW / BK C PG 22)

--- BASIS OF BEARINGS ---
N 85°25'29" E 299.96'

NORTH CANTREL STREET
(70' ROW / BK C PG 22)

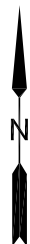
POINT OF BEGINNING
NORTHEAST CORNER OF
LOT 1, BLOCK 11

BLOCK 11
CRAIG AND GOULD'S
ADDITION TO THE TOWN
OF CASTLE ROCK
(BOOK C PAGE 22)

20' ALLEY (BK C PG 22)

NORTH LEWIS STREET
(70' ROW / BK C PG 22)

3RD STREET
(80' ROW / BK C PG 22)



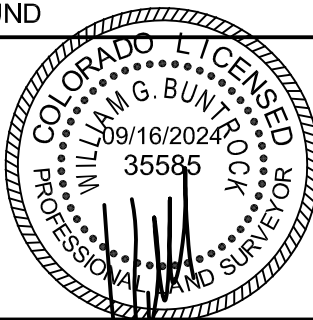
● A

INDICATES FOUND NO.5 REBAR FLUSH WITH GROUND

● B

FOUND 1.5" ALUMINUM CAP STAMPED CHAMBERS
PLS 16099 FLUSH WITH GROUND

LINE	BEARING	DISTANCE
L1	N 85°25'29" E	139.98'
L2	N 85°25'29" E	20.00'
L3	S 04°37'36" E	300.22'
L4	S 85°20'53" W	20.00'
L5	N 04°37'36" W	300.25'



DATE	09/16/2024
DRAWN	BB
CHECKED	BB
APPROVED	BB
PROJECT NO.	TN 24023
HORZ. SCALE	1" = 60'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.