

TERRA MONTE PARCEL 1 ANNEXATION MAP
SITUATED IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
ANX24-0008

LEGEND

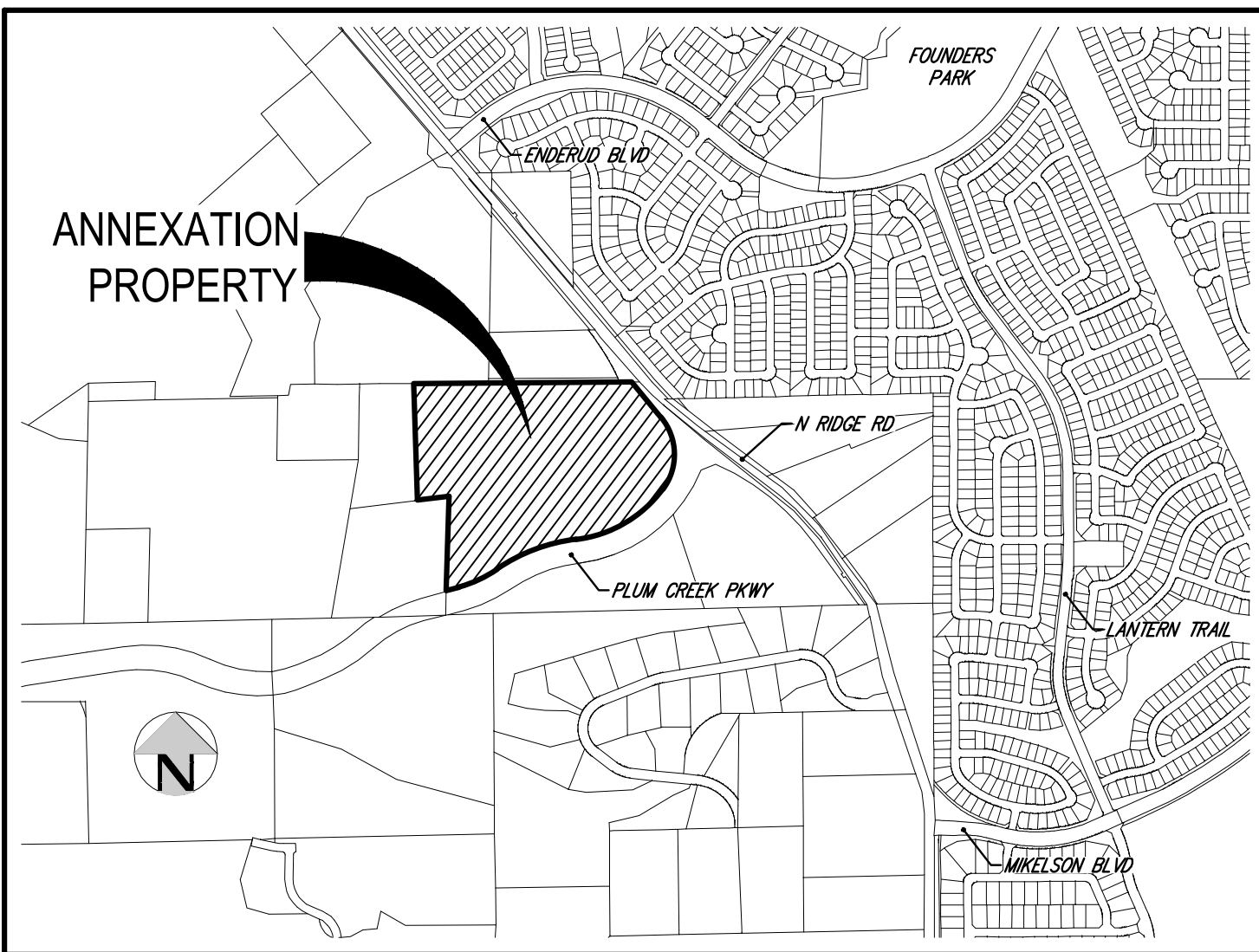
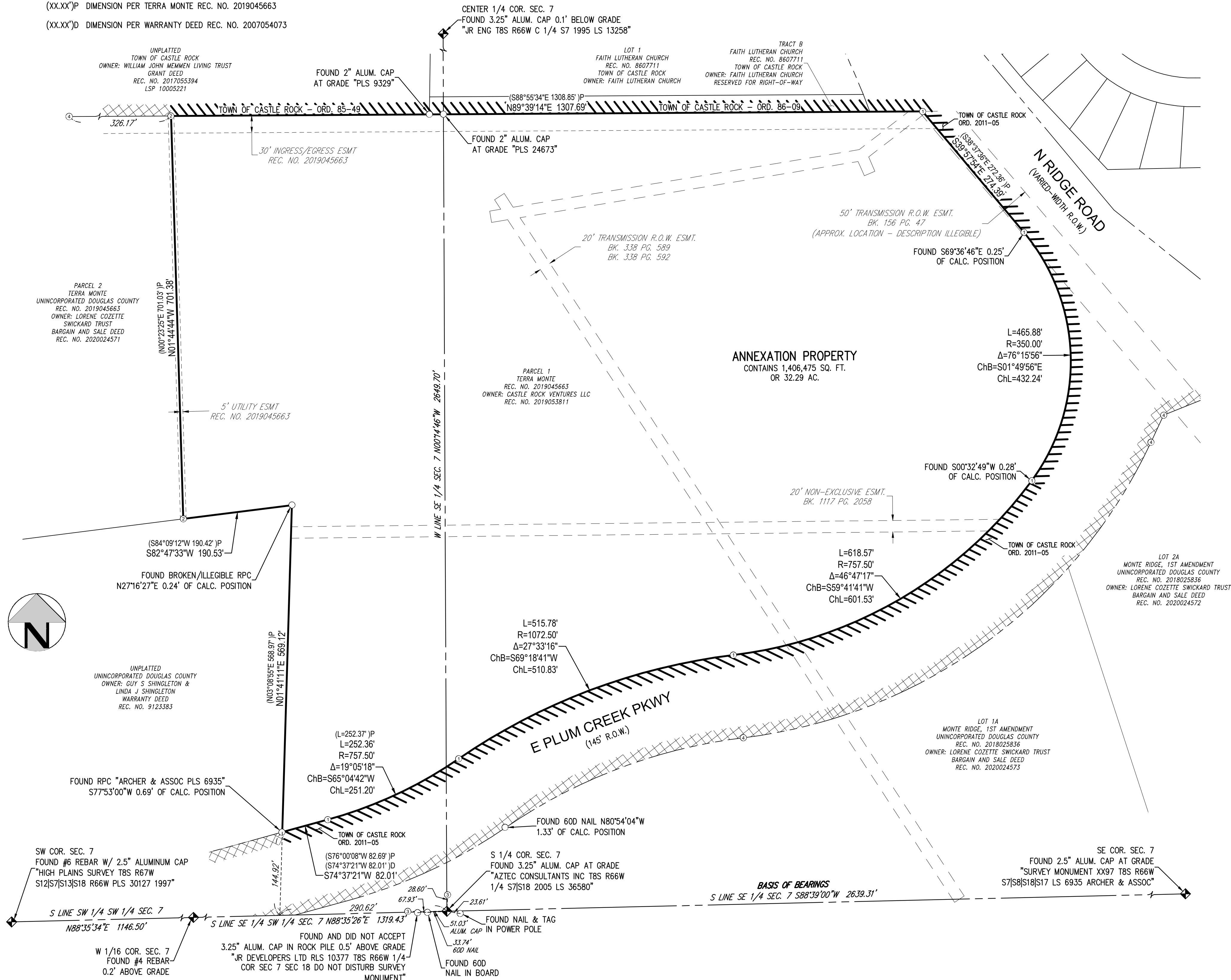
- FOUND SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND RED PLASTIC CAP "AZTEC 22561"
- FOUND ORANGE PLASTIC CAP "PLS 36570"
- FOUND #5 REBAR W/ 1.5" ALUMINUM CAP AT GRADE "LS 12046"
- FOUND ILLEGIBLE RED PLASTIC CAP

PROPERTY WITHIN THE TOWN OF CASTLE ROCK

PORTION OF PROPOSED ANNEXATION CONTIGUOUS WITH TOWN OF CASTLE ROCK

(XX.XX)'P DIMENSION PER TERRA MONTE REC. NO. 2019045663

(XX.XX)'D DIMENSION PER WARRANTY DEED REC. NO. 2007054073



VICINITY MAP
SCALE: 1" = 1,000'

DESCRIPTION

PARCEL 1, TERRA MONTE, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 2019 UNDER RECEPTION NO. 2019045663, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTIGUITY

TOTAL PERIMETER: 4,978 LF
1/6 TOTAL PERIMETER: 830 LF
CONTIGUOUS PERIMETER: 3,517 LF
TOTAL ANNEXATION AREA: 1,406,475 SQ. FT. OR 32.29 AC

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING SOUTH 88°39'00" WEST AS SHOWN ON PLUM CREEK PARKWAY ANNEXATION TO THE TOWN OF CASTLE ROCK RECORDED AT RECEPTION NO. 2011030985. SAID LINE BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 7 BY A 3.25" ALUMINUM CAP AT GRADE STAMPED "AZTEC CONSULTANTS INC T8S R66W 1/4 S7S18 2005 LS 36580", AND MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 7 BY A 2.5" ALUM. CAP AT GRADE STAMPED "SURVEY MONUMENT XX97 T8S R66W S7S8S18S17 LS 6935 ARCHER & ASSOC".

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

CASTLE ROCK VENTURES, LLC, A UTAH LIMITED LIABILITY COMPANY

SIGNED THIS ____ DAY OF _____, 20 ____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION

THIS 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

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF

_____, 20 ____

MAYOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____

SURVEYOR'S CERTIFICATE

I, AARON MURPHY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS ANNEXATION MAP WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS ANNEXATION PLAT ACCURATELY REPRESENTS THAT SURVEY.

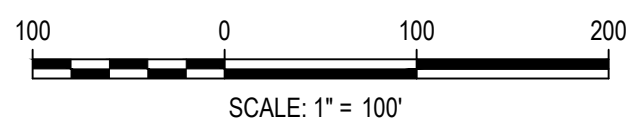
AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203

DATE _____

ANX24-0008



Know what's below.
Call before you dig.



CHECKED BY: AWM
DRAWN BY: TWG

ISSUE DATE: 2-5-2024

DATE REVISION COMMENTS

4-29-2024 TOCR COMMENTS

5-8-2024 REMOVED #1

FOUND AND DID NOT ACCEPT

3.25" ALUM. CAP IN ROCK PILE 0.5' ABOVE GRADE

"JR DEVELOPERS LTD RLS 10377 T8S R66W 1/4

COR SEC 7 SEC 18 DO NOT DISTURB SURVEY

MONUMENT"



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PARCEL 1
TERRA MONTE

ANNEXATION MAP

PROJECT #: 231150

SHEET NUMBER

1

1 OF 1