

ORDINANCE NO. 2026-016

**AN ORDINANCE APPROVING THE INITIAL ZONING FOR 44.94 ACRES OF LAND OWNED BY THE TOWN AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EASTERN HALF OF SECTION 15 AND THE EAST HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO
(Crystal Valley Interchange - East Initial Zoning)**

WHEREAS, the Town of Castle Rock, Colorado (the “Town”) is the sole owner of 44.94 acres of land in unincorporated Douglas County, as more particularly described on the map attached as *Exhibit A* and legal description attached as *Exhibit B* (the “Property”); and

WHEREAS, pursuant to the Town’s request, the annexation of the Property was approved by the Town Council at tonight’s meeting; and

WHEREAS, Town staff has recommended that the Property be zoned as Public Land-1 pursuant to Section 17.30.020 of the Castle Rock Municipal Code (the “Code”), which zone district allows public right-of-way and public improvements as permitted uses by right; and

WHEREAS, according to Section 20.02.030 of the Code, the Town Council may evaluate the Town’s zoning application for the Property concurrently with the annexation request; and

WHEREAS, at its April 23, 2026, meeting, the Planning Commission reviewed the Town’s zoning application in a public hearing and voted to recommend its approval; and

WHEREAS, the Town Council has conducted the required public hearing on the initial zoning of the Property in accordance with the applicable provisions of the Code.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Findings. Based upon the testimony and evidence presented at tonight’s hearing, pursuant to the requirements of Section 17.02.060.C of the Code, the Town Council makes the following findings:

- A. The zoning of the Property is not subject to any existing land use intergovernmental agreements;
- B. The proposed zoning conforms to the most recently adopted versions of the Town’s Vision and Comprehensive Master Plan and other master plans;
- C. The proposed zoning and use of the Property are compatible with existing and planned development on adjacent properties and in the surrounding area;
- D. The use of the Property will have minimal impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation;

- E. It is the intent of the Town that the Property will be used for public right-of-way and the extension of utility and drainage facilities, or will otherwise remain undeveloped. Accordingly, the criteria set forth in Subsections 17.02.060.C.5 and 6 of the Code regarding access to services and infrastructure to support the orderly development of the Property and the positive economic impact potential from the development of the Property are not applicable.

Section 2. Zoning Approval. The Property is hereby zoned to Public Land-1 zoning. The Town's Zoning District Map will be amended to reflect the zoning classification of Public Land-1 for the Property.

Section 3. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this Ordinance.

Section 4. Safety Clause. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relationship to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 5th day of May, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ___ for and ___ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED, AND ADOPTED ON SECOND AND FINAL READING this ___ day of _____, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ___ for and ___ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Development Services Director

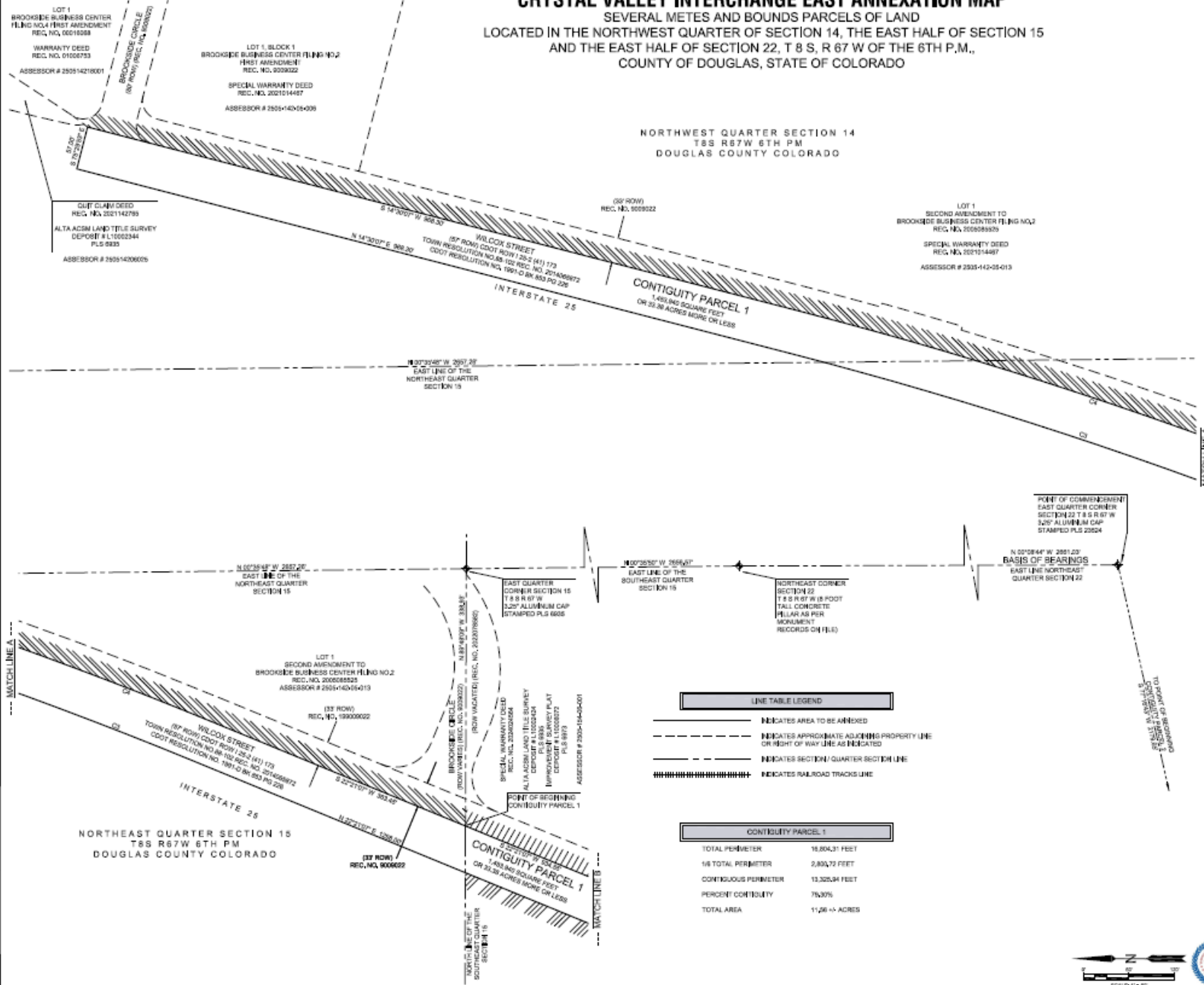
EXHIBIT A

Map of Property to be Zoned
(see attached)

CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP

SEVERAL METES AND BOUNDS PARCELS OF LAND
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15
 AND THE EAST HALF OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 1



ANNEXATION LEGEND CONTIGUITY FOR PARCEL 1

- THIS HATCH INDICATES THE MILLER RANCH ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECESSION NO. 198258842 DATED OCTOBER 21, 1982.
CONTIGUITY LENGTH 2,148.82 FEET
- THIS HATCH INDICATES THE BELLAMAH ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECESSION NO. 198433343 DATED DECEMBER 18, 1984.
CONTIGUITY LENGTH 2,186.30 FEET
- THIS HATCH INDICATES THE BELLAMAH ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECESSION NO. 198433341 DATED DECEMBER 18, 1984.
CONTIGUITY LENGTH 1,649.30 FEET

LINE TABLE LEGEND

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

CONTIGUITY PARCEL 1

TOTAL PERIMETER	18,804.31 FEET
1/8 TOTAL PERIMETER	2,350.54 FEET
CONTIGUOUS PERIMETER	13,325.94 FEET
PERCENT CONTIGUITY	70.90%
TOTAL AREA	11.26 ± ACRES

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
10+00.00	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00	S 89° 00' 00" W
10+50.00	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00	S 89° 00' 00" W
11+00.00	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00	S 89° 00' 00" W
11+50.00	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00	S 89° 00' 00" W
12+00.00	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00	S 89° 00' 00" W

Scale of 1" = 80' (Horizontal) and 1" = 40' (Vertical)

HORIZ. SCALE	1" = 80'	PROJECT NO.	19-24028
VERT. SCALE	1" = 40'	DATE	12/04/2014
DRAWN BY	NA	FIELD DATA	NA
DRAWN BY	NA	APPROVED BY	BB

REV.	DATE	DESCRIPTION
1	10/08/2014	TOWN COMMENTS
2	10/08/2014	TOWN COMMENTS
3	10/08/2014	TOWN COMMENTS
4	10/08/2014	TOWN COMMENTS
5	10/08/2014	TOWN COMMENTS



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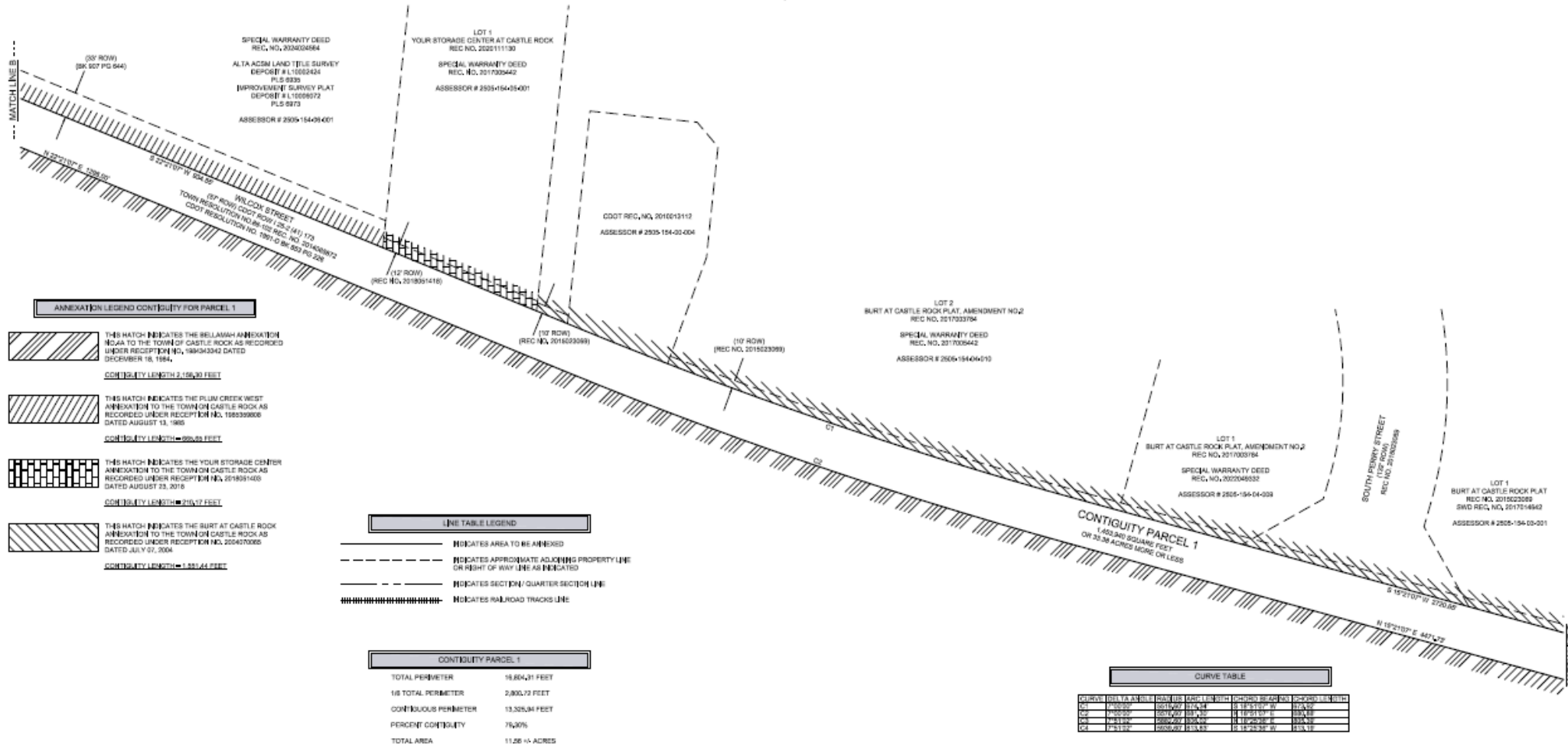
SHEET NUMBER
2 OF 7



CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP

SEVERAL METES AND BOUNDS PARCELS OF LAND
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15
 AND THE EAST HALF OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 1



ANNEXATION LEGEND CONTIGUITY FOR PARCEL 1

- THIS HATCH INDICATES THE BELLASAH ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEIPTION NO. 198343342 DATED DECEMBER 16, 1984.
CONTIGUITY LENGTH = 1,063.30 FEET
- THIS HATCH INDICATES THE PLUM CREEK WEST ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEIPTION NO. 198539000 DATED AUGUST 13, 1985.
CONTIGUITY LENGTH = 695.49 FEET
- THIS HATCH INDICATES THE YOUR STORAGE CENTER ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEIPTION NO. 2014591465 DATED AUGUST 23, 2016.
CONTIGUITY LENGTH = 216.17 FEET
- THIS HATCH INDICATES THE BURT AT CASTLE ROCK ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEIPTION NO. 200470065 DATED JULY 01, 2004.
CONTIGUITY LENGTH = 1,881.64 FEET

LINE TABLE LEGEND

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

CONTIGUITY PARCEL 1

TOTAL PERIMETER	16,854.31 FEET
1/8 TOTAL PERIMETER	2,106.72 FEET
CONTIGUOUS PERIMETER	13,326.84 FEET
PERCENT CONTIGUITY	79.30%
TOTAL AREA	11.26 +/- ACRES

CURVE TABLE

CURVE	BULLA	BULL	CH	ANGLE	CHORD	CHORD	CHORD	CHORD	CHORD	CHORD
NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
01	130.000'	130.000'	130.000'	90.000°	130.000'	130.000'	130.000'	130.000'	130.000'	130.000'
02	130.000'	130.000'	130.000'	90.000°	130.000'	130.000'	130.000'	130.000'	130.000'	130.000'
03	130.000'	130.000'	130.000'	90.000°	130.000'	130.000'	130.000'	130.000'	130.000'	130.000'
04	130.000'	130.000'	130.000'	90.000°	130.000'	130.000'	130.000'	130.000'	130.000'	130.000'
05	130.000'	130.000'	130.000'	90.000°	130.000'	130.000'	130.000'	130.000'	130.000'	130.000'

HORIZ. SCALE	1" = 60'	PROJECT NO.	19-2108
VERT. SCALE	N/A	DATE	12/04/2024
FIELD DATA	N/A	CREATED BY	SS
		APPROVED BY	SS

REV.	DATE	DESCRIPTION
1.	10/09/2024	TOWN COMMENTS
2.	10/09/2024	TOWN COMMENTS
3.	10/09/2024	TOWN COMMENTS
4.	01/16/2025	TOWN COMMENTS
5.	03/05/2025	TOWN COMMENTS

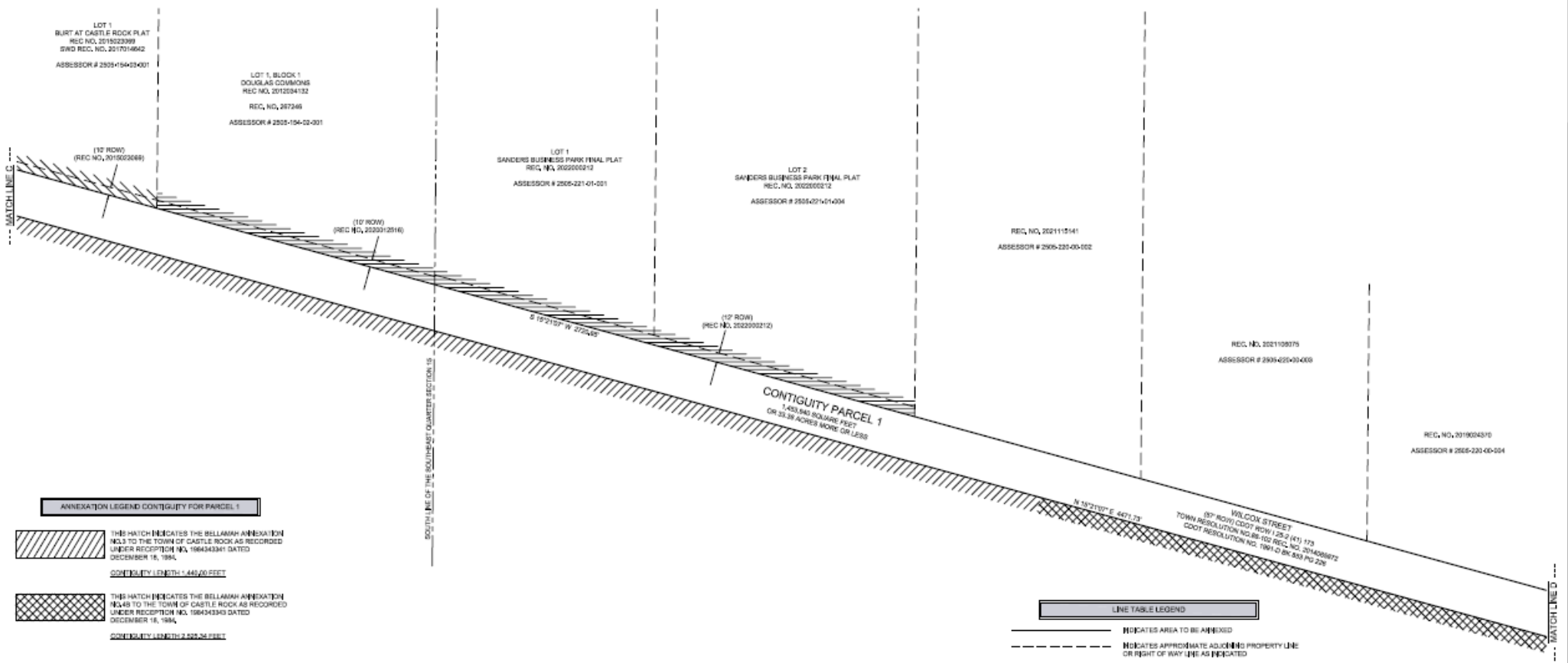


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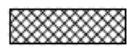
CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP
 SEVERAL METES AND BOUNDS PARCELS OF LAND
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15
 AND THE EAST HALF OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 1




ANNEXATION LEGEND CONTIGUITY FOR PARCEL 1



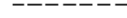

 THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.13 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 196434341 DATED DECEMBER 15, 1984.
 CONTIGUITY LENGTH = 445.20 FEET

 THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.49 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 196434343 DATED DECEMBER 15, 1984.
 CONTIGUITY LENGTH = 235.28 FEET

ANNEXATION LEGEND CONTIGUITY FOR PARCEL 1

 THIS HATCH INDICATES THE STEVEN SCHAP ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 201108788 DATED OCTOBER 28, 2011.
 CONTIGUITY LENGTH = 1,005.41 FEET

LINE TABLE LEGEND

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

CONTIGUITY PARCEL 1

TOTAL PERIMETER	18,804.21 FEET
1/8 TOTAL PERIMETER	2,350.52 FEET
CONTIGUOUS PERIMETER	13,256.94 FEET
PERCENT CONTIGUITY	70.50%
TOTAL AREA	11.26 +/- ACRES

FORM SCALE	1" = 80'	PROJECT NO.	TR 24126
VERT. SCALE	N/A	DATE	12/04/2024
FIELD CROWN	N/A	FIELD DATA	N/A
GRANTED BY	N/A	APPROVED BY	ES

REV	DATE	DESCRIPTION
1	03/06/2024	TOWN COMMENTS
2	10/29/2024	TOWN COMMENTS
3	03/05/2025	TOWN COMMENTS
4	01/14/2025	TOWN COMMENTS
5	03/05/2025	TOWN COMMENTS

SHEET NUMBER
4 OF 7



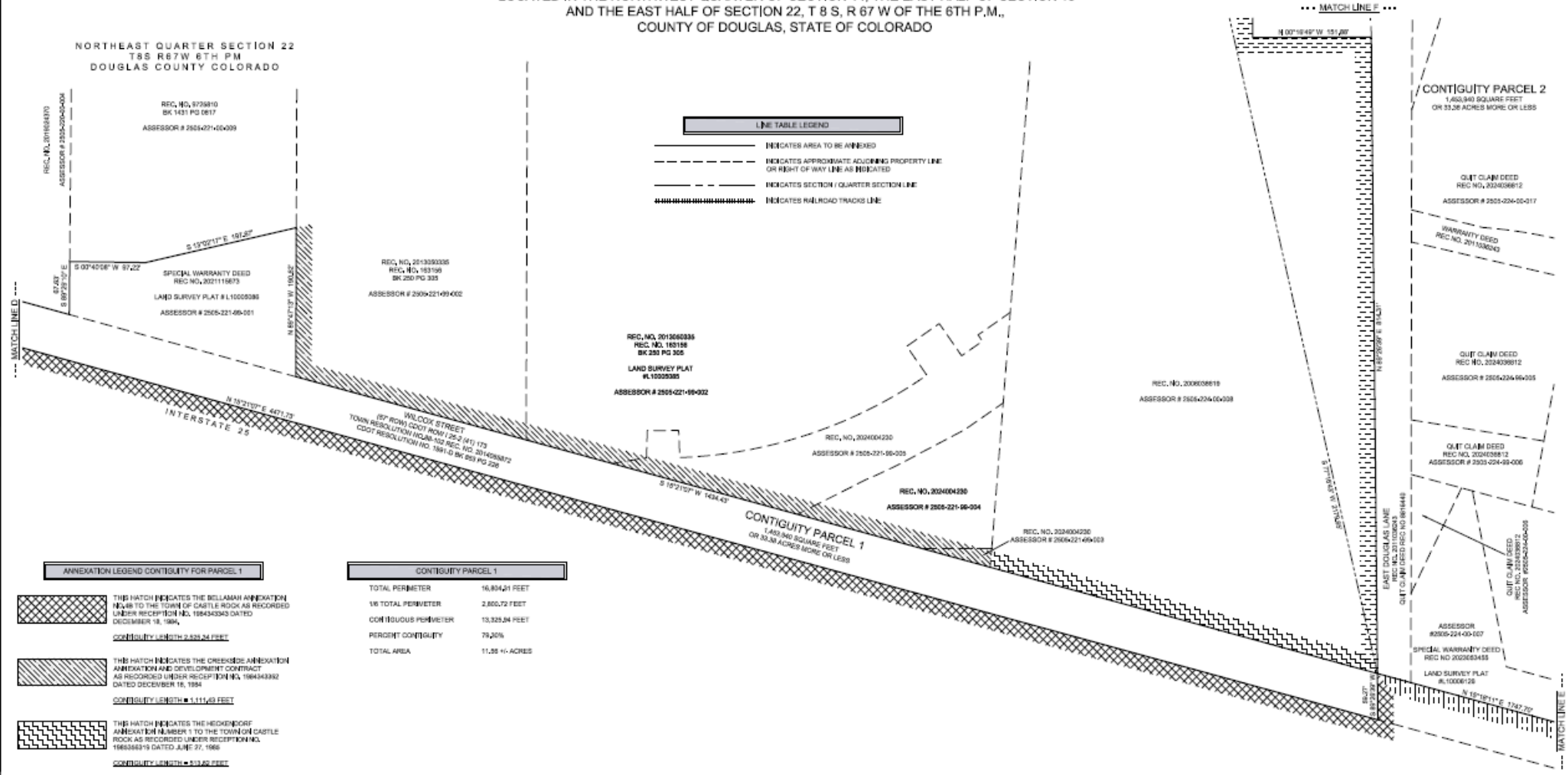

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COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 1 & 2

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



LINE TABLE LEGEND

- INDICATES AREA TO BE ANNEXED
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- INDICATES SECTION / QUARTER SECTION LINE
- INDICATES RAILROAD TRACKS LINE

ANNEXATION LEGEND CONTIGUITY FOR PARCEL 1

- THIS HATCH INDICATES THE BELLAMAH ANNEXATION NUMBER TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 198433343 DATED DECEMBER 16, 1984.
CONTIGUITY LENGTH = 2,525.24 FEET
- THIS HATCH INDICATES THE CREEKSIDE ANNEXATION AND DEVELOPMENT CONTINGENT AS RECORDED UNDER RECEPTION NO. 198433382 DATED DECEMBER 16, 1984.
CONTIGUITY LENGTH = 1,111.65 FEET
- THIS HATCH INDICATES THE HECKENDORF ANNEXATION NUMBER 1 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 198336319 DATED JUNE 27, 1985.
CONTIGUITY LENGTH = 513.62 FEET

CONTIGUITY PARCEL 1

TOTAL PERIMETER	16,834.61 FEET
1/8 TOTAL PERIMETER	2,805.72 FEET
CONTIGUOUS PERIMETER	13,328.04 FEET
PERCENT CONTIGUITY	79.26%
TOTAL AREA	11.55 +/- ACRES

ANNEXATION LEGEND CONTIGUITY FOR PARCEL 2

- THIS HATCH INDICATES THE BELLAMAH ANNEXATION NUMBER TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 198433343 DATED DECEMBER 16, 1984.
CONTIGUITY LENGTH = 314.87 FEET
- THIS HATCH INDICATES THE HECKENDORF ANNEXATION NUMBER 1 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 198336319 DATED JUNE 27, 1985.
CONTIGUITY LENGTH = 2,316.70 FEET

CONTIGUITY PARCEL 2

TOTAL PERIMETER	7,212.66 FEET
1/8 TOTAL PERIMETER	1,202.11 FEET
CONTIGUOUS PERIMETER	4,064.39 FEET
PERCENT CONTIGUITY	56.26%
TOTAL AREA	33.28 +/- ACRES

DATE	11/11/2020
PROJECT NO.	1924120
DATE	12/04/20
DATE	
DATE	
DATE	
DATE	
DATE	

REV	DATE	DESCRIPTION
1	05/05/20	TOWN COMMENTS
2	10/28/20	TOWN COMMENTS
3	03/05/21	TOWN COMMENTS
4	01/14/21	TOWN COMMENTS
5	03/05/21	TOWN COMMENTS

SHEET NUMBER
5 OF 7

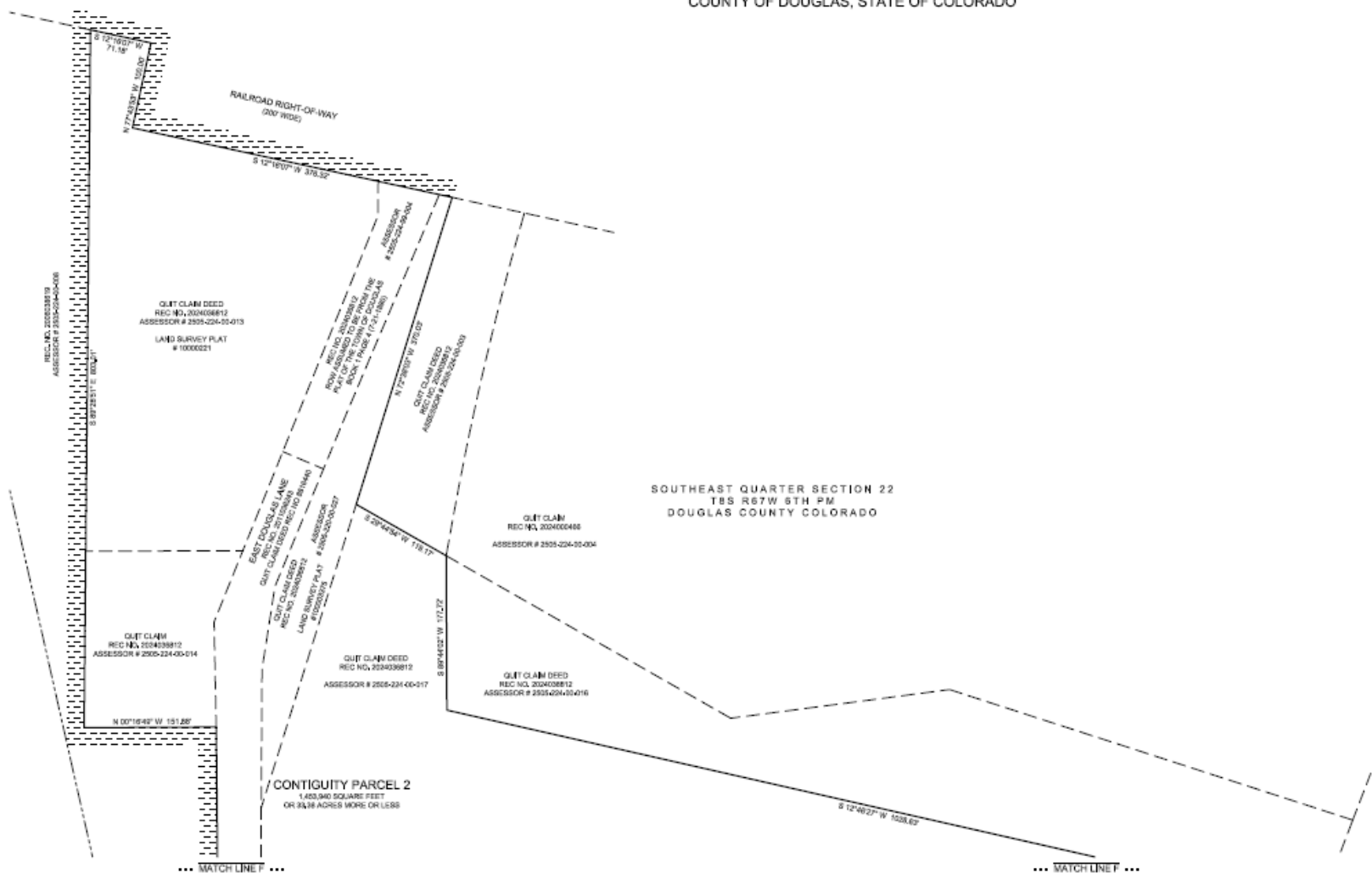


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 SEVERAL METES AND BOUNDS PARCELS OF LAND
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15
 AND THE EAST HALF OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 2



CONTIGUITY PARCEL 2
 1,653,840 SQUARE FEET
 OR 37.98 ACRES MORE OR LESS

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

ANNEXATION LEGEND CONTIGUITY FOR PARCEL 2

THIS HATCH INDICATES THE BOUNDARY ANNEXATION NUMBER 1 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEIPT NO. 198535319 DATED JUNE 27, 1985
 CONTIGUITY LENGTH = 2,816.70 FEET

CONTIGUITY PARCEL 2

TOTAL PERIMETER	7,212.94 FEET
1/8 TOTAL PERIMETER	1,202.11 FEET
CONTIGUOUS PERIMETER	4,094.39 FEET
PERCENT CONTIGUITY	56.76%
TOTAL AREA	33.38 +/- ACRES

LINE TABLE LEGEND

- INDICATES AREA TO BE ANNEXED
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- INDICATES SECTION / QUARTER SECTION LINE
- INDICATES RAILROAD TRACKS LINE



HORIZ. SCALE	1" = 80'	PROJECT NO.	19-24026
VERT. SCALE	N/A	DATE	12/24/24
FIELD CREW	N/A	FIELD DATE	N/A
DATE	N/A	DRAWN BY	ES
		APPROVED BY	ES

REV	DATE	DESCRIPTION
1	12/24/24	TOWN COMMENTS
2	12/24/24	TOWN COMMENTS
3	12/24/24	TOWN COMMENTS
4	12/24/24	TOWN COMMENTS
5	12/24/24	TOWN COMMENTS

SHEET NUMBER
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EXHIBIT B

Legal Description of Property to be Zoned

TWO CONTIGUITY PARCELS OF LAND CREATING THE CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION TO THE TOWN OF CASTLE ROCK, SITUATED IN NORTHEAST QUARTER SECTION 14, THE EAST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

CONTIGUITY PARCEL 1

A PARCEL OF LAND BEING A PORTION OF WILCOX STREET RIGHT OF WAY DESCRIBED UNDER RECEPTION NO. 2014065872 AND BOOK 853 PAGE 226, AND A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2021115673, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, CREATING CONTIGUITY PARCEL 1 OF SAID CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION TO THE TOWN OF CASTLE ROCK, SITUATED IN NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15, AND THE EAST HALF OF SECTION 22, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 23524 WHENCE A LINE TO THE NORTHEAST CORNER OF SAID SECTION 22, BEING A 8 FOOT TALL CONCRETE PILLAR AS PER MONUMENT RECORDS ON FILE ASSUMED TO BEAR N 00°08'44" W, A DISTANCE OF 2661.03 FEET;

THENCE N 00°08'44" W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22 A DISTANCE OF 2661.03 FEET TO SAID 8 FOOT TALL CONCRETE PILLAR;

THENCE N 00°35'50" W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15 A DISTANCE OF 2656.57 FEET TO THE EAST QUARTER CORNER OF SECTION 15, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 6935;

THENCE N 89°48'09" W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 A DISTANCE OF 338.93 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING ON THE EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY AND THE WESTERLY LINE OF SAID 33 FOOT RIGHT OF WAY AS DESCRIBED UNDER RECEPTION NO. 199009022 OF SAID CLERKS' OFFICE;

THENCE ALONG THE EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

- 1) S 22°21'07" W, A DISTANCE OF 934.55 FEET;

- 2) ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 5519.60 FEET, A CENTRAL ANGLE OF 07°00'00", AN ARC LENGTH OF 674.34 FEET, WHOSE CHORD BEARS S 18°51'07" W, A DISTANCE OF 673.92 FEET;
- 3) S 15°21'07" w, A DISTANCE OF 2720.65 FEET TO A COMMON CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2019024370 AND SAID RECEPTION NO. 2021115673 OF SAID CLERKS' OFFICE;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2021115673 THE FOLLOWING FOUR (4) COURSES:

- 1) S 89°29'18" E, A DISTANCE OF 67.63 FEET;
- 2) S 00°40'08" W, A DISTANCE OF 97.22 FEET;
- 3) S 13°02'17" E, A DISTANCE OF 197.67 FEET;
- 4) N 89°47'13" W. A DISTANCE OF 190.62 FEET TO A POINT ON SAID EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG SAID EASTERLY LINE, S 15°21'07" W, A DISTANCE OF 1434.43 FEET TO A COMMON CORNER OF SAID WILCOX STREET RIGHT OF WAY AND A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2006038619 AND A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2011036243 OF SAID CLERKS' OFFICE;

THEN ALONG THE SOUTHERLY LINE OF SAID WILCOX STREET RIGHT OF WAY, S 89°26'39" W, A DISTANCE OF 59.27 FEET TO THE SOUTHEAST CORNER OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG THE WESTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY THE FOLLOWING FIVE (5 COURSES):

- 1) N 15°21'07" E, A DISTANCE OF 4471.73 FEET;
- 2) ON A CURVE TO THE RIGHT, WITH A RADIUS OF 5576.60 FEET, A CENTRAL ANGLE OF 07°00'00", AN ARC LENGTH OF 681.30 FEET, WHOSE CHORD BEARS N 18°51'07" E, A DISTANCE OF 680.88 FEET;
- 3) N 22°21'07" E, A DISTANCE OF 1298.00 FEET;
- 4) ON A CURVE TO THE LEFT, WITH A RADIUS OF 5882.60 FEET, A CENTRAL ANGLE OF 07°51'02", AN ARC LENGTH OF 806.02 FEET, WHOSE CHORD BEARS N 18°25'36" E, A DISTANCE OF 805.39 FEET;
- 5) N 14°30'07" E, A DISTANCE OF 968.30 FEET TO THE NORTHWEST CORNER OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG THE NORTHERLY LINE OF SAID WILCOX STREET RIGHT OF WAY, S 75°29'53" E, A DISTANCE OF 57.00 FEET TO THE NORTHEAST CORNER OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG THE EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

- 1) S 14°30'07" W, A DISTANCE OF 968.30 FEET;
- 2) ON A CURVE TO THE RIGHT, WITH A RADIUS OF 5939.60 FEET, A CENTRAL ANGLE OF 07°51'02", AN ARC LENGTH OF 813.83 FEET, WHOSE CHORD BEARS S 18°25'36" W, A DISTANCE OF 813.19 FEET;
- 3) S 22°21'07" W, A DISTANCE OF 363.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 503,553 SQUARE FEET OR 11.56 ACRES MORE OR LESS

CONTIGUITY PARCEL 2

A PARCEL OF LAND BEING ALL OF OR PORTIONS OF RECEPTION NO. 2024036812, RECEPTION NO. 2023053455, RECEPTION NO. 2020034907. RECEPTION NO. 2021043623, RECEPTION NO. 2024054333. RECEPTION NO. 2011036243, IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, CREATING CONTIGUITY PARCEL 2 OF SAID CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION TO THE TOWN OF CASTLE ROCK, SITUATED IN SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 23524 WHENCE A LINE TO THE NORTHEAST CORNER OF SAID SECTION 22, BEING A 8 FOOT TALL CONCRETE PILLAR AS PER MONUMENT RECORDS ON FILE ASSUMED TO BEAR N 00°08'44" W, A DISTANCE OF 2661.03 FEET;

THENCE S 77°16'43" W, A DISTANCE OF 2179.65 FEET TO THE MOST SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2006038619, ALSO BEING THE SOUTHEAST CORNER OF WILCOX STREET DESCRIBED UNDER RECEPTION NO. 2014065872 AND THE NORTH WEST CORNER OF EAST DOUGLAS LANE DESCRIBED UNDER SAID RECEPTION NO. 2011036243, ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY LINE OF SAID EAST DOUGLAS LANE ALSO BEING THE SOUTHERLY LINE OF SAID RECEPTION NO. 2006038619, N 89°26'39" E, A DISTANCE OF 814.31 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, ALONG A COMMON LINE BETWEEN SAID RECEPTION NO. 2006038619 AND RECEPTION NO. 2024036812, N 00°16'49" W, A DISTANCE OF 151.88 FEET;

THENCE ALONG THE SOUTHERLY LINE OF SAID RECEPTION NO. 2006038619, ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 2024036812, S 89°28'51" E, A DISTANCE OF 803.01 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2006038619, ALSO BEING THE NORTHEAST CORNER OF SAID RECEPTION NO. 2024036812, SAID SOUTHEAST CORNER ALSO BEING ON THE WESTERLY RAILROAD RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (BOOK AND PAGE UNKNOWN);

THENCE ALONG SAID WESTERLY RAILROAD RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) S 12°16'07" W, A DISTANCE OF 71.18 FEET;
- 2) N 77°43'53" W, A DISTANCE OF 100.00 FEET;
- 3) S 12°16'07" W, A DISTANCE OF 376.32 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2024036812;

THENCE ALONG THE NORTHERLY LINE OF SAID RECEPTION NO. 2024036812, N 72°38'03" W A DISTANCE OF 370.03 FEET TO A CORNER OF SAID RECEPTION NO. 2024036812;

THENCE S 29°44'54" W, A DISTANCE OF 119.17 FEET;

THENCE S 89°44'02" W, A DISTANCE OF 177.72 FEET;

THENCE S 12°46'27" W, A DISTANCE OF 1028.63 FEET TO A CORNER OF SAID RECEPTION NO. 2024036812, SAID CORNER ALSO BEING ON THE NORTHERLY LINE OF RECEPTION NO. 199814836 OF SAID CLERK'S OFFICE;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2024036812 AND SAID RECEPTION NO. 199814836 OF SAID CLERK'S OFFICE, N 69°03'46" W, A DISTANCE OF 329.60 FEET;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2024036812 THE FOLLOWING TWO (2) COURSES:

- 1) S 12°59'22" W, A DISTANCE OF 199.55 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2024036812;
- 2) N 89°54'37" W, A DISTANCE OF 508.39 FEET TO A CORNER OF SAID RECEPTION NO. 2021043623;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2021043623 THE FOLLOWING THREE (3) COURSES:

- 1) S 39°34'15" W, A DISTANCE OF 123.70 FEET;

- 2) S 24°20'44" W, A DISTANCE OF 278.77 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2021043623;
- 3) N 89°54'33" W, A DISTANCE OF 12.71 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2021043623, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 25 (BOOK AND PAGE UNKNOWN);

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, ALSO BEING THE WESTERLY LINES OF SAID RECEPTION NO. 2021043623, SAID RECEPTION NO. 2024036812, SAID RECEPTION NO. 2023053455, SAID RECEPTION NO. 2020034907, N 15°18'11" E, A DISTANCE OF 1747.70 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION FOR CONTIGUITY PARCEL 2 CONTAINS 1,453,940 SQUARE FEET OR 33.38 ACRES MORE OR LESS.