

LEGAL DESCRIPTION

THAT CERTAIN 20.00 WIDE FOOT ALLEY TOGETHER WITH THAT CERTAIN PORTION OF FIRST STREET, AS SHOWN ON THE PLAT OF TOWN OF CASTLE ROCK, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED APRIL 25, 1874 AT RECEPTION NO. 1874010001, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN SAID TOWN, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1, SAID BLOCK 29;

THENCE ALONG THE WESTERLY LINE OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 29, SAID TOWN OF CASTLE ROCK, SOUTH $00^{\circ}20'33''$ WEST, 299.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 6, BLOCK 29, SOUTH $89^{\circ}41'42''$ EAST, 139.92 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 6, BLOCK 29, AND THE WESTERLY RIGHT-OF-WAY OF PERRY STREET AS SHOWN ON SAID PLAT;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH $00^{\circ}20'35''$ WEST, 80.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 32, SAID TOWN OF CASTLE ROCK;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, BLOCK 32, NORTH $89^{\circ}41'42''$ WEST, 139.92 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1, BLOCK 32;

THENCE NORTH $00^{\circ}20'33''$ EAST, 45.00 FEET;

THENCE NORTH $89^{\circ}41'42''$ WEST, 74.98 FEET;

THENCE NORTH $00^{\circ}18'18''$ EAST, 35.00 FEET TO THE SOUTHERLY LINE OF LOT 7, BLOCK 29, SAID TOWN OF CASTLE ROCK;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7, BLOCK 29, SOUTH $89^{\circ}41'42''$ EAST, 55.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 29;

THENCE ALONG THE EASTERLY LINE OF LOTS 7 THROUGH 12, INCLUSIVE, BLOCK 29, SAID TOWN OF CASTLE ROCK, NORTH $00^{\circ}20'33''$ EAST, 299.28 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 12, BLOCK 29, AND THE SOUTHERLY RIGHT-OF-WAY OF SECOND STREET AS SHOWN ON SAID PLAT;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH $89^{\circ}47'57''$ EAST, 20.00 FEET TO THE **POINT OF BEGINNING**.

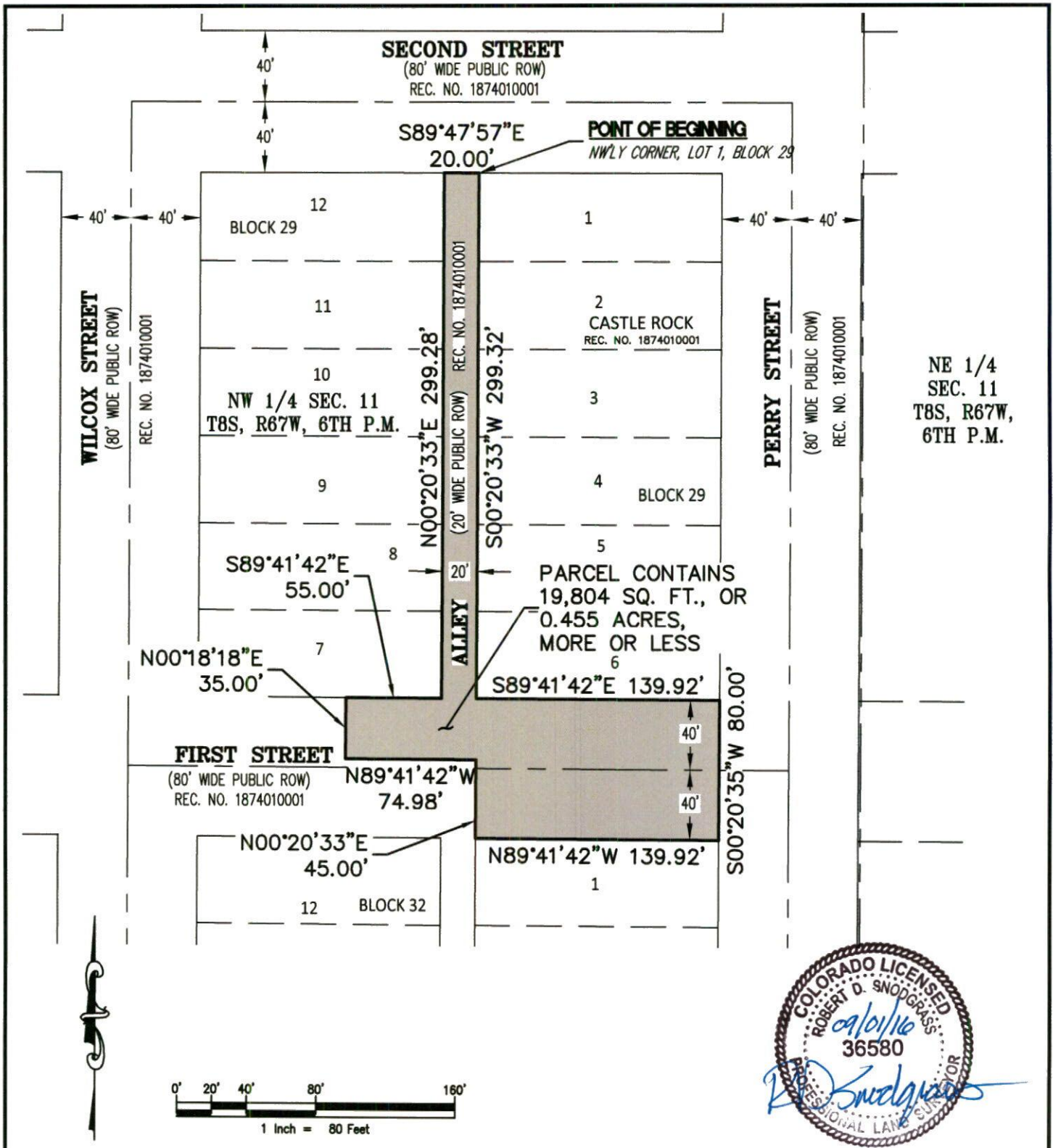
CONTAINS 19,804 SQUARE FEET OR 0.455 ACRES, MORE OR LESS.

AS SHOWN ON THE ATTACHED ILLUSTRATION TO ACCOMPANY LEGAL DESCRIPTION.

ROBERT D. SNODGRASS, PLS 36580
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, LITTLETON, CO 80122



ILLUSTRATION TO ACCOMPANY LEGAL DESCRIPTION



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\31816-01\DWG\EXHIBITS\
DWG NAME: ROW VACATION
DWG: MDW CHK: RDS
DATE: 09-01-2016
SCALE: 1" = 80'



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ROW VACATION

NW 1/4 SEC 11 T8S R67W 6TH PM
CASTLE ROCK, COLORADO

JOB NUMBER 31816-01

2 OF 2 SHEETS