

# EXHIBIT 1

## Legal Description

### PUBLIC ALLEY AREA TO BE VACATED

BEING A PORTION OF A 20' WIDE PUBLIC ALLEY AS DEDICATED ON THE PLAT OF TOWN OF CASTLE ROCK, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

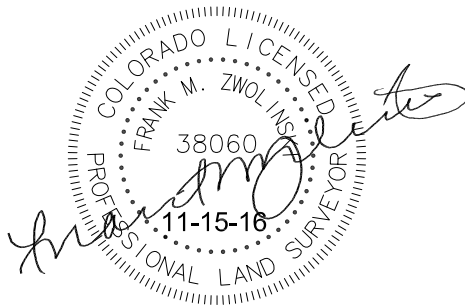
COMMENCING AT THE CENTERLINE INTERSECTION OF THIRD AND WILCOX STREETS, AS MARKED BY A FOUND #8 REBAR IN RANGE BOX, FROM WHENCE THE CENTERLINE INTERSECTION OF SECOND AND WILCOX STREETS, AS MARKED BY A FOUND #8 REBAR IN RANGE BOX, BEARS SOUTH 00°44'00" WEST A DISTANCE OF 381.09 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;  
THENCE ALONG THE CENTERLINE OF SAID WILCOX STREET, SOUTH 00°44'00" WEST, 190.00 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE, NORTH 89°16'00" WEST, 40.00 FEET TO THE NORTHEAST CORNER OF LOT 13A OF BLOCK 23 OF THE PLAT OF TOWN OF CASTLE ROCK 16TH AMENDMENT;  
THENCE ALONG THE NORTH LINE OF SAID LOT 13A, NORTH 89°16'00" WEST, 140.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 13A, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID LOT 13A, SOUTH 00°44'00" WEST, 50.00 FEET TO A POINT;  
THENCE LEAVING SAID WEST LINE, NORTH 89°16'00" WEST, 20.00 FEET TO THE SOUTHEAST CORNER OF LOT 18 OF SAID PLAT OF TOWN OF CASTLE ROCK;  
THENCE ALONG THE EAST LINE OF SAID LOT 18, NORTH 00°44'00" EAST, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 18;  
THENCE LEAVING SAID EAST LINE, SOUTH 89°16'00" EAST, 20.00 FEET TO THE POINT OF BEGINNING.

Containing 1,000 Square Feet or 0.023 Acres of Land, more or less.

End of Legal Description.



Frank M. Zwolinski, P.L.S.

Colorado License #38060

For and on behalf of Power Surveying Company, Inc.  
303-702-1617



DRAWING BY: FMZ      DATE: 11-15-2016  
PROJECT NO. 501-15-357(F)

# EXHIBIT 1

## Legal Description Exhibit

$S89^{\circ}16'00''E$  380.00'

THIRD STREET

POINT OF COMMENCEMENT  
FOUND #8 REBAR IN RANGE BOX,  
NO CAP (ACCEPTED AS CENTER  
LINE INTERSECTION OF THIRD  
STREET AND WILCOX STREET)

Douglas County Parcel  
#2505-112-14-012

(Lot 12) (Lot 11) (Lot 10A) (Lot 6A-1) (Lot 5) (Lot 4) (Lot 3) (Lot 2) (Lot 1)

BLOCK 23

$S89^{\circ}16'00''E$   
20.00'

PUBLIC ALLEY

$N89^{\circ}16'00''W$  140.00'

(Lot 18)

$N00^{\circ}44'00''E$   
50.00'

POINT OF BEGINNING

$S00^{\circ}44'00''W$   
50.00'

40.00'  
 $N89^{\circ}16'00''W$

(Lot 17)

$N89^{\circ}16'00''W$   
20.00'

BLOCK 23

WILCOX STREET

381.09'(M)  
380.00'(R)  
 $S00^{\circ}44'00''W$   
"BASIS OF BEARINGS"

Douglas County Parcel  
#2505-112-14-007

Parcel 14X of  
Quitclaim Deed at Book 1432, Page 1285 (Douglas  
County Board of County Commissioners)

(Lot 15)

FOUND #8 REBAR IN  
RANGE BOX, NO CAP

Vacation Area: 1,000 s.f. (0.023 acres)



SCALE: 1" = 50'



50' 0 25' 50'

**POWER**<sup>TM</sup>  
Surveying Company, Inc.  
Established 1948

150 W. 84TH AVENUE  
THORNTON, COLORADO 80260

PH. 303-702-1617  
FAX. 303-702-1488  
WWW.POWERSURVEYING.COM

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