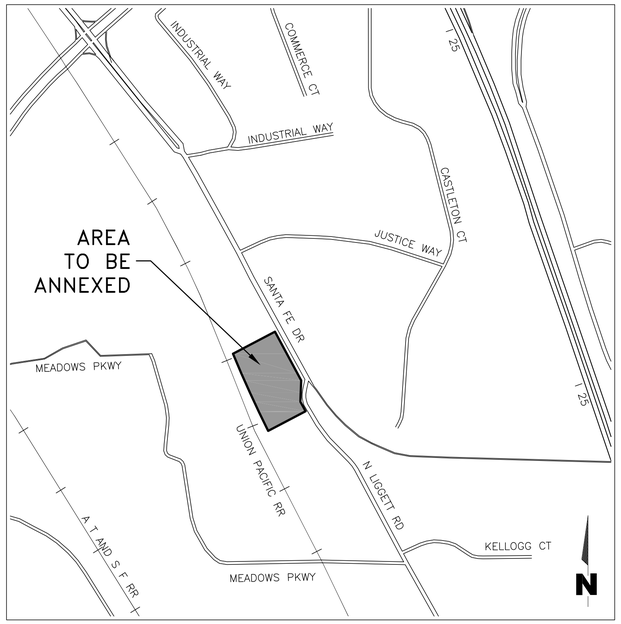
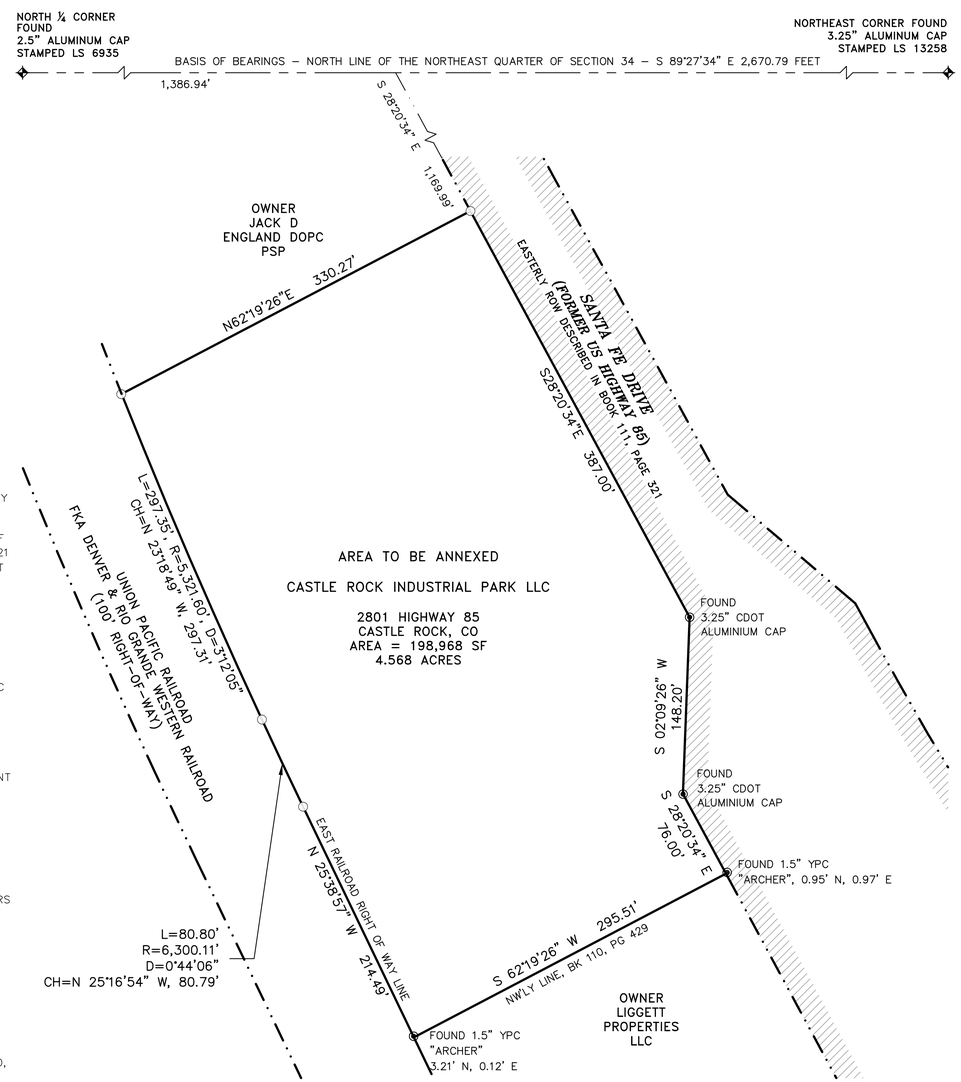
CASTLE ROCK INDUSTRIAL PARK
ANNEXATION TO THE TOWN OF CASTLE ROCK

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

SCALE: 1"= 500'



PARCEL DESCRIPTION

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS CONTAINED HEREIN ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 WHICH BEARS SOUTH 89°27'34" EAST A DISTANCE OF 2,670.79 FEET (BEARINGS COLORADO STATE PLANE CENTRAL ZONE). MONUMENTED AT THE NORTH 1/4 CORNER BY A 2.5" ALUMINUM CAP STAMPED LS 6935 AND AT THE NORTHEAST CORNER BY A 3.25" ALUMINUM CAP STAMPED LS 13258.

COMMENCING AT SAID NORTH ONE-QUARTER CORNER; THENCE ON SAID NORTH LINE, SOUTH 89°27'34" EAST A DISTANCE OF 1,386.94 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE FORMER U.S. HIGHWAY 85 AS DESCRIBED IN BOOK 111 AT PAGE 321 OF THE DOUGLAS COUNTY RECORDS; THENCE ON SAID RIGHT-OF-WAY, SOUTH 28°20'34" EAST A DISTANCE OF 1,169.99 FEET TO THE POINT OF BEGINNING;

CONTINUING ON SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. THENCE SOUTH 28°20'34" EAST A DISTANCE OF 387.00 FEET;
2. THENCE SOUTH 02°09'26" WEST A DISTANCE OF 148.20 FEET;
3. THENCE SOUTH 28°20'34" EAST A DISTANCE OF 76.00 FEET;

THENCE SOUTH 62°19'26" WEST A DISTANCE OF 295.51 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD (FORMERLY THE DENVER & RIO GRANDE WESTERN RAILROAD);

THENCE ON SAID RAILROAD RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. THENCE NORTH 25°38'57" WEST A DISTANCE OF 214.49 FEET TO A POINT OF TANGENCY;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 80.80 FEET, A RADIUS OF 6,300.11 FEET, A DELTA ANGLE OF 0°44'06", WHOSE CHORD BEARS NORTH 25°16'54" WEST A DISTANCE OF 80.79 FEET, TO A POINT OF COMPOUND CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 297.35 FEET, A RADIUS OF 5,321.60 FEET, A DELTA ANGLE OF 3°12'05", WHOSE CHORD BEARS NORTH 23°18'49" WEST A DISTANCE OF 297.31 FEET;

THENCE NORTH 62°19'26" EAST A DISTANCE OF 330.27 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 WHICH BEARS SOUTH 89°27'34" EAST A DISTANCE OF 2670.79 FEET (BEARINGS COLORADO STATE PLANE CENTRAL ZONE). MONUMENTED AT THE NORTH 1/4 CORNER BY A 2.5" ALUMINUM CAP STAMPED LS 6935 AND AT THE NORTHEAST CORNER BY A 3.25" ALUMINUM CAP STAMPED LS 13258.

GENERAL NOTES

THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT.

ALL BOUNDARY INFORMATION SHOWN HEREON IS FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY ROCKY MOUNTAIN MERIDIAN INC. LAST REVISED ON JUNE 27, 2014, RMM JOB #13740.

THIS ANNEXATION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ROCKY MOUNTAIN MERIDIAN, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENT, RIGHT-OF-WAY AND TITLE OR RECORD, ROCKY MOUNTAIN MERIDIAN, INC RELIED UPON TITLE COMMITMENT NO. NCS-651024-ATL, EFFECTIVE DATE OF JUNE 19, 2014 AT 5:00 P.M., PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

DATE OF PREPARATION: AUGUST 28, 2014

CONTIGUITY

TOTAL PERIMETER = 1,829.62 FEET

CONTIGUOUS PERIMETER = 611.20 FEET

REQUIRED 1/6
CONTIGUOUS PERIMETER = 304.94 FEET

PERCENT CONTIGUOUS PERIMETER = 33.41%

TOTAL ANNEXATION AREA = 198,965 SF (4.568 ACRES)

LEGEND OF STANDARD SYMBOLS AND LINETYPES

- FOUND SECTION CORNER AS DESCRIBED
- FOUND SURVEY MONUMENT AS DESCRIBED
- #5 REBAR WITH 1.5" ALUMINUM CAP, "RMM PLS 38073"
- TOWN OF CASTLE ROCK BOUNDARY
- RIGHT – OF – WAY
- PARCEL BOUNDADRY

APPROVAL

APPROVED BY THE TOWN OF CASTLE ROCK TOWN COUNCIL THIS _____ DAY OF _____, 20____ A.D.

ATTEST:

_____ TOWN CLERK

_____ MAYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____,

BY _____,

WITNESS MY HAND AND OFFICIAL SEAL.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____,

CLERK AND RECORDER

STATE OF COLORADO)
) SS.
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20 A.D.,

AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____,

_____ COUNTY CLERK AND RECORDER.

SURVEYORS STATEMENT

I, ROBERT FREE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, AND THAT AT LEAST ONE-SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

_____.
ROBERT FREE
COLORADO PLS NO. 38073
FOR AND ON BEHALF OF
ROCKY MOUNTAIN MERIDIAN, INC.

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 CERTIFICATE SHOWN HEREON.

ROCKY MOUNTAIN MERIDIAN INC
1582 S PARKER RD, SUITE 110
DENVER, COLORADO 80231
303-481-8567 (O) 303-481-8576(F)

		REVISION DATE / ACTION
PROJECT NO:	13740	
DATE:	8/28/2014	8/24/2015 COUNTY COMMENTS
SCALE:	1" = 60'	11/13/2015 CLIENT COMMENTS
DRAWN BY:	CJB	8/15/2016 TOWN COMMENTS
CLIENT:		-
PAGE:	1 OF 1	-

ANNEXATION PLAT

CASTLE ROCK INDUSTRIAL PARK ANNEXATION PROJECT NO. ANX14-0002