

MEMMEN TRAILS

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

ANNEXATION PLAT

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, 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:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION, BEING A 3 1/4" DIAMETER ALUMINUM CAP IN RANGE BOX STAMPED LS 6935;
THENCE ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION NORTH 00°54'15" WEST A DISTANCE OF 350.00 FEET MARKED WITH A 30 (THIRTY) FOOT WITNESS CORNER BEING A NO. 4 REBAR WITH A 2" DIAMETER ALUMINUM CAP STAMPED 30' W.C. PLS 38056;
THENCE NORTH 89°48'40" EAST A DISTANCE OF 190.25 FEET TO A NO. 5 REBAR;
THENCE SOUTH 33°11'42" EAST, A DISTANCE OF 188.24 FEET TO A NO. 5 REBAR;
THENCE NORTH 85°17'10" EAST A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
THENCE NORTH 34°16'10" EAST A DISTANCE OF 146.00 FEET TO A NO. 4 REBAR;
THENCE NORTH 75°24'42" EAST A DISTANCE OF 229.63 FEET TO A NO. 4 REBAR;
THENCE SOUTH 65°52'53" EAST A DISTANCE OF 134.91 FEET TO A NO. 4 REBAR;
THENCE NORTH 82°51'31" EAST A DISTANCE OF 99.76 FEET TO A NO. 5 REBAR;
THENCE NORTH 54°26'29" EAST A DISTANCE OF 164.79 FEET TO A NO. 5 REBAR;
THENCE NORTH 89°55'53" EAST A DISTANCE OF 385.27 FEET TO A NO. 5 REBAR;
THENCE SOUTH 70°45'07" EAST A DISTANCE OF 307.85 FEET TO THE SOUTHWEST CORNER OF TRACT 2 DESCRIBED IN BOOK 773 AT PAGE 468, BEING A NO. 4 REBAR;
THENCE ALONG THE SOUTH LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES;

1. NORTH 89°57'36" EAST A DISTANCE OF 150.06 FEET TO A NO. 4 REBAR;
2. SOUTH 46°29'10" EAST A DISTANCE OF 134.93 FEET TO THE NORTHWEST CORNER OF TRACT 1 DESCRIBED IN BOOK 773 AT PAGE 468, BEING A NO. 4 REBAR;

THENCE ALONG THE WEST LINE OF SAID PARCEL SOUTH 00°04'28" EAST A DISTANCE OF 234.65 FEET TO A REBAR WITH A 1-1/8" DIAMETER RED PLASTIC CAP STAMPED PLS 6935 BEING THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE ALONG SAID LINE SOUTH 89°55'08" WEST A DISTANCE OF 1952.26 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM RIGHT-OF-WAY FOR OMAN ROAD.

BASIS OF BEARING: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF NORTH 00°54'15" WEST WITH THE SOUTH 1/16 CORNER BEING A 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX STAMPED : LS 6935 AND THE WEST QUARTER CORNER BEING A 2-1/2" DIAMETER ALUMINUM CAP IN RANGE BOX STAMPED : LS 6935.

SAID PARCEL OF LAND CONTAINING 15.57 ACRES, MORE OR LESS.

PURPOSE

THE PURPOSE OF THIS ANNEXATION PLAT IS TO ANNEX INTO THE TOWN A PARCEL OF LAND INTENDED FOR SINGLE FAMILY LOTS.

CONTIGUITY STATEMENT

TOTAL PERIMETER: 4698.63'
CONTIGUOUS TO CITY LIMITS: 4698.63'
ONE-SIXTH (1/6) OF PERIMETER: 783.10'
ANNEXED AREA: 15.57 ACRES

NOTES

THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUED AS A BOUNDARY SURVEY.

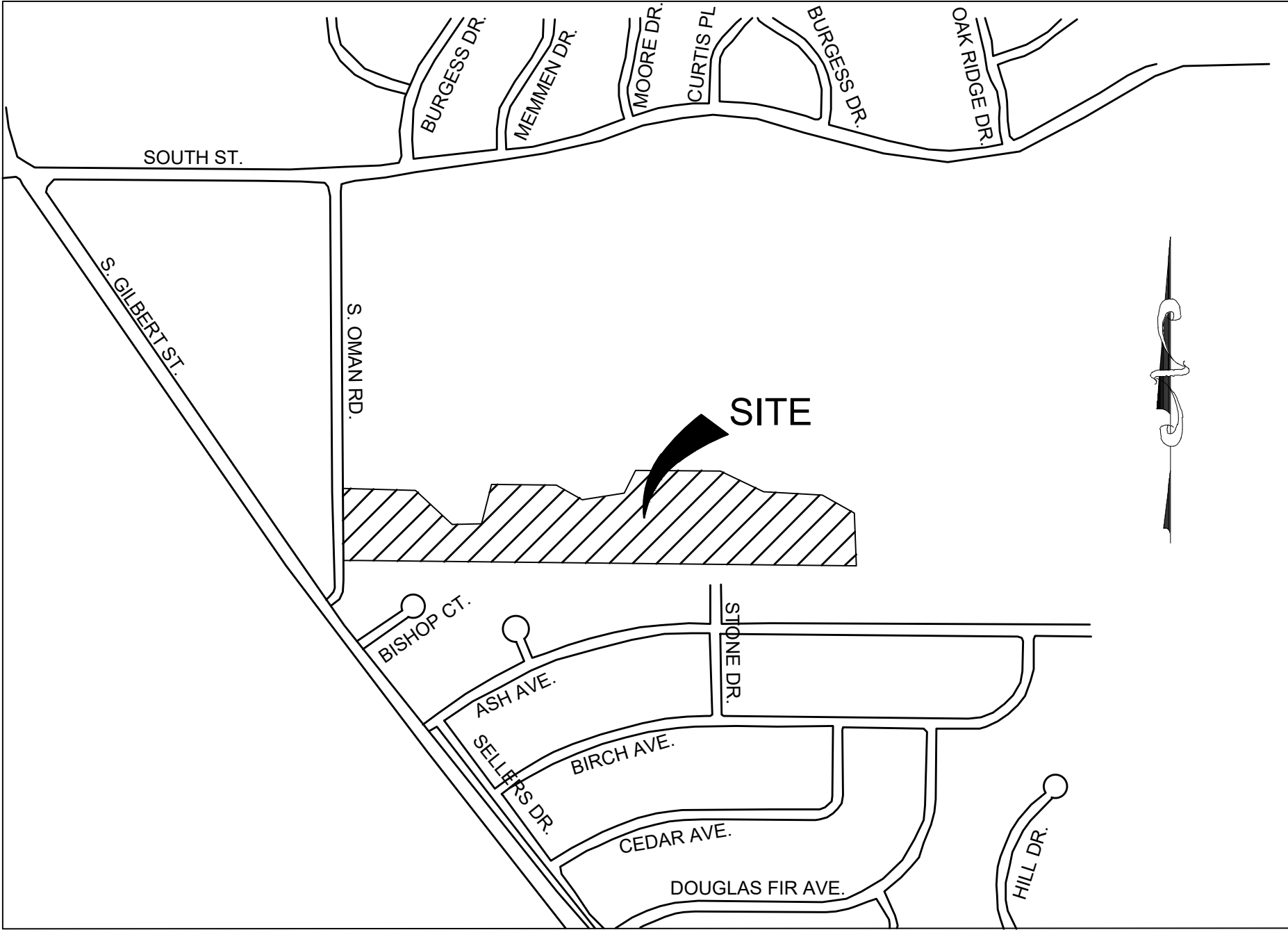
THE LINEAL UNIT USED IN THE PREPARATION OF THIS ANNEXATION PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

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 CERTIFICATION SHOWN HEREON.

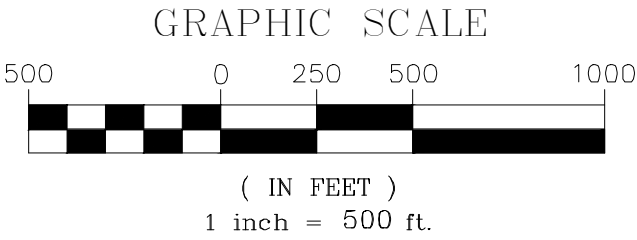
OWNERSHIP INFORMATION, AS SHOWN HEREON, WAS OBTAINED FROM THE DOUGLAS COUNTY ASSESSOR'S OFFICE.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF NORTH 00°54'15" WEST WITH THE SOUTH 1/16 CORNER BEING A 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX STAMPED : LS 6935 AND THE WEST QUARTER CORNER BEING A 2-1/2" DIAMETER ALUMINUM CAP IN RANGE BOX STAMPED : LS 6935.



VICINITY MAP



SURVEYOR
CVL CONSULTANTS, INC.
10333 DRY CREEK RD., #240
ENGLEWOOD, CO 80112

OWNER
15 M LLC
DEREK LEE MEMMEN, MANAGER
667 N. RIDGE RD.
CASTLE ROCK, CO 80104

SHEET INDEX
SHEET 1 – COVER PAGE
SHEET 2 – MAP PAGE

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2018.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

THIS ANNEXATION PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 2018 AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER
BY: _____
DEPUTY

SURVEYOR'S CERTIFICATION

I WILLIAM F. HESSELBACH, JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS ANNEXATION PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, AND 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 IN THE COUNTY OF DOUGLAS, STATE OF COLORADO.







WILLIAM F. HESSELBACH, JR., PLS NO. 25369
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.

MEMMEN TRAILS ANNEXATION PLAT

CVL CONSULTANTS		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546
SCALE:	DRAWN BY:	SHEET NO:
AS SHOWN	KJK	1
FILE NO:	CHECKED BY:	
8-13-03205-01	WFH	
DATE:	09/19/18	

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

[illegible]

 = ALIQUOT CORNER AS DESCRIBED
 = FOUND NO. 5 REBAR
 = FOUND NO. 4 REBAR
 = FOUND REBAR AND 1-1/8" DIAMETER RED CAP "LS 6935"
 = FOUND REBAR AND 1" DIAMETER ORANGE PLASTIC CAP "CCS PLS 38056"
 = TOWN OF CASTLE ROCK LIMITS

DUE TO INACCURACIES RECORDED WITH THE PLAT OF GLOVER
SUBDIVISION, THE LOT LINES, RIGHTS OF WAY AND EASEMENTS SHOWN
HAVE BEEN POSITIONED BASED ON HISTORICAL FENCING AND EXISTING
IMPROVEMENTS

