

# RIDGE ESTATES ANNEXATION PLAT

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

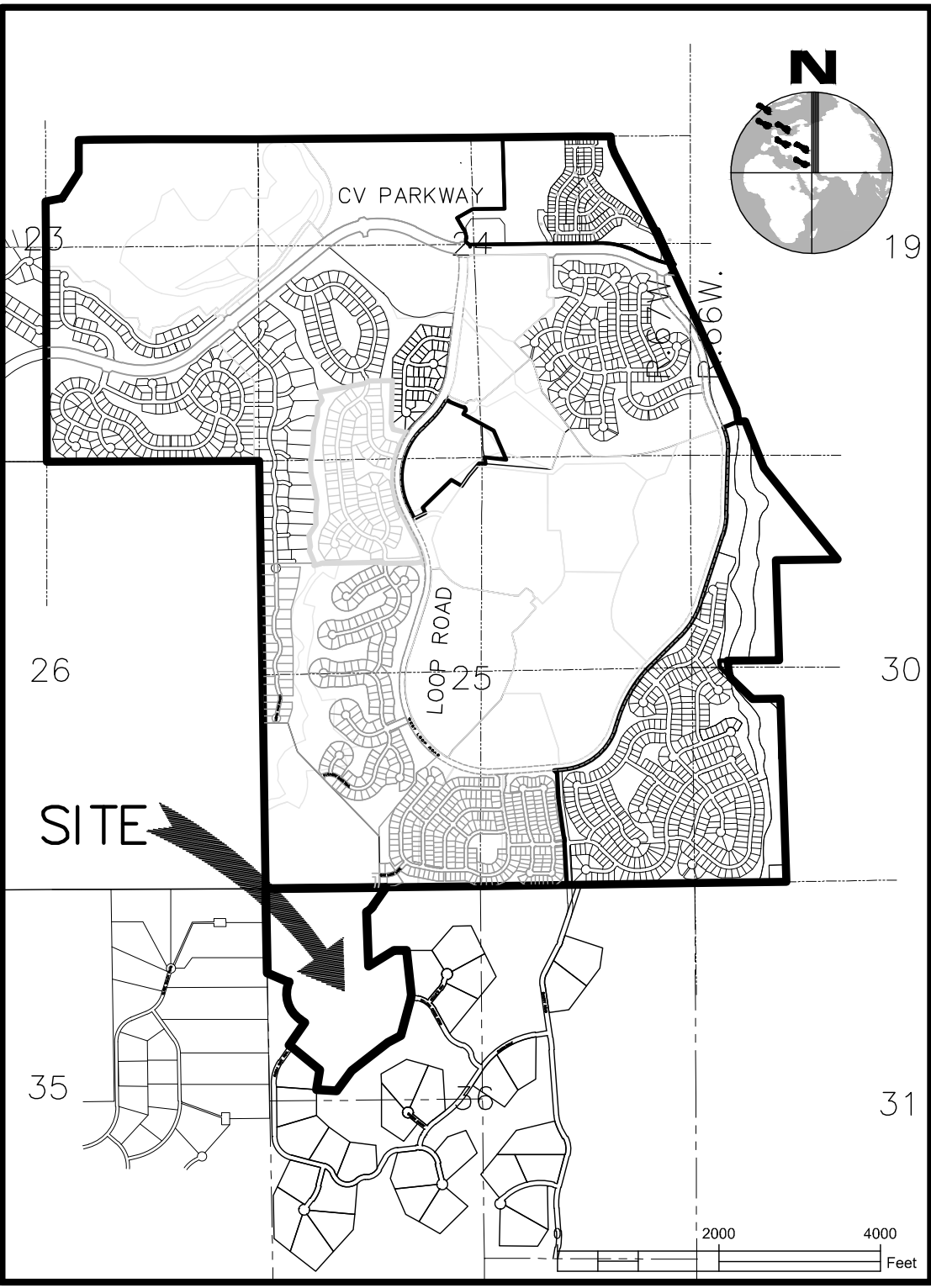
RIDGE ESTATES BOUNDARY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36 N89°14'58"E, 1,486.23 FEET TO THE WESTERLY BOUNDARY OF SELLERS CREEK RANCH RURAL SITE PLAN, RECORDED AT RECEPTION NO. 01063901 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING NINETEEN (19) COURSES:

1. S34°15'57"W, 288.40 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 28°23'03", 101.56 FEET;
3. S02°04'38"E, 673.40 FEET;
4. N57°54'07"E, 372.84 FEET;
5. S89°49'44"E, 153.99 FEET;
6. S06°20'17"E, 554.82 FEET;
7. S11°09'46"W, 60.00 FEET;
8. S14°44'51"W, 462.71 FEET;
9. S62°47'50"W, 183.08 FEET;
10. S52°17'19"W, 568.15 FEET;
11. S36°17'48"W, 313.93 FEET;
12. N86°18'09"W, 247.70 FEET;
13. N08°31'26"E, 249.70 FEET;
14. N50°35'33"W, 424.70 FEET;
15. N55°30'11"W, 60.00 FEET;
16. N34°29'49"E, 339.94 FEET;
17. N55°30'11"W, 69.01 FEET TO A POINT OF CURVE;
18. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 78°25'46", 520.16 FEET;
19. N67°04'24"W, 293.23 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE ALONG SAID WEST LINE AND ALONG THE EAST LINE OF BELL MOUNTAIN RANCH SUBDIVISION FILING NO. 1-B, RECORDED AT RECEPTION NO. 9829016 OF THE DOUGLAS COUNTY RECORDS N01°04'20"W, 1,041.84 FEET TO THE POINT OF BEGINNING, CONTAINING 3,049,617 SQUARE FEET OR 70.010 ACRES, MORE OR LESS.



VICINITY MAP

SURVEYOR'S STATEMENT:

I, STEPHEN H. HARDING, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS ANNEXATION PLAT WAS PREPARED UNDER MY 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 IN THE COUNTY OF DOUGLAS, STATE OF COLORADO.

STEPHEN H. HARDING  
COLORADO P.L.S. NO. 29040  
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

DATE

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: 8,465'  
CONTIGUOUS TO CITY LIMITS: 1,486'  
ONE-SIXTH (1/6) OF PERIMETER: 1,411'  
ANNEXED AREA: 70.010 ACRES, MORE OR LESS

GENERAL NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EMK CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENT OR RIGHTS-OF-WAY. HERITAGE TITLE COMPANY TITLE REPORT 451-H0359569-266-NCS, AMENDMENT NO. 1, WITH AN EFFECTIVE DATE OF FEBRUARY 11TH, 2016 WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
2. THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
3. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY EMK CONSULTANTS, INC.
4. THE ANNEXATION PARCEL CONTAINS A TOTAL OF 70.010 ACRES MORE OR LESS.
5. PUBLIC ACCESS TO THE SITE WILL BE VIA EXISTING AND FUTURE TOWN RIGHT OF WAY IN CRYSTAL VALLEY RANCH.
6. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANELS 08035C03033 AND 08035C03046, DATED MARCH 16, 2016, NO PORTION OF THE SITE LIES WITHIN A FEMA DESIGNATED 100-YR FLOODPLAIN.

DEVELOPER:

CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC  
1175 CRYSTAL VALLEY PARKWAY  
CASTLE ROCK, COLORADO 80104  
CONTACT: GREGORY W. BROWN  
PHONE: (303) 814-6862

ENGINEER

LEGACY ENGINEERING  
1626 THATCH CIR.  
CASTLE ROCK, CO 80109-3513  
CONTACT: JAMES J. MILL  
PHONE: (720) 200-4577

PLANNER

HENRY DESIGN GROUP  
1501 WAZEE STREET SUITE 1-C  
DENVER, CO 80202  
CONTACT: KAREN HENRY  
PHONE: (303) 446-2368

SURVEYOR

EMK CONSULTANTS  
7006 SOUTH ALTON WAY, BLDG F  
CENTENNIAL, CO 80112-2019  
CONTACT: STEVE HARDING  
PHONE: (303) 694-1520

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOW OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_ DAY OF \_\_\_\_, 2016.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

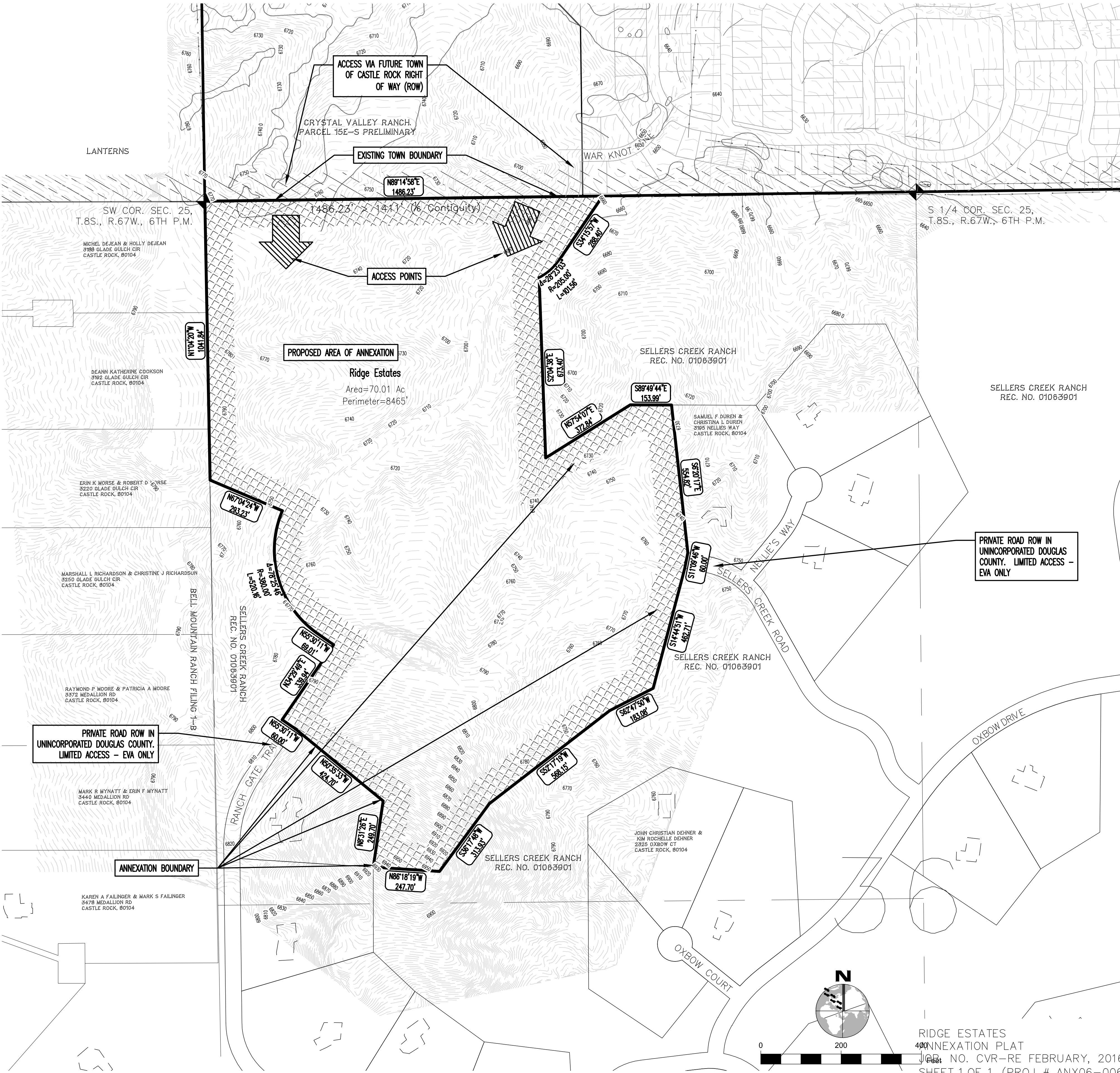
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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 \_\_\_\_, 201\_\_ AT RECEPTION NO. \_\_\_\_\_

DOUGLAS COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY



RIDGE ESTATES  
ANNEXATION PLAT  
NO. CVR-RE FEBRUARY, 2016  
SHEET 1 OF 1 (PROJ # ANX06-006)