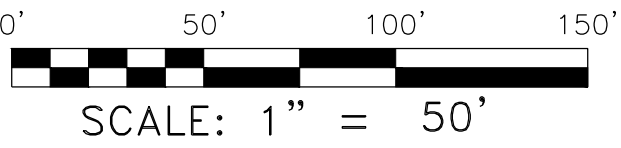


ANNEXATION PLAT TO THE TOWN OF CASTLE ROCK

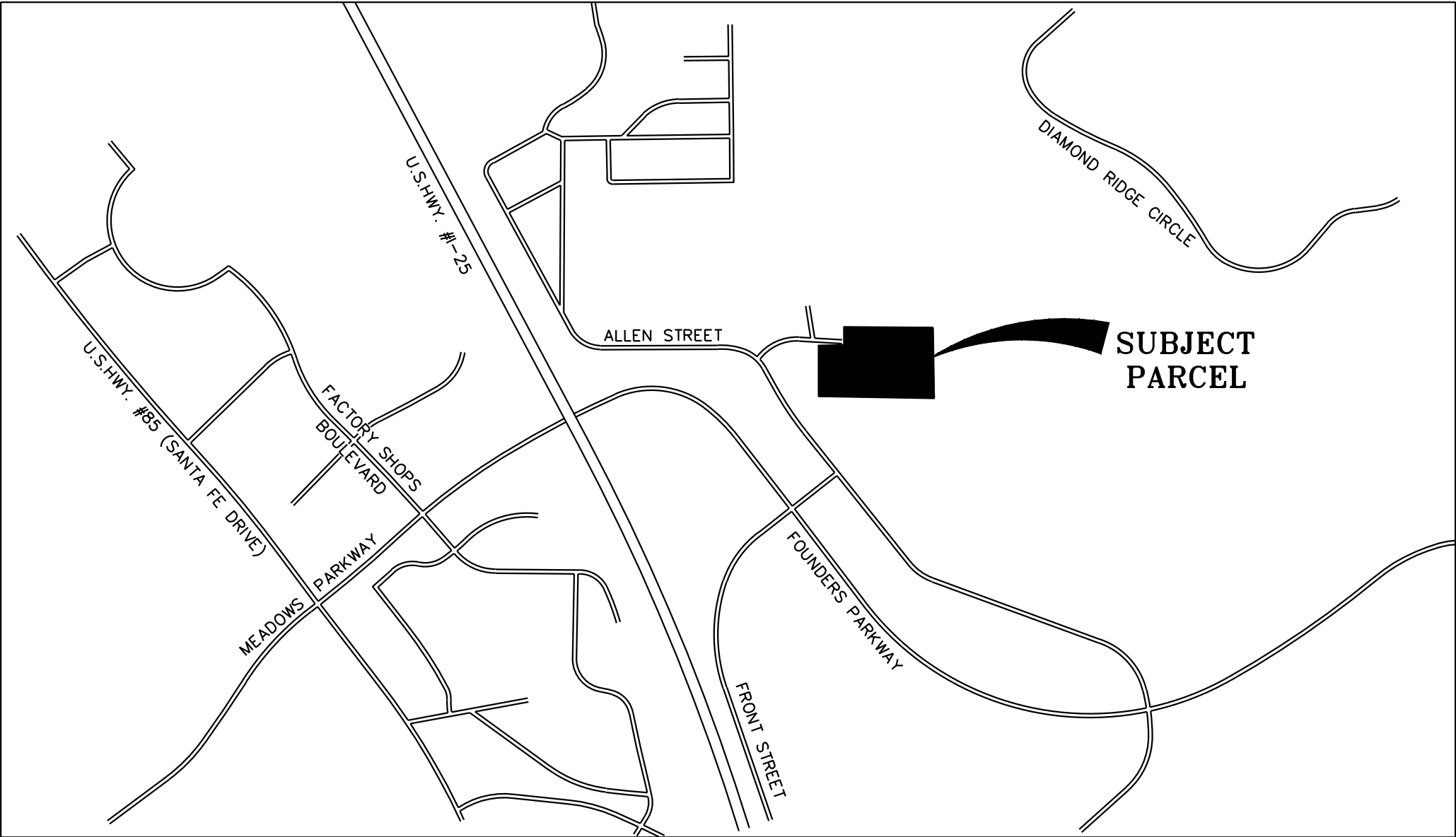
LOCATED IN THE NORTH ONE- HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 26:
THENCE EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 26, A DISTANCE OF 2110.28 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 04 MINUTES EAST, A DISTANCE OF 339.96 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26;
THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 105.62 FEET;
THENCE NORTH 00 DEGREES 04 MINUTES EAST, A DISTANCE OF 120.00 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26, A DISTANCE OF 726.00 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES WEST, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26;
THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 29.22 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES WEST, A DISTANCE OF 341.58 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 26;
THENCE WEST AND ALONG SAID SOUTH LINE, A DISTANCE OF 802.40 FEET TO THE POINT OF BEGINNING.



--- = BOUNDARY TO BE ANNEXED
/// = CURRENT CASTLE ROCK TOWN LIMITS



VICINITY MAP
SCALE: 1" = 1,000'

COOPER-HOOK MAIN PLACE FILING NO. 1
(RECEPTION NO. 2001072259)

GENERAL NOTES

1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY, NOR A LAND SURVEY PLAT. ALL BOUNDARY INFORMATION WAS TAKEN FROM MAPS AND DOCUMENTS OF RECORD.
2. THIS ANNEXATION MAP DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
3. DATE OF PREPARATION: DECEMBER 29, 2015.
4. TOTAL PROPOSED ANNEXATION BOUNDARY: 2,594.58 LINEAR FEET
5. TOTAL BOUNDARY CONTIGUOUS TO CITY LIMITS: 2,097.64 LINEAR FEET
6. PERCENTAGE OF CONTIGUOUS BOUNDARY: 80.8%
7. PARCEL CONTAINS 364,386 SQUARE FEET, OR 8.36 ACRES.
8. DIMENSIONS IN PARENTHESES ARE FROM RECORD DEED.

APPROVAL:

APPROVED BY THE TOWN OF CASTLE ROCK TOWN COUNCIL,

THIS _____ DAY OF _____, 20__.

ATTEST:

TOWN CLERK

MAYOR

SURVEY CERTIFICATION

I, KARL E. CHESLEY, A PROFESSIONAL LAND SURVEYOR, IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS ANNEXATION PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE 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.

KARL E. CHESLEY, P.L.S.
COLORADO REG. NO. 37054
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, 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.

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF THE COUNTY OF DOUGLAS, STATE OF COLORADO,

THIS _____ DAY OF _____, 20__.

RECEPTION NO. _____

CLERK AND RECORDER

POINT OF COMMENCEMENT
W1/4 CORNER SECTION 26

S89°38'42"E 2110.28'
SOUTH LINE N1/2 SECTION 26

POINT OF BEGINNING

N0°21'28"E 343.21'
(N0°04'00"E 339.96' R)

S89°57'26"E 105.82'
(N89°57'20"E 105.62' R)

N0°09'05"E 120.02'
(N0°04'00"E 120.00' R)

S89°58'01"E 726.00'
(N89°57'20"E 726.00' R)

SOUTH LINE N1/2 S1/2 S1/2 N1/2 SECTION 26 - S89°58'01"E

(S89°57'20"W 29.22' R)
N89°58'01"W 29.22'

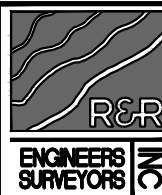
(S0°04'00"W 120.00' R)
S0°09'05"W 120.02'

UNPLATTED
DOUGLAS COUNTY

(S0°04'00"W 341.58' R)
S0°21'28"W 347.70'

(WEST 802.40' R)
N89°38'42"W 802.59'

METZLER RANCH FILING NO. 3
(RECEPTION NO. 2001055443)

 R&R ENGINEERS-SURVEYORS, INC. 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 (P)303-753-6730 (F)303-753-6568 WWW.RRENGINEERS.COM	
REVISIONS	
	File No. RM15118 ANNEX
	Date Drawn 12/28/15
	Drawn By TPF
	Checked By DF
	Job No. RM15118