

YOUR STORAGE CENTER

AN ANNEXATION TO THE TOWN OF CASTLE ROCK

PART OF THE SE 1/4 OF SECTION 15, T8S, R67W, 6TH P.M., DOUGLAS COUNTY, COLORADO

1.457 ACRES

PROPERTY DESCRIPTION: PARCEL B

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4;
 THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET;
 THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A DISTANCE OF 309.60 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTHWESTERLY ALONG THE MENTIONED COURSE A DISTANCE OF 296.00 FEET TO A POINT ON THE EAST LINE OF INTERSTATE 25;
 THENCE NORTHWESTERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS ALONG SAID EAST LINE A DISTANCE OF 106.00 FEET;
 THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A DISTANCE OF 315.58 FEET;
 THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 102.23 FEET TO THE POINT OF BEGINNING.

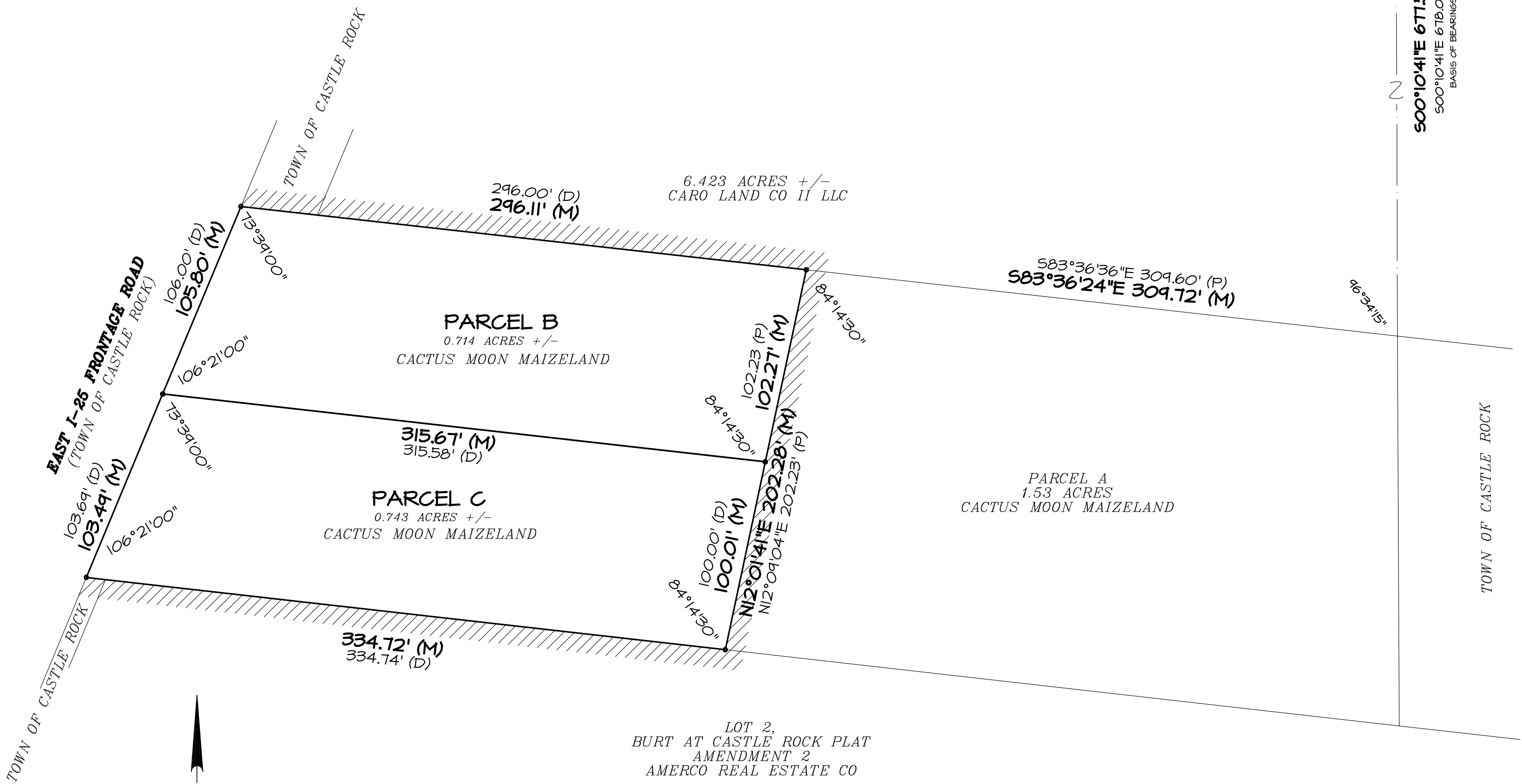
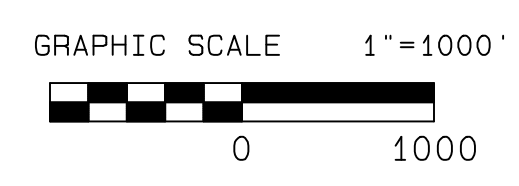
PROPERTY DESCRIPTION: PARCEL C

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4;
 THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET;
 THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A DISTANCE OF 309.60 FEET;
 THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 89 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 102.23 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 84 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 315.58 FEET TO THE EAST LINE OF INTERSTATE NO. 25;
 THENCE SOUTHERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS ALONG SAID EAST LINE A DISTANCE OF 103.69 FEET;
 THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A DISTANCE OF 334.74 FEET;
 THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.



VICINITY MAP
1"=1000'



BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CONSIDERATION THAT THE EAST LINE OF SECTION 15 BEARS S00°10'41"E AS SHOWN HEREON BETWEEN THE MONUMENTS IDENTIFIED.

GENERAL NOTES

- THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY DAVID E. ARCHER & ASSOCIATES.
- THE ANNEXATION PARCEL CONTAINS A TOTAL OF 1.457 ACRES MORE OR LESS.
- PUBLIC ACCESS TO THE SITE WILL BE VIA EAST I-25 FRONTAGE ROAD.
- THERE ARE NO MAPPED FEMA FLOOD PLAINS ON THIS PARCEL, PER FIRM PANEL 08035C0301G, EFFECTIVE MARCH 16, 2016.

CONTIGUOUS PERIMETER	
TOTAL PERIMETER	1042.41 LINEAR FEET
CONTIGUOUS PERIMETER	833.11 LINEAR FEET
% CONTIGUOUS PERIMETER	79.92 %

////// DENOTES EXISTING TOWN LIMITS

TOWN OF CASTLE ROCK APPROVAL
 APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, THIS _____ DAY OF _____, 2017, A.D.

MAYOR _____ ATTEST: TOWN CLERK _____

SURVEYOR'S CERTIFICATE

I, DEE ALLEN BIRD, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT MORE THAN ONE-SIXTH (1/6) (OR 16.7%) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DEE ALLEN BIRD (P.L.S. 25933) _____ DATE _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2017 A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____

_____ COUNTY CLERK AND RECORDER

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Mon May 01 15:45:59 2017

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 certification shown hereon.

	TITLE ANNEXATION Your Storage Center In Sec. 15, Township 8 South, Range 67 West, 6th P.M., Douglas County, Colorado.	
	SCALE 1"=100' DATE 04-27-2017 DRAWN BY NDS CHECKED BY JKS APPROVED BY APVD	CLIENT POLO PROPERTIES JOB NUMBER 17-0207
105 WILCOX ST. CASTLE ROCK, COLORADO 80104 PHONE (303) 688-4642		Sheet 1 of 1