

CROWSNEST ZONING MAP

TO THE CITY OF CASTLE PINES, COLORADO
LOCATED IN SECTIONS 7, 8, & 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION CROWSNEST ZONING MAP

A PARCEL OF LAND BEING A PORTION OF SECTIONS 7, 8, & 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EAST END BY A RECOVERED 3-1/4" ALUMINUM CAP STAMPED "ARCHER AND ASSOC. LS 6935 1986" FLUSH WITH SURFACE AND AT THE WEST END BY A 2-1/2" ALUMINUM CAP STAMPED "PLS 36057", BEARING NORTH 88° 56' 49" EAST.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 8;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, NORTH 89° 57' 40" EAST A DISTANCE OF 1276.70 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AS DESCRIBED IN BOOK 1503 AT PAGE 799 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 36° 22' 13" WEST A DISTANCE OF 1217.00 FEET;
2. NORTH 53° 37' 47" WEST A DISTANCE OF 3.00 FEET;
3. SOUTH 36° 22' 13" WEST A DISTANCE OF 925.49 FEET, TO A POINT ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 36° 21' 41" WEST A DISTANCE OF 809.38 FEET, TO A POINT OF CURVATURE;
2. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 11° 08' 12", A RADIUS OF 1584.00 FEET, AN ARC DISTANCE OF 307.88 FEET, A CHORD BEARING SOUTH 41° 55' 47" WEST, AND A CHORD DISTANCE OF 307.40 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 42° 34' 14" EAST, A DISTANCE OF 105.55 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE ON SAID NORTH LINE, NORTH 89° 24' 06" EAST, A DISTANCE OF 615.99 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 8, BEING A 3-1/4" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935 1986", 0.1' ABOVE SURFACE;

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 00° 21' 55" EAST A DISTANCE OF 2708.96 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 8;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 89° 59' 26" WEST A DISTANCE OF 2613.81 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 8, BEING A 2-1/2" ALUMINUM DISK STAMPED "PLS 6935";

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, NORTH 00° 31' 06" WEST A DISTANCE OF 1063.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID CROWFOOT VALLEY ROAD;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TEN (10) COURSES:

1. SOUTH 50° 30' 20" WEST, A DISTANCE OF 615.43 FEET;
2. SOUTH 48° 55' 34" WEST, A DISTANCE OF 296.84 FEET;
3. SOUTH 50° 57' 56" WEST, A DISTANCE OF 254.61 FEET;
4. SOUTH 52° 59' 44" WEST, A DISTANCE OF 42.06 FEET;
5. SOUTH 58° 31' 22" WEST, A DISTANCE OF 274.22 FEET;
6. SOUTH 14° 26' 06" EAST, A DISTANCE OF 20.92 FEET;
7. SOUTH 50° 46' 20" WEST, A DISTANCE OF 42.81 FEET;
8. SOUTH 56° 12' 23" WEST, A DISTANCE OF 157.99 FEET;
9. SOUTH 89° 24' 15" WEST, A DISTANCE OF 5.48 FEET;
10. SOUTH 56° 12' 23" WEST, A DISTANCE OF 23.39 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE ON SAID SOUTH LINE, SOUTH 89° 59' 26" WEST, A DISTANCE OF 1258.35 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 8, BEING A 2-1/2" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935 1991", 0.2' BELOW SURFACE;

THENCE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, NORTH 00° 47' 44" WEST, A DISTANCE OF 1327.71 FEET, TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, BEING A 2-1/2" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935 1991", 0.4' ABOVE SURFACE;

THENCE ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 7, SOUTH 88° 52' 01" WEST, A DISTANCE OF 387.18 FEET;

THENCE NORTH 00° 48' 58" WEST, A DISTANCE OF 2654.53 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE ON SAID SOUTH LINE, SOUTH 88° 53' 19" WEST, A DISTANCE OF 2263.17 FEET, TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, BEING A 3-1/4" ALUMINUM CAP STAMPED "AZTEC LS 38367";

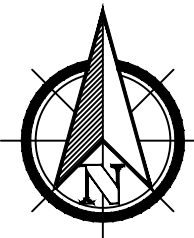
THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 7, NORTH 00° 34' 18" WEST, A DISTANCE OF 1322.91 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION 7, BEING A NO.6 X 30" REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "AZTEC LS 38367";

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, NORTH 88° 47' 27" EAST, A DISTANCE OF 2645.04 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 8, BEING A 2" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING INC. LS 33202", FLUSH WITH SURFACE;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, NORTH 89° 25' 25" EAST, A DISTANCE OF 2643.09 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION 8, BEING A 2-1/2" ALUMINUM CAP STAMPED "PLS 36057", FLUSH WITH SURFACE;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, NORTH 89° 56' 49" EAST A DISTANCE OF 2639.06 FEET TO THE NORTHEAST CORNER OF SAID SECTION 8, AND THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 32,656,679 SQUARE FEET OR 749.694 ACRES, MORE OR LESS.



VICINITY MAP

SCALE: 1" = 1000'

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS THAT WE, _____, BEING THE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT UNDER THE NAME OF "CROWSNEST ZONING MAP" TO THE CITY OF CASTLE PINES AND DO HEREBY DEDICATED TO THE PUBLIC FOREVER ALL STREETS, ALLEYS AND UTILITY EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS

THIS DAY OF _____, 202_.

BY: _____

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____)

ACCEPTANCE

THE ATTACHED MAP WAS ACCEPTED BY THE CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO, AND THE TERRITORY THEREON DESCRIBED MADE A PART OF THE CITY OF CASTLE PINES, AND INCLUDED WITHIN THE LIMITS AND JURISDICTION.

ON THIS _____ DAY OF _____, 20__.

MAYOR

CITY CLERK

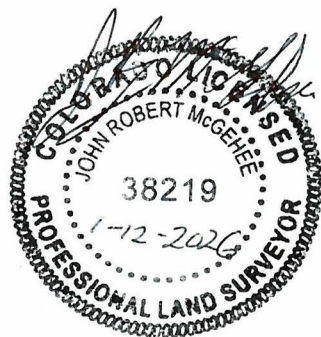
GENERAL NOTES

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EAST END BY A RECOVERED 3.25" ALUMINUM CAP STAMPED "ARCHER AND ASSOC. LS 6935 1986" FLUSH WITH SURFACE AND AT THE WEST END BY A 2.5" ALUMINUM CAP STAMPED "PLS 36057" FLUSH WITH SURFACE, BEARING SOUTH 88° 56' 49" WEST.
2. THE LINEAL UNITS USED IN THE PREPARATIONS OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY
1. 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.
2. FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED BOTH WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA) ON FLOOD INSURANCE RATE MAP(FIRM)- MAP NUMBER 08035C0183G MAP REVISED MARCH 16, 2016

SURVEYOR'S CERTIFICATE

I, JOHN ROBERT MCGEHEE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY DIRECT SUPERVISION FROM EXISTING DOCUMENTS OF RECORD, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I ATTEST THE ABOVE ON THIS 12th DAY OF JANUARY 2026.



JOHN ROBERT MCGEHEE
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 38219
FOR AND ON BEHALF OF LJA SURVEYING, INC.

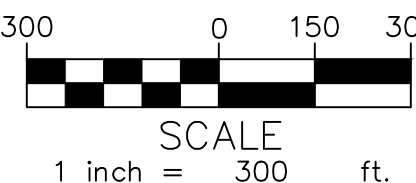
"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON."

LJA
SURVEYING

4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-4510
www.lja.com

Date: 1/12/2026 Job No.: 4080-0001 Sheet: 1 of 2

**LOCATED IN SECTIONS 7, 8, & 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO**



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