

**PETITION FOR ANNEXATION**  
**CROWSNEST ANNEXATION**

**TO THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO:**

The undersigned (each individually, a "Petitioner" and together, the "Petitioners"), in accordance with the Municipal Annexation Act of 1965 as set forth in C.R.S. § 31-12-101 et seq., as amended and as in effect on the submission date set forth below ("Annexation Act"), hereby petitions the City Council of the City of Castle Pines, Colorado ("Board"), to annex to the City of Castle Pines ("City") the unincorporated territory located in the County of Douglas, State of Colorado, which property is more particularly described in Exhibit A attached hereto and incorporated herein by reference ("Property"). The Property may be generally described as the Crowsnest Annexation.

In support of this Petition for Annexation ("Petition"), the Petitioners allege the following in respect to their respective portions of the property on the corresponding Annexation Maps ((defined below) and when recorded in numerical order) as more specifically set forth in Exhibit D attached hereto, that:

1. It is desirable and necessary that the Property be annexed to the City.
2. The requirements of C.R.S. §§31-12-104 and 31-12-105 of the Annexation Act exist or have been met.
3. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the City's current municipal boundaries.
4. A community of interest exists between the Property and the City.
5. The Property is urban or will be urbanized in the near future.
6. The Property is integrated with or is capable of being integrated with the City.
7. The Petitioners comprise more than fifty percent (50%) of the landowners in the Property owning more than fifty percent (50%) of the Property, excluding public streets, and alleys and any land owned by the annexing municipality, and the Petitioners hereby consent to the establishment of the boundaries of the Property as shown on the annexation maps submitted herewith and attached as Exhibit C, and as more fully described in Paragraph 16 below. Exhibit D contains a schedule of each Petitioner associated with the respective Annexation Maps (defined below).
8. The Property is not presently a part of any incorporated city, city and county, or town; nor have any proceedings been commenced for incorporation or annexation of an area that is part or all of the Property; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve (12) months immediately preceding the filing of this Petition.
9. The proposed annexation will not result in detachment of area from any school district or attachment of same to another school district.

10. Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent (50%) of which are within the three (3) mile limit, the proposed annexation will not extend the municipal boundary of the City more than three (3) miles in any direction from any point of the current municipal boundary.

11. The proposed annexation will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

12. In establishing the boundaries of the Property, no land which is held in identical ownership, whether consisting of a single tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

(a) is being divided into separate parts or parcels without the written consent of the landowner or landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(b) comprising twenty (20) acres or more and together with buildings and improvements situate thereon having a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the proposed annexation, is included in the Property without the written consent of the landowner or landowners.

13. If a portion of a platted street or alley is to be annexed, the entire width thereof is included within the Property.

14. The affidavit of the circulator of this Petition certifying that the signature(s) on this Petition is the signature of each person whose name it purports to be and certifying the accuracy of the date of such signature(s) is attached hereto as Exhibit B and is incorporated herein by this reference.

15. This Petition is accompanied by four (4) copies of the annexation maps which have been prepared by a professional surveyor and submitted to the City Clerk ("Annexation Maps"). An 11 x 17 copy of the Annexation Maps is attached to this Petition as Exhibit C for reference. The annexation maps contain, among other things, the following information:

(a) A written legal description of the boundaries of the Property;

(b) A map showing the boundary of the Property;

(c) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City of Castle Pines abutting the Property.

16. That the proposed annexation of the Property complies with Section 30 of Article II of the Colorado Constitution.

17. In connection with the processing of this Petition, Petitioner requests that the City concurrently institute proceedings to:

(a) Zone the Property "Planned Development (PD)" in accordance with the City's zoning regulations, with uses, densities, intensity of use and development standards materially consistent with Petitioners' plan for development of the Property in compliance with C.R.S. § 31-12-115 ("**PD Zoning**"); and

(b) approve and execute an annexation agreement ("**Annexation Agreement**") which establishes the terms and conditions under which the Petitioners have agreed to annex the Property to the City.

18. Petitioners have filed this Petition subject to, and Petitioners' consent to annexation of the Property to the City is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioners may waive in writing in Petitioners' sole discretion:

(a) Concurrently with City Council approving annexation of the Property, in a form that is substantially consistent with the applications Petitioners submit in connection with this Petition, the City approves the following ("**Approvals**"):

(i) the Annexation Agreement; and

(ii) such ordinances, resolutions and/or other written instruments as may be required to effect approval of the foregoing.

(b) Any Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition without the consent of any other Petitioner by so notifying the Clerk of the City in writing at any point prior to the later to occur of:

(i) the latest final, non appealable approval of the final ordinances, resolutions and/or other final actions granting the Approvals;

(ii) final, non appealable resolution of any Legal Challenge (defined in Paragraph 19 below); and

(iii) any later date contemplated in the Annexation Agreement.

19. The parties acknowledge and agree that the Annexation Maps shall not be recorded pursuant to C.R.S. § 31-12-113(2)(b) until the Annexation Agreement has been approved by legislative action of the City Council, all Parties have executed the Agreement, and final, non-appealable resolution of any "Legal Challenge" (as defined below). For purposes of this Annexation Petition, "**Legal Challenge**" means either (a) any third party submits a petition for a referendum seeking to reverse or nullify approval of this Agreement or (b) any third party commences any legal proceeding or other action that directly or indirectly challenges the City's annexation of the Property or the City's granting of the Approvals.

20. The City acknowledges and agrees to permit any Petitioner to withdraw this Petition at any time without prior notice from the Petitioner and without the prior consent of any other Petitioner.

21. Upon the annexation of the Property becoming effective, and subject to the conditions set forth in this Petition and to be set forth in the Annexation Agreement, the Property shall become subject to all ordinances, resolutions, rules and regulations of the City, except as otherwise set forth in the Annexation Agreement, and except for general property taxes of the

City, which shall become effective on January 1 of the next succeeding year following adoption of the annexation ordinance.

22. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore does not constitute an imposition of additional terms and conditions within the meaning of C.R.S. §§ 31-12-107(4) and 31-12-110(2) of the Annexation Act, Petitioner requests that no additional terms and conditions be imposed upon annexation of the Property to the City.

THEREFORE, the Petitioners request that the City Council complete and approve the annexation of the Property pursuant to the provisions of the Municipal Annexation Act of 1965, as amended.

Respectfully submitted this 18<sup>th</sup> day of DECEMBER, 2025.

Signature of Petitioner:

For:  
ARLA LAND HOLDINGS, LLC  
PARCEL 234909000010 & 234908000031

By: A. Anudeep  
Name: ANUDEEP, ARLA  
Title: PRESIDENT

Date of Signature: 12/15/25

Mailing Address:

ARLA Land Holdings LLC  
16791 East Lake Avenue  
Aurora, CO 80016

Signature of Petitioner:

For:  
PINAKA HOLDINGS LLC  
PARCEL 234908200001

By:   
Name: Dinesh Pujar  
Title: \_\_\_\_\_

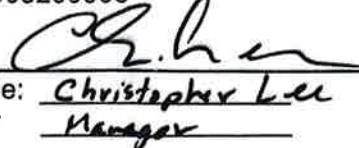
Date of Signature: 12/5/2025

Mailing Address:

PINAKA Holdings LLC  
7208 S. Ukraine St.  
Aurora, CO 80016

Signature of Petitioner:

For:  
CROWFOOT ACRES, LLC  
PARCEL 234908000003, 234907000023 &  
234908200003

By:   
Name: Christopher Lee  
Title: Manager

Date of Signature: 12/17/25

Mailing Address:

6244 N Crowfoot Valley Road LLC  
110 Front Street, Suite 400  
Jupiter, FL 33477

Signature of Petitioner:

For:  
CROWFOOT HILLS LLC  
PARCEL 234908000026 & 234908300003

By: Sree Rayalla  
Name: SREENATHI RAYALLA  
Title: MANAGER

Date of Signature: 12/17/2025

Mailing Address:

Crowfoot Hills LLC  
4900 Bluegate Drive  
Highlands Ranch, CO 80130

Signature of Petitioner:

For:  
SNAPARCH LLC  
PARCEL 234908000019

By: Vitaya Durda  
Name: VITAYA DURDA-VAKA  
Title: MANAGER

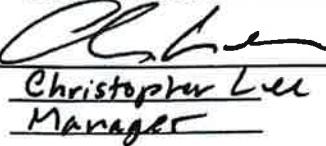
Date of Signature: 12/15/2025

Mailing Address:

SNAPARCH LLC  
7206 South Yantley Way  
Aurora, CO 80016

Signature of Petitioner:

For:  
6244 N CROWFOOT VALLEY RD LLC  
PARCEL 234908400001 & 234908000037

By:   
Name: Christopher Lee  
Title: Manager

Date of Signature: 12/17/2025

Mailing Address:

6244 N Crowfoot Valley Road LLC  
110 Front Street, Suite 400  
Jupiter, FL

Signature of Petitioner:

For:  
CROWFOOT CASTLE LLC  
PARCEL 234908000038, 234908000041, &  
234908000042

By: Sree Rayalla  
Name: SR. FENATH RAYALLA  
Title: MANAGER

Date of Signature: 12/17/2025

Mailing Address:

Crowfoot Castle LLC  
4900 Bluegate Drive  
Highlands Ranch, CO 80130

Signature of Petitioner:

Lori Johnson  
An authorized signer for NDIRA

FBO Acct#       

For:

NDIRA, Inc. – FBO Douglas S. Austin Roth IRA  
PARCEL 234908000015

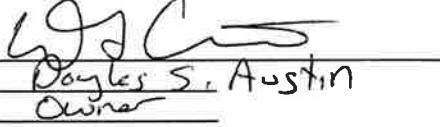
By: Lori Johnson  
Name: Lori Johnson  
Title: Auth Signer

Date of Signature: 12/17/25

Mailing Address:

NDIRA, Inc. – FBO Douglas S. Austin Roth IRA  
6117 Crowfoot Valley Road  
Parker, CO 80134

Signature of Petitioner:

For:  
Douglas S. Austin  
PARCEL 234908001002  
By:   
Name: Douglas S. Austin  
Title: Owner

Date of Signature: 12/16/25

Mailing Address:

Douglas S. Austin  
6117 Crowfoot Valley Road  
Parker, CO 80134

**EXHIBIT A**  
**TO PETITION FOR ANNEXATION**

Legal Description of Property

ANNEXATION MAP 1

A PARCEL OF LAND BEING A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND SECTIONS 24 AND 25, BOTH IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EAST END BY A RECOVERED 1.25" AXLE AND AT THE WEST END BY A 3.25" ALUMINUM CAP ON 1" STEEL PIN STAMPED "AZTEC CONSULTANTS 1/4 S24/S19 T7S R67W R66W 1999 LS 17666" PER THE MONUMENT RECORD, BEING ASSUMED TO BEAR SOUTH 89° 46' 46" WEST.

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 19; THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, SOUTH 89° 46' 46" WEST A DISTANCE OF 1,032.82 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AND THE TRUE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE OF SAID CROWFOOT VALLEY ROAD, THE FOLLOWING TWO (2) COURSES:

1. NORTH 30° 37' 11" EAST, A DISTANCE OF 245.69 FEET;
2. NORTH 38° 51' 41" EAST, A DISTANCE OF 67.53 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAYLINE OF SAID CROWFOOT VALLEY ROAD, AS DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9739574 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. NORTH 34° 07' 19" EAST, A DISTANCE OF 155.13 FEET TO A POINT OF CURVATURE;
2. NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 01° 54' 12", A RADIUS OF 5680.00 FEET, AN ARC DISTANCE OF 188.69 FEET, A CHORD BEARING NORTH 33°10' 13" EAST, AND A CHORD DISTANCE OF 188.68 FEET TO A POINT OF NON-TANGENCY;

THENCE DEPARTING SAID WESTERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. NORTH 89° 46' 46" EAST, A DISTANCE OF 40.62 FEET

2. SOUTH  $33^{\circ} 42' 47''$  WEST, A DISTANCE OF 2,284.36 FEET;
3. SOUTH  $34^{\circ} 08' 53''$  WEST, A DISTANCE OF 905.02 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19;

THENCE ON SAID WEST LINE, SOUTH  $00^{\circ} 12' 56''$  EAST, A DISTANCE OF 111.48 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD, AS SHOWN ON THE PLAT OF CANYONS SOUTH FILING NO. 1A RECORDED UNDER RECEPTION NO. 2008047805 AND A POINT OF NON-TANGENT CURVE;

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

1. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF  $14^{\circ} 47' 52''$ , A RADIUS OF 1707.00 FEET, AN ARC DISTANCE OF 440.87 FEET, A CHORD BEARING SOUTH  $47^{\circ} 57' 51''$  WEST, AND A CHORD DISTANCE OF 439.64 FEET TO A POINT OF TANGENCY;
2. SOUTH  $55^{\circ} 21' 47''$  WEST, A DISTANCE OF 1,204.47 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH  $00^{\circ} 20' 38''$  WEST, A DISTANCE OF 145.19 FEET THE SOUTHERLY BOUNDARY LINE OF THE CITY OF CASTLE PINES, AS SHOWN ON THE PLAT OF CANYONS SUPERBLOCK PLAT NO. 1 RECORDED UNDER RECEPTION NO. 2015090038;

THENCE ON SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES:

1. NORTH  $55^{\circ} 21' 44''$  EAST, A DISTANCE OF 1,122.70 FEET TO A POINT OF CURVATURE;
2. NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF  $21^{\circ} 14' 14''$ , A RADIUS OF 1587.23 FEET, AN ARC DISTANCE OF 588.32 FEET, A CHORD BEARING NORTH  $44^{\circ} 44' 35''$  EAST, AND A CHORD DISTANCE OF 584.96 FEET TO A POINT OF TANGENCY;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, ON THE NORTHERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9739224 AND THE RULE AND ORDER RECORDED UNDER RECEPTION NO. 99060969, NORTH  $34^{\circ} 07' 23''$  EAST, A DISTANCE OF 2,404.17 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE ON SAID NORTH LINE, NORTH  $89^{\circ} 46' 46''$  EAST, A DISTANCE OF 11.36 FEET TO THE POINT OF BEGINNING,

ANNEXATION MAP 2

A PARCEL OF LAND BEING A PORTION OF SECTIONS 18 AND 19, 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 SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 19 BY A RECOVERED 1.25" AXEL AND AT THE WEST QUARTER CORNER OF SAID SECTION 19 BY A 3.25" ALUMINUM CAP ON 1" STEEL PIN STAMPED "AZTEC CONSULTANTS 1/4 S24/S19 T7S R67W R66W 1999 LS 17666" PER THE MONUMENT RECORD RECORDED AT INDEX 3L, AUGUST 6, 1999, BEING ASSUMED TO BEAR SOUTH  $89^{\circ} 46' 46''$  WEST.

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 19;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, SOUTH  $89^{\circ} 46' 46''$  WEST A DISTANCE OF 898.90 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD, AS SHOWN ON THE PLAT OF CANYONS SOUTH FILING NO. 5 RECORDED UNDER RECEPTION NO. 2024053329 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, AS SHOWN ON SAID PLAT OF CANYONS SOUTH FILING NO 5, THE PLAT OF CANYONS SOUTH FILING NO. 4 RECORDED UNDER RECEPTION NO. 2024038530, AND THE PLAT OF CANYONS SOUTH FILING NO. 1A RECORDED UNDER RECEPTION NO. 2008047805, THE FOLLOWING FIVE (5) COURSES:

1. SOUTH  $34^{\circ} 07' 23''$  WEST, A DISTANCE OF 2,486.16 FEET TO A POINT OF CURVATURE;
2. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF  $03^{\circ} 53' 05''$ , A RADIUS OF 1707.00 FEET, AN ARC DISTANCE OF 115.73 FEET, A CHORD BEARING SOUTH  $36^{\circ} 03' 56''$  WEST, AND A CHORD DISTANCE OF 115.71 FEET TO A POINT OF NON-TANGENCY;
3. SOUTH  $34^{\circ} 14' 13''$  WEST, A DISTANCE OF 49.08 FEET;
4. SOUTH  $54^{\circ} 04' 53''$  WEST, A DISTANCE OF 16.04 FEET TO A POINT ON A NON-TANGENT CURVE;
5. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF  $00^{\circ} 23' 46''$ , A RADIUS OF 1707.00 FEET, AN ARC DISTANCE OF 11.80 FEET, A CHORD BEARING SOUTH  $40^{\circ} 22' 03''$  WEST, AND A CHORD DISTANCE OF 11.80 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A POINT OF NON-TANGENCY AND A POINT ON THE EASTERLY LINE OF CROWSNEST ANNEXATION MAP 1 RECORDED UNDER RECEPTION NO. \_\_\_\_\_;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 00° 12' 56" WEST, A DISTANCE OF 111.48 FEET;
2. NORTH 34° 08' 53" EAST, A DISTANCE OF 905.02 FEET;
3. NORTH 33° 42' 47" EAST, A DISTANCE OF 2,284.36 FEET;
4. SOUTH 89° 46' 46" WEST, A DISTANCE OF 40.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 9739570, 9739560, 9739561 AND 9739567 AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIFTEEN (15) COURSES:

1. NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 06° 30' 45", A RADIUS OF 5680.00 FEET, AN ARC DISTANCE OF 645.62 FEET, A CHORD BEARING NORTH 28° 57' 14" EAST, AND A CHORD DISTANCE OF 645.27 FEET TO A POINT OF NON-TANGENCY;
2. NORTH 22° 05' 41" EAST, A DISTANCE OF 595.99 FEET;
3. NORTH 22° 05' 41" EAST, A DISTANCE OF 330.80 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19;
4. NORTH 00° 24' 33" WEST ON SAID WEST LINE, A DISTANCE OF 32.59 FEET;
5. NORTH 22° 48' 59" EAST, A DISTANCE OF 103.21 FEET;
6. NORTH 71° 59' 14" WEST, A DISTANCE OF 13.41 FEET;
7. NORTH 18° 00' 46" EAST, A DISTANCE OF 601.95 FEET;
8. NORTH 89° 18' 46" EAST, A DISTANCE OF 7.40 FEET;
9. NORTH 18° 46' 54" EAST, A DISTANCE OF 61.69 FEET;
10. NORTH 26° 03' 26" EAST, A DISTANCE OF 400.55 FEET;
11. NORTH 30° 34' 16" EAST, A DISTANCE OF 708.60 FEET;
12. NORTH 33° 50' 30" EAST, A DISTANCE OF 365.97 FEET;
13. NORTH 31° 59' 38" EAST, A DISTANCE OF 1,443.10 FEET;
14. NORTH 44° 48' 44" EAST, A DISTANCE OF 550.06 FEET;
15. NORTH 44° 58' 38" EAST, A DISTANCE OF 612.35 FEET;

THENCE DEPARTING SAID WESTERLY LINE, THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 45° 01' 22" EAST, A DISTANCE OF 30.00 FEET;

2. SOUTH  $44^{\circ} 58' 38''$  WEST, A DISTANCE OF 612.31 FEET;
3. SOUTH  $44^{\circ} 48' 44''$  WEST, A DISTANCE OF 546.65 FEET;
4. SOUTH  $31^{\circ} 59' 38''$  WEST, A DISTANCE OF 1440.21 FEET;
5. SOUTH  $33^{\circ} 50' 30''$  WEST, A DISTANCE OF 365.60 FEET;
6. SOUTH  $30^{\circ} 34' 16''$  WEST, A DISTANCE OF 706.56 FEET;
7. SOUTH  $26^{\circ} 03' 26''$  WEST, A DISTANCE OF 397.46 FEET;
8. SOUTH  $18^{\circ} 46' 54''$  WEST, A DISTANCE OF 49.18 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19;

THENCE ON SAID NORTH LINE, NORTH  $89^{\circ} 18' 46''$  EAST, A DISTANCE OF 66.54 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE POSSESSION AND USE AGREEMENT RECORDED UNDER RECEPTION NO. 9807283, THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 9760261 AND RECEPTION NO. 9760262;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTH  $18^{\circ} 00' 06''$  WEST, A DISTANCE OF 651.71 FEET;
2. NORTH  $89^{\circ} 18' 46''$  EAST, A DISTANCE OF 21.11 FEET;
3. SOUTH  $18^{\circ} 00' 06''$  WEST, A DISTANCE OF 287.64 FEET TO A POINT OF CURVATURE;
4. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF  $13^{\circ} 37' 03''$ , A RADIUS OF 5800.00 FEET, AN ARC DISTANCE OF 1378.50 FEET, A CHORD BEARING SOUTH  $24^{\circ} 48' 38''$  WEST, AND A CHORD DISTANCE OF 1375.25 FEET TO A POINT OF NON-TANGENCY;
5. SOUTH  $89^{\circ} 46' 46''$  WEST, A DISTANCE OF 26.22 FEET;
6. SOUTH  $39^{\circ} 08' 20''$  WEST, A DISTANCE OF 23.09 FEET;
7. SOUTH  $39^{\circ} 18' 17''$  WEST, A DISTANCE OF 1.00 FEET TO A POINT ON A NON-TANGENT CURVE;
8. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF  $02^{\circ} 07' 51''$ , A RADIUS OF 5775.00 FEET, AN ARC DISTANCE OF 214.77 FEET, A CHORD BEARING SOUTH  $33^{\circ} 03' 24''$  WEST, AND A CHORD DISTANCE OF 214.76 FEET TO A POINT OF TANGENCY;
9. SOUTH  $34^{\circ} 07' 19''$  WEST, A DISTANCE OF 126.89;
10. SOUTH  $34^{\circ} 07' 19''$  WEST, A DISTANCE OF 282.26 FEET;

11. NORTH  $89^{\circ} 46' 46''$  EAST, A DISTANCE OF 30.60 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 632,198 SQUARE FEET OR 14.513 ACRES, MORE OR LESS.

ANNEXATION MAP 3

A PARCEL OF LAND BEING A PORTION OF SECTIONS 8, 17 AND 18, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 19 BY A RECOVERED 1.25" AXEL AND AT THE NORTH QUARTER CORNER OF SAID SECTION 19 BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS 1/4 S18/S19 T7S R66W 1999 LS 17666" FLUSH WITH SURFACE, BEARING NORTH 00° 24' 33" WEST.

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 19;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, NORTH 89° 18' 46" EAST A DISTANCE OF 257.43 FEET TO THE TRUE POINT OF BEGINNING AND A POINT ON THE EASTERLY LINE OF CROWSNEST ANNEXATION MAP 2 RECORDED UNDER RECEPTION NO. \_\_\_\_\_;

THENCE DEPARTING SAID NORTH LINE, ON SAID EASTERLY LINE, THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 18° 46' 54" EAST, A DISTANCE OF 49.18 FEET;
2. NORTH 26° 03' 26" EAST, A DISTANCE OF 397.46 FEET;
3. NORTH 30° 34' 16" EAST, A DISTANCE OF 706.56 FEET;
4. NORTH 33° 50' 30" EAST, A DISTANCE OF 365.60 FEET;
5. NORTH 31° 59' 38" EAST, A DISTANCE OF 1,440.21 FEET;
6. NORTH 44° 48' 44" EAST, A DISTANCE OF 546.65 FEET;
7. NORTH 44° 58' 38" EAST, A DISTANCE OF 612.31 FEET;
8. NORTH 45° 01' 22" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 9763106 AND 9749082 AND IN RESOLUTION NO. R-99-038 RECORDED UNDER RECEPTION NO. 9710230;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING NINETEEN (19) COURSES:

1. NORTH 34° 02' 38" EAST, A DISTANCE OF 131.43 FEET;
2. NORTH 35° 31' 25" EAST, A DISTANCE OF 168.05 FEET;

3. NORTH 40° 51' 05" EAST, A DISTANCE OF 301.43 FEET;
4. NORTH 13° 36' 40" EAST, A DISTANCE OF 155.21 FEET;
5. NORTH 13° 53' 15" EAST, A DISTANCE OF 521.81 FEET;
6. SOUTH 76° 06' 45" EAST, A DISTANCE OF 38.06 FEET;
7. NORTH 18° 31' 48" EAST, A DISTANCE OF 53.93 FEET TO A POINT ON A NON-TANGENT CURVE;
8. NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 39° 16' 51", A RADIUS OF 1014.00 FEET, AN ARC DISTANCE OF 695.18 FEET, A CHORD BEARING NORTH 36° 33' 58" EAST, AND A CHORD DISTANCE OF 681.64 FEET TO A POINT OF TANGENCY;
9. NORTH 56° 12' 12" EAST, A DISTANCE OF 412.83 FEET;
10. NORTH 56° 12' 23" EAST, A DISTANCE OF 23.39 FEET;
11. NORTH 89° 24' 15" EAST, A DISTANCE OF 5.48 FEET;
12. NORTH 56° 12' 23" EAST, A DISTANCE OF 157.99 FEET;
13. NORTH 50° 46' 20" EAST, A DISTANCE OF 42.81 FEET;
14. NORTH 14° 26' 06" WEST, A DISTANCE OF 20.92 FEET;
15. NORTH 58° 31' 22" EAST, A DISTANCE OF 274.22 FEET;
16. NORTH 52° 59' 44" EAST, A DISTANCE OF 42.06 FEET;
17. NORTH 50° 57' 56" EAST, A DISTANCE OF 254.61 FEET;
18. NORTH 48° 55' 34" EAST, A DISTANCE OF 296.84 FEET;
19. NORTH 50° 30' 20" EAST, A DISTANCE OF 615.43 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE ON SAID WEST LINE, NORTH 00° 31' 06" WEST, A DISTANCE OF 277.77 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, BEING A 2-1/2" ALUMINUM CAP STAMPED  
"ARCHER & ASSOC. LS 6935 1991" 0.2' ABOVE SURFACE

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, NORTH 89° 06' 40" EAST, A DISTANCE OF 306.41 FEET TO A POINT ON THE WESTERLY RIGHT-OF-

WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9772672;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 47° 54' 10" EAST, A DISTANCE OF 297.88 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2024040018, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 42° 06' 08" EAST, A DISTANCE OF 340.77 FEET;
2. NORTH 89° 07' 10" EAST, A DISTANCE OF 1,861.87 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER SAID SECTION 8

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 00° 21' 55" EAST, A DISTANCE OF 1,320.92 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8 AS CALCULATED FROM FOUND REFERENCE MONUMENTS PER THE MONUMENT RECORD RECORDED AT INDEX REFERENCE NO. 9-R, FEBRUARY 13, 1990 ;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 89° 59' 26" WEST, A DISTANCE OF 2,613.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8, BEING A 2.5" ALUMINUM DISK STAMPED "PLS 6935" FLUSH WITH SURFACE;

THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, NORTH 00° 31' 06" WEST, A DISTANCE OF 910.02 FEET TO A POINT ON THE EASTERNLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN RESOLUTION NO. R-99-038 RECORDED UNDER RECEPTION NO. 9710230, THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9763106;

THENCE ON SAID EASTERNLY RIGHT-OF-WAY LINE, THE FOLLOWING THIRTY (30) COURSES:

1. SOUTH 47° 53' 27" WEST, A DISTANCE OF 233.30 FEET TO A POINT OF CURVATURE;
2. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 00° 54' 18", A RADIUS OF 7689.00 FEET, AN ARC DISTANCE OF 121.45 FEET, A CHORD BEARING SOUTH 48° 20' 34" WEST, AND A CHORD DISTANCE OF 121.45 FEET TO A POINT OF NON-TANGENCY;
3. SOUTH 41° 12' 15" EAST, A DISTANCE OF 3.00 FEET TO A POINT ON A NON-TANGENT CURVE;
4. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 04° 03' 01", A RADIUS OF 7692.09 FEET, AN ARC DISTANCE OF 543.76 FEET, A CHORD BEARING SOUTH 50° 49' 16" WEST, AND A CHORD DISTANCE OF 543.65 FEET TO A POINT OF NON-TANGENCY;
5. SOUTH 50° 28' 20" WEST, A DISTANCE OF 201.83 FEET;

6. SOUTH  $57^{\circ} 48' 17''$  WEST, A DISTANCE OF 248.84 FEET;
7. SOUTH  $55^{\circ} 19' 31''$  WEST, A DISTANCE OF 116.48 FEET;
8. SOUTH  $55^{\circ} 15' 51''$  WEST, A DISTANCE OF 375.45 FEET;
9. SOUTH  $45^{\circ} 09' 44''$  WEST, A DISTANCE OF 489.95 FEET TO A POINT ON A NON-TANGENT CURVE;
10. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF  $13^{\circ} 33' 16''$ , A RADIUS OF 741.18 FEET, AN ARC DISTANCE OF 175.34 FEET, A CHORD BEARING SOUTH  $42^{\circ} 33' 55''$  WEST, AND A CHORD DISTANCE OF 174.93 FEET TO A POINT OF NON-TANGENCY;
11. SOUTH  $13^{\circ} 53' 15''$  WEST, A DISTANCE OF 431.67 FEET;
12. SOUTH  $09^{\circ} 56' 39''$  WEST, A DISTANCE OF 218.12 FEET;
13. SOUTH  $13^{\circ} 53' 15''$  WEST, A DISTANCE OF 65.29 FEET TO A POINT OF CURVATURE;
14. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF  $19^{\circ} 04' 39''$ , A RADIUS OF 1065.00 FEET, AN ARC DISTANCE OF 354.61 FEET, A CHORD BEARING SOUTH  $23^{\circ} 25' 34''$  WEST, AND A CHORD DISTANCE OF 352.97 FEET TO A POINT OF NON-TANGENCY;
15. SOUTH  $64^{\circ} 14' 04''$  WEST, A DISTANCE OF 123.15 FEET TO A POINT ON A NON-TANGENT CURVE;
16. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF  $07^{\circ} 25' 31''$ , A RADIUS OF 1006.51 FEET, AN ARC DISTANCE OF 130.44 FEET, A CHORD BEARING SOUTH  $42^{\circ} 37' 36''$  WEST, AND A CHORD DISTANCE OF 130.35 FEET TO A POINT OF TANGENCY;
17. SOUTH  $46^{\circ} 20' 22''$  WEST, A DISTANCE OF 267.33 FEET;
18. SOUTH  $46^{\circ} 20' 03''$  WEST, A DISTANCE OF 310.46 FEET;
19. NORTH  $43^{\circ} 40' 00''$  WEST, A DISTANCE OF 1.50 FEET;
20. SOUTH  $46^{\circ} 20' 04''$  WEST, A DISTANCE OF 370.86 FEET;
21. SOUTH  $40^{\circ} 26' 30''$  WEST, A DISTANCE OF 426.29 FEET;
22. SOUTH  $33^{\circ} 06' 31''$  WEST, A DISTANCE OF 1238.11 FEET;
23. SOUTH  $56^{\circ} 53' 29''$  EAST, A DISTANCE OF 1.50 FEET;

24. SOUTH 33° 06' 31" WEST, A DISTANCE OF 143.44 FEET;
25. NORTH 89° 15' 27" EAST, A DISTANCE OF 25.03 FEET;
26. SOUTH 33° 10' 58" WEST, A DISTANCE OF 384.10 FEET;
27. NORTH 76° 13' 43" WEST, A DISTANCE OF 1.58 FEET;
28. SOUTH 33° 06' 24" WEST, A DISTANCE OF 737.55 FEET TO A POINT OF CURVATURE;
29. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 15° 06' 27", A RADIUS OF 1566.95 FEET, AN ARC DISTANCE OF 413.17 FEET, A CHORD BEARING SOUTH 25° 33' 11" WEST, AND A CHORD DISTANCE OF 411.97 FEET TO A POINT OF NON-TANGENCY;
30. SOUTH 18° 28' 10" WEST, A DISTANCE OF 24.18 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID NORTH LINE, SOUTH 89° 18' 46" WEST, A DISTANCE OF 87.97 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4,477,921 SQUARE FEET OR 102.799 ACRES, MORE OR LESS.

ANNEXATION MAP 4

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

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 8 BY A RECOVERED 3-1/4" ALUMINUM CAP STAMPED "ARCHER AND ASSOC. LS 6935 1986" FLUSH WITH SURFACE AND AT THE EAST QUARTER CORNER OF SAID SECTION 8 BY A RECOVERED 3-1/4" ALUMINUM CAP STAMPED "ARCHER AND ASSOC. LS 6935 1986" 0.1' ABOVE THE SURFACE, BEARING SOUTH 00° 07' 33" EAST.

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 8, SAID POINT ALSO BEING THE SOUTHERLY LINE OF THE CITY OF PARKER AS SHOWN ON THE HESS RANCH ANNEXATION PLAT AT RECEPTION NO. 2003146584 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID HESS RANCH ANNEXATION AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 00° 21' 55" EAST, A DISTANCE OF 1,388.03 FEET TO A POINT ON THE NORTHERLY LINE OF CROWSNEST ANNEXATION MAP 3 RECORDED UNDER RECEPTION NO. \_\_\_\_\_;

THENCE ON SAID NORTHERLY LINE OF CROWSNEST ANNEXATION MAP 3, THE FOLLOWING FIFTEEN (15) COURSES:

1. SOUTH 89° 07' 10" WEST, A DISTANCE OF 1,861.87 FEET;
2. NORTH 42° 06' 08" WEST, A DISTANCE OF 340.77 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9772672;
3. SOUTH 47° 54' 10" WEST, A DISTANCE OF 297.88 FEET;
4. SOUTH 89° 06' 40" WEST, A DISTANCE OF 306.41 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, BEING A 2-1/2" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935 1991";
5. SOUTH 00° 31' 06" EAST, A DISTANCE OF 277.77 FEET;
6. SOUTH 50° 30' 20" WEST, A DISTANCE OF 615.43 FEET;
7. SOUTH 48° 55' 34" WEST, A DISTANCE OF 296.84 FEET;
8. SOUTH 50° 57' 56" WEST, A DISTANCE OF 254.61 FEET;
9. SOUTH 52° 59' 44" WEST, A DISTANCE OF 42.06 FEET;
10. SOUTH 58° 31' 22" WEST, A DISTANCE OF 274.22 FEET;
11. SOUTH 14° 26' 06" EAST, A DISTANCE OF 20.92 FEET;
12. SOUTH 50° 46' 20" WEST, A DISTANCE OF 42.81 FEET;

13. SOUTH 56° 12' 23" WEST, A DISTANCE OF 157.99 FEET;
14. SOUTH 89° 24' 15" WEST, A DISTANCE OF 5.48 FEET;
15. SOUTH 56° 12' 23" WEST, A DISTANCE OF 23.39 FEET TO A POINT ON THE SOUTH LINE OF SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE ON SAID SOUTH LINE, SOUTH 89° 59' 26" WEST, A DISTANCE OF 1,258.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8, BEING A 2-1/2" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935 1991";

THENCE ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, NORTH 00° 47' 44" WEST, A DISTANCE OF 1,327.71 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8 AND A POINT ON THE EASTERLY LINE OF CASTLE PARK RANCH, PHASE 2 RECORDED UNDER RECEPTION NO. 9409522;

THENCE ON SAID EASTERLY LINE OF CASTLE PARK RANCH, PHASE 2, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 88° 52' 01" WEST, A DISTANCE OF 387.18 FEET;
2. NORTH 00° 48' 58" WEST, A DISTANCE OF 2,654.53 FEET;
3. SOUTH 88° 53' 19" WEST, A DISTANCE OF 2,263.17 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";
4. NORTH 00° 34' 18" WEST, ON THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1,322.91 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 7, BEING A 3-1/4" ALUMINUM CAP STAMPED "AZTEC LS 38367" AND A POINT ON THE AFORESAID SOUTHERLY LINE OF THE CITY OF PARKER AS SHOWN ON THE HESS RANCH ANNEXATION PLAT AT RECEPTION NO. 2003146584 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY LINE OF SAID HESS RANCH ANNEXATION, THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 88° 47' 27" EAST, ON THE NORTH LINE OF THE NORTH EAST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,645.04 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8 BEING A 2" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING INC. LS 33202";
2. NORTH 89° 25' 25" EAST, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 2,643.09 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 8, BEING A 2-1/2" ALUMINUM CAP STAMPED "PLS 36057";
3. NORTH 88° 56' 49" EAST, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 2,639.06 FEET TO THE NORTHEAST CORNER OF SAID SECTION 8, BEING A 3-1/4" ALUMINUM CAP STAMPED " ARCHER AND ASSOC. LS 6935 1986";
4. ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, NORTH 89° 57' 40" EAST, A DISTANCE OF 1,276.70 FEET;
5. SOUTH 36° 22' 13" WEST, A DISTANCE OF 1,217.00 FEET;

6. NORTH  $53^{\circ} 37' 47''$  WEST, A DISTANCE OF 3.00 FEET;
7. SOUTH  $36^{\circ} 22' 13''$  WEST, A DISTANCE OF 925.49 FEET;
8. SOUTH  $36^{\circ} 21' 41''$  WEST, A DISTANCE OF 809.38 FEET TO A POINT OF CURVATURE;
9. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF  $11^{\circ} 08' 12''$ , A RADIUS OF 1584.00 FEET, AN ARC DISTANCE OF 307.88 FEET, A CHORD BEARING SOUTH  $41^{\circ} 55' 47''$  WEST, AND A CHORD DISTANCE OF 307.40 FEET TO A POINT OF NON-TANGENCY;
10. SOUTH  $42^{\circ} 34' 14''$  EAST, A DISTANCE OF 105.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8;
11. ON SAID NORTH LINE, NORTH  $89^{\circ} 24' 06''$  EAST, A DISTANCE OF 615.99 FEET TO THE POINT OF BIGGINING.

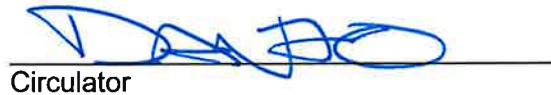
CONTAINING A CALCULATED AREA OF 29,171,218 SQUARE FEET OR 669.679 ACRES, MORE OR LESS.

**EXHIBIT B**  
**TO PETITION FOR ANNEXATION**

**Affidavit of Circulator**

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That (s)he was the circulator of the foregoing Petition for Annexation of lands to the City of Castle Pines, Colorado, consisting of seventy-two (72) pages, including Exhibit A, Exhibit C, and Exhibit D and the map attached hereto, but excluding the page of this Exhibit B, and that the signature of the petitioner(s) thereon was witnessed by the circulator and is the true and original signature of the person whose name its purports to be, and that the date of such signature is correct.



---

Circulator

STATE OF COLORADO      )  
                                  ) ss.  
COUNTY OF DOUGLAS      )

JP The foregoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me this day of January, 2026, by Daniel Williams.

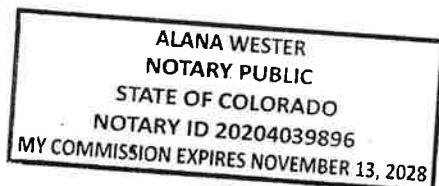
Witness my hand and official seal.

My commission expires: 11.13.2028



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Notary Public



**EXHIBIT C**  
**TO PETITION FOR ANNEXATION**

**Annexation Maps**

An 11 x 17 version of the annexation maps are attached hereto. Four (4) full size copies of the annexation maps have been provided to the City Clerk of the City of Castle Pines.

# CROWSNEST ANNEXATION MAP 1

AN ANNEXATION TO THE CITY OF CASTLE PINES  
 LOCATED IN A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 AND IN SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 DOUGLAS COUNTY, STATE OF COLORADO  
 ANXP-2025-002

## LEGAL DESCRIPTION CROWSNEST ANNEXATION MAP 1

A PARCEL OF LAND BEING A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND SECTIONS 24 AND 25, BOTH IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EAST END BY A RECOVERED 1.25" AXLE AND AT THE WEST END BY A 3-1/4" ALUMINUM CAP ON 1" STEEL PIN STAMPED "AZTEC CONSULTANTS 1/4 S24/S19 T7S R67W R66W 1999 LS 17666" PER THE MONUMENT RECORD RECORDED AT INDEX 3L, AUGUST 6, 1999, BEING ASSUMED TO BEAR SOUTH 89° 46' 46" WEST.

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 19;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, SOUTH 89° 46' 46" WEST A DISTANCE OF 1,032.82 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AND THE TRUE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE OF SAID CROWFOOT VALLEY ROAD, THE FOLLOWING TWO (2) COURSES:

1. NORTH 30° 37' 11" EAST, A DISTANCE OF 245.69 FEET;
2. NORTH 38° 51' 41" EAST, A DISTANCE OF 67.53 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID CROWFOOT VALLEY ROAD, AS DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9739574 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. NORTH 34° 07' 19" EAST, A DISTANCE OF 155.13 FEET TO A POINT OF CURVATURE;
2. NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 01° 54' 12", A RADIUS OF 568.00 FEET, AN ARC DISTANCE OF 188.69 FEET, A CHORD BEARING NORTH 33° 10' 13" EAST, AND A CHORD DISTANCE OF 188.68 FEET TO A POINT OF NON-TANGENCY;

THENCE DEPARTING SAID WESTERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. NORTH 89° 46' 46" EAST, A DISTANCE OF 40.62 FEET;
2. SOUTH 33° 42' 47" WEST, A DISTANCE OF 2,284.36 FEET;
3. SOUTH 34° 08' 53" WEST, A DISTANCE OF 905.02 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE ON SAID WEST LINE, SOUTH 00° 12' 56" EAST, A DISTANCE OF 111.48 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD, AS SHOWN ON THE PLAT OF CANYONS SOUTH FILING NO. 1A RECORDED UNDER RECEPTION NO. 2008047805 AND A POINT OF NON-TANGENCY;

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

1. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 14° 47' 52", A RADIUS OF 1707.00 FEET, AN ARC DISTANCE OF 440.87 FEET, A CHORD BEARING SOUTH 47° 57' 51" WEST, AND A CHORD DISTANCE OF 439.64 FEET TO A POINT OF TANGENCY;
2. SOUTH 55° 21' 47" WEST, A DISTANCE OF 1,204.47 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00° 20' 38" WEST, A DISTANCE OF 145.19 FEET THE SOUTHERLY BOUNDARY LINE OF THE CITY OF CASTLE PINES, AS SHOWN ON THE PLAT OF CANYONS SUPERBLOCK PLAT NO. 1, RECORDED UNDER REC. NO. 2015090038;

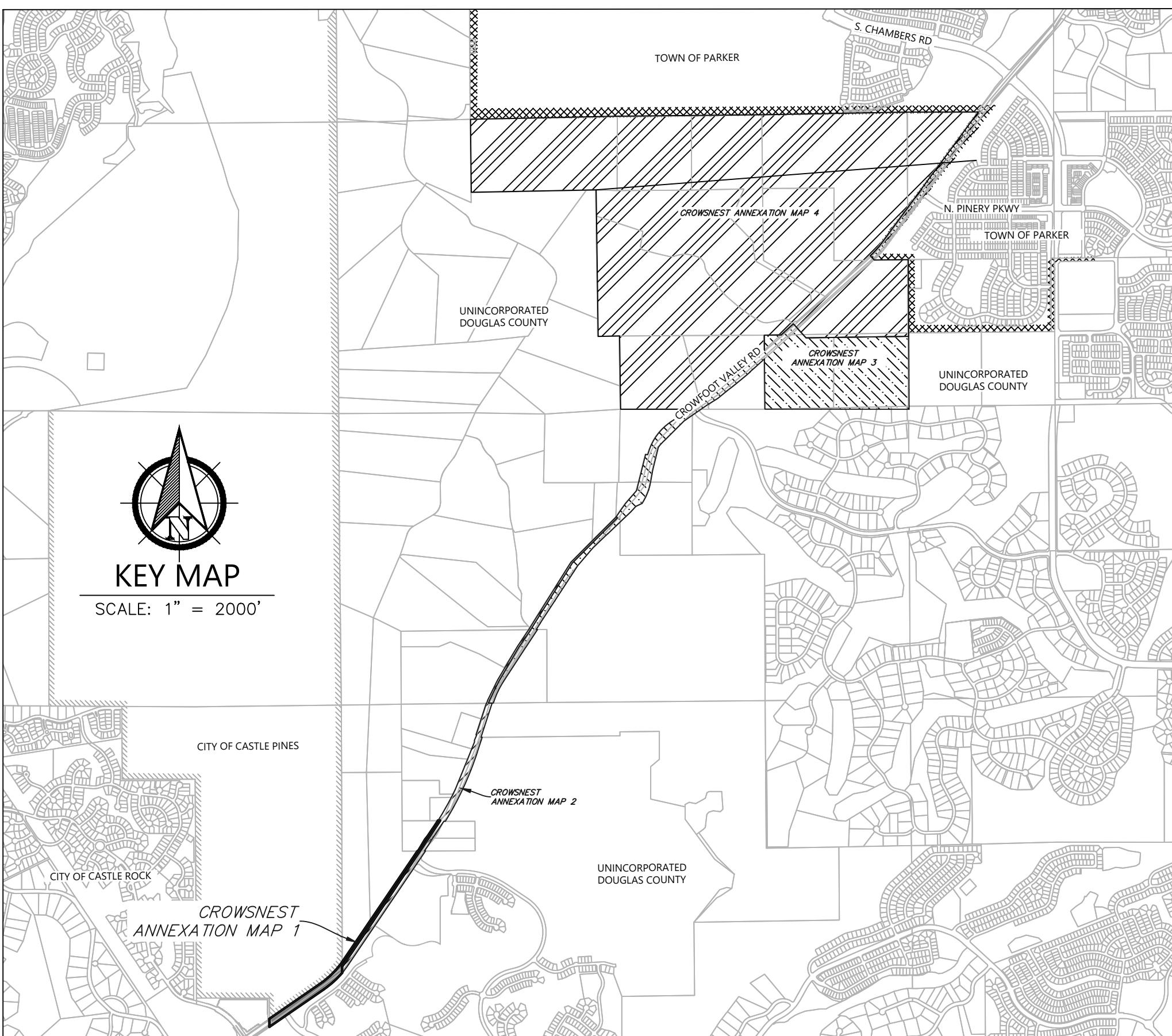
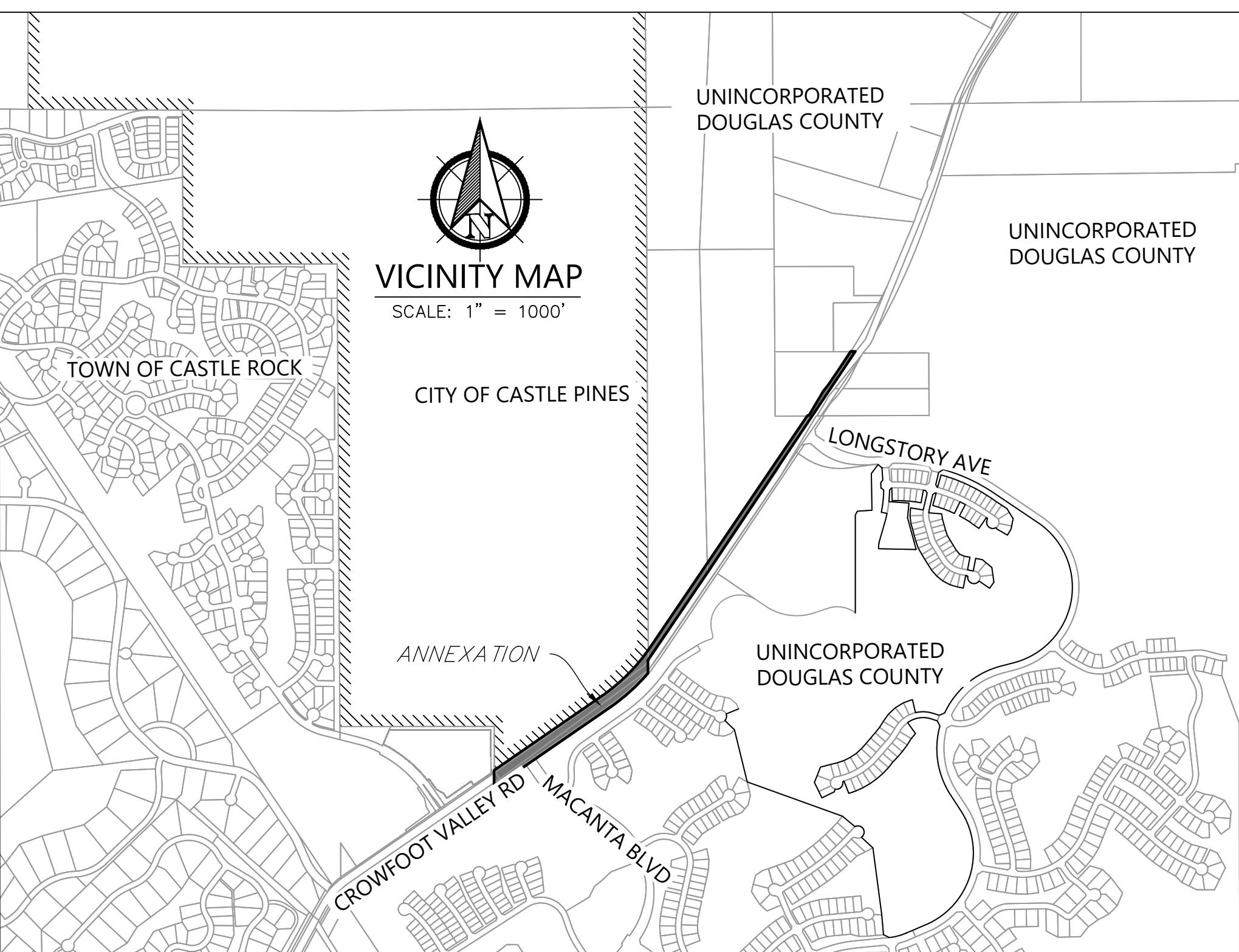
THENCE ON SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES:

1. NORTH 55° 21' 44" EAST, A DISTANCE OF 1,122.70 FEET TO A POINT OF CURVATURE;
2. NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 21° 14' 14", A RADIUS OF 1587.23 FEET, AN ARC DISTANCE OF 588.32 FEET, A CHORD BEARING NORTH 44° 44' 35" EAST, AND A CHORD DISTANCE OF 584.96 FEET TO A POINT OF TANGENCY;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, ON THE NORTHERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9739224 AND THE RULE AND ORDER RECORDED UNDER RECEPTION NO. 99060969, NORTH 34° 07' 23" EAST, A DISTANCE OF 2,404.17 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE ON SAID NORTH LINE, NORTH 89° 46' 46" EAST, A DISTANCE OF 11.36 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 327,358 SQUARE FEET OR 7.515 ACRES, MORE OR LESS.



## GENERAL NOTES

1. BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EAST END BY A RECOVERED 1.25" AXLE AND AT THE WEST END BY A 3-1/4" ALUMINUM CAP ON 1" STEEL PIN STAMPED "AZTEC CONSULTANTS 1/4 S24/S19 T7S R67W R66W 1999 LS 17666" PER THE MONUMENT RECORD RECORDED AT INDEX 3L, AUGUST 6, 1999, BEING ASSUMED TO BEAR SOUTH 89° 46' 46" WEST.
2. 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.
3. FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED 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 NUMBERS 08035C0187G WITH A MAP EFFECTIVE DATE OF MARCH 16, 2016
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER RND70889270-2 WITH AN EFFECTIVE DATE OF DECEMBER 24, 2025 AT 5:00 P.M.

## CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS ANNEXATION MAP WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

## ANNEXATION CALCULATIONS

TOTAL PERIMETER = 9,915.60 FEET  
 MINIMUM REQUIRED CONTIGUITY = 1,652.60 FEET  
 ACTUAL CONTIGUOUS BOUNDARY = 1,679.73 FEET  
 PERCENT CONTIGUOUS BOUNDARY = 16.9%  
 TOTAL ANNEXATION AREA = 327,358 SQUARE FEET OR 7.515 ACRES±

DENOTES EXISTING CITY LIMITS OF THE CITY OF CASTLE PINES

## SURVEYOR'S CERTIFICATE

I, JOHN ROBERT MCGEHEE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT NO LESS THAN ONE-SIXTH (1/6TH) OF THE PERIMETER PROPOSED TO BE ANNEXED TO THE CITY OF CASTLE PINES IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION MAP SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE CITY OF CASTLE PINES CODES PERTAINING THERETO.

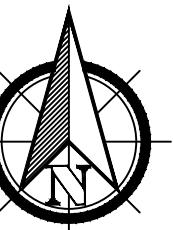
I ATTEST THE ABOVE ON THIS 7TH DAY OF JANUARY 2026.



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

# CROWSNEST ANNEXATION MAP 1

AN ANNEXATION TO THE CITY OF CASTLE PINES  
 LOCATED IN A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 AND IN SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 DOUGLAS COUNTY, STATE OF COLORADO  
 ANXP-2025-002



100' 0 50 100  
 1 inch = 100 ft.  
 SCALE

## MONUMENT SYMBOL LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED HEREON
- SECTION LINE
- SITE BOUNDARY
- RIGHT-OF-WAY LINES
- ▨ CASTLE PINES CITY LIMITS
- (R.O.W.) RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- BK. PG. BOOK AND PAGE
- 1 RECOVERED # 5 REBAR W/1.25" YELLOW PLASTIC CAP STAMPED "17666"
- 2 RECOVERED # 5 REBAR W/1.25" ORANGE PLASTIC CAP STAMPED "25933"
- 3 RECOVERED 2" ALUMINUM CAP STAMPED "23543"
- 4 RECOVERED 1.25" YELLOW PLASTIC CAP W/ ILLEGIBLE STAMPING
- 5 RECOVERED 1.25" ORANGE PLASTIC CAP W/ ILLEGIBLE STAMPING
- 6 RECOVERED #5 REBAR

SE 1/4, SEC. 24,  
 T.7S., R.67W., SIXTH P.M.

NOT A PART OF  
 THIS ANNEXATION

OWNER:  
 NORTH CANYONS LLLP  
 REC. NO. 2015090038

PARCEL 3  
 CANYONS SUPERBLOCK PLAT NO. 1  
 REC. NO. 2015090038

ANNEXATION  
 PARCEL CONTAINS  
 327,358 (SQ.FT.)  
 7.515 ACRES  
 MORE OR LESS

CITY OF CASTLE PINES  
 CITY LIMITS  
 (CITY OF CASTLE PINES  
 NORTH ANNEXATION NO. 3  
 REC. NO. 2009100329)

NOT A PART OF  
 THIS ANNEXATION  
 OWNER: SEAN M PACE

CUTTERS RIDGE AT  
 SAPPHIRE POINTE CONDOMINIUMS  
 REC. NO. 2004110105

POSSESSION AND  
 USE AGREEMENT  
 REC. NO. 9824201

CROWFOOT VALLEY ROAD  
 (PUBLIC R.O.W. WIDTH VARIES)

S55°21'44"E 112°17'01"

S55°21'47"W 120°4.47"

NOT A PART OF  
 THIS ANNEXATION  
 OWNER: CROWFOOT VALLEY RANCH  
 METRO DISTRICT 1

TRACT D  
 CANYONS SOUTH FILING NO. 1A  
 2ND AMENDMENT  
 REC. NO. 2021021687

MECANTA DRIVE  
 (PUBLIC R.O.W. WIDTH VARIES)  
 REC. NO. 2022053435

20' ADDITIONAL ROW  
 DEDICATED PER PLAT

CANYONS SOUTH FILING NO. 4  
 REC. NO. 2008047805

CROWFOOT VALLEY RANCH  
 METRO DISTRICT 1  
 REC. NO. 2024038531

FERVID STREET  
 REC. NO. 2022053435

BLUTHE PT.  
 REC. NO. 2022053435

BIVOUAC PT.  
 REC. NO. 2022053435

CANYONS SOUTH FILING NO. 1A  
 2ND AMENDMENT  
 REC. NO. 2021021687

SOUTH LINE, SW 1/4, SECTION 19

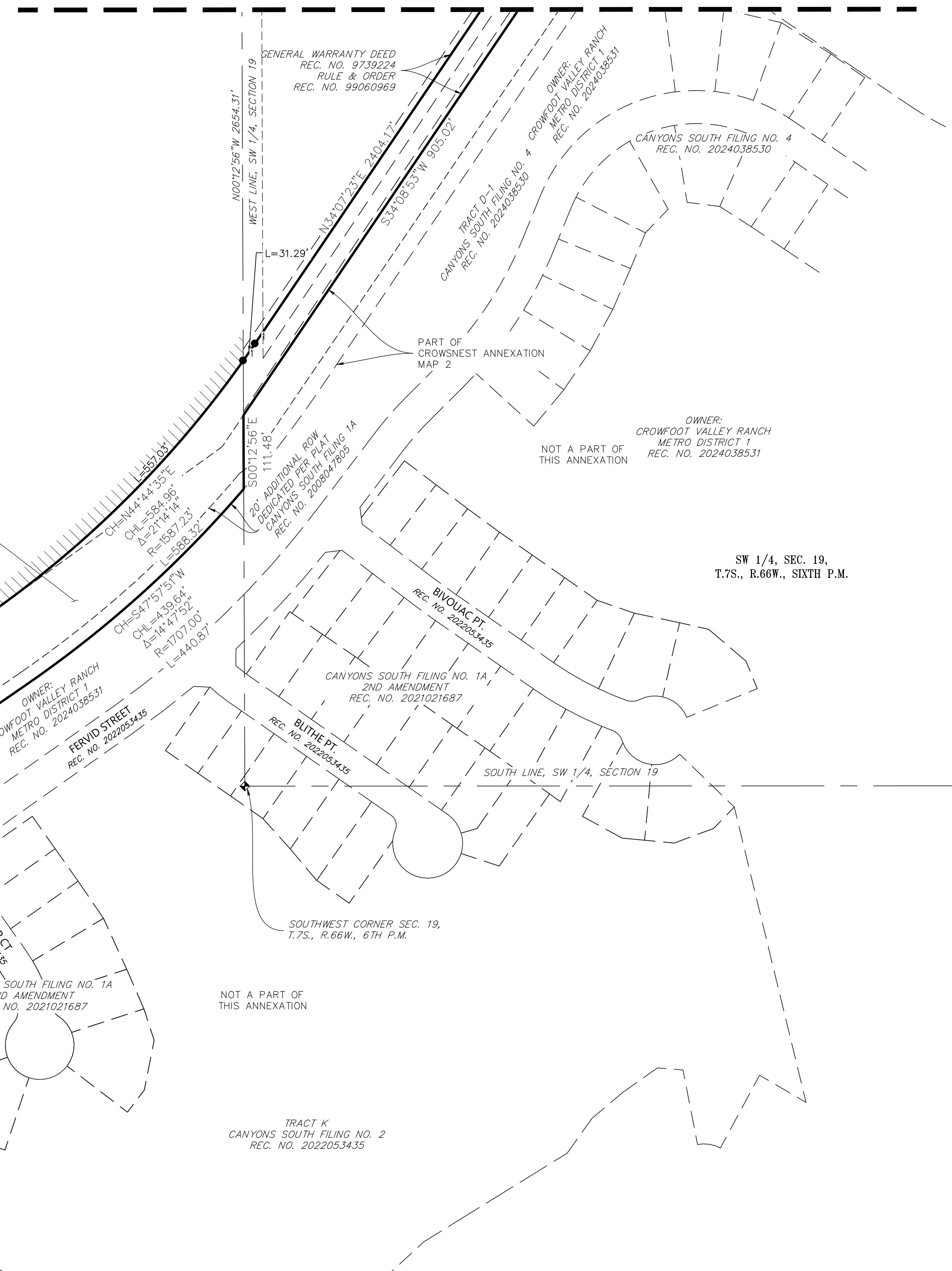
SOUTHWEST CORNER SEC. 19,  
 T.7S., R.66W., 6TH P.M.

NOT A PART OF  
 THIS ANNEXATION

TRACT K  
 CANYONS SOUTH FILING NO. 2  
 REC. NO. 2022053435

NOT A PART OF  
 THIS ANNEXATION

MATCH TO SHEET 3



**LJA**  
 SURVEYING

4700 S Syracuse Street  
 Suite 500  
 Denver, CO 80237  
 303-396-8510  
 www.ljajs.com



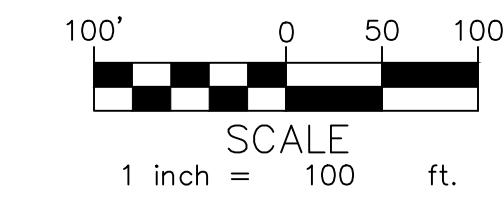
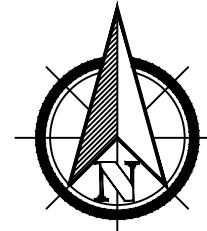
# CROWSNEST ANNEXATION MAP 1

# AN ANNEXATION TO THE CITY OF CASTLE PINES

**AN ANNEXATION TO THE CITY OF CASTLE PINE  
LOCATED IN A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
AND IN SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
DOUGLAS COUNTY, STATE OF COLORADO  
ANXP-2025-002**

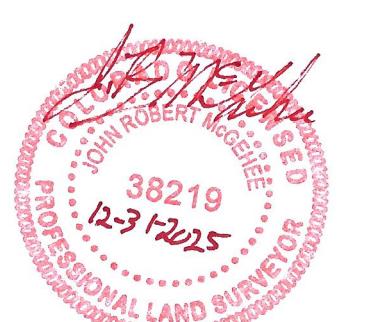
## MONUMENT SYMBOL LEGEND

- RECOVERED SECTION CORNER AS NOTED HEREON
- SECTION LINE
- SITE BOUNDARY
- RIGHT-OF-WAY LINES
-  CASTLE PINES CITY LIMITS
- O.W.) RIGHT-OF-WAY
- NO. RECEPTION NUMBER
- PG. BOOK AND PAGE
- 1 RECOVERED # 5 REBAR W/1.25" YELLOW PLASTIC CAP  
STAMPED "17666"
- 2 RECOVERED # 5 REBAR W/1.25" ORANGE PLASTIC CAP  
STAMPED "25933"
- 3 RECOVERED 2" ALUMINUM CAP STAMPED "23543"
- 4 RECOVERED 1.25" YELLOW PLASTIC CAP W/ ILLEGIBLE STAMPING
- 5 RECOVERED 1.25" ORANGE PLASTIC CAP W/ ILLEGIBLE STAMPING
- 6 RECOVERED #5 REBAR



PRINTED ON: 1/9/2026 4:12 PM  
FILED IN: 10B FOLDERS\4080\4080-0001\SURVEY\06 CAD\PRODUCTION FILES\ANNEX\4080-0001 CBOMSNEST ANNEXATION MAP 1

WEST 1/4 CORNER SEC. 19,  
T.7S., R.66W., 6TH P.M.  
RECOVERED 3-1/4" ALUMINUM CAP  
STAMPED "AZTEC CONSULTANTS 1/4 S24/S1  
T7S, R66W, 1999 LS17666"



## LEGAL DESCRIPTION CROWSNEST ANNEXATION MAP 2

A PARCEL OF LAND BEING A PORTION OF SECTIONS 18 AND 19, 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 SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 19 BY A RECOVERED 1.25" AXLE AND AT THE WEST QUARTER CORNER OF SAID SECTION 19 BY A 3.25" ALUMINUM CAP ON 1" STEEL PIN STAMPED "AZTEC CONSULTANTS 1/4 S24/S19 T7S R67W R66W 1999 LS 17666" PER THE MONUMENT RECORD RECORDED AT INDEX 3L, AUGUST 6, 1999, BEING ASSUMED TO BEAR SOUTH 89° 46' 46" WEST.

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 19;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, SOUTH 89° 46' 46" WEST A DISTANCE OF 898.90 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD, AS SHOWN ON THE PLAT OF CANYONS SOUTH FILING NO. 5 RECORDED UNDER RECEIPT NO. 2024053329 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, AS SHOWN ON SAID PLAT OF CANYONS SOUTH FILING NO. 5, THE PLAT OF CANYONS SOUTH FILING NO. 4 RECORDED UNDER RECEIPT NO. 2024038530, AND THE PLAT OF CANYONS SOUTH FILING NO. 1A RECORDED UNDER RECEIPT NO. 2008047805, THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 34° 07' 23" WEST, A DISTANCE OF 2,486.16 FEET TO A POINT OF CURVATURE;
2. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 03° 53' 05", A RADIUS OF 1707.00 FEET, AN ARC DISTANCE OF 115.73 FEET, A CHORD BEARING SOUTH 36° 03' 56" WEST, AND A CHORD DISTANCE OF 115.71 FEET TO A POINT OF NON-TANGENCY;
3. SOUTH 34° 14' 13" WEST, A DISTANCE OF 49.08 FEET;
4. SOUTH 54° 04' 53" WEST, A DISTANCE OF 16.04 FEET TO A POINT ON A NON-TANGENT CURVE;
5. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 00° 23' 46", A RADIUS OF 1707.00 FEET, AN ARC DISTANCE OF 11.80 FEET, A CHORD BEARING SOUTH 40° 22' 03" WEST, AND A CHORD DISTANCE OF 11.80 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A POINT OF NON-TANGENCY AND A POINT ON THE EASTERLY LINE OF CROWSNEST ANNEXATION MAP 1 RECORDED UNDER RECEIPT NO. \_\_\_\_\_;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 00° 12' 56" WEST, A DISTANCE OF 111.48 FEET;
2. NORTH 34° 08' 53" EAST, A DISTANCE OF 905.02 FEET;
3. NORTH 33° 42' 47" EAST, A DISTANCE OF 2,284.36 FEET;
4. SOUTH 89° 46' 46" WEST, A DISTANCE OF 40.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEEDS RECORDED UNDER RECEIPT NOS. 9739570, 9739560, 9739561 AND 9739567 AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIFTEEN (15) COURSES:

1. NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 06° 30' 45", A RADIUS OF 5680.00 FEET, AN ARC DISTANCE OF 645.62 FEET, A CHORD BEARING NORTH 28° 57' 14" EAST, AND A CHORD DISTANCE OF 645.27 FEET TO A POINT OF NON-TANGENCY;
2. NORTH 22° 05' 41" EAST, A DISTANCE OF 595.99 FEET;
3. NORTH 22° 05' 41" EAST, A DISTANCE OF 330.80 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19;
4. NORTH 00° 24' 33" WEST ON SAID WEST LINE, A DISTANCE OF 32.59 FEET;
5. NORTH 22° 48' 59" EAST, A DISTANCE OF 103.21 FEET;
6. NORTH 71° 59' 14" WEST, A DISTANCE OF 13.41 FEET;
7. NORTH 18° 00' 46" EAST, A DISTANCE OF 601.95 FEET;
8. NORTH 89° 18' 46" EAST, A DISTANCE OF 7.40 FEET;
9. NORTH 18° 46' 54" EAST, A DISTANCE OF 61.69 FEET;
10. NORTH 26° 03' 26" EAST, A DISTANCE OF 400.55 FEET;
11. NORTH 30° 34' 16" EAST, A DISTANCE OF 708.60 FEET;
12. NORTH 33° 50' 30" EAST, A DISTANCE OF 365.97 FEET;
13. NORTH 31° 59' 38" EAST, A DISTANCE OF 1,443.10 FEET;
14. NORTH 44° 48' 44" EAST, A DISTANCE OF 550.06 FEET;
15. NORTH 44° 48' 38" EAST, A DISTANCE OF 612.35 FEET;

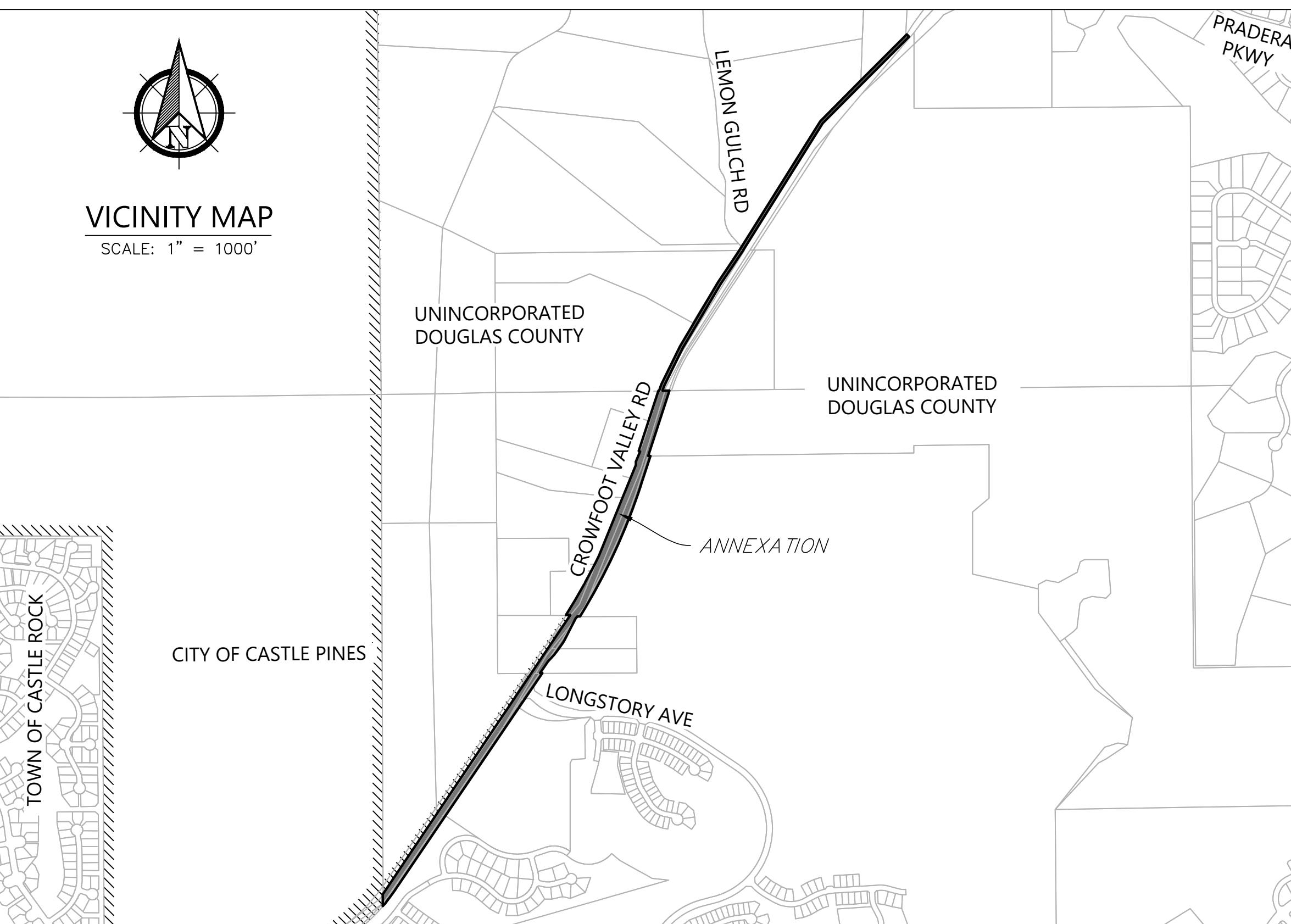
THENCE DEPARTING SAID WESTERLY LINE, THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 45° 01' 22" EAST, A DISTANCE OF 30.00 FEET;
2. SOUTH 44° 58' 38" WEST, A DISTANCE OF 612.31 FEET;
3. SOUTH 44° 48' 44" WEST, A DISTANCE OF 546.65 FEET;
4. SOUTH 31° 59' 38" WEST, A DISTANCE OF 1440.21 FEET;
5. SOUTH 33° 50' 30" WEST, A DISTANCE OF 365.60 FEET;
6. SOUTH 30° 34' 16" WEST, A DISTANCE OF 706.56 FEET;
7. SOUTH 26° 03' 26" WEST, A DISTANCE OF 397.46 FEET;
8. SOUTH 18° 46' 54" WEST, A DISTANCE OF 49.18 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19;

# CROWSNEST ANNEXATION MAP 2

AN ANNEXATION TO THE CITY OF CASTLE PINES, COLORADO  
LOCATED IN A PORTION OF SECTIONS 18 & 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO

ANXP-2025-002



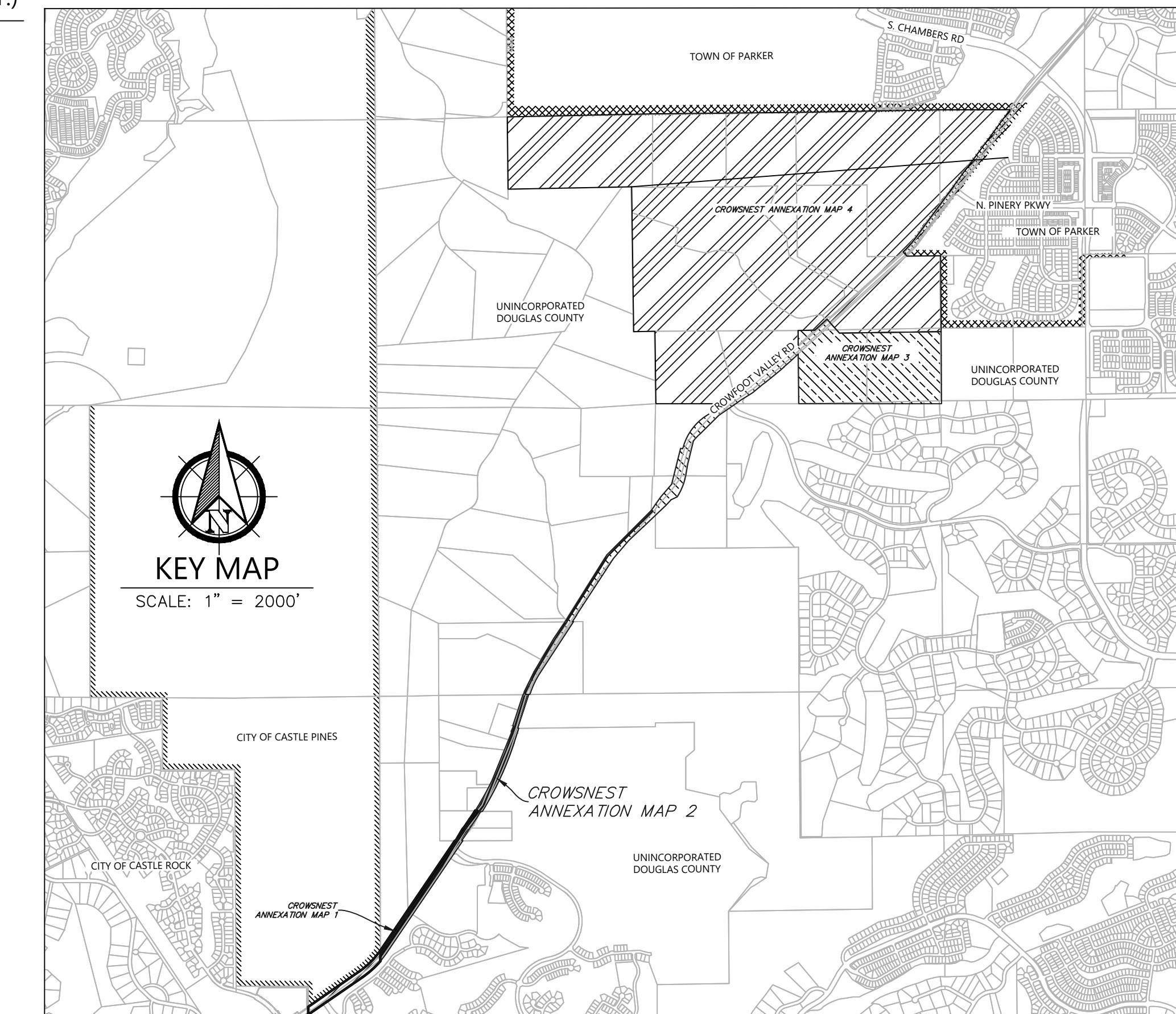
## LEGAL DESCRIPTION CROWSNEST ANNEXATION MAP 2 (CONT.)

THENCE ON SAID NORTH LINE, NORTH 89° 18' 46" EAST, A DISTANCE OF 66.54 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE POSSESSION AND USE AGREEMENT RECORDED UNDER RECEIPT NO. 9807283, THE WARRANTY DEED RECORDED UNDER RECEIPT NO. 9760261 AND RECEIPT NO. 9760262;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTH 18° 00' 06" WEST, A DISTANCE OF 651.71 FEET;
2. NORTH 89° 18' 46" EAST, A DISTANCE OF 21.11 FEET;
3. SOUTH 18° 00' 06" WEST, A DISTANCE OF 287.64 FEET TO A POINT OF CURVATURE;
4. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 13° 37' 03", A RADIUS OF 5800.00 FEET, AN ARC DISTANCE OF 1378.50 FEET, A CHORD BEARING SOUTH 24° 48' 38" WEST, AND A CHORD DISTANCE OF 1375.25 FEET TO A POINT OF NON-TANGENCY;
5. SOUTH 89° 46' 46" WEST, A DISTANCE OF 26.22 FEET;
6. SOUTH 39° 08' 20" WEST, A DISTANCE OF 23.09 FEET;
7. SOUTH 39° 18' 17" WEST, A DISTANCE OF 1.00 FEET TO A POINT ON A NON-TANGENT CURVE;
8. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 02° 07' 51", A RADIUS OF 5775.00 FEET, AN ARC DISTANCE OF 214.77 FEET, A CHORD BEARING SOUTH 33° 03' 24" WEST, AND A CHORD DISTANCE OF 214.76 FEET TO A POINT OF TANGENCY;
9. SOUTH 34° 07' 19" WEST, A DISTANCE OF 126.89;
10. SOUTH 34° 07' 19" WEST, A DISTANCE OF 282.26 FEET;
11. NORTH 89° 46' 46" EAST, A DISTANCE OF 30.60 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 632,198 SQUARE FEET OR 14.513 ACRES, MORE OR LESS.



## GENERAL NOTES

1. BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 19 BY A RECOVERED 1.25" AXLE AND AT THE WEST QUARTER CORNER OF SAID SECTION 19 BY A 3.25" ALUMINUM CAP ON 1" STEEL PIN STAMPED "AZTEC CONSULTANTS 1/4 S24/S19 T7S R67W R66W 1999 LS 17666" PER THE MONUMENT RECORD RECORDED AT INDEX 3L, AUGUST 6, 1999, BEING ASSUMED TO BEAR SOUTH 89° 46' 46" WEST.
2. 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.
3. FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED 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 08035C0187G WITH A MAP EFFECTIVE DATE OF MARCH 16, 2016 AND MAP NUMBER 08035C0180G WITH A MAP EFFECTIVE DATE OF SEPTEMBER 4, 2020.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER RND70889270-2 WITH AN EFFECTIVE DATE OF DECEMBER 24, 2025 AT 5:00 PM.

## CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS ANNEXATION MAP WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR

CITY CLERK

## ANNEXATION CALCULATIONS

TOTAL PERIMETER = 19,751.88 FEET

MINIMUM REQUIRED CONTIGUITY = 3,291.98 FEET

ACTUAL CONTIGUOUS BOUNDARY = 3,341.48 FEET

PERCENT CONTIGUOUS BOUNDARY = 16.9%

TOTAL ANNEXATION AREA = 632,198 SQUARE FEET OR 14.513 ACRES±

DENOTES EXISTING CITY LIMITS OF THE CITY OF CASTLE PINES

## SURVEYOR'S CERTIFICATE

I, JOHN ROBERT MCGEHEE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT NO LESS THAN ONE-SIXTH (1/6TH) OF THE PERIMETER PROPOSED TO BE ANNEXED TO THE CITY OF CASTLE PINES IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION MAP SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE CITY OF CASTLE PINES CODES PERTAINING THERETO.

I ATTEST THE ABOVE ON THIS 7TH DAY OF JANUARY 2026.



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







# CROWSNEST ANNEXATION MAP 2

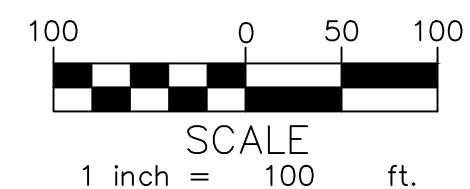
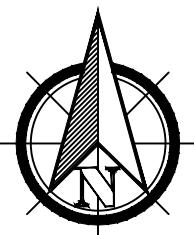
AN ANNEXATION TO THE CITY OF CASTLE PINES, COLORADO  
LOCATED IN A PORTION OF SECTIONS 18 & 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO

ANXP-2025-002

MATCH TO SHEET 6

10' U.S. WEST EASEMENT  
BK 1062, PG 818

SE 1/4, SEC. 18,  
T.7S., R.66W., SIXTH P.M.



30' EQUESTRIAN AND  
PEDESTRIAN EASEMENT  
REC. NO. 9339982

80' ROADWAY &  
UTILITY EASEMENT  
REC. NO. 9339982

NOT A PART OF  
THIS ANNEXATION

TRACT 6  
CASTLE PARK RANCH  
PHASE 1  
REC. NO. 9339982  
OWNER:  
FRANCIS J KENT AND SABINE B KENT  
REVOCABLE TRUST  
REC. NO. 2021102214  
NOT A PART OF  
THIS ANNEXATION

TRACT 7  
CASTLE PARK RANCH  
PHASE 1  
REC. NO. 9339982  
OWNER:  
5 LEMON TREE LLC  
REC. NO. 2025046740

POSSESSION AND USE AGREEMENT  
REC. NO. 9807283

PART OF  
CROWSNEST ANNEXATION  
MAP 3

UTILITY EASEMENT  
NO. 9214644

OWNER:  
BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS  
REC. NO. 2008047807

NOT A PART OF  
THIS ANNEXATION

TRACT 5  
CASTLE PARK RANCH  
PHASE 1  
REC. NO. 9339982  
OWNER:  
NICOLA KOCKELMAN &  
PETER KOCKELMAN  
REC. NO. 2020087561  
NOT A PART OF  
THIS ANNEXATION

OWNER:  
CURTIS M. MCQUEEN  
REC. NO. 9216890  
NOT A PART OF  
THIS ANNEXATION

LOT 1  
OAK RIDGE  
REC. NO. 9214644  
NOT A PART OF  
THIS ANNEXATION

OWNER:  
CASTLEVIEW BAPTIST CHURCH INC  
REC. NO. 2018033070  
NOT A PART OF  
THIS ANNEXATION

20' UTILITY EASEMENT  
NO. 9214644

OWNER:  
STEPHEN HARMON &  
DANA HARMON  
NOT A PART OF  
THIS ANNEXATION

ROW DEDICATION  
REC. NO. 9214644

GENERAL WARRANTY DEED  
REC. NO. 9760264

LOT 2A  
OAK RIDGE, 1ST AMENDMENT  
REC. NO. 2022066933

PART OF  
CROWSNEST ANNEXATION  
MAP 3

ANNEXATION  
PARCEL CONTAINS  
643.198 (S.Q.F.T.)  
14.513 ACRES  
MORE OR LESS

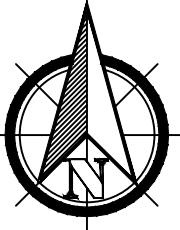
## MONUMENT SYMBOL LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED HEREON
- SECTION LINE
- SITE BOUNDARY
- RIGHT-OF-WAY LINES
- ▨ CASTLE PINES CITY LIMITS
- (R.O.W.) RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- BK. PG. BOOK AND PAGE
- 1 RECOVERED # 5 REBAR W/1.25" YELLOW PLASTIC CAP STAMPED "1766"
- 2 RECOVERED # 5 REBAR W/1.25" ORANGE PLASTIC CAP STAMPED "29052"
- 3 RECOVERED 1.25" GREEN PLASTIC CAP W/ ILLEGIBLE STAMPING
- 4 RECOVERED 1.25" YELLOW PLASTIC CAP W/ ILLEGIBLE STAMPING
- 5 RECOVERED 1.25" RED PLASTIC CAP W/ ILLEGIBLE STAMPING
- 6 RECOVERED #5 REBAR
- 7 RECOVERED 1.25"ORANGE PLASTIC CAP W/ ILLEGIBLE STAMPING



# CROWSNEST ANNEXATION MAP 2

**AN ANNEXATION TO THE CITY OF CASTLE PINES, COLORADO  
LOCATED IN A PORTION OF SECTIONS 18 & 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO  
ANXP-2025-002**



A scale bar diagram for a map. It consists of a horizontal line with tick marks. The left end is labeled '100' above the line. The center is labeled '0' above the line. The right end is labeled '50' above the line. Below the line, there are two sets of tick marks: black on the left and white on the right. The word 'SCALE' is written in large, bold, capital letters above the line. Below the line, the text '1 inch = 100 ft.' is written in a smaller font.

## MONUMENT SYMBOL LEGEND

- ❖ RECOVERED SECTION CORNER AS NOTED HEREON
- SECTION LINE
- SITE BOUNDARY
- RIGHT-OF-WAY LINES
- CASTLE PINES CITY LIMITS
- .W.) RIGHT-OF-WAY
- C. NO. RECEPTION NUMBER
- K. PG. BOOK AND PAGE
- 1 RECOVERED # 5 REBAR W/1.25" YELLOW PLASTIC CAP  
STAMPED "17666"
- 2 RECOVERED # 5 REBAR W/1.25" ORANGE PLASTIC CAP  
STAMPED "29052"
- 3 RECOVERED 1.25" GREEN PLASTIC CAP W/ ILLEGIBLE STAMPING
- 4 RECOVERED 1.25" YELLOW PLASTIC CAP W/ ILLEGIBLE STAMPING
- 5 RECOVERED 1.25" RED PLASTIC CAP W/ ILLEGIBLE STAMPING
- 6 RECOVERED #5 REBAR
- 7 RECOVERED 1.25"ORANGE PLASTIC CAP W/ ILLEGIBLE STAMPING

:\JOB FOLDERS\4080\4080-0001\SURVEY\06 CAD\PRODUCTION FILES\ANNEX\4080-0001\_CROWSNEST ANNEXATION MAP 2 PRINTED ON: 1/9/2026 3:51 PM

**TRACT 7**  
CASTLE PARK RANCH  
PHASE 1  
REC. NO. 9339982  
OWNER:  
5 LEMON TREE LLC  
REC. NO. 2025046740

**NE 1/4, SEC. 18,  
T.7S., R.66W., SIXTH P.M.**

**TRACT 7**  
CASTLE PARK RANCH  
PHASE 1  
REC. NO. 9339982  
OWNER:  
5 LEMON TREE LLC  
REC. NO. 2025046740

**OWNER:**  
KENNETH L. KIRGAN &  
BARBARA J. KIRGAN  
REC. NO. 2011009647

**INTERMOUNTAIN  
RURAL ELECTRIC  
ASSOCIATION EASEMENT**  
BK 1577 PG 450

**10' U.S. WEST EASEMENT**  
BK 1062, PG 818

**30' EQUESTRIAN AND  
PEDESTRIAN EASEMENT**  
REC. NO. 9339982

**CROWFOOT VALLEY ROAD**  
(PUBLIC R.O.W. WIDTH VARIES)

**ANNEXATION  
PARCEL CONTAINS**  
632,198 (SQ.FT.)  
14.513 ACRES  
MORE OR LESS

**OWNER:**  
BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS  
REC. NO. 2008047807

**OWNER:**  
BONITA K WRIGHT &  
RICHARD A WRIGHT  
REC. NO. 2017025943

**POSESSION AND USE AGREEMENT**  
REC. NO. 9807283

**EAST LINE, NE 1/4 SECTION 18**

**SE 1/4, SEC. 18,  
T.7S., R.66W., SIXTH P.M.**

**EAST 1/4 CORNER SEC. 18,  
T.7S., R.66W., 6TH P.M.**

**NW 1/4, SEC. 17,  
T.7S., R.66W., SIXTH P.M.**

**SW 1/4, SEC. 17,  
T.7S., R.66W., SIXTH P.M.**

**PART OF  
CROWNSNEST ANNEXATION  
MAP 3**

**SOUTH LINE, NE 1/4 SECTION 18**

**POSESSION AND USE AGREEMENT**  
REC. NO. 9807283

**MATCH TO SHEET 5**

**MATCH TO SHEET 5**



 <p><b>LJA</b> SURVEYING</p>		<p>4700 S. Syracuse Street Suite 500 Denver, CO 80237 303-390-8510 <a href="http://www.lja.com">www.lja.com</a></p>			
Date:	1/6/2026	Job No.:	4080-0001	Sheet:	6 of 6

# CROWSNEST ANNEXATION MAP 3

## AN ANNEXATION TO THE CITY OF CASTLE PINES, COLORADO LOCATED IN SECTIONS 8, 17 AND 18, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO ANXP-2025-002

### LEGAL DESCRIPTION CROWSNEST ANNEXATION MAP 3

A PARCEL OF LAND BEING A PORTION OF SECTIONS 8, 17 AND 18, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 19 BY A RECOVERED 1.25" AXLE AND AT THE NORTH QUARTER CORNER OF SAID SECTION 19 BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS 1/4 S18/S19 T7S R66W 1999 LS 17666" FLUSH WITH SURFACE, BEARING NORTH 00° 24' 33" WEST.

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 19;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, NORTH 89° 18' 46" EAST A DISTANCE OF 257.43 FEET TO THE TRUE POINT OF BEGINNING AND A POINT ON THE EASTERN LINE OF CROWSNEST ANNEXATION MAP 2 RECORDED UNDER RECEPTION NO. \_\_\_\_\_;

THENCE DEPARTING SAID NORTH LINE, ON SAID EASTERN LINE, THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 18° 46' 54" EAST, A DISTANCE OF 49.18 FEET;
2. NORTH 26° 03' 26" EAST, A DISTANCE OF 397.46 FEET;
3. NORTH 30° 34' 16" EAST, A DISTANCE OF 706.56 FEET;
4. NORTH 33° 50' 30" EAST, A DISTANCE OF 365.60 FEET;
5. NORTH 31° 59' 38" EAST, A DISTANCE OF 1,440.21 FEET;
6. NORTH 44° 48' 44" EAST, A DISTANCE OF 546.65 FEET;
7. NORTH 44° 48' 38" EAST, A DISTANCE OF 612.31 FEET;
8. NORTH 45° 01' 22" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NOS. 9763106 AND 9749082 AND IN RESOLUTION NO. R-99-038 RECORDED UNDER RECEPTION NO. 9710230;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING NINETEEN (19) COURSES:

1. NORTH 34° 02' 38" EAST, A DISTANCE OF 131.43 FEET;
2. NORTH 35° 31' 25" EAST, A DISTANCE OF 168.05 FEET;
3. NORTH 40° 51' 05" EAST, A DISTANCE OF 301.43 FEET;
4. NORTH 13° 36' 40" EAST, A DISTANCE OF 155.21 FEET;
5. NORTH 13° 53' 15" EAST, A DISTANCE OF 521.81 FEET;
6. SOUTH 76° 06' 45" EAST, A DISTANCE OF 38.06 FEET;
7. NORTH 18° 31' 48" EAST, A DISTANCE OF 53.93 FEET TO A POINT ON A NON-TANGENT CURVE;
8. NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 39° 16' 51", A RADIUS OF 1014.00 FEET, AN ARC DISTANCE OF 695.18 FEET, A CHORD BEARING NORTH 36° 33' 58" EAST, AND A CHORD DISTANCE OF 681.64 FEET TO A POINT OF TANGENCY;
9. NORTH 56° 12' 12" EAST, A DISTANCE OF 412.83 FEET;
10. NORTH 56° 12' 23" EAST, A DISTANCE OF 23.39 FEET;
11. NORTH 89° 24' 15" EAST, A DISTANCE OF 5.48 FEET;
12. NORTH 56° 12' 23" EAST, A DISTANCE OF 157.99 FEET;
13. NORTH 50° 46' 20" EAST, A DISTANCE OF 42.81 FEET;
14. NORTH 14° 26' 06" WEST, A DISTANCE OF 20.92 FEET;
15. NORTH 58° 31' 22" EAST, A DISTANCE OF 274.22 FEET;
16. NORTH 52° 59' 44" EAST, A DISTANCE OF 42.06 FEET;
17. NORTH 50° 57' 56" EAST, A DISTANCE OF 254.61 FEET;
18. NORTH 48° 55' 34" EAST, A DISTANCE OF 296.84 FEET;
19. NORTH 50° 30' 20" EAST, A DISTANCE OF 615.43 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE ON SAID WEST LINE, NORTH 00° 31' 06" WEST, A DISTANCE OF 277.77 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, BEING A 2-1/2" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935 1991" .2" ABOVE SURFACE;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, NORTH 89° 06' 40" EAST, A DISTANCE OF 306.41 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9772672;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 47° 54' 10" EAST, A DISTANCE OF 297.88 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 202404018, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 42° 06' 08" EAST, A DISTANCE OF 340.77 FEET;
2. NORTH 89° 07' 10" EAST, A DISTANCE OF 1,861.87 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER SAID SECTION 8;

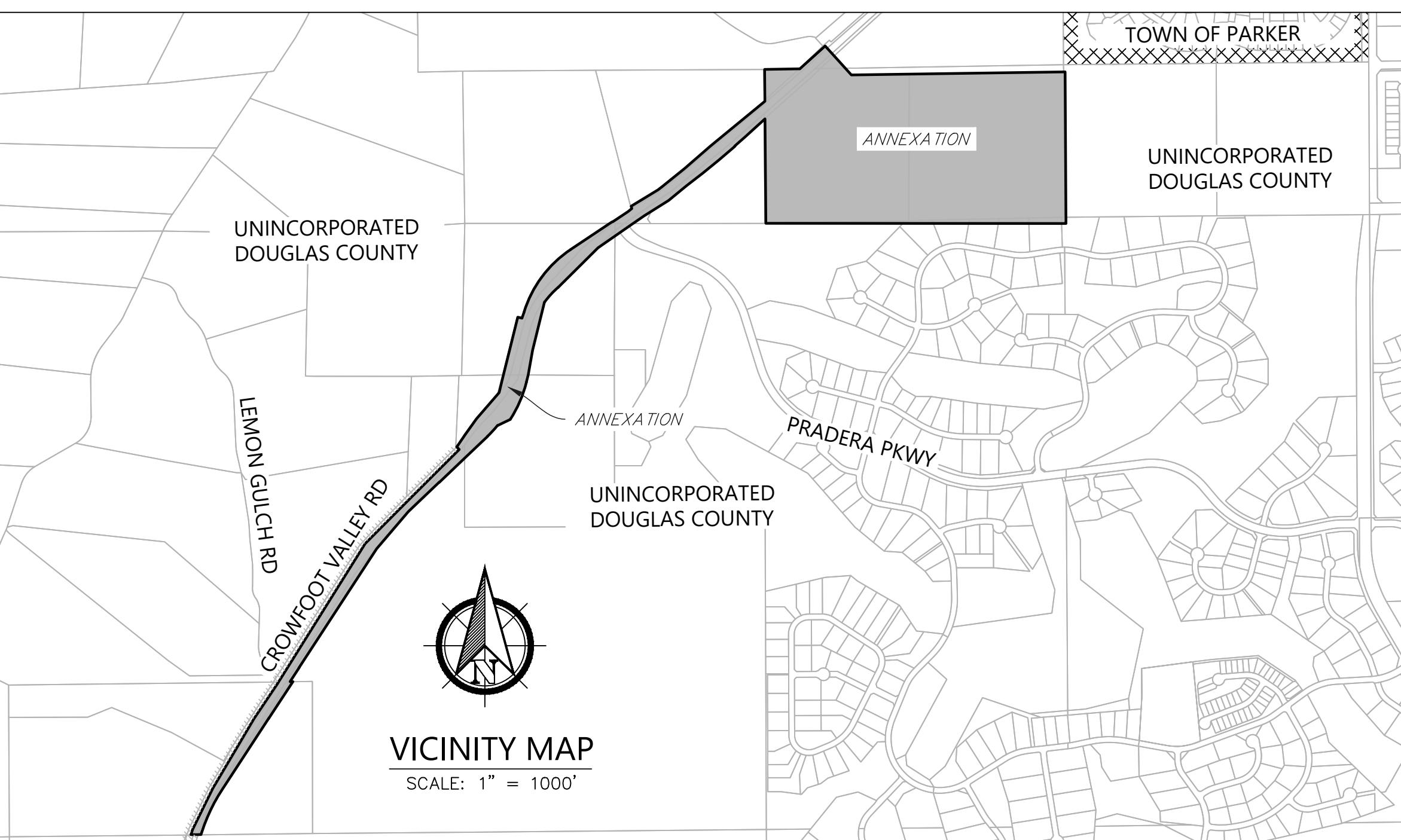
THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 00° 21' 55" EAST, A DISTANCE OF 1,320.92 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8 AS CALCULATED FROM REFERENCE MONUMENTS PER THE MONUMENT RECORD RECORDED AT INDEX REFERENCE NO. 9-R, FEBRUARY 13, 1990;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 89° 59' 26" WEST, A DISTANCE OF 2,613.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8, BEING A 2.5" ALUMINUM DISK STAMPED "PLS 6935" FLUSH WITH SURFACE;

THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, NORTH 00° 31' 06" WEST, A DISTANCE OF 910.02 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN RESOLUTION NO. R-99-038 RECORDED UNDER RECEPTION NO. 9710230, THE GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 9763106;

THENCE ON SAID EASTERN RIGHT-OF-WAY LINE, THE FOLLOWING THIRTY (30) COURSES:

1. SOUTH 47° 53' 27" WEST, A DISTANCE OF 233.30 FEET TO A POINT OF CURVATURE;
2. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 00° 54' 18", A RADIUS OF 7689.00 FEET, AN ARC DISTANCE OF 121.45 FEET, A CHORD BEARING SOUTH 48° 20' 34" WEST, AND A CHORD DISTANCE OF 121.45 FEET TO A POINT OF NON-TANGENCY;
3. SOUTH 41° 12' 15" EAST, A DISTANCE OF 3.00 FEET TO A POINT ON A NON-TANGENT CURVE;
4. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 04° 03' 01", A RADIUS OF 7692.09 FEET, AN ARC DISTANCE OF 543.76 FEET, A CHORD BEARING SOUTH 50° 49' 16" WEST, AND A CHORD DISTANCE OF 543.65 FEET TO A POINT OF NON-TANGENCY;
5. SOUTH 50° 28' 20" WEST, A DISTANCE OF 201.83 FEET;



### LEGAL DESCRIPTION CROWSNEST ANNEXATION MAP 3 (CONT.)

6. SOUTH 57° 48' 17" WEST, A DISTANCE OF 248.84 FEET;
7. SOUTH 55° 19' 31" WEST, A DISTANCE OF 116.48 FEET;
8. SOUTH 55° 15' 51" WEST, A DISTANCE OF 375.45 FEET;
9. SOUTH 45° 09' 44" WEST, A DISTANCE OF 489.95 FEET TO A POINT ON A NON-TANGENT CURVE;
10. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 13° 33' 16", A RADIUS OF 741.18 FEET, AN ARC DISTANCE OF 175.34 FEET, A CHORD BEARING SOUTH 42° 33' 58" WEST, AND A CHORD DISTANCE OF 174.93 FEET TO A POINT OF TANGENCY;
11. SOUTH 13° 53' 15" WEST, A DISTANCE OF 431.67 FEET;
12. SOUTH 09° 56' 39" WEST, A DISTANCE OF 218.12 FEET;
13. SOUTH 13° 53' 15" WEST, A DISTANCE OF 65.29 FEET TO A POINT OF CURVATURE;
14. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 19° 04' 39", A RADIUS OF 1065.00 FEET, AN ARC DISTANCE OF 354.61 FEET, A CHORD BEARING SOUTH 23° 25' 34" WEST, AND A CHORD DISTANCE OF 352.97 FEET TO A POINT OF NON-TANGENCY;
15. SOUTH 64° 14' 04" WEST, A DISTANCE OF 123.15 FEET TO A POINT ON A NON-TANGENT CURVE;
16. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 07° 25' 31", A RADIUS OF 1006.51 FEET, AN ARC DISTANCE OF 130.44 FEET, A CHORD BEARING SOUTH 42° 37' 36" WEST, AND A CHORD DISTANCE OF 130.35 FEET TO A POINT OF TANGENCY;
17. SOUTH 46° 20' 22" WEST, A DISTANCE OF 267.33 FEET;
18. SOUTH 46° 20' 03" WEST, A DISTANCE OF 310.46 FEET;
19. NORTH 43° 40' 00" WEST, A DISTANCE OF 1.50 FEET;
20. SOUTH 46° 20' 04" WEST, A DISTANCE OF 370.86 FEET;
21. SOUTH 40° 26' 30" WEST, A DISTANCE OF 426.29 FEET;
22. SOUTH 33° 06' 31" WEST, A DISTANCE OF 1238.11 FEET;
23. SOUTH 56° 53' 29" EAST, A DISTANCE OF 1.50 FEET;
24. SOUTH 33° 06' 31" WEST, A DISTANCE OF 143.44 FEET;
25. NORTH 89° 15' 27" EAST, A DISTANCE OF 25.03 FEET;
26. SOUTH 33° 10' 58" WEST, A DISTANCE OF 384.10 FEET;
27. NORTH 76° 13' 43" WEST, A DISTANCE OF 1.58 FEET;
28. SOUTH 33° 06' 24" WEST, A DISTANCE OF 737.55 FEET TO A POINT OF CURVATURE;
29. SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 15° 06' 27", A RADIUS OF 1566.95 FEET, AN ARC DISTANCE OF 413.17 FEET, A CHORD BEARING SOUTH 25° 33' 11" WEST, AND A CHORD DISTANCE OF 411.97 FEET TO A POINT OF NON-TANGENCY;
30. SOUTH 18° 28' 10" WEST, A DISTANCE OF 24.18 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID NORTH LINE, SOUTH 89° 18' 46" WEST, A DISTANCE OF 87.97 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4,477.921 SQUARE FEET OR 102.799 ACRES, MORE OR LESS.

### GENERAL NOTES

1. BASIS OF BEARINGS: THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 19 BY A RECOVERED 1.25" AXLE AND AT THE NORTH QUARTER CORNER OF SAID SECTION 19 BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS 1/4 S18/S19 T7S R66W 1999 LS 17666" FLUSH WITH SURFACE, BEARING NORTH 00° 24' 33" WEST.
2. 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.
3. FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED 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 08035CO180G WITH A MAP EFFECTIVE DATE OF MARCH 16, 2016, MAP NUMBER 08035CO180G WITH A MAP EFFECTIVE DATE OF SEPTEMBER 4, 2020, AND MAP NUMBER 07035CO183G WITH A MAP EFFECTIVE DATE OF MARCH 16, 2016.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER RND7088551-2, WITH AN EFFECTIVE DATE OF DECEMBER 31, 2025 AT 5:00 P.M.

### CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS ANNEXATION MAP WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

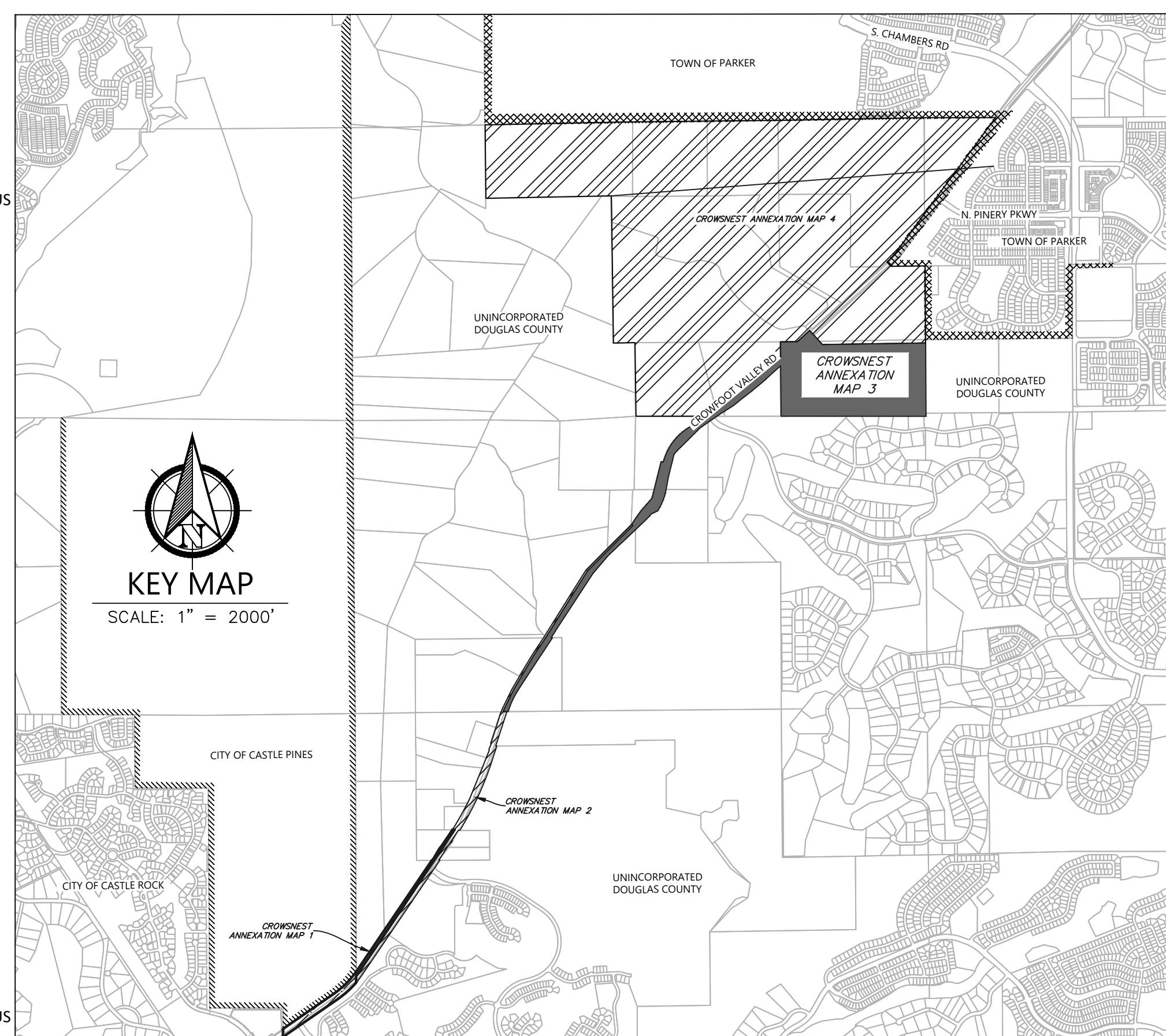
MAYOR

CITY CLERK

### ANNEXATION CALCULATIONS

TOTAL PERIMETER = 24,554.83 FEET  
MINIMUM REQUIRED CONTIGUITY = 4,092.48 FEET  
ACTUAL CONTIGUOUS BOUNDARY = 4,214.51 FEET  
PERCENT CONTIGUOUS BOUNDARY = 17.2%  
TOTAL ANNEXATION AREA = 4,477.921 SQUARE FEET OR 102.799 ACRES±

DENOTES EXISTING CITY LIMITS OF THE CITY OF CASTLE PINES  
 DENOTES EXISTING CITY LIMITS OF THE TOWN OF PARKER



### SURVEYOR'S CERTIFICATE

I, JOHN ROBERT MCGEHEE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT NO LESS THAN ONE-SIXTH (1/6TH) OF THE PERIMETER PROPOSED TO BE ANNEXED TO THE CITY OF CASTLE PINES IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION MAP SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE CITY OF CASTLE PINES CODES PERTAINING THERETO.

I ATTEST THE ABOVE ON THIS 7TH DAY OF JANUARY 2026.



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

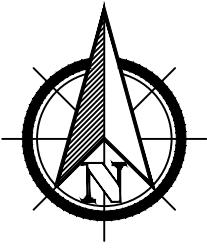
**LJA**  
SURVEYING

4700 S Syracuse Street  
Suite 500  
Denver, CO 80237  
303-396-8510  
www.ljac.com

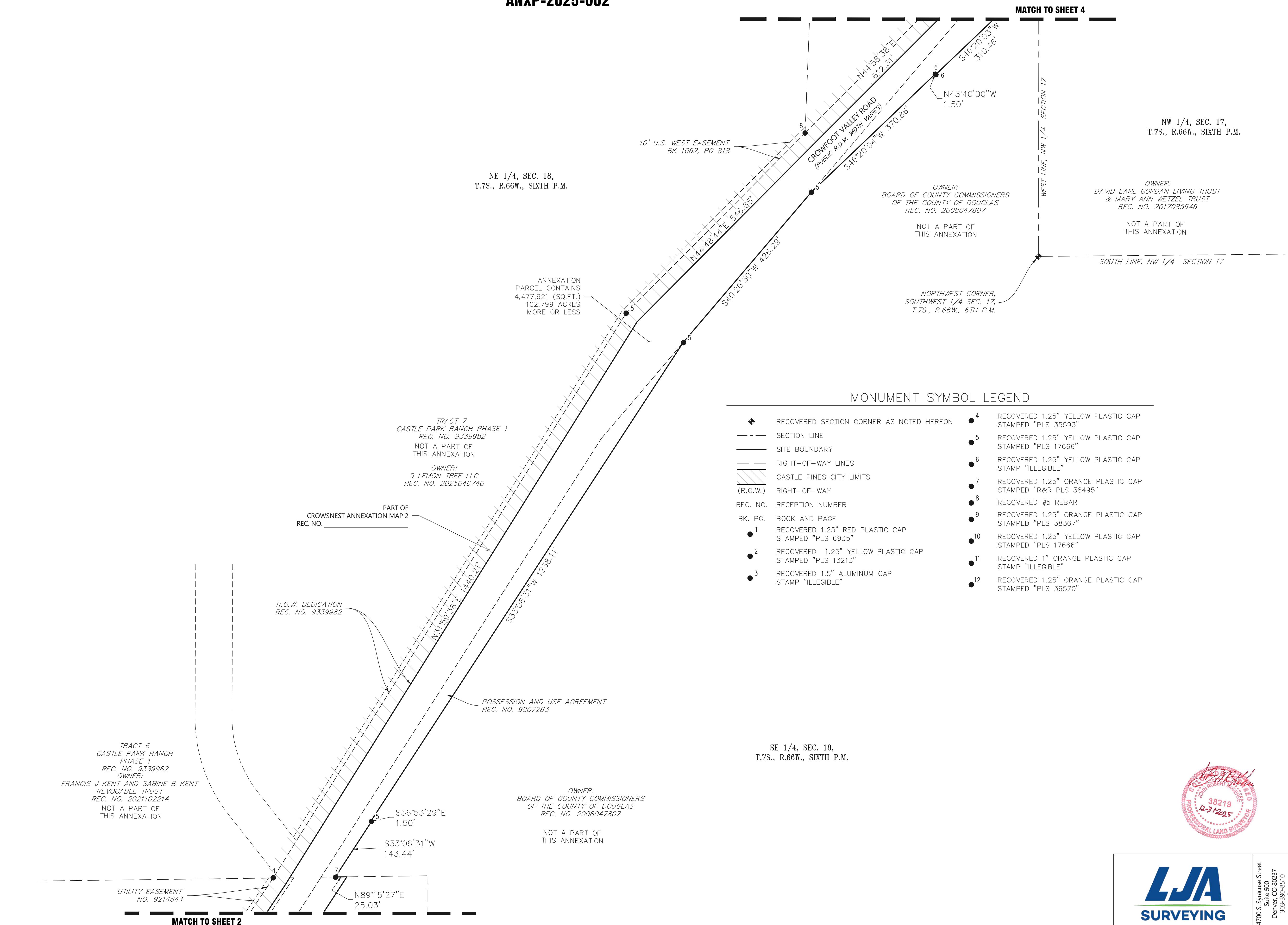


# CROWSNEST ANNEXATION MAP 3

AN ANNEXATION TO THE CITY OF CASTLE PINES, COLORADO  
 LOCATED IN SECTIONS 8, 17 AND 18, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO  
 ANXP-2025-002

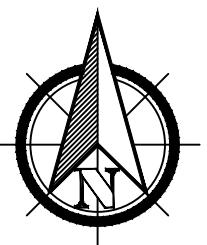


100 0 50 100  
 1 inch = 100 ft.  
 SCALE

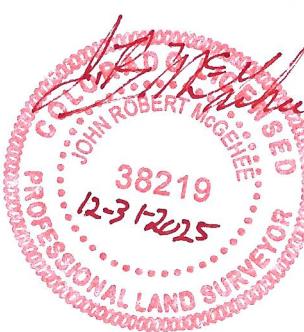
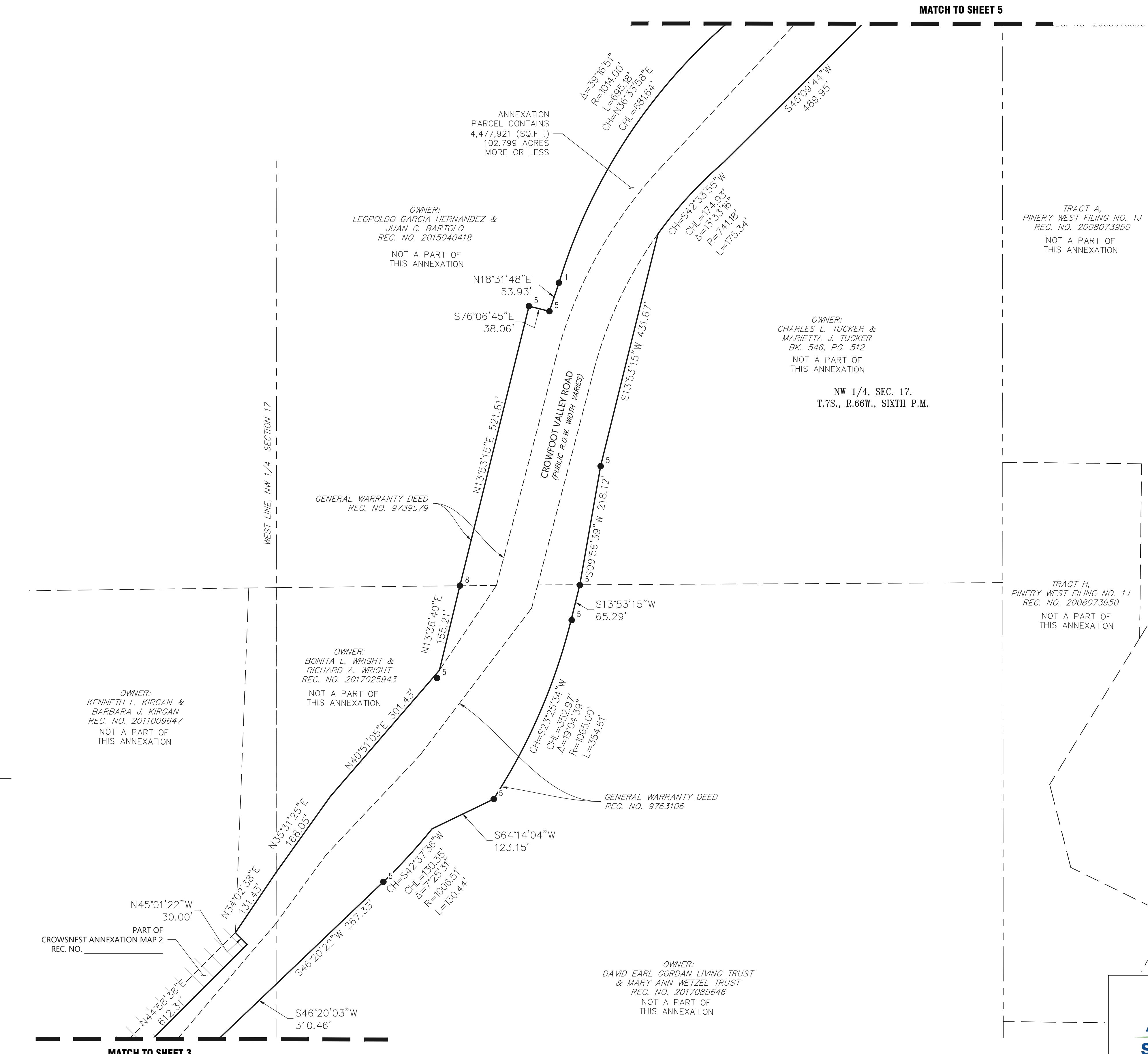


# CROWSNEST ANNEXATION MAP 3

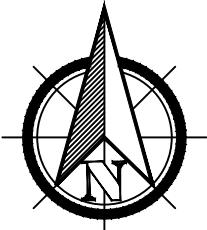
AN ANNEXATION TO THE CITY OF CASTLE PINES, COLORADO  
 LOCATED IN SECTIONS 8, 17 AND 18, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO  
 ANXP-2025-002



100 0 50 100  
 1 inch = 100 ft.  
 SCALE



**CROWSNEST ANNEXATION MAP 3**  
**AN ANNEXATION TO THE CITY OF CASTLE PINES, COLORADO**  
**LOCATED IN SECTIONS 8, 17 AND 18, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.**  
**COUNTY OF DOUGLAS, STATE OF COLORADO**  
**ANXP-2025-002**



:\JOB FOLDERS\4080\4080-0001\SURVEY\06 CAD\PRODUCTION FILES\ANNEX\4080-0001\_CROWSNEST ANNEXATION MAP 3 PRINTED ON: 1/9/2026 3:52 PM

#### MONUMENT SYMBOL LEGEND

◆	RECOVERED SECTION CORNER AS NOTED HEREON	4	RECOVERED 1.25" YELLOW PLASTIC CAP STAMPED "PLS 35593"
— — —	SECTION LINE	5	RECOVERED 1.25" YELLOW PLASTIC CAP STAMPED "PLS 17666"
— — —	SITE BOUNDARY		
— — —	RIGHT-OF-WAY LINES	6	RECOVERED 1.25" YELLOW PLASTIC CAP STAMP "ILLEGIBLE"
	CASTLE PINES CITY LIMITS		
(R.O.W.)	RIGHT-OF-WAY	7	RECOVERED 1.25" ORANGE PLASTIC CAP STAMPED "R&R PLS 38495"
REC. NO.	RECEPTION NUMBER	8	RECOVERED #5 REBAR
BK. PG.	BOOK AND PAGE	9	RECOVERED 1.25" ORANGE PLASTIC CAP STAMPED "PLS 38367"
● 1	RECOVERED 1.25" RED PLASTIC CAP STAMPED "PLS 6935"	10	RECOVERED 1.25" YELLOW PLASTIC CAP STAMPED "PLS 17666"
● 2	RECOVERED 1.25" YELLOW PLASTIC CAP STAMPED "PLS 13213"	11	RECOVERED 1" ORANGE PLASTIC CAP STAMP "ILLEGIBLE"
● 3	RECOVERED 1.5" ALUMINUM CAP STAMP "ILLEGIBLE"	12	RECOVERED 1.25" ORANGE PLASTIC CAP STAMPED "PLS 36570"

SW COR. SECTION 8,  
T7S, R66W, 6TH P.M.  
FOUND 2-1/2" ALUMINUM CAP STAMPED  
"ARCHER & ASSOC. LS 6935 1991"  
0.2' BELOW SURFACE

OWNER:  
LEOPOLDO GARCIA HERNANDEZ &  
JUAN C. BARTOLO  
REC. NO. 2015040418

NOT A PA  
THIS ANN

## **MATCH TO**

— S45° 48°

SOUTH LINE, N 1/2  
SW 1/4, SECTION 8

NW COR OF THE SW 1/4 OF THE SE 1/4  
(CENTER-SOUTH SIXTEENTH) SECTION 8  
FOUND 2-1/2" ALUMINUM CAP STAMPED -  
"ARCHER & ASSOC. LS 6935 1991"  
0.2' ABOVE SURFACE

OWNER:  
DOUGLAS S. AUSTIN  
REC. NO. 2016044674

EXCEPTION RECORDED AT  
BK. 1461 PG. 2265 REC. NO. 9749082  
BK. 1424 PG. 1857 REC. NO. 9720628

EXCEPTION RECORDED AT BK. 1411 PG. 288 REC. NO. 9710230

EXCEPTION RECORDED AT C. 2265 REC. NO. 9749082 G. 1857 REC. NO. 9720628

**CROWFOOT VALLEY ROAD**  
(PUBLIC R.O.W. WIDTH VARIES)

$N50^{\circ}30'20''E$  615

5

6

5

$S48^{\circ}20'34''E$  296.84

$S41^{\circ}12'15''E$  3.00

$CH=S48^{\circ}20'34''E$   
 $CHL=121.45$   
 $\Delta=0^{\circ}54'18''$   
 $R=7689.0$   
 $L=12'$

EXCEPTION RECORDED AT  
BK. 1461 PG. 2265 REC. NO.  
9749082  
BK. 1424 PG. 1857 REC. NO.

OWNER:  
TODD A MORTON  
REC. NO. 2021100346

C. NO. 2003076608  
NOT A PART OF  
THIS ANNEXATION

SOUTH 1/4 CORNER SEC. 8,  
T.7S., R.66W., 6TH P.M.  
RECOVERED 2.5" ALUMINUM DISK  
STAMPED "PLS 6935"

OWNER:  
PINERY WEST METRO DISTRICT 2  
REC. NO. 2008073950  
TRACT A,  
PINERY WEST FILING NO. 11  
REC. NO. 2004034855  
  
NOT A PART OF  
THIS ANNEXATION

NO. 250750755

NO. 250750755

*EXCEPTION RECORDED AT  
REC. NO. 9739565  
PK. 1411 PC. 288 REC. NO. 971023*

# LJA SURVEYING

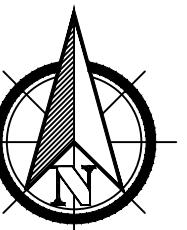
700 S. Syracuse Street  
Suite 500  
Denver, CO 80237  
303-390-8510  
[www.lia.com](http://www.lia.com)

Date: 1/6/2026 Job No.: 4080-0001 Sheet: 5 of 6





**CROWSNEST ANNEXATION MAP 4**  
**AN ANNEXATION 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**  
**ANXP-2025-002**



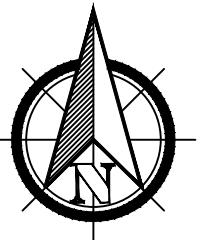
## RECOVERED MONUMENTS LEGEND

	RECOVERED SECTION CORNER AS NOTED HEREON
	SECTION LINE
	SITE BOUNDARY
	RIGHT-OF-WAY LINES
	PARKER CITY LIMITS <i>(HESS RANCH ANNEXATION REC. NO. 2003146584)</i>
	CASTLE PINES CITY LIMITS
(R.O.W.)	RIGHT-OF-WAY
REC. NO.	RECEPTION NUMBER
BK. PG.	BOOK AND PAGE

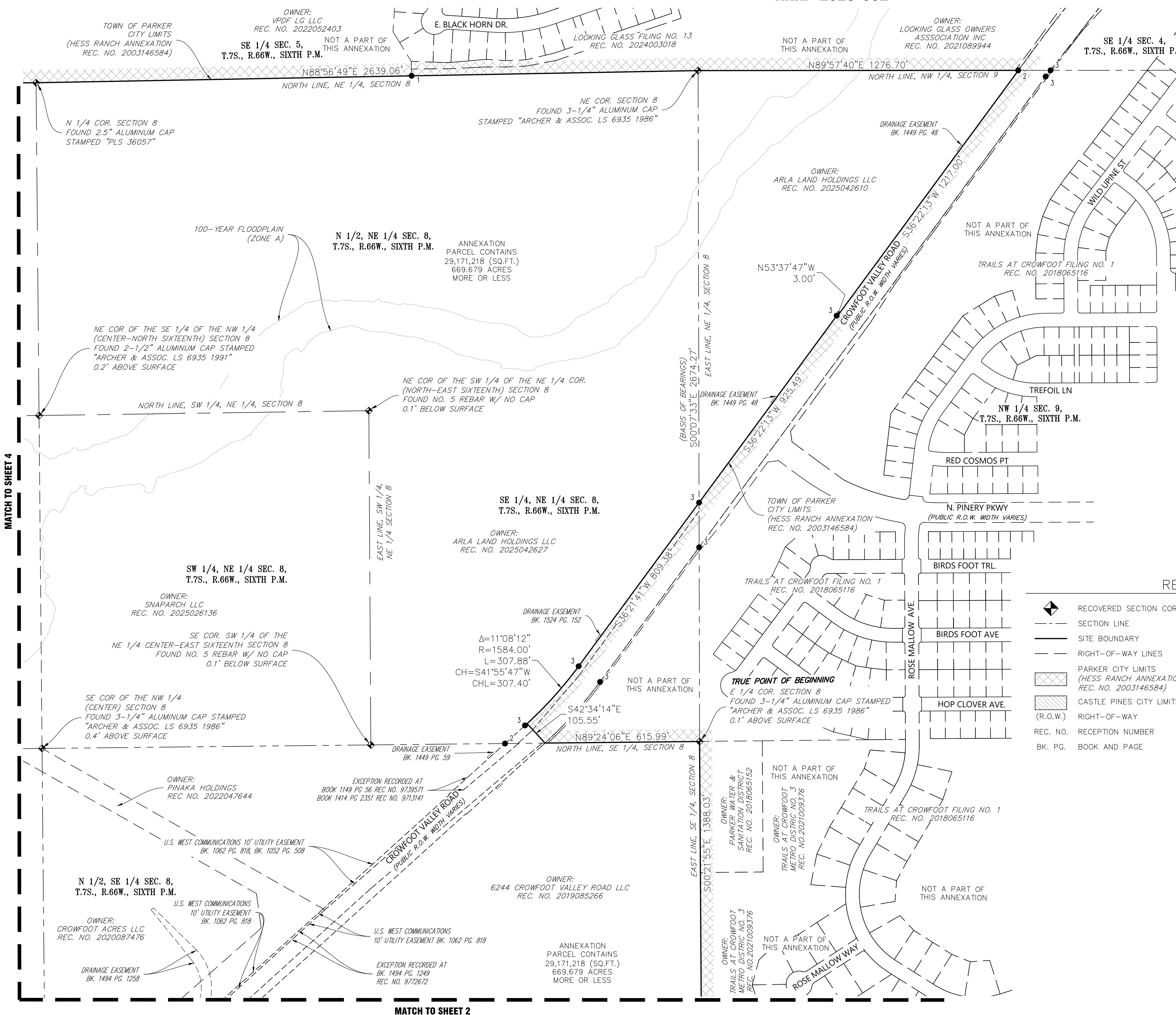


# CROWSNEST ANNEXATION MAP 4

AN ANNEXATION 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  
ANXP-2025-002



200' 0 100 200  
SCALE  
1 inch = 200 ft.



## RECOVERED MONUMENTS LEGEND

	RECOVERED SECTION CORNER AS NOTED HEREON
	SECTION LINE
	SITE BOUNDARY
	RIGHT-OF-WAY LINES
	PARKER CITY LIMITS (HESS RANCH ANNEXATION REC. NO. 2003146584)
	CASTLE PINES CITY LIMITS (R.O.W.)
	REC. NO.
	BK. PG.



**LJA**  
SURVEYING

4700 S Syracuse Street  
Suite 500  
Denver, CO 80237  
303-396-8510  
www.ljajs.com



**EXHIBIT D**  
**SCHEDULE OF PETITIONERS**

**Annexation Map #1**

Crowfoot Valley Road Public R.O.W. – Petitioner N/A

**Annexation Map #2**

Crowfoot Valley Road Public R.O.W. – Petitioner N/A

**Annexation Map #3**

Crowfoot Valley Road Public R.O.W. – Petitioner N/A

Crowfoot Hills, LLC, Parcel #234908000026

Crowfoot Castle, LLC, Parcel #234908000038, #234908000041 & #234908000042

**Annexation Map #4**

6244 N Crowfoot Valley Road, LLC, Parcel #234908400001 & #234908000037

Snaparch LLC, Parcel #234908000019

NDIRA, Inc. – FBO Douglas S. Austin Roth IRA, Parcel #234908000015

Douglas S. Austin, Parcel #234908001002

Crowfoot Hills, LLC, Parcel #234908300003

Crowfoot Acres, LLC, Parcel #234908000003, #234907000023 & #234908200003

Pinaka Holdings, LLC, Parcel #234908200001

Arla Land Holdings, LLC, Parcel #234909000010 & #234908000031

EXHIBIT D-1

ANNEXATION MAP #3

LEGAL DESCRIPTION OF PARCEL #234908000026 – CROWFOOT HILLS, LLC

CROWFOOT HILLS LLC, A COLORADO LIMITED LIABILITY COMPANY AS TO THAT PORTION  
CONTAINED IN DEED RECORDED MAY 3, 2021 UNDER RECEPTION NO. 2021056949

PARCEL 1:

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 TO BEAR NORTH 89 DEGREES 06 MINUTES 59 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 06 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 306.41 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF CROWFOOT VALLEY ROAD AS DESCRIBED IN DEED RECORDED DECEMBER 18, 1997 UNDER RECEPTION NO. 9772674; THENCE SOUTH 47 DEGREES 54 MINUTES 06 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 310.99 FEET; THENCE SOUTH 44 DEGREES 41 MINUTES 05 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 104.03 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 30 MINUTES 34 SECONDS WEST A DISTANCE OF 277.74 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

THIS LEGAL DESCRIPTION WAS PREPARED BY DAVID E. ARCHER & ASSOCIATES, INC. 105 WILCOX STREET CASTLE ROCK, CO 80104 DATED JULY 25, 2012 JOB NO.

12-0481

PARCEL 2:

A TRACT OF LAND SITUATED IN SECTION 7 & 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8 AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 TO BEAR S 89°43'32"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S 89°28'27"W ALONG THE BOUNDARY OF CASTLE PARK RANCH PHASE 2 A DISTANCE OF 387.24 FEET; THENCE N 00°13'36"W ALONG SAID BOUNDARY A DISTANCE OF 2157.91 FEET; THENCE S 71°47'57"E A DISTANCE OF 893.18 FEET; THENCE ALONG THE CENTERLINE OF A 60 FOOT WIDE ACCESS EASEMENT FOR THE NEXT 22 COURSES;

1. THENCE S 08°23'32"W A DISTANCE OF 178.65 FEET;
2. THENCE S 10°56'33"W A DISTANCE OF 81.83 FEET TO A POINT OF CURVE;
3. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 104.67 FEET, SAID CURVE HAS A RADIUS OF 69.79 FEET AND A CENTRAL ANGLE OF 85°55'55" TO A POINT OF TANGENT;
4. THENCE S 74°59'22"E ALONG SAID TANGENT A DISTANCE OF 248.37 FEET;
5. THENCE S 76°55'14"E A DISTANCE OF 216.00 FEET TO A POINT OF CURVE;
6. THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 117.54 FEET, SAID CURVE HAS A RADIUS OF 237.49 FEET AND A CENTRAL ANGLE OF 28°21'27" TO A POINT OF TANGENT;

7. THENCE N 74°43'19"E ALONG SAID TANGENT A DISTANCE OF 73.53 FEET TO A POINT OF CURVE;
8. THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 243.72 FEET, SAID CURVE HAS A RADIUS OF 445.00 FEET AND A CENTRAL ANGLE OF 31°22'49" TO A POINT OF TANGENT;
9. THENCE S 73°53'52"E ALONG SAID TANGENT A DISTANCE OF 102.39 FEET TO A POINT OF CURVE;
10. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 216.77 FEET SAID CURVE HAS A RADIUS OF 192.54 FEET AND A CENTRAL ANGLE OF 64°30'24" TO A POINT OF TANGENT;
11. THENCE S 09°23'29"E ALONG SAID TANGENT A DISTANCE OF 35.65 FEET TO A POINT OF CURVE;
12. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 98.27 FEET, SAID CURVE HAS A RADIUS OF 216.25 FEET AND A CENTRAL ANGLE OF 26°02'13" TO A POINT OF TANGENT;
13. THENCE S 35°25'42"E ALONG SAID TANGENT A DISTANCE OF 186.61 FEET;
14. THENCE S 37°04'10"E A DISTANCE OF 119.43 FEET;
15. THENCE S 40°21'29"E A DISTANCE OF 115.22 FEET TO A POINT OF CURVE;
16. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 219.52 FEET, SAID CURVE HAS A RADIUS OF 1350.58 FEET AND A CENTRAL ANGLE OF 09°18'45" TO A POINT OF TANGENT;
17. THENCE S 49°40'14"E ALONG SAID TANGENT A DISTANCE OF 197.04 FEET TO A POINT OF CURVE;
18. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 359.11 FEET, SAID CURVE HAS A RADIUS OF 2089.35 FEET AND A CENTRAL ANGLE OF 09°50'52" TO A POINT OF TANGENT;
19. THENCE S 59°31'06"E ALONG SAID TANGENT A DISTANCE OF 113.77 FEET TO A POINT OF CURVE;
20. THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 181.56 FEET, SAID CURVE HAS A RADIUS OF 249.72 FEET AND A CENTRAL ANGLE OF 41°39'25" TO A POINT OF TANGENT;
21. THENCE N 78°49'29"E ALONG SAID TANGENT A DISTANCE OF 285.65 FEET TO A POINT OF CURVE;
22. THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 82.05 FEET, SAID CURVE HAS A RADIUS OF 130.94 FEET AND A CENTRAL ANGLE OF 35°54'12" TO THE BOUNDARY OF THE PROPERTY DESCRIBED IN DEED RECORDED ON FEBRUARY 21, 2007 AT RECEPTION NO. 2007015643;

THENCE ALONG SAID BOUNDARY FOR THE NEXT 2 COURSES:

1. THENCE S 49°07'34"W A DISTANCE OF 30.42 FEET;
2. THENCE S 42°13'20"E A DISTANCE OF 94.03 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF CROWFOOT VALLEY ROAD;

THENCE S 48°28'18"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 291.49 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8;

THENCE N 89°43'30"W A DISTANCE OF 302.87 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8;

THENCE N 89°43'32" W A DISTANCE OF 2622.58 FEET TO THE POINT OF BEGINNING;  
TOGETHER WITH THE INGRESS AND EGRESS EASEMENT RESERVED IN DEED RECORDED FEBRUARY  
21, 2007 AT RECEPTION NO. 2007015643. THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE  
DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO  
80104.

PARCEL 3:

COMMON ACCESS EASEMENT

A 60 FOOT WIDE ACCESS EASEMENT SITUATED IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, THE CENTERLINE OF WHICH IS  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 8 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4  
TO BEAR N 89°59'27" E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S 89°28'24" W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 7, TOWNSHIP 7 SOUTH, RANGE 66 WEST A DISTANCE OF 387.24 FEET TO THE BOUNDARY OF  
CASTLE PARK RANCH PHASE 2;

THENCE S 00°13'36" E ALONG SAID BOUNDARY A DISTANCE OF 496.95 FEET;

THENCE S 71°47'57" E A DISTANCE OF 893.18 FEET TO THE TRUE POINT OF BEGINNING OF SUBJECT  
CENTERLINE;

THENCE S 08°23'32" W A DISTANCE OF 178.65 FEET;

THENCE S 10°56'33" W A DISTANCE OF 81.83 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 104.67 FEET,  
SAID CURVE HAS A RADIUS OF 69.79 FEET AND A CENTRAL ANGLE OF 85°55'55" TO A POINT OF  
TANGENT:

THENCE S 74°59'22" E ALONG SAID TANGENT A DISTANCE OF 248.37 FEET;

THENCE S 76°55'14" E A DISTANCE OF 216.00 FEET TO A POINT OF CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 117.54 FEET, SAID  
CURVE HAS A RADIUS OF 237.49 FEET AND A CENTRAL ANGLE OF 28°21'27" TO A POINT OF TANGENT;

THENCE N 74°43'19" E ALONG SAID TANGENT A DISTANCE OF 73.53 FEET TO A POINT OF CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 243.72 FEET, SAID  
CURVE HAS A RADIUS OF 445.00 FEET AND A CENTRAL ANGLE OF 31°22'49" TO A POINT OF TANGENT;

THENCE S 73°53'52" E ALONG SAID TANGENT A DISTANCE OF 102.39 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 216.77  
FEET, SAID CURVE HAS A RADIUS OF 192.54 FEET AND A CENTRAL ANGLE OF 64°30'24" TO A POINT  
OF TANGENT;

THENCE S 09°23'29" E ALONG SAID TANGENT A DISTANCE OF 35.65 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 98.27 FEET,

SAID CURVE HAS A RADIUS OF 216.25 FEET AND A CENTRAL ANGLE OF  $26^{\circ}02'13''$  TO A POINT OF TANGENT;

THENCE S  $35^{\circ}25'42''$  E ALONG SAID TANGENT A DISTANCE OF 186.61 FEET;

THENCE S  $37^{\circ}04'10''$  E A DISTANCE OF 119.43 FEET;

THENCE S  $40^{\circ}21'29''$  E A DISTANCE OF 115.22 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 219.52 FEET, SAID CURVE HAS A RADIUS OF 1350.58 FEET AND A CENTRAL ANGLE OF  $09^{\circ}18'45''$  TO A POINT OF TANGENT;

THENCE S  $49^{\circ}40'14''$  E ALONG SAID TANGENT A DISTANCE OF 197.04 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 359.11 FEET, SAID CURVE HAS A RADIUS OF 2089.35 FEET AND A CENTRAL ANGLE OF  $09^{\circ}50'52''$  TO A POINT OF TANGENT;

THENCE S  $59^{\circ}31'06''$  E ALONG SAID TANGENT A DISTANCE OF 113.77 FEET TO A POINT OF CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 181.56 FEET, SAID CURVE HAS A RADIUS OF 249.72 FEET AND A CENTRAL ANGLE OF  $41^{\circ}39'25''$  TO A POINT OF TANGENT;

THENCE N  $78^{\circ}49'29''$  E ALONG SAID TANGENT A DISTANCE OF 285.65 FEET TO A POINT OF CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 82.05 FEET, SAID CURVE HAS A RADIUS OF 130.94 FEET AND A CENTRAL ANGLE OF  $35^{\circ}54'12''$  TO A POINT ON THE NORTHWESTERLY BOUNDARY OF THE INGRESS AND EGRESS EASEMENT RESERVED IN DEED RECORDED ON FEBRUARY 21, 2007 AT RECEPTION NO. 2007015643 AND TO THE POINT OF TERMINUS OF SUBJECT CENTERLINE;

THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104.

EXHIBIT D-2

ANNEXATION MAP #3

LEGAL DESCRIPTION FOR PARCELS #234908000038, #234908000041 & #234908000042 –  
CROWFOOT CASTLE, LLC

CROWFOOT CASTLE LLC, A COLORADO LIMITED LIABILITY COMPANY AS TO THAT PORTION  
CONTAINED IN DEED RECORDED OCTOBER 9, 2024 UNDER RECEPTION NO. 2024043215

Parcel A: (Fee)

The Southeast quarter of the Southeast quarter Section 8, Township 7 South, Range 66 West of the 6th Principal Meridian, excluding the Northerly 60 feet thereof, County of Douglas, State of Colorado.

Parcel B: (Easement interest)

A 60 foot wide Access Easement situated in the Southwest quarter of the Southeast quarter of Section 8, Township 7 South, Range 66 West of the 6th Principal Meridian, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the Northwest corner of said Southwest quarter of the Southeast quarter and consider[ng] the North line of said Southwest quarter to the Southeast quarter to bear N 89°44'35"E with all bearings contained herein relative thereto; thence N 89°44'35"E along said North line a distance of 702.40 feet;

thence S 41°28'19"E a distance of 79.76 feet to the True Point of Beginning; thence S 41°28'19"E a distance of 348.45 feet; thence S 64°16'55"E a distance of 283.01 feet; thence S 89°49'36"E a distance of 66.99 feet to a point on the West line of the Southeast quarter of the Southeast quarter of said Section 8;

thence N 00°10'24"E along said West line a distance of 60.00 feet; thence N 89°49'36"W a distance of 53.39 feet; thence N 64°16'55"W a distance of 257.31 feet; thence N 41°28'19"W a distance of 283.80 feet; thence S 89°44'35"W a distance of 79.76 feet to the Point of Beginning, County of Douglas, State of Colorado.

Parcel C: (Easement interest)

A permanent, non-exclusive easement sixty (60) feet wide for ingress, egress and utilities for the benefit of Parcel A that runs with the land situated in the Northwest quarter of the Southeast quarter and in the Southwest quarter of the Southeast quarter of Section 8, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Southwest corner of said Northwest quarter of the Southeast quarter and considering the South line of said Southeast quarter to bear North 89°44'35" seconds East with all bearings contained herein relative thereto; thence North 89°44'35" East along said South line a distance of 492.34 feet to the Southerly right of way line of Crowfoot Valley Road; thence North 48°31'42" East along said right of way line a distance of 158.02 feet to the True Point of Beginning of subject easement; thence North 48°31'42" East along said right of way line a distance of 60.00 feet; thence South 41°28'16" East a distance of 270.72 feet to a point that is 60 feet South of and parallel to the North line of the South half of the Southeast quarter; thence South 89°44'35" West along said parallel line a distance of 79.76 feet; thence North 41°28'18" West a distance of 218.17 feet to a Point of Beginning, County of Douglas, State of Colorado.

Parcel D: (fee)

A tract of land situated in the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the South 1/4 corner of said Section 8 and considering the West line of said Southwest 1/4 of the Southeast 1/4 to bear North 00 degrees 06 minutes 49 seconds East with all bearings contained herein relative thereto; thence North 00 degrees 06 minutes 49 seconds East along said West line a distance of 907.41 feet to the Southerly right of way line of Crowfoot Valley Road; thence North 48 degrees 31 minutes 42 seconds East along said right of way line a distance of 658.22 feet to the North line of the Southwest 1/4 of the Southeast 1/4; thence North 89 degrees 44 minutes 35 seconds East along said North line a distance of 210.06 feet; thence South 41 degrees 28 minutes 18 seconds East a distance of 79.76 feet to a point that is 60 feet South of and parallel to said Southwest 1/4 of the Southwest 1/4; thence North 89 degrees 44 minutes 35 seconds East along said parallel a distance of 553.91 feet to the East line of said Southwest 1/4 of the Southeast 1/4; thence South 00 degrees 10 minutes 24 seconds West a distance of 1274.47 feet to the Southeast corner of said Southwest 1/4 of the Southeast 1/4, thence South 89 degrees 27 minutes 07 seconds West a distance of 1307.99 feet to the Point of Beginning

Parcel E: (fee)

A tract of land situated in the Northwest 1/4 of the Southeast 1/4 of Section 8, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of the Southeast 1/4 and considering the South line of said Northwest 1/4 of the Southeast 1/4 to bear North 89 degrees 44 minutes 35 seconds East with all bearing contained herein relative thereto; thence North 89 degrees 44 minutes 35 seconds East along the said South line a distance of 492.14 feet to the Southerly right of way line of Crowfoot Valley Road and to the True Point of Beginning; thence North 48 degrees 31 minutes 42 seconds East along said right of way line a distance of 158.02 feet; thence South 41 degrees 28 minutes 18 seconds East a distance of 138.41 feet to the South line of said Northwest 1/4 of the Southeast 1/4; thence South 89 degrees 44 minutes 35 seconds West a distance of 210.06 feet to the Point of Beginning.

For Informational Purposes Only: 6234 Crowfoot Valley Road, Parker, CO 80134

APN: R0415464, 2349-080-00-041

EXHIBIT D-3

ANNEXATION MAP #4

LEGAL DESCRIPTION FOR PARCEL #234908400001 & #234908000037 – 6244 N  
CROWFOOT VALLEY ROAD, LLC

6244 N CROWFOOT VALLEY ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS TO  
THAT PORTION CONTAINED IN DEED RECORDED DECEMBER 13, 2019 UNDER RECEPTION  
NO. 2019085266

PARCEL 1:

ALL THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, LYING EAST OF CROWFOOT VALLEY ROAD,  
EXCEPT THAT PORTION FOR RIGHT OF WAY LYING EAST OF CROWFOOT VALLEY ROAD AS DESCRIBED IN DEED RECORDED  
DECEMBER 18, 1997 IN BOOK 1494 AT PAGE 1252;

AND FURTHER EXCEPTING THAT PORTION CONVEYED IN PERSONAL REPRESENTATIVE'S DEED RECORDED NOVEMBER 13,  
1998 IN BOOK 1624 AT PAGE 1708.

PARCEL 2:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, DOUGLAS COUNTY, COLORADO;

EXCEPT THAT PORTION LYING WITHIN RIGHT OF WAY FOR CRAWFOOT VALLEY ROAD;

AND EXCEPT THAT PORTION CONVEYED IN DEED RECORDED DECEMBER 18, 1997 IN BOOK 1494 AT PAGE 1255;

AND EXCEPT THAT PORTION CONVEYED IN DEED RECORDED AUGUST 28, 1998 IN BOOK 1591 AT PAGE 2254;

AND FURTHER EXCEPTING THAT PORTION CONVEYED IN DEED RECORDED AUGUST 28, 2012 UNDER RECEPTION NO.  
2012063916.

PARCEL 3:

SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 4:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXHIBIT D-4

ANNEXATION MAP #4

LEGAL DESCRIPTION FOR PARCEL 234908000019 – SNAPARCH, LLC

SNAPARCH LLC, A COLORADO LIMITED LIABILITY COMPANY AS TO THAT PORTION  
CONTAINED IN DEED RECORDED JUNE 6, 2025 UNDER RECEPTION NO. 2025026136

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST  $\frac{1}{4}$  OF NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 8;  
THENCE SOUTH  $89^{\circ} 57' 58''$  EAST ALONG THE EAST/WEST CENTERLINE OF SECTION 8 A DISTANCE OF 589.49 FEET  
TO THE WEST RIGHT OF WAY LINE OF CROWFOOT VALLEY ROAD; THENCE SOUTH  $50^{\circ} 29' 38''$  WEST ALONG SAID  
WEST RIGHT OF WAY LINE A DISTANCE OF 478.93 FEET; THENCE SOUTH  $49^{\circ} 31' 43''$  WEST ALONG SAID WEST  
RIGHT OF WAY LINE A DISTANCE OF 539.69 FEET; THENCE NORTH  $59^{\circ} 38' 21''$  WEST A DISTANCE OF 1,298.18 FEET  
TO THE SOUTHWEST CORNER OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$ ; THENCE NORTH  $0^{\circ} 06' 49''$  EAST A  
DISTANCE OF 1,326.63 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$ ;  
THENCE NORTH  $89^{\circ} 48' 23''$  EAST A DISTANCE OF 1,315.12 FEET TO THE NORTHEAST CORNER OF SAID  
SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$ ; THENCE SOUTH  $0^{\circ} 18' 13''$  WEST A DISTANCE OF 1,331.87 FEET TO THE  
POINT OF BEGINNING, EXCEPT THAT PORTION CONVEYED IN GENERAL WARRANTY DEED RECORDED ON JULY  
21, 1997 AT RECEPTION NO. 9739571, IN BOOK 1449 AT PAGE 56.

COUNTY OF DOUGLAS, STATE OF COLORADO

Also known by street and number as: 54 AC Raw Land Crowfoot Valley Road, Parker, CO 80134

EXHIBIT D-5

ANNEXATION MAP #4

LEGAL DESCRIPTION FOR PARCEL #234908000015 – NDIRA, Inc. – FBO Douglas S. Austin  
Roth IRA

NDIRA, INC. FBO DOUGLAS S. AUSTIN ROTH IRA AS TO THAT PORTION CONTAINED IN  
SPECIAL WARRANTY DEED RECORDED DECEMBER 31, 2012 UNDER RECEPTION NO.  
2012100579

A parcel of land in Section 8, Township 7 South, Range 66 West of the 6<sup>th</sup> P.M., more  
particularly described as follows:

Commencing at the Southwest corner of said Section 8; thence North 0°10'30" West a  
distance of 1,327.68 feet, to a point; thence South 89°40'21" East a distance of 1,156.04  
feet; thence South 13°48'06" East a distance of 1,244.76 feet; thence South 51°24'17" West  
a distance of 202.41 feet; thence North 89°22'39" West a distance of 1,290.80 feet to the  
point of beginning,

EXCEPT that portion conveyed to the Board of County Commissioners of the County of  
Douglas, State of Colorado in Deed recorded July 21, 1997 at Reception No. 9739565,

County of Douglas,  
State of Colorado.

EXHIBIT D-6

ANNEXATION MAP #4

LEGAL DESCRIPTION FOR PARCEL #234908001002 – DOUGLAS S. AUSTIN

DOUGLAS S. AUSTIN AS TO THAT PORTION CONTAINED IN DEED RECORDED JULY 11, 2016 UNDER RECEPTION NO. 2016044674, AND RERECORDED JULY 11, 2016 UNDER RECEPTION NO. 2016045009

Lot 1,

J.K. Nest,

EXCEPT that portion conveyed to the Board of County Commissioners of the County of Douglas, State of Colorado in Deed recorded September 4, 1997 at Reception No. 9749082, County of Douglas, State of Colorado.

**Legal Description to include all water rights associated with Well Permit No. 142784 issued by the Colorado Division of Water Resources and adjudicated in Case No. W-3798, District Court, Water Division No. 1 by Decree dated December 31, 1973.**

**Legal Description to include any and all Mineral rights that may run concurrently with the legal description above.**

also known by street and number as: **6117 North Crowfoot Valley Road, Parker, CO 80134-6504**

EXHIBIT D-7

ANNEXATION MAP #4

LEGAL DESCRIPTION FOR PARCEL #234908300003 – CROWFOOT HILLS, LLC

CROWFOOT HILLS LLC, A COLORADO LIMITED LIABILITY COMPANY AS TO THAT PORTION  
CONTAINED IN DEED RECORDED MAY 3, 2021 UNDER RECEPTION NO. 2021056949

PARCEL 1:

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 TO BEAR NORTH 89 DEGREES 06 MINUTES 59 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 06 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 306.41 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF CROWFOOT VALLEY ROAD AS DESCRIBED IN DEED RECORDED DECEMBER 18, 1997 UNDER RECEPTION NO. 9772674; THENCE SOUTH 47 DEGREES 54 MINUTES 06 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 310.99 FEET; THENCE SOUTH 44 DEGREES 41 MINUTES 05 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 104.03 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 30 MINUTES 34 SECONDS WEST A DISTANCE OF 277.74 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

THIS LEGAL DESCRIPTION WAS PREPARED BY DAVID E. ARCHER & ASSOCIATES, INC. 105 WILCOX STREET CASTLE ROCK, CO 80104 DATED JULY 25, 2012 JOB NO.

12-0481

PARCEL 2:

A TRACT OF LAND SITUATED IN SECTION 7 & 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8 AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 TO BEAR S 89°43'32"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S 89°28'27"W ALONG THE BOUNDARY OF CASTLE PARK RANCH PHASE 2 A DISTANCE OF 387.24 FEET; THENCE N 00°13'36"W ALONG SAID BOUNDARY A DISTANCE OF 2157.91 FEET; THENCE S 71°47'57"E A DISTANCE OF 893.18 FEET; THENCE ALONG THE CENTERLINE OF A 60 FOOT WIDE ACCESS EASEMENT FOR THE NEXT 22 COURSES;

1. THENCE S 08°23'32"W A DISTANCE OF 178.65 FEET;
2. THENCE S 10°56'33"W A DISTANCE OF 81.83 FEET TO A POINT OF CURVE;
3. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 104.67 FEET, SAID CURVE HAS A RADIUS OF 69.79 FEET AND A CENTRAL ANGLE OF 85°55'55" TO A POINT OF TANGENT;
4. THENCE S 74°59'22"E ALONG SAID TANGENT A DISTANCE OF 248.37 FEET;
5. THENCE S 76°55'14"E A DISTANCE OF 216.00 FEET TO A POINT OF CURVE;
6. THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 117.54 FEET, SAID CURVE HAS A RADIUS OF 237.49 FEET AND A CENTRAL ANGLE OF 28°21'27" TO A POINT OF TANGENT;

7. THENCE N 74°43'19"E ALONG SAID TANGENT A DISTANCE OF 73.53 FEET TO A POINT OF CURVE;
8. THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 243.72 FEET, SAID CURVE HAS A RADIUS OF 445.00 FEET AND A CENTRAL ANGLE OF 31°22'49" TO A POINT OF TANGENT;
9. THENCE S 73°53'52"E ALONG SAID TANGENT A DISTANCE OF 102.39 FEET TO A POINT OF CURVE;
10. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 216.77 FEET, SAID CURVE HAS A RADIUS OF 192.54 FEET AND A CENTRAL ANGLE OF 64°30'24" TO A POINT OF TANGENT;
11. THENCE S 09°23'29"E ALONG SAID TANGENT A DISTANCE OF 35.65 FEET TO A POINT OF CURVE;
12. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 98.27 FEET, SAID CURVE HAS A RADIUS OF 216.25 FEET AND A CENTRAL ANGLE OF 26°02'13" TO A POINT OF TANGENT;
13. THENCE S 35°25'42"E ALONG SAID TANGENT A DISTANCE OF 186.61 FEET;
14. THENCE S 37°04'10"E A DISTANCE OF 119.43 FEET;
15. THENCE S 40°21'29"E A DISTANCE OF 115.22 FEET TO A POINT OF CURVE;
16. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 219.52 FEET, SAID CURVE HAS A RADIUS OF 1350.58 FEET AND A CENTRAL ANGLE OF 09°18'45" TO A POINT OF TANGENT;
17. THENCE S 49°40'14"E ALONG SAID TANGENT A DISTANCE OF 197.04 FEET TO A POINT OF CURVE;
18. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 359.11 FEET, SAID CURVE HAS A RADIUS OF 2089.35 FEET AND A CENTRAL ANGLE OF 09°50'52" TO A POINT OF TANGENT;
19. THENCE S 59°31'06"E ALONG SAID TANGENT A DISTANCE OF 113.77 FEET TO A POINT OF CURVE;
20. THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 181.56 FEET, SAID CURVE HAS A RADIUS OF 249.72 FEET AND A CENTRAL ANGLE OF 41°39'25" TO A POINT OF TANGENT;
21. THENCE N 78°49'29"E ALONG SAID TANGENT A DISTANCE OF 285.65 FEET TO A POINT OF CURVE;
22. THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 82.05 FEET, SAID CURVE HAS A RADIUS OF 130.94 FEET AND A CENTRAL ANGLE OF 35°54'12" TO THE BOUNDARY OF THE PROPERTY DESCRIBED IN DEED RECORDED ON FEBRUARY 21, 2007 AT RECEPTION NO. 2007015643;

THENCE ALONG SAID BOUNDARY FOR THE NEXT 2 COURSES:

1. THENCE S 49°07'34"W A DISTANCE OF 30.42 FEET;
2. THENCE S 42°13'20"E A DISTANCE OF 94.03 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF CROWFOOT VALLEY ROAD;

THENCE S 48°28'18"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 291.49 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8;

THENCE N 89°43'30"W A DISTANCE OF 302.87 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8;

THENCE N 89°43'32" W A DISTANCE OF 2622.58 FEET TO THE POINT OF BEGINNING;  
TOGETHER WITH THE INGRESS AND EGRESS EASEMENT RESERVED IN DEED RECORDED FEBRUARY  
21, 2007 AT RECEPTION NO. 2007015643. THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE  
DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO  
80104.

PARCEL 3:

COMMON ACCESS EASEMENT

A 60 FOOT WIDE ACCESS EASEMENT SITUATED IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, THE CENTERLINE OF WHICH IS  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 8 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4  
TO BEAR N 89°59'27" E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S 89°28'24" W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 7, TOWNSHIP 7 SOUTH, RANGE 66 WEST A DISTANCE OF 387.24 FEET TO THE BOUNDARY OF  
CASTLE PARK RANCH PHASE 2;

THENCE S 00°13'36" E ALONG SAID BOUNDARY A DISTANCE OF 496.95 FEET;

THENCE S 71°47'57" E A DISTANCE OF 893.18 FEET TO THE TRUE POINT OF BEGINNING OF SUBJECT  
CENTERLINE;

THENCE S 08°23'32" W A DISTANCE OF 178.65 FEET;

THENCE S 10°56'33" W A DISTANCE OF 81.83 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 104.67 FEET,  
SAID CURVE HAS A RADIUS OF 69.79 FEET AND A CENTRAL ANGLE OF 85°55'55" TO A POINT OF  
TANGENT;

THENCE S 74°59'22" E ALONG SAID TANGENT A DISTANCE OF 248.37 FEET;

THENCE S 76°55'14" E A DISTANCE OF 216.00 FEET TO A POINT OF CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 117.54 FEET, SAID  
CURVE HAS A RADIUS OF 237.49 FEET AND A CENTRAL ANGLE OF 28°21'27" TO A POINT OF TANGENT;

THENCE N 74°43'19" E ALONG SAID TANGENT A DISTANCE OF 73.53 FEET TO A POINT OF CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 243.72 FEET, SAID  
CURVE HAS A RADIUS OF 445.00 FEET AND A CENTRAL ANGLE OF 31°22'49" TO A POINT OF TANGENT;

THENCE S 73°53'52" E ALONG SAID TANGENT A DISTANCE OF 102.39 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 216.77  
FEET, SAID CURVE HAS A RADIUS OF 192.54 FEET AND A CENTRAL ANGLE OF 64°30'24" TO A POINT  
OF TANGENT;

THENCE S 09°23'29" E ALONG SAID TANGENT A DISTANCE OF 35.65 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 98.27 FEET,

SAID CURVE HAS A RADIUS OF 216.25 FEET AND A CENTRAL ANGLE OF 26°02'13" TO A POINT OF TANGENT;

THENCE S 35°25'42"E ALONG SAID TANGENT A DISTANCE OF 186.61 FEET;

THENCE S37°04'10"E A DISTANCE OF 119.43 FEET;

THENCE S 40°21'29"E A DISTANCE OF 115.22 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 219.52 FEET, SAID CURVE HAS A RADIUS OF 1350.58 FEET AND A CENTRAL ANGLE OF 09°18'45" TO A POINT OF TANGENT;

THENCE S 49°40'14"E ALONG SAID TANGENT A DISTANCE OF 197.04 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 359.11 FEET, SAID CURVE HAS A RADIUS OF 2089.35 FEET AND A CENTRAL ANGLE OF 09°50'52" TO A POINT OF TANGENT;

THENCE S 59°31'06"E ALONG SAID TANGENT A DISTANCE OF 113.77 FEET TO A POINT OF CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 181.56 FEET, SAID CURVE HAS A RADIUS OF 249.72 FEET AND A CENTRAL ANGLE OF 41°39'25" TO A POINT OF TANGENT;

THENCE N 78°49'29"E ALONG SAID TANGENT A DISTANCE OF 285.65 FEET TO A POINT OF CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 82.05 FEET, SAID CURVE HAS A RADIUS OF 130.94 FEET AND A CENTRAL ANGLE OF 35°54'12" TO A POINT ON THE NORTHWESTERLY BOUNDARY OF THE INGRESS AND EGRESS EASEMENT RESERVED IN DEED RECORDED ON FEBRUARY 21, 2007 AT RECEPTION NO. 2007015643 AND TO THE POINT OF TERMINUS OF SUBJECT CENTERLINE;

THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104.

EXHIBIT D-8

ANNEXATION MAP #4

LEGAL DESCRIPTION FOR PARCEL #234908000003, #234907000023 & #234908200003 –  
CROWFOOT ACRES, LLC

CROWFOOT ACRES LLC, A COLORADO LIMITED LIABILITY COMPANY AS TO THAT PORTION  
CONTAINED IN DEED RECORDED SEPTEMBER 15, 2020 UNDER RECEPTION NO.  
2020087476

PARCEL 1:

THE NW1/4 OF THE NW1/4 OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:

THE NORTH 1/2 OF THE NE1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 3:

PARCEL A

A TRACT OF LAND SITUATED IN SECTION 7 AND 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO BEAR N 89°59'27"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S 89°28'24"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7 A DISTANCE OF 387.24 FEET TO THE BOUNDARY OF CASTLE ROCK RANCH PHASE 2; THENCE S 00°13'36"E ALONG SAID BOUNDARY A DISTANCE OF 496.95 FEET; THENCE S 71°47'57"E A DISTANCE OF 893.18 FEET;

THENCE ALONG THE CENTERLINE OF A 60 FOOT WIDE ACCESS EASEMENT FOR THE NEXT 22 COURSES:

1. THENCE S 08°23'32"W A DISTANCE OF 178.65 FEET;
2. THENCE S 10°56'33"W A DISTANCE OF 81.83 FEET TO A POINT OF CURVE;
3. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 104.67 FEET, SAID CURVE HAS A RADIUS OF 69.79 FEET AND A CENTRAL ANGLE OF 85°55'55" TO A POINT OF TANGENT;
4. THENCE S 74°59'22"E ALONG SAID TANGENT A DISTANCE OF 248.37 FEET;
5. THENCE S 76°55'14"E A DISTANCE OF 216.00 FEET TO A POINT OF CURVE;
6. THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 117.54 FEET, SAID CURVE HAS A RADIUS OF 237.49 FEET AND A CENTRAL ANGLE OF 28°21'27" TO A POINT OF TANGENT;
7. THENCE N 74°43'19"E ALONG SAID TANGENT A DISTANCE OF 73.53 FEET TO A POINT OF CURVE;
8. THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 243.72 FEET, SAID CURVE HAS A RADIUS OF 445.00 FEET AND A CENTRAL ANGLE OF 31°22'49" TO A POINT OF TANGENT;

9. THENCE S 73°53'52"E ALONG SAID TANGENT A DISTANCE OF 102.39 FEET TO A POINT OF CURVE;
10. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 216.77 FEET, SAID CURVE HAS A RADIUS OF 192.54 FEET AND A CENTRAL ANGLE OF 64°30'24" TO A POINT OF TANGENT;
11. THENCE S 09°23'29"E ALONG SAID TANGENT A DISTANCE OF 35.65 FEET TO A POINT OF CURVE;
12. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 98.27 FEET, SAID CURVE HAS A RADIUS OF 216.25 FEET AND A CENTRAL ANGLE OF 26°02'13" TO A POINT OF TANGENT;
13. THENCE S 35°25'42"E ALONG SAID TANGENT A DISTANCE OF 186.61 FEET;
14. THENCE S 37°04'10"E A DISTANCE OF 119.43 FEET;
15. THENCE S 40°21'29"E A DISTANCE OF 115.22 FEET TO A POINT OF CURVE;
16. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 219.52 FEET, SAID CURVE HAS A RADIUS OF 1350.58 FEET AND A CENTRAL ANGLE OF 09°18'45" TO A POINT OF TANGENT;
17. THENCE S 49°40'14"E ALONG SAID TANGENT A DISTANCE OF 197.04 FEET TO A POINT OF CURVE;
18. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 359.11 FEET, SAID CURVE HAS A RADIUS OF 2089.35 FEET AND A CENTRAL ANGLE OF 09°50'52" TO A POINT OF TANGENT;
19. THENCE S 59°31'06"E ALONG SAID TANGENT A DISTANCE OF 113.77 FEET TO A POINT OF CURVE;
20. THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 181.56 FEET, SAID CURVE HAS A RADIUS OF 249.72 FEET AND A CENTRAL ANGLE OF 41°39'25" TO A POINT OF TANGENT;
21. THENCE N 78°49'29"E ALONG SAID TANGENT A DISTANCE OF 285.65 FEET TO A POINT OF CURVE;
22. THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 82.05 FEET, SAID CURVE HAS A RADIUS OF 130.94 FEET AND A CENTRAL ANGLE OF 35°54'12" TO THE BOUNDARY OF THE PROPERTY DESCRIBED IN DEED RECORDED ON FEBRUARY 21, 2007 AT RECEPTION NO. 2007015643;

THENCE ALONG SAID BOUNDARY FOR THE NEXT 8 COURSES:

1. THENCE N 49°07'34"E A DISTANCE OF 511.04 FEET;
2. THENCE N 07°11'57"W A DISTANCE OF 139.15 FEET;
3. THENCE N 59°52'02"W A DISTANCE OF 1153.41 FEET;
4. THENCE N 08°26'50"W A DISTANCE OF 237.41 FEET;
5. THENCE N 02°59'13"W A DISTANCE OF 118.81 FEET;
6. THENCE N 44°17'36"W A DISTANCE OF 581.99 FEET;
7. THENCE N 30°05'51"E A DISTANCE OF 141.08 FEET;
8. THENCE N 22°20'02"E A DISTANCE OF 478.74 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8;

THENCE S 89°59'27"W A DISTANCE OF 2290.57 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH THE INGRESS AND EGRESS EASEMENT RESERVED IN DEED RECORDED FEBRUARY 21, 2007 AT RECEPTION NO. 2007015643.

TOGETHER WITH COMMON ACCESS EASEMENT

A 60 FOOT WIDE ACCESS EASEMENT SITUATED IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO BEAR N 89°59'27"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S 89°28'24"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 66 WEST A DISTANCE OF 387.24 FEET TO THE BOUNDARY OF CASTLE PARK RANCH PHASE 2;

THENCE S 00°13'36"E ALONG SAID BOUNDARY A DISTANCE OF 496.95 FEET;

THENCE S 71°47'57"E A DISTANCE OF 893.18 FEET TO THE TRUE POINT OF BEGINNING OF SUBJECT CENTERLINE;

THENCE S 08°23'32"W A DISTANCE OF 178.65 FEET;

THENCE S 10°56'33"W A DISTANCE OF 81.83 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 104.67 FEET, SAID CURVE HAS A RADIUS OF 69.79 FEET AND A CENTRAL ANGLE OF 85°55'55" TO A POINT OF TANGENT;

THENCE S 74°59'22"E ALONG SAID TANGENT A DISTANCE OF 248.37 FEET;

THENCE S 76°55'14"E A DISTANCE OF 216.00 FEET TO A POINT OF CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 117.54 FEET, SAID CURVE HAS A RADIUS OF 237.49 FEET AND A CENTRAL ANGLE OF 28°21'27" TO A POINT OF TANGENT;

THENCE N 74°43'19"E ALONG SAID TANGENT A DISTANCE OF 73.53 FEET TO A POINT OF CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 243.72 FEET, SAID CURVE HAS A RADIUS OF 445.00 FEET AND A CENTRAL ANGLE OF 31°22'49" TO A POINT OF TANGENT;

THENCE S 73°53'52"E ALONG SAID TANGENT A DISTANCE OF 102.39 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 216.77 FEET, SAID CURVE HAS A RADIUS OF 192.54 FEET AND A CENTRAL ANGLE OF 64°30'24" TO A POINT OF TANGENT;

THENCE S 09°23'29"E ALONG SAID TANGENT A DISTANCE OF 35.65 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 98.27 FEET, SAID CURVE HAS A RADIUS OF 216.25 FEET AND A CENTRAL ANGLE OF 26°02'13" TO A POINT OF TANGENT;

THENCE S 35°25'42"E ALONG SAID TANGENT A DISTANCE OF 186.61 FEET;

THENCE S 37°04'10"E A DISTANCE OF 119.43 FEET;

THENCE S 40°21'29"E A DISTANCE OF 115.22 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 219.52 FEET, SAID CURVE HAS A RADIUS OF 1350.58 FEET AND A CENTRAL ANGLE OF 09°18'45" TO A POINT OF TANGENT;

THENCE S 49°40'14"E ALONG SAID TANGENT A DISTANCE OF 197.04 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 359.11 FEET, SAID CURVE HAS A RADIUS OF 2089.35 FEET AND A CENTRAL ANGLE OF 09°50'52" TO A POINT OF TANGENT;

THENCE S 59°31'06"E ALONG SAID TANGENT A DISTANCE OF 113.77 FEET TO A POINT OF CURVE;  
THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 181.56 FEET, SAID CURVE HAS A RADIUS OF 249.72 FEET AND A CENTRAL ANGLE OF 41°39'25" TO A POINT OF TANGENT;  
THENCE N 78°49'29"E ALONG SAID TANGENT A DISTANCE OF 285.65 FEET TO A POINT OF CURVE;  
THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 82.05 FEET, SAID CURVE HAS A RADIUS OF 130.94 FEET AND A CENTRAL ANGLE OF 35°54'12" TO A POINT ON THE NORTHWESTERLY BOUNDARY OF THE INGRESS AND EGRESS EASEMENT RESERVED IN DEED RECORDED ON FEBRUARY 21, 2007 AT RECEPTION NO. 2007015643 AND TO THE POINT OF TERMINUS OF SUBJECT CENTERLINE;

PARCEL 4:

A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS AND THROUGH THE FOLLOWING DESCRIBED REAL PROPERTY RESERVED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 21, 2007 AT RECEPTION NO. 2007015643:

A TRACT OF LAND SITUATED IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO BEAR S 00°03'38" W WITH ALL BEARINGS HEREIN AND RELATIVE THERETO;  
THENCE S 00°03'38" W A DISTANCE OF 1326.63 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4;  
THENCE S 59°41'31" E A DISTANCE OF 1290.23 FEET TO THE RIGHT OF WAY LINE OF CROWFOOT VALLEY ROAD DESCRIBED IN RECEPTION NO. 9772672 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID RIGHT OF WAY FOR THE NEXT TWO COURSES:

1. THENCE S 48°28'18" W A DISTANCE OF 697.91 FEET;
2. THENCE N 41°31'42" W A DISTANCE OF 21.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE N 41°31'42" W A DISTANCE OF 93.12 FEET;  
THENCE S 49°07'34" W A DISTANCE OF 78.39 FEET;  
THENCE S 42°13'20" E A DISTANCE OF 94.03 FEET TO SAID RIGHT OF WAY LINE;  
THENCE N 48°28'18" E A DISTANCE OF 77.24 FEET TO THE POINT OF BEGINNING.

EXHIBIT D-9

ANNEXATION MAP #4

LEGAL DESCRIPTION FOR PARCEL #234908200001 – PINAKA HOLDINGS, LLC

PINAKA HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY AS TO THAT PORTION  
CONTAINED IN DEED RECORDED JULY 7, 2022 UNDER RECEPTION NO. 2022047644

The NE 1/4 of the NW 1/4 of Section 8, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado.

And a tract of land situated in Section 8, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 8 and considering the East line of said Southeast 1/4 of the Northwest 1/4 to bear S 00°03'38" W with all bearings hereon and relative thereto; Thence S 00°03'38" W a distance of 1326.63 feet to the Southeast corner of the Northwest 1/4; Thence S 59°41'31" E a distance of 1290.23 feet to the right of way line of Crowfoot Valley Road described in Reception Number 9772672 of the Douglas County records;

Thence along said right of way for the next three (3) courses: 1. Thence S 48°28'18" W a distance of 697.91 feet; 2. Thence N 41°31'42" W a distance of 21.00 feet; 3. Thence S 48°28'18" W a distance of 77.24 feet;

Thence N 42 degrees 13'20" W a distance of 94.03 feet; Thence N 49°07'34" E a distance of 541.45 feet; Thence N 07°11'57" W a distance of 139.15 feet; Thence N 59°52'02" W a distance of 1153.41 feet; Thence N 08°26'50" W a distance of 237.41 feet; Thence N 02°59'13" W a distance of 118.81 feet; Thence N 44°17'36" W a distance of 581.99 feet; Thence N 30°05'51" E a distance of 141.08 feet; Thence N 22°20'02" E a distance of 478.74 feet to a point on the North line of the Southeast 1/4 of the Northwest 1/4; degrees Thence S 89°59'42" E a distance of 345.30 feet to the Point of Beginning.

The Parcel Described in Exhibit A shall be subject to an access easement over the Following described Parcel:

Access Easement:

A tract of land situated in Section 8, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 8 and considering the East line of said Southeast 1/4 of the Northwest 1/4 to bear S 00°03'38" W with all bearings herein and relative thereto; Thence S 00°03'38" W a distance of 1326.63 to the Southeast corner of the Northwest 1/4; Thence S 59°41'31" E a distance of 1290.23 feet to the right of way line of Crowfoot Valley Road described in Reception Number 9772672 of the Douglas County records;

Thence along said right of way line for the next two courses: 1. Thence S 48°28'18" W a distance of 697.91 feet; 2. Thence N 41°31'42" W a distance of 21.00 feet to the True Point of Beginning;

Thence N 41°31'42" W a distance of 93.12 feet; Thence S 49°07'34" W a distance of 78.39 feet; Thence S 42 degrees 13'20" E a distance of 94.03 feet to said right of way line; Thence N 48°28'18" E a distance of 77.24 feet to the Point of Beginning.

EXHIBIT D-10

ANNEXATION MAP #4

LEGAL DESCRIPTION FOR PARCELS #234909000010 & #234908000031 – Arla Land Holdings, LLC

ARLA LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY AS TO THOSE PORTIONS CONTAINED IN DEEDS RECORDED SEPTEMBER 10, 2025 UNDER RECEPTION NOS. 2025042610, 2025042630, & 2025042627.

**THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN LYING NORTHWESTERLY OF CROWFOOT VALLEY ROAD, EXCEPT THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO BY DEED RECORDED JULY 21, 1997 IN BOOK 1449 AT PAGE 45, COUNTY OF DOUGLAS, STATE OF COLORADO.**

also known by street and number as: 6645 CROWFOOT VALLEY ROAD, PARKER, CO 80134

**THE NORTH 1/2 OF THE NORTHEAST 1/4, AND THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 LYING NORTHWESTERLY OF CROWFOOT VALLEY ROAD, SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO BY DEED RECORDED MARCH 16, 1998 IN BOOK 1524 AT PAGE 149, COUNTY OF DOUGLAS, STATE OF COLORADO.**

**THE NORTH 1/2 OF THE NORTHEAST 1/4, AND THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 LYING NORTHWESTERLY OF CROWFOOT VALLEY ROAD, SECTION 8, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO BY DEED RECORDED MARCH 16, 1998 IN BOOK 1524 AT PAGE 149, COUNTY OF DOUGLAS, STATE OF COLORADO.**