



**CROWSNEST
CASTLE PINES, COLORADO
ANNEXATION & ZONING
IMPACT REPORT**

**PREPARED FOR:
CITY OF CASTLE PINES**

**PREPARED BY:
LJA**

January 29, 2026



Community Development Department
City of Castle Pines
7437 Village Square Drive, Suite 200
Castle Pines, Colorado 80108

Reference: Parcel 234907000023, 234908000003, 234908200001, 234908000031, 234909000010, 234908200003, 234908000019, 234908300003, 234908400001, 234908000015, 234908001002, 234908000026, 234908000038, 234908000042, 234908000041, and 234908000037 Annexation Impact Report

Dear Castle Pines Community Development Department:

The impact report has been prepared pursuant to Section 31-12-108.5 of the Colorado Revised Statutes and concerns the proposed annexation by Ventana Capital of certain real property known as Crowsnest (parcels 234907000023, 234908000003, 234908200001, 234908000031, 234909000010, 234908200003, 234908000019, 234908300003, 234908400001, 234908000015, 234908001002, 234908000026, 234908000038, 234908000042, 234908000041, and 234908000037) to the City of Castle Pines. The Applicant is proposing an annexation comprising a total of 794.51 acres, more or less, including road rights-of-way and generally located in Sections 7, 8, 9, 17, 18 & 19, Township 7 South, Range 66, and Sections 24 & 25, Township 7 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado.

The Crowsnest property is generally located southwest of the intersection of Crowfoot Valley Road & S Chambers Road, on either side of Crowfoot Valley Road. The proposed annexation includes a flagpole-style annexation stemming from the approximate location of Crowfoot Valley Road & Macanta Boulevard. The Crowfoot Valley Road right-of-way is proposed to be annexed to the northeast, where ultimately the Crowsnest property is located. The proposed project is intended to expand the urban area to create housing and commercial opportunities in this area.

This report analyzes the proposed development's impact with respect to the City of Castle Pines. Please do not hesitate to reach out with any questions or concerns.

Respectfully,



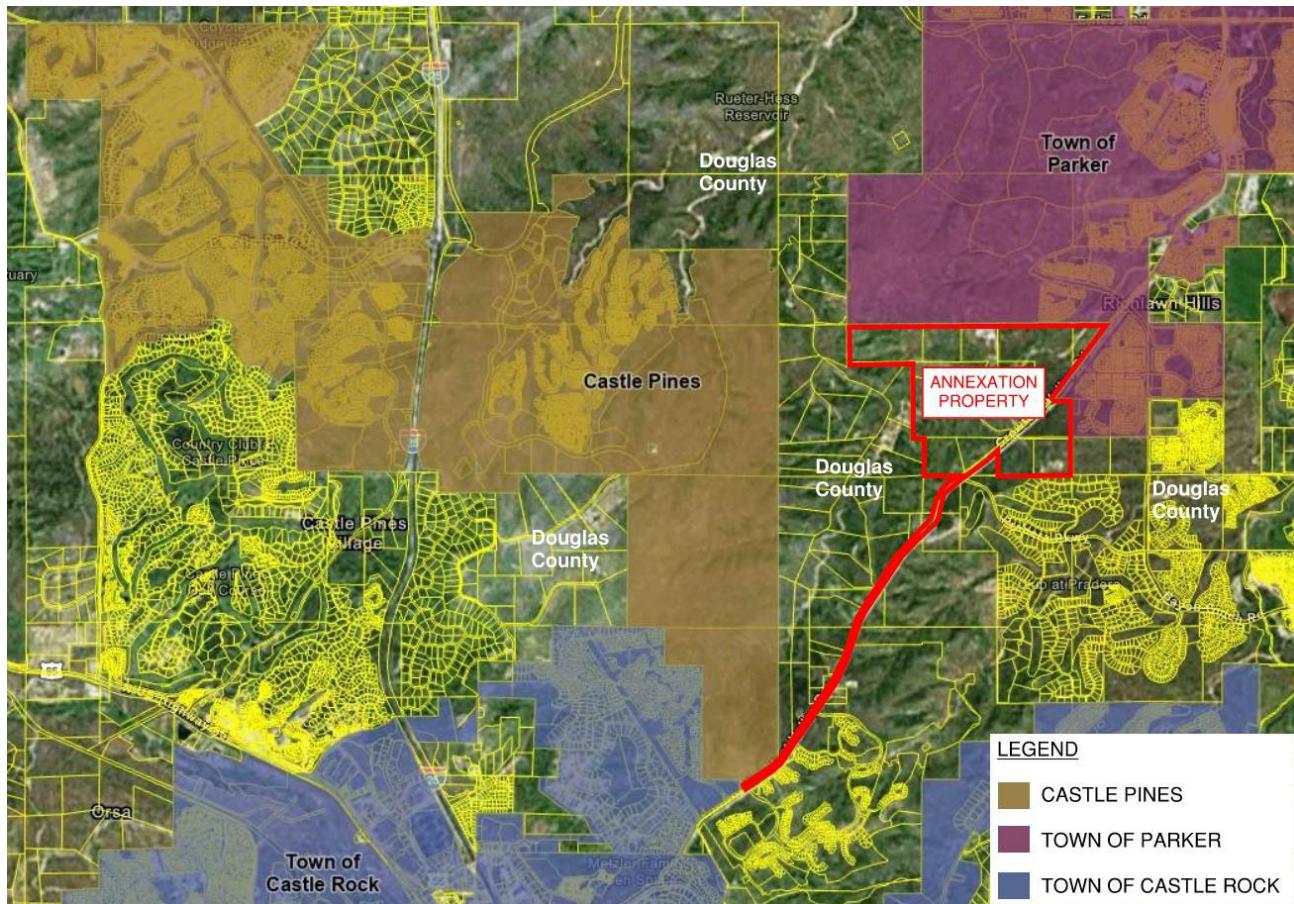
Ben Carlson
Senior Planner

Attached Exhibits:

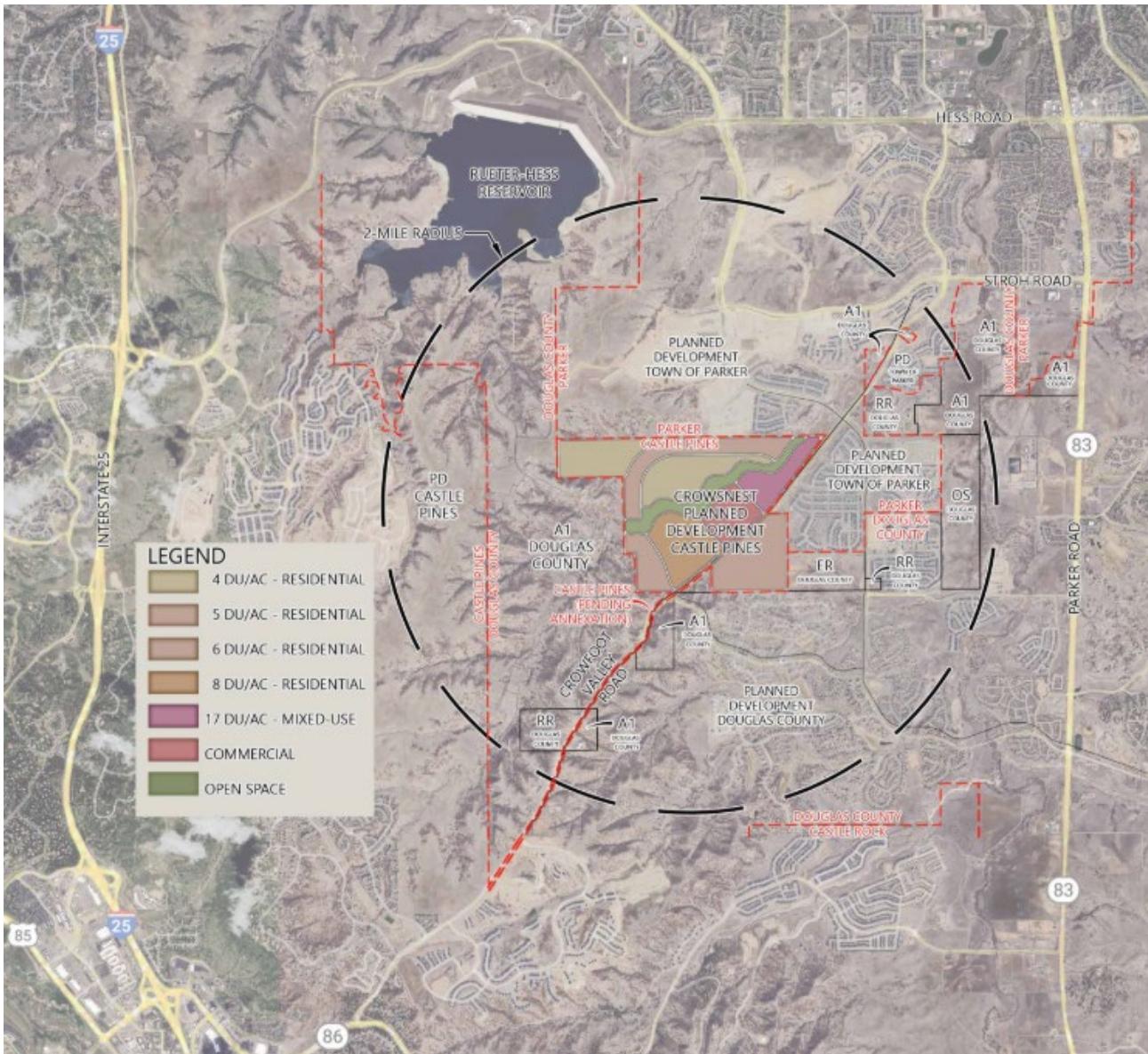
- Exhibit A: Annexation Map
- Exhibit B: Conceptual Utility Service Map
- Exhibit C: Contextual Land Use and Zoning Map

Annexation Property

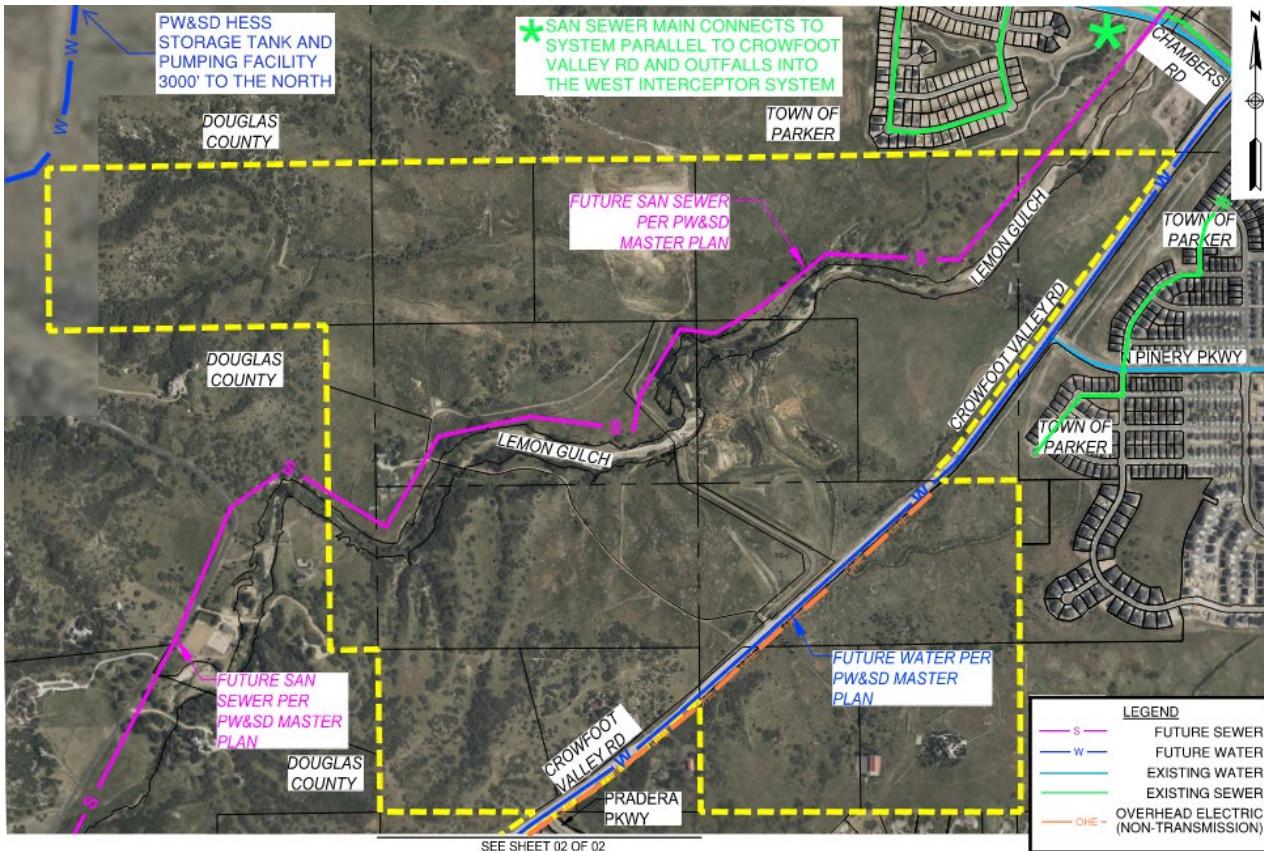
The Annexation Property (Property) is comprised of fifteen parcels located generally southwest of the intersection of Crowfoot Valley Road & S Chambers Road, on either side of Crowfoot Valley Road. The land area proposed for annexation is approximately 794.51 acres of private property and public property (right-of-way).



Vicinity Map



Contextual Land Use & Zoning Map



Existing Infrastructure Map (1 of 2)



Existing Infrastructure Map (2 of 2)

Zoning

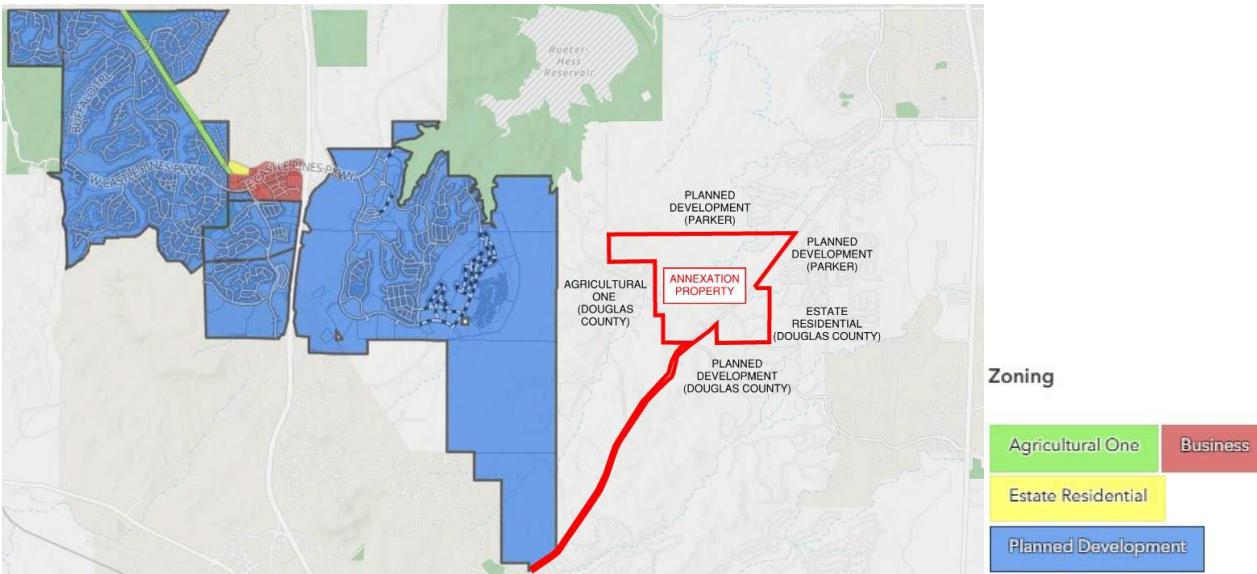
The subject property is currently zoned A1 Agricultural and Large Rural Residential (LLR) by Douglas County. The property is currently being used for agricultural and residential purposes and open lands. The applicant proposes to change the Property's zoning, upon annexation, to the City zone district of PD Planned Development. The subject property is adjacent to developed and developing neighborhoods to the:

North: Looking Glass, Planned Development zone district (developed/developing residential), within the Parker Municipal Area

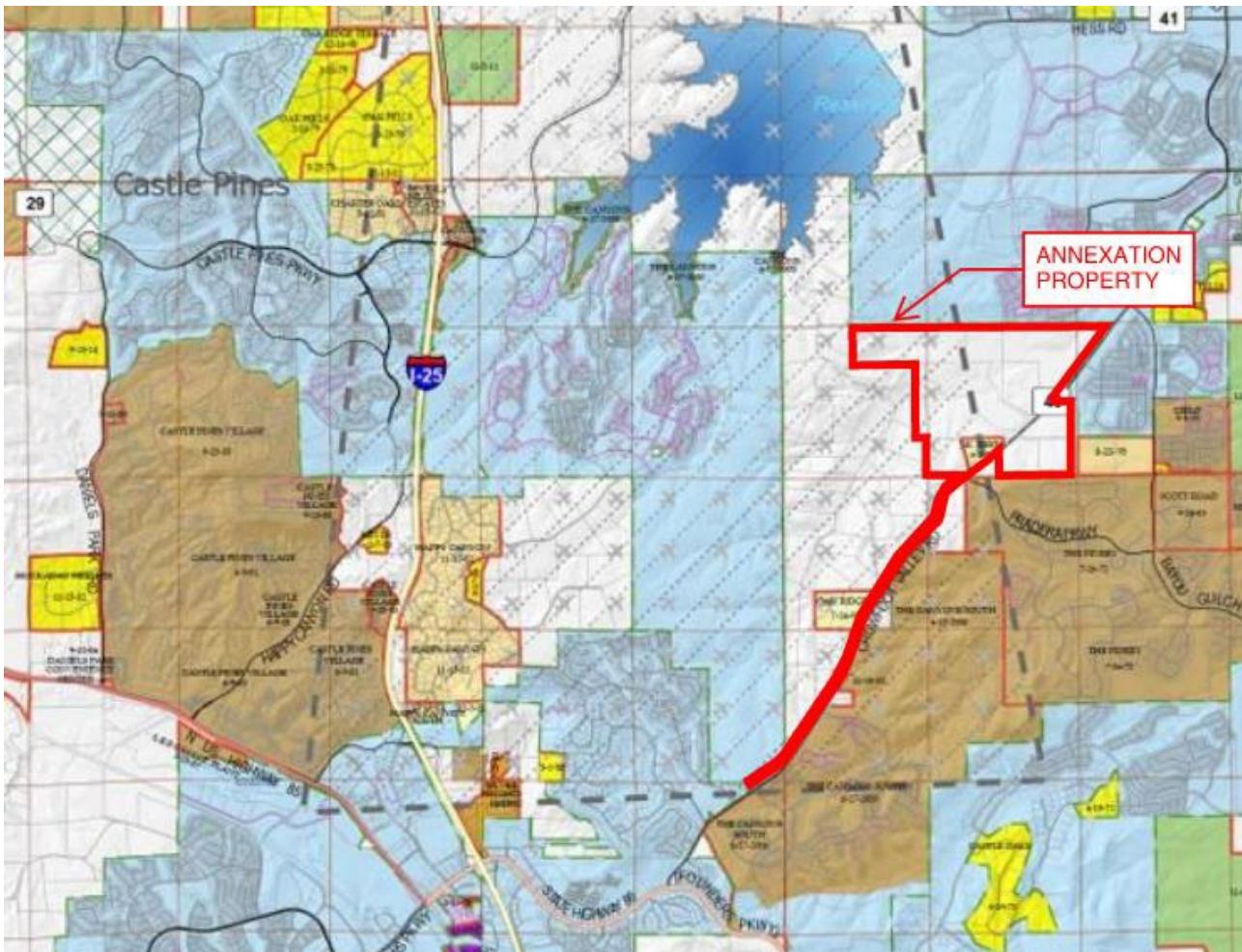
South: The Pinery, Planned Development zone district (residential under construction), within unincorporated Douglas County

East: Trails at Crowfoot (residential), Planned Development zone district within the Parker Municipal Area, and a portion of the Estate Residential zone district within unincorporated Douglas County

West: Castle Park Ranch, Agricultural One zone district (estate development), within unincorporated Douglas County



Castle Pines Zoning Map



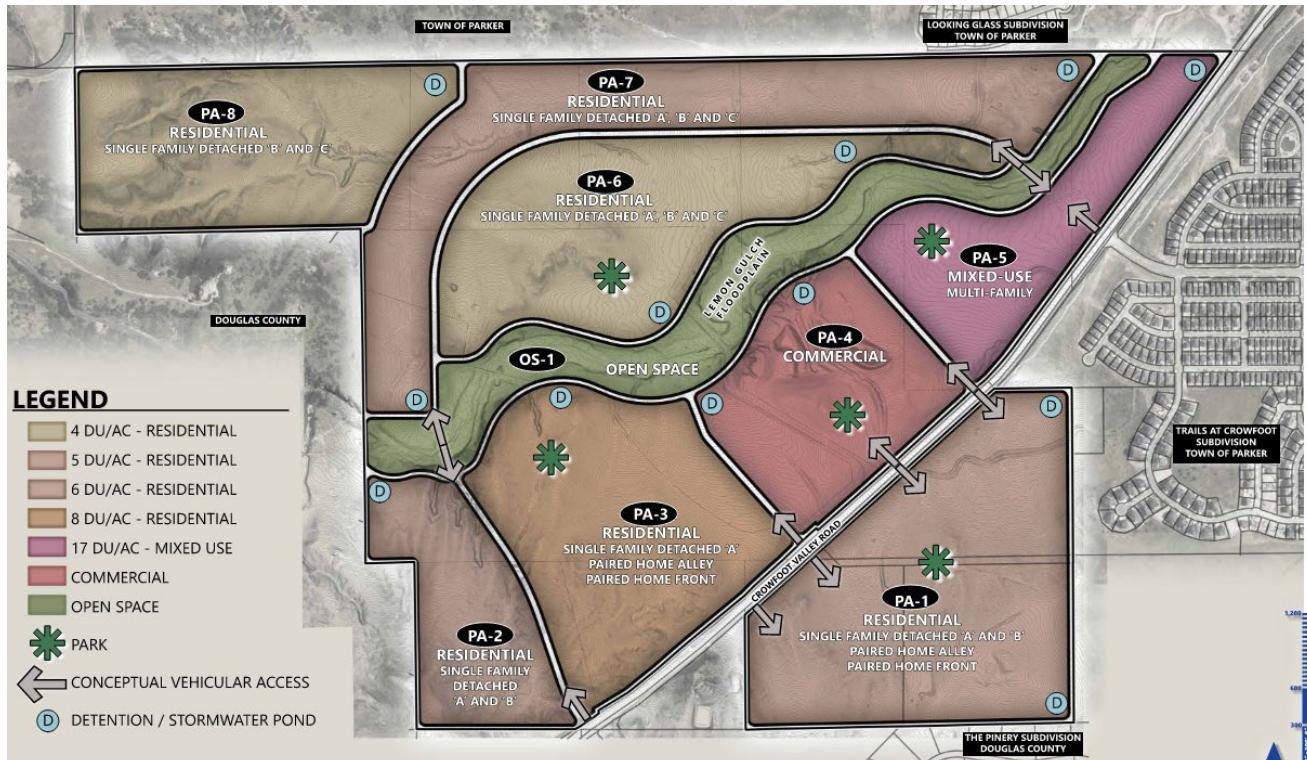
Douglas County Zone District

	A1 - Agricultural One		LI - Light Industrial
	LRR - Large Rural Residential		GI - General Industrial
	RR - Rural Residential		CMTY - Sedalia Community
	ER - Estate Residential		D - Sedalia Downtown
	SR - Suburban Residential		HC - Sedalia Highway Commercial
	MF - Multifamily		MI - Sedalia Mixed Industrial
	LSB - Limited Service Business		PD - Planned Development
	B - Business		OSC - Open Space Conservation (Zoned)
	C - Commercial		Centennial Airport Review Area (CARA) Overlay District
	Incorporated Areas		

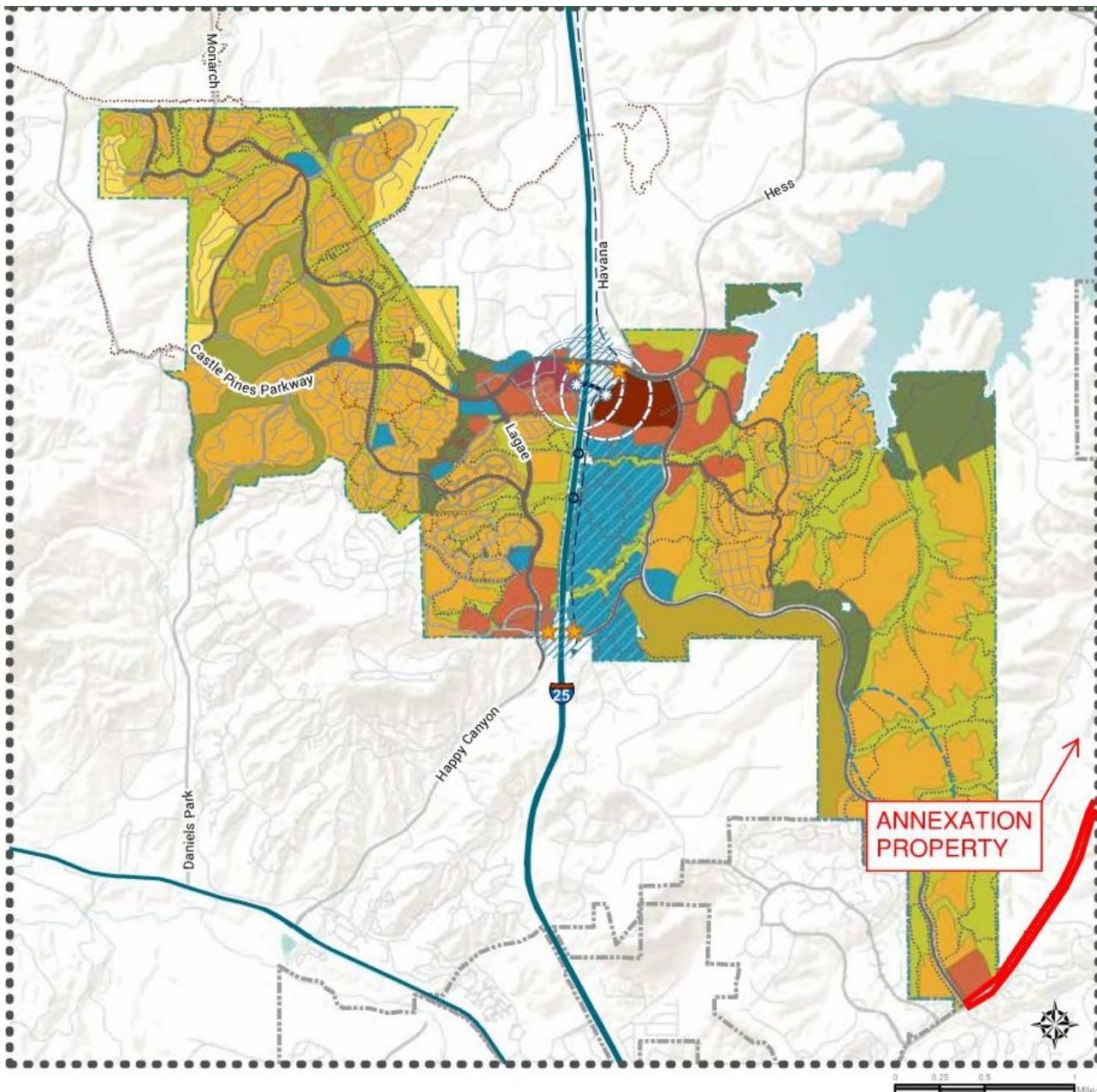
Douglas County Zoning Map

Proposed Land Uses

The conceptual land use plan proposes a Planned Development (PD) zone district for the entire 794.51 acre site. Neighborhood serving commercial, mixed-use, multifamily, and single-family residential uses are proposed across the project. The primary access points will be from Crowfoot Valley Road to the northwest and southeast, aligning with existing access points of adjacent developments where feasible. The proposed uses are generally consistent with the land use designations of nearby locations.



Conceptual Land Use Plan



Legend

- Castle Pines
- Other Municipalities
- Railroad
- Interstate
- Major Road
- Local Road
- Streams
- Rueter-Hess Reservoir
- Pedestrian Bridge or Underpass
- Transit Station/ Park-n-Ride
- Transit-Oriented Development
- Transit Line
- Gateway Features
- Existing Trails
- Planned Trails

Mixed-Use Centers

- Mixed-Use Marketplace
- Mixed-Use Downtown
- Mixed-Use Development
- Mixed-Use Community

Neighborhoods

- Neighborhood
- Village
- Neighborhood Estate
- Neighborhood Conservation

Recreation

- Park
- Golf Course
- Open Space

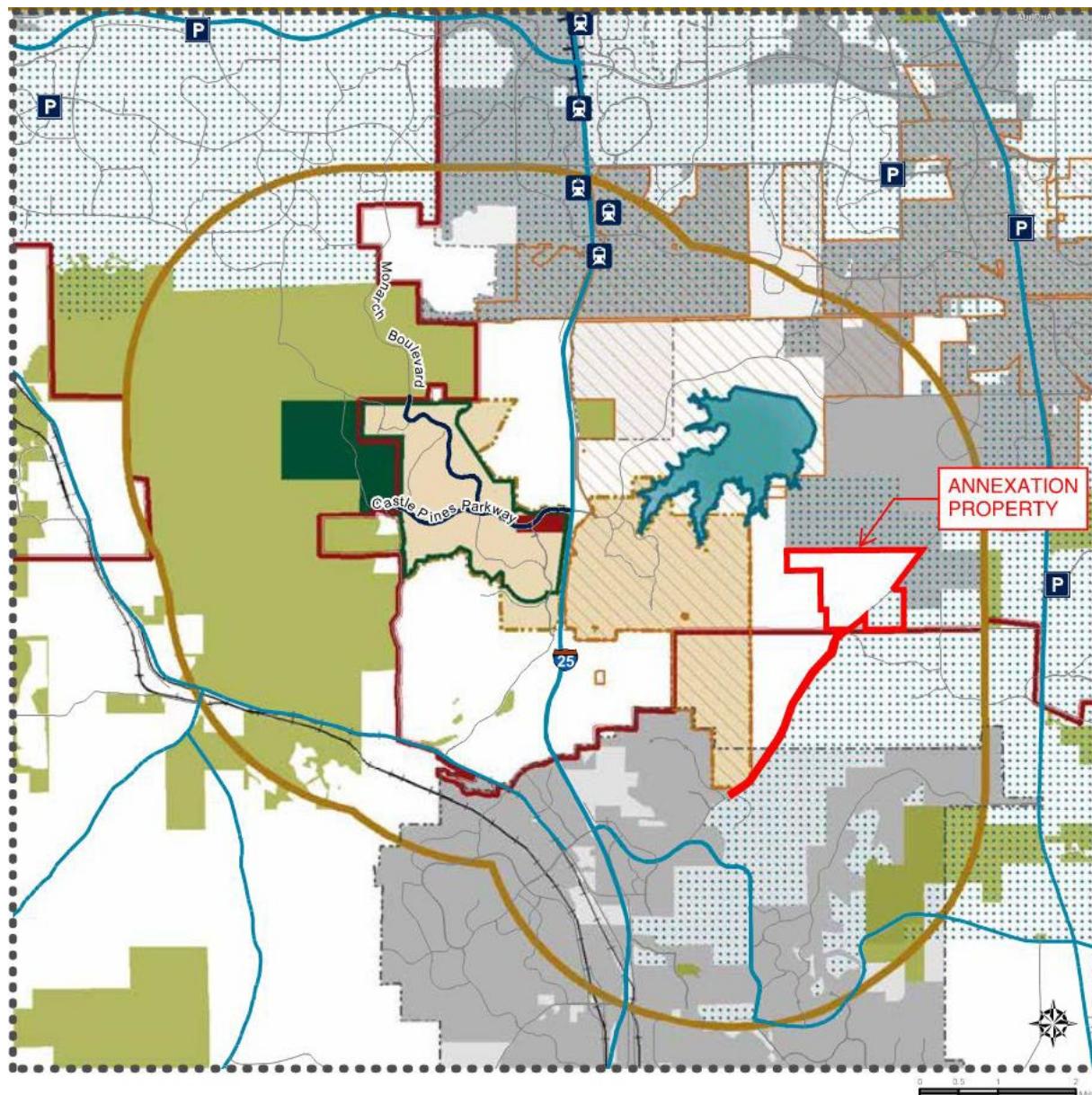
Civic

- Public/Quasi Public
- Community Benefit Overlay
- Future School Site



Castle Pines Future Land Use Map

The City of Castle Pines has adopted the 2021 Comprehensive Plan and the Master Transportation Plan (October 2025) which includes framework for land use and transportation. The annexation area is within the Castle Pines Three-Mile Plan.



Transportation

- Interstate
- Major Road
- Railroad
- RTD Light Rail Line
- RTD Light Rail Stations
- RTD Park-n-Rides

Natural Features

- Rueter-Hess Reservoir
- Open Space

Boundaries

- City of Castle Pines
- Neighboring Municipalities
- Neighboring Future Growth Areas
- RTD Service Boundary
- South Metro Fire District
- Castle Pines North Metro District
- Parker Water and Sanitation

Regional Plans

- Three-Mile Plan Area
- Multimodal Enhancement Plan
- Commercial District Assessment Plan
- Daniels Park Master Plan
- Rueter-Hess Recreation Master Plan

Annexation Statements

1. A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or for the municipality at the time of annexation.

The Crowsnest annexation area is planned to be served in a manner consistent with other areas of the City of Castle Pines. This report identifies the contracted, partner, and city services required for the annexed area. Services will be provided through necessary annexation, development, and metropolitan district service plan agreements. All agreements will need to be approved or adopted by the City of Castle Pines and implemented through the appropriate service providers.

Service Access: Delivery of municipal services is planned to be provided through Crowfoot Valley Road right-of-way, which is part of the Crowsnest annexation "flagpole". Upon completion of the Canonside Boulevard roadway segment, a continuous road connection will exist between Castle Pines to the west and Crowfoot Valley Road to the east. The Canonside Boulevard extension is the obligation of the Canons developer. An access and roadway agreement may be implemented to address financial obligations and construction responsibility for the connection of Canonside Boulevard to Crowfoot Valley Road. No additional financial obligations for access and road connections are currently planned for the City of Castle Pines.

Water and Wastewater: Water and sanitation services are expected to be provided by Parker Water and Sanitation, connecting its existing system to the Crowsnest Annexation. Alternative water and sanitation services can be provided through a metropolitan district, which would rely on groundwater resources or enter into an agreement with Parker Water and Sanitation District for a wholesale water and sanitation service agreement, or some combination thereof. Once the Crowsnest Annexation and Zoning has been approved by the City of Castle Pines, Parker Water and Sanitation Services will be obtained via one of the available options listed above. It is understood that to obtain service via Parker Water & Sanitation District, inclusion into their district, or an applicable IGA for whole services, would be required. Plans may also include the development of service facilities that support district operations and comply with relevant standards.

Stormwater: Stormwater management will be provided by the City of Castle Pines. The internal system will be designed to respond to topography to drain stormwater to low points in the development. The stormwater system will generally maintain historic drainage patterns and will be designed in accordance with the Douglas County Drainage Design and Technical Criteria Manual and the Mile High Flood District.

Roads: The City of Castle Pines Public Works will provide operation and maintenance of public rights-of-way. The proposed roadways will be connected to Castle Pines' roadway network via the Crowfoot Valley Road right-of-way, and via Canonside Boulevard once the segment connecting to Crowfoot Valley Road is constructed. The proposed roadways will be designed in accordance with the Castle Pines Roadway Design and Construction Standards and applicable Douglas County standards. Roadway facilities and intersections will be designed and improved to accommodate the proposed land uses.

Emergency Services: Law enforcement will continue to be provided by the Douglas County Sheriff, in accordance with existing agreements with the City. Fire and emergency services will be provided through the South Metro Fire Rescue District. New facilities and services will be provided as the phased development occurs and will adhere to the city regulations, sheriff standards, and district fire code. Expanded service coverage and facility requirements would be negotiated through the development agreement, city development regulations, or associated city service provider agreements.

Schools: Impacts to schools would be addressed through the annexation agreement and city regulations. The need for land for public schools or cash in lieu will be considered by the Douglas County School District based on future population assessments. It is expected that the dedication of public land for schools or cash in lieu will be provided prior to the recordation of the first final plat for the subdivision. There are no concerns about overcrowding based on the current School District student projections.

Dry Utilities: Telephone, gas (Xcel Energy), electric (CORE), and cable television/internet services are not provided by the City, but are available through established private utility providers in the area. The development anticipates forming a dedicated telecommunications district or authority to provide or facilitate broadband and advanced communications services directly to future residents, subject to all applicable regulatory requirements and in coordination with existing franchised providers.

Libraries: Public library services will be provided by the Douglas Public Library District. No adverse impacts are anticipated at this time.

Parks and Recreation: The annexation agreement and associated development agreement will require land or cash in lieu for development of parks, trails, and open spaces. Each phase of the development will be required to provide land, trails, or facilities for public use. The agreement could set necessary fees and responsibilities for construction, operation, and maintenance.

2. A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the areas to be annexed (those municipal services supplied by the City of Castle Pines).

The City of Castle Pines requires new development to be responsible for the full cost of necessary municipal services, public improvements, and infrastructure. The City of Castle Pines does not intend to rely on its general fund or general obligation debt to finance capital improvements required for the Crowsnest Annexation. No financial obligations for annexation for infrastructure or municipal services will be the responsibility of the City of Castle Pines.

Capital costs required to construct public improvements and service infrastructure for the benefit of the Crowsnest Annexation will be funded through direct developer expenditures, metropolitan district service plan bonds, development fees, impact fees, or exactions as required by the city or service providers. Metropolitan Districts may impose property taxes, fees, issue debt and enter into

cost-sharing agreements to finance roads, drainage facilities, utilities, and parks for the development.

General government services, administration, recreation, public works, inspections, and code enforcement will be funded through the general municipal revenue funds attributable to new development in the Crowsnest Annexation. These include sales tax, property tax, permits, and system improvement fees.

3. A statement identifying existing districts within the area to be annexed.

The Douglas County Treasurer's office records reflect that the Property is subject to the following taxing authorities:

<u>Tax District</u>	<u>Levy</u>
• Douglas County Re-1 School District	40.324
• Douglas County Government	18.726
• South Metro Fire Rescue Fire Protection District	9.290
• Douglas County Schools – Debt Service	5.204
• Douglas County Law Enforcement	4.500
• Douglas Public Library District	4.000
• Urban Drainage & Flood Control District	0.900
• Cherry Creek Basin Water Quality Authority	0.430
• Cedar Hill Cemetery Association	0.104
• Urban Drainage & Flood South Platte	0.100
• Douglas County Schools – Cap Reserve	0.000
• Douglas County Schools – Insurance Reserve	0.000
• Regional Transportation District	0.000
• Douglas County Soil Conservation District	0.000

4. A statement on the effect of annexation upon local public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

The property is within the Douglas County Re-1 School District. It is anticipated that Crowsnest school-age children will attend the following schools within the Douglas County School District Re-1. The developer will provide cash-in-lieu contribution to the Re-1 District to satisfy its requirements as delineated in the Subdivision Ordinance. Any fee-in-lieu payment shall be paid in a single payment to the City.

- Legacy Point Elementary School (northwest of Crowfoot Valley Road)
12736 Red Rosa Circle, Parker, CO 80134
- Northeast Elementary School (southeast of Crowfoot Valley Road)
6598 N Highway 83, Parker, CO 80134
- Sagewood Middle School
4725 Fox Sparrow Road, Parker, CO 80134
- Ponderosa High School
7007 Bayou Gulch Road, Parker, CO 80134

The table below uses the district's formulas for student generation by new housing. These estimates are subject to change as no site plan currently exists for these properties at this time. Additionally, the housing type breakdown of the proposed site is currently unknown. We estimate 70% of units to be single-family detached and 30% of units to be single-family attached for this purpose, and is subject to change. The school district will determine at the appropriate time the capacity to absorb the anticipated students into the existing school facilities or if capital construction will be required for additional facilities.

Douglas County Re-1 School Impact Forecasting							
Dwelling Units*	Elementary School Student Yield	Middle School Student Yield	High School Student Yield	Elementary School Students	Middle School Students	High School Students	Total Students
1,483 units (2.1-5.0 du/ac)	0.48	0.14	0.28	712	208	416	1,336
716 units (5.1-7.5 du/ac)	0.39	0.12	0.24	280	86	172	538
766 units (7.6-9.0 du/ac)	0.26	0.08	0.16	200	62	123	385
1,000 units (15.1-22.0 du/ac)	0.07	0.03	0.05	70	30	50	150
3,965 total	-	-	-	1,262	386	761	2,409

*Dwelling Units are an approximation and subject to change through the City processes.

Note: Due to the size of the community, the development will most likely occur over a period of years and density and housing types may change over that time to reflect market conditions.

5. A statement addressing the impacts of the annexation on the flagpole parcels that abut Crowfoot Valley Road per CRS 31-12-105(e.1).

The annexation area encompasses portions of Crowfoot Valley Road right-of-way but does not alter the boundaries, access, or service conditions of the flagpole parcels that abut the roadway. Those parcels will remain within unincorporated Douglas County and will continue to receive the same county-administered services and access rights they presently enjoy. There are no proposed changes to roadway access, utility connections, drainage patterns, or taxing jurisdictions, and none are anticipated as a result of this annexation. Existing easements, right-of-way, and service arrangements will remain in place and enforceable.

6. A map (or maps) of the City and adjacent territory, showing:

Exhibit A: Annexation Map. The present and proposed boundaries of the municipality in the vicinity of the proposed annexation. See attached annexation map.

Exhibit B: Conceptual Utility Service Map. The present streets, major trunk water mains, sewer interceptors, and outfalls, other utility lines, and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation.

Exhibit C: Contextual Land Use and Zoning Map. The existing and proposed land use pattern in the areas to be annexed. The existing zoning in Douglas County is A 1 Agriculture. The proposed zoning within the City of Castle Pines is the Planned Development (PD) zoning district. See the attached zoning map.

Annexation Agreement

An annexation agreement is being provided by the City and negotiated with the Annexor and will be finalized prior to the Second Reading of the Annexation Ordinance scheduled for March 24, 2026.

Process

The Annexation Petition for the Property was submitted to the City of Castle Pines and the City of Castle Pines approved a Resolution of Substantial Compliance (Resolution No. 26-06) on January 13, 2026, acknowledging receipt of the petition for annexation for the Property, adopting findings regarding said Property, and setting the date, time, and place for the Eligibility Public Hearing as February 24, 2026 at 6:30 p.m., at the Douglas County Library, 360 Village Square Lane, Event Hall, Castle Pines, CO 80108.

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;

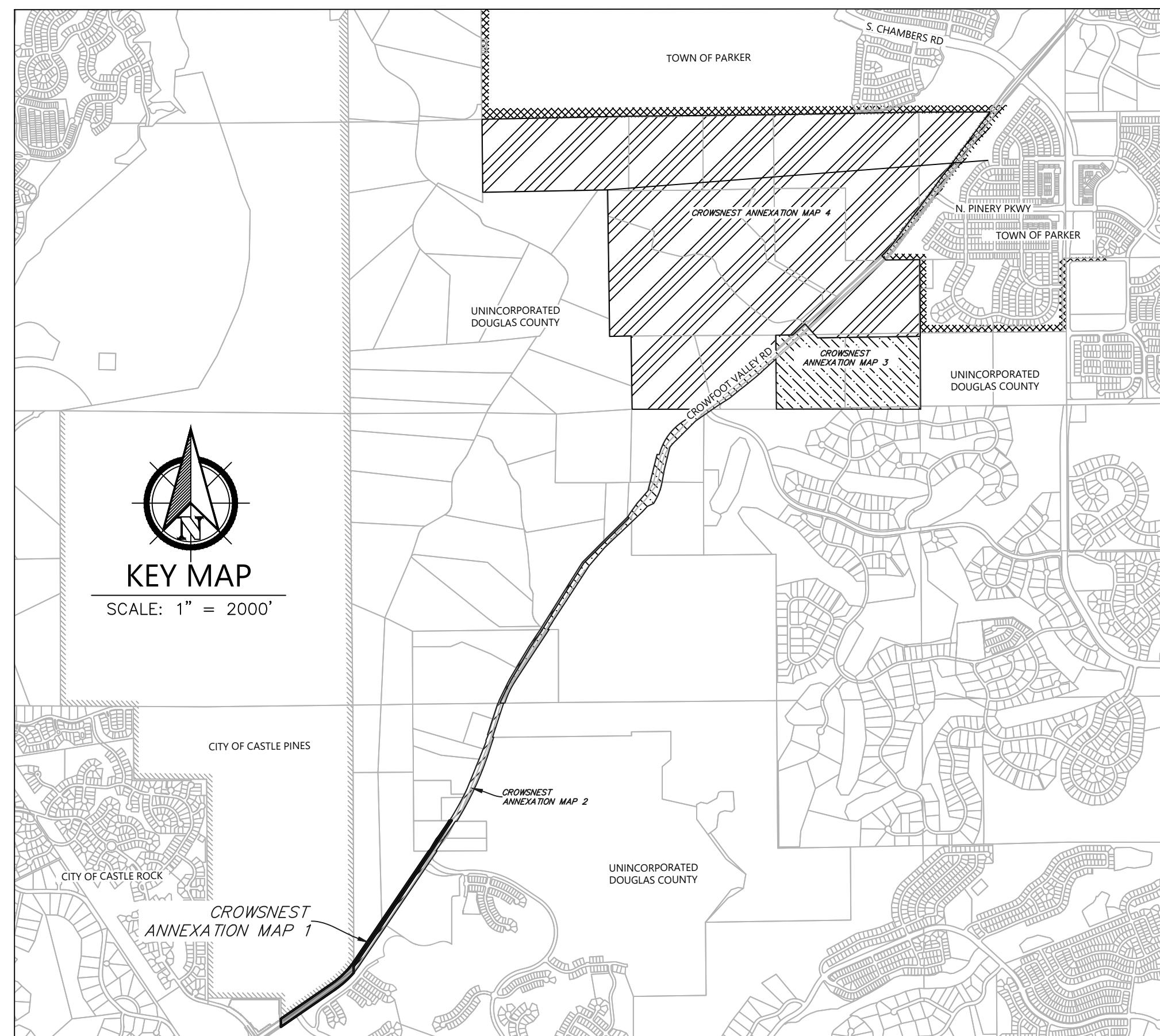
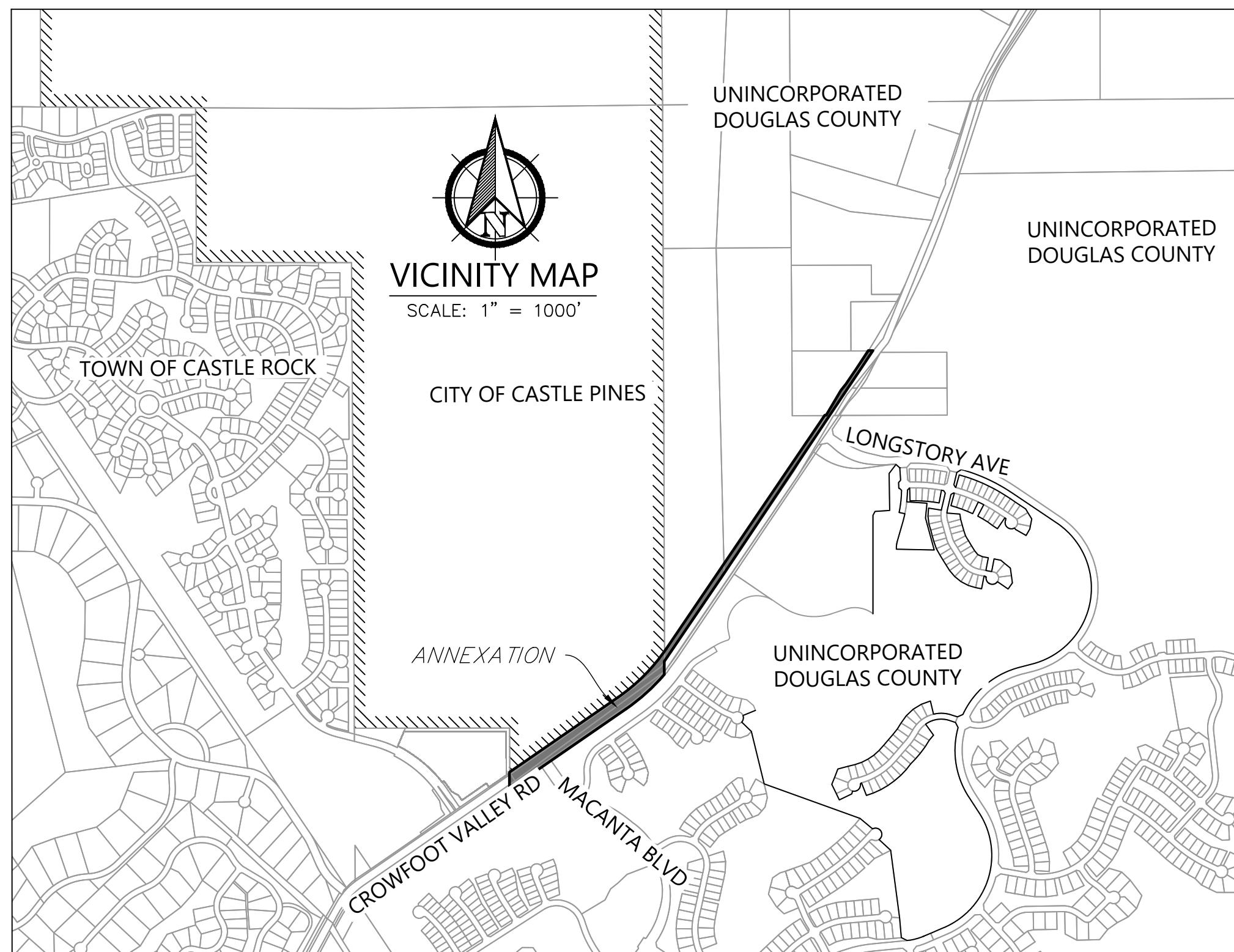
THENCE ON SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES:

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.

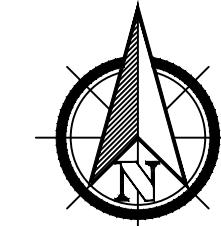
I ATTEST THE ABOVE ON THIS 7TH DAY OF JANUARY 2026.



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 PLAT NO. 1A
 2ND AMENDMENT
 REC. NO. 2021021687

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

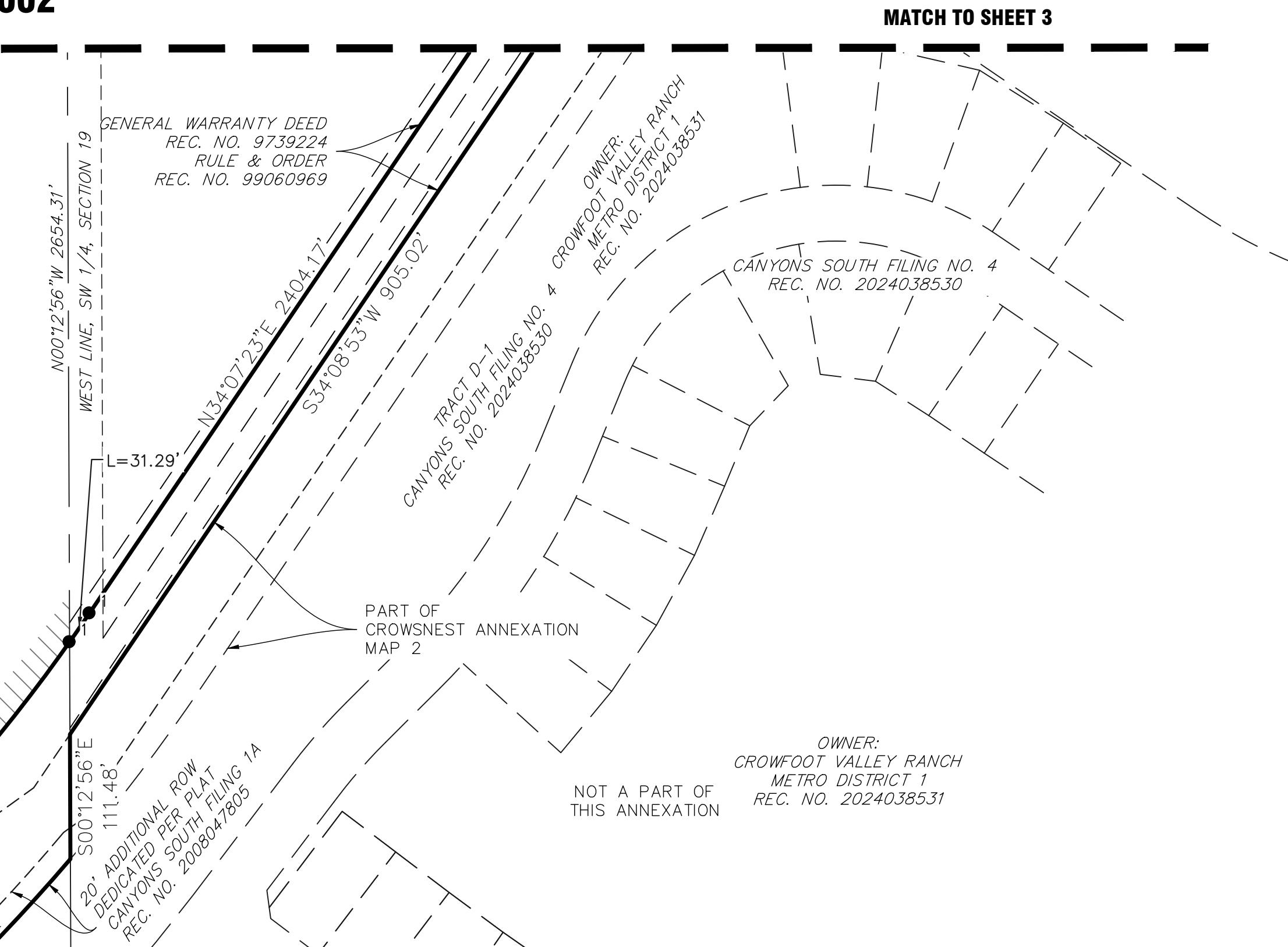
RECKCAMP CT
 REC. NO. 2022053435

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

NOT A PART OF
 THIS ANNEXATION

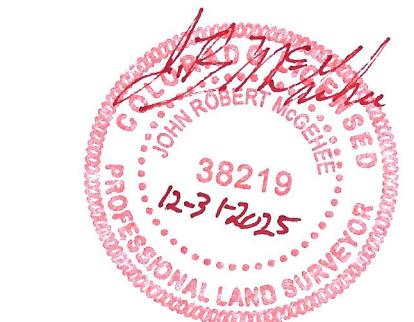
TRACT K
 CANYONS SOUTH PLAT NO. 2
 REC. NO. 2022053435

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



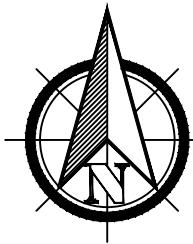
LJA
 SURVEYING

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



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**



A scale bar diagram with a horizontal line. On the left, '100'' is written above a black segment. On the right, '0', '50', and '100' are written above black segments. Below the line, the word 'SCALE' is written in large letters, with '1 inch' below 'SCALE' and '=' to its right, and '100' and 'ft.' below the line to the right of the '=' sign.

MATCH TO SHEET 4

NOT A PART OF
IS ANNEXATION

POINT OF BEGINNING
CENTER 1/4 CORNER SEC. 19,
T.7S., R.66W., 6TH P.M.
RECOVERED 1.25" AXLE

OWNER:
CROWFOOT VALLEY RANCH
METRO DISTRICT 1
REC. NO. 2024053329

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

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/S
"

TRUE

1032.82'

POINT OF BEGINNING
CENTER 1/4 CORNER SEC. 19,
T.7S., R.66W., 6TH P.M.
RECOVERED 1.25" AXLE

CASTLE PARK RANCH PHASE I
RFC NO 9339982

OWNER:
JONES QUINN FAMILY TR
REG. NO. 222303257

TRACT RR-1
CANYONS SOUTH FILING NO. 4
REC. NO. 2024038530

NOT A PART
THIS ANNEXA-

OWNER:
DOUGLAS COUNTY BOARD OF
COUNTY COMMISSIONERS
REC. NO. 2021038532

10' US WEST EAST
BK 1744 PC

NOT A PART OF
THIS ANNEXATION

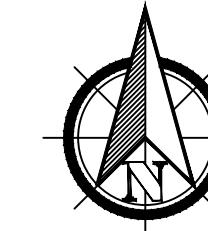
MATCH TO SHEET



LJA
SURVEYING

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**

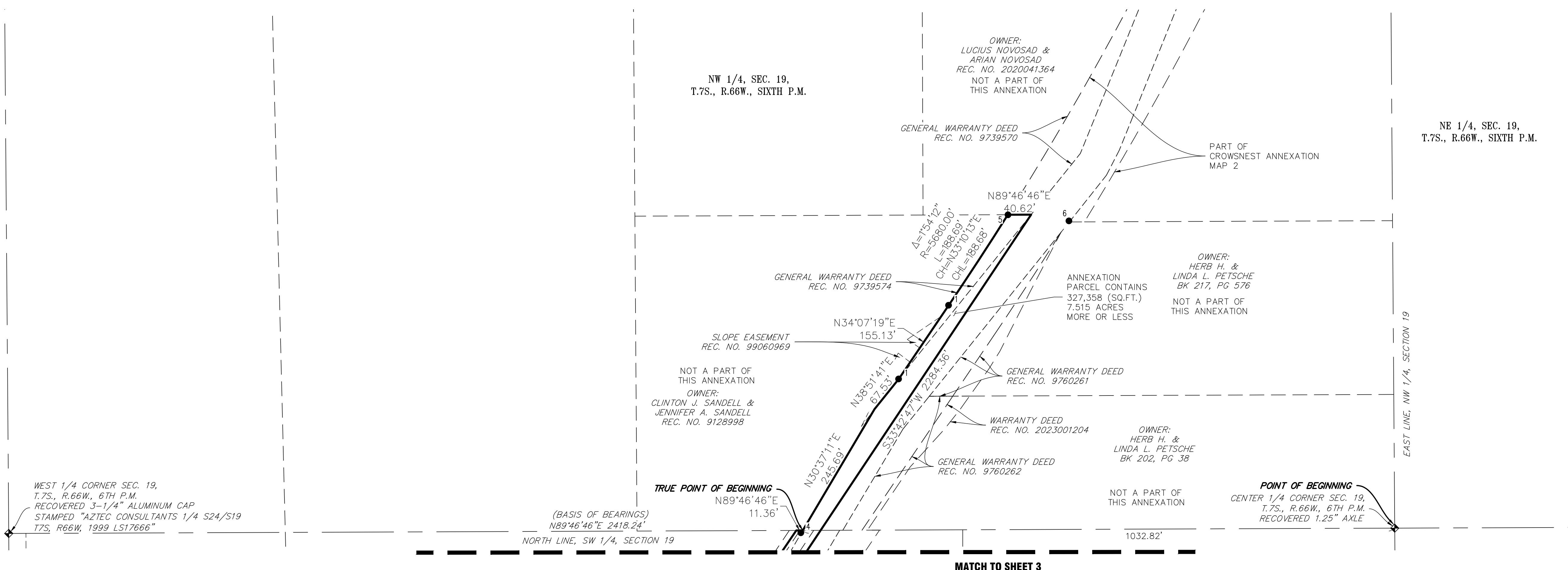


A scale bar with a horizontal line divided into four segments. The first segment is labeled '100'' at its left end. The second segment is labeled '0' at its right end. The third segment is labeled '50' at its right end. The fourth segment is labeled '100' at its right end. Below the line, the word 'SCALE' is written in large, bold, capital letters. Below 'SCALE', 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
 - D.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

10800001\080\ANNEV\0800001\PRODUCTION\FILES\ANNEX\4080-0001.CBOMSNEST ANNEXATION MAP 1 PRINTED ON: 1/9/2026 4:12 PM



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;

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.

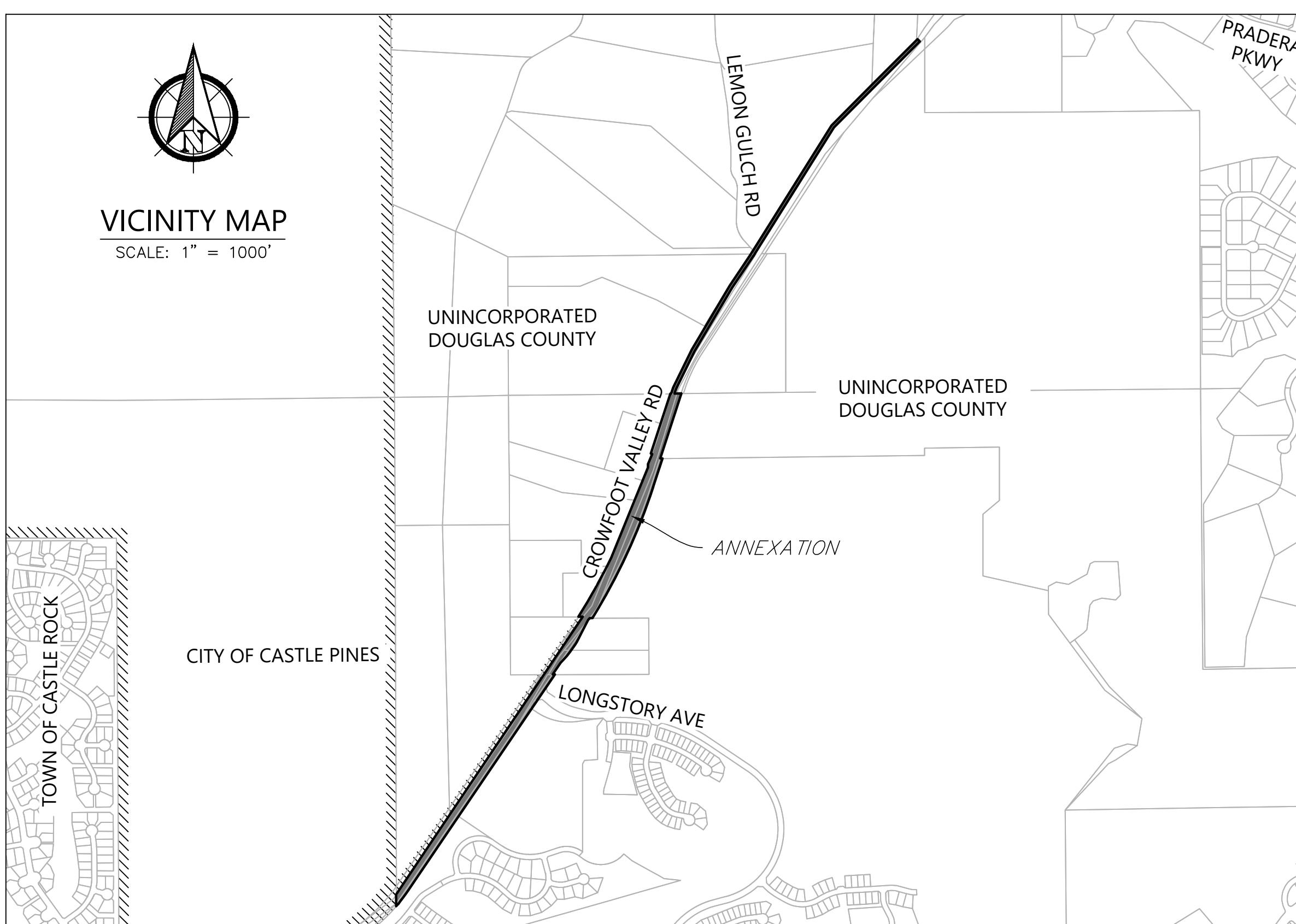
CONTAINING A CALCULATED AREA OF 632,198 SQUARE FEET OR 14.513 ACRES, MORE OR LESS.

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



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.
8. 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

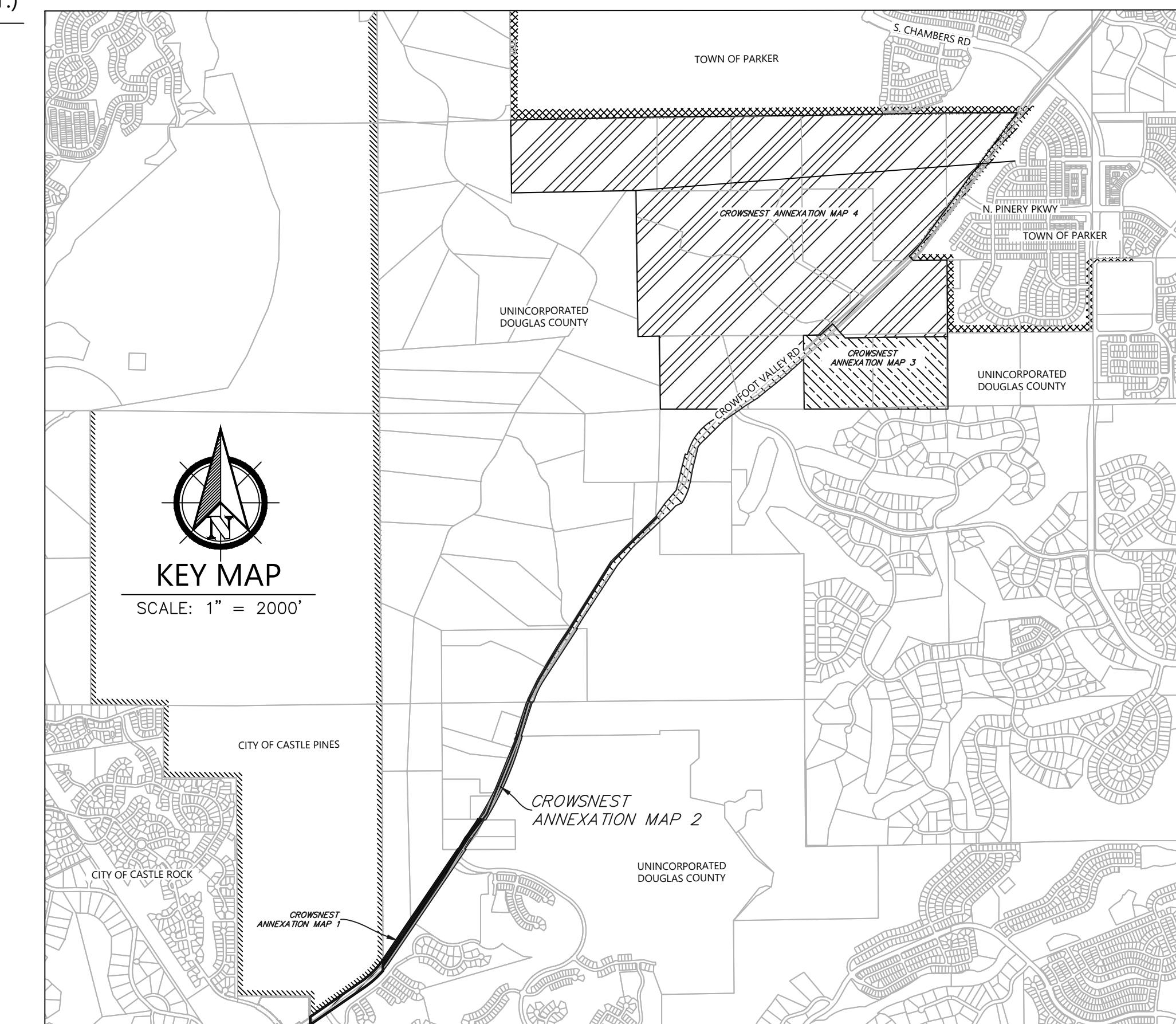
MINIMUM REQUIRED CONTIGUITY = 3,291.98 FEET

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.

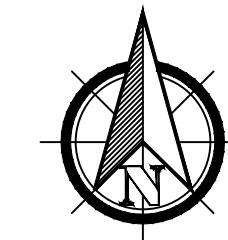
I ATTEST THE ABOVE ON THIS 7TH DAY OF JANUARY 2026.



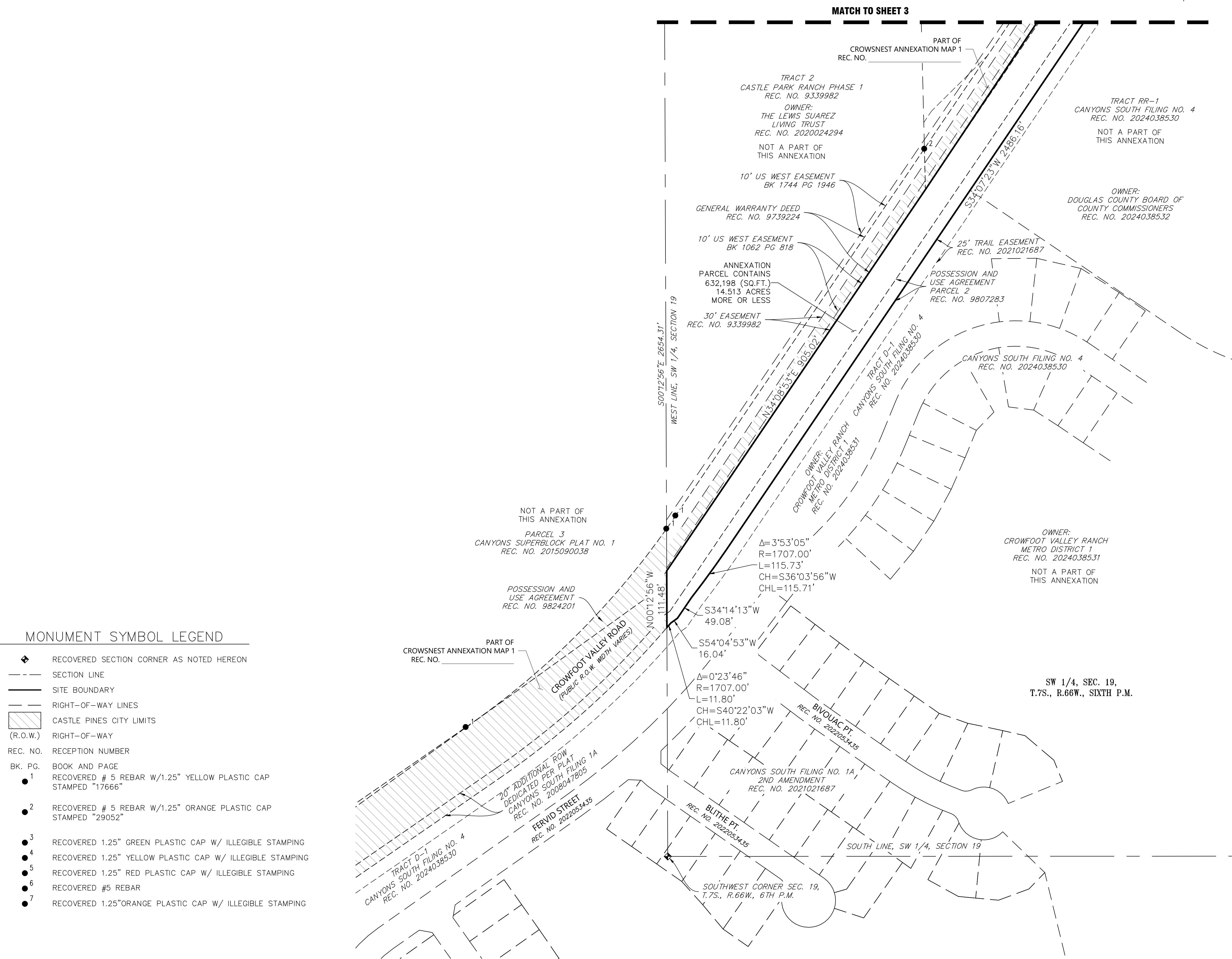
JOHN ROBERT MCGEHEE
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 38219
FOR AND ON BEHALF OF LJA SURVEYING, INC.

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



100 0 50 100
 SCALE
 1 inch = 100 ft.

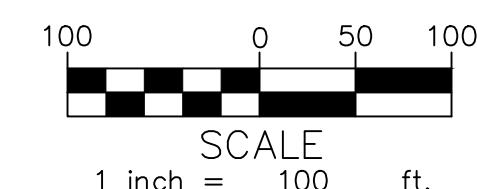
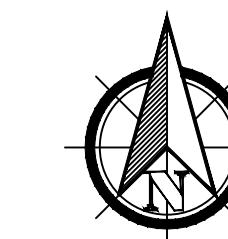


CROWSNEST ANNEXATION MAP 2

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 818SE 1/4, SEC. 18,
T.7S., R.66W., SIXTH P.M.

30' EQUESTRIAN AND
PEDESTRIAN EASEMENT
REC. NO. 9339982

NOT A PART OF
THIS ANNEXATION

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

80' ROADWAY &
UTILITY EASEMENT
REC. NO. 9339982NOT A PART OF
THIS ANNEXATION

PART OF
CROWSNEST ANNEXATION
MAP 3

POSSESSION AND USE AGREEMENT
REC. NO. 9807283

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

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

1

1

1

1

1

1

1

1

1

1

UTILITY EASEMENT
NO. 9214644
ROW ACQUISITION
REC. NO. 202206933

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

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

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

ROW DEDICATION
REC. NO. 9214644

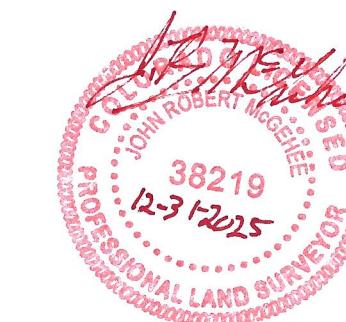
OWNER:
CASTLEVIEW BAPTIST CHURCH INC
REC. NO. 2018033070
NOT A PART OF
THIS ANNEXATION

LOT 2A
OAK RIDGE, 1ST AMENDMENT
REC. NO. 202206933

GENERAL WARRANTY DEED
REC. NO. 9760264
PART OF
CROWSNEST ANNEXATION
MAP 3
ANNEXATION
PARCEL CONTAINS
643.198 (S.Q.F.T.)
14.513 ACRES
MORE OR LESS

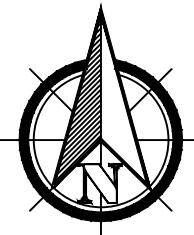
MONUMENT SYMBOL LEGEND

- ◆ 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 "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



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 features a horizontal line with tick marks at 100, 0, 50, and 100. Below the line, a black and white checkerboard pattern is shown, representing 1 inch of distance. Below the pattern, the word "SCALE" is written in large, bold, capital letters. Below "SCALE", the text "1 inch = 100 ft." is centered.

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

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

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

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

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

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

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

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

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

SOUTH 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.**

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

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

EAST LINE, NE 1/4 SECTION 18

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

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

**PART OF
CROWNSNEST ANNEXATION
MAP 3**

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

MATCH TO SHEET 5

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



CROWSNEST ANNEXATION MAP 3

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 $89^{\circ} 18' 46''$ EAST A DISTANCE OF 257.43 FEET TO THE TRUE POINT OF BEGINNING AND A POINT ON THE EASTERLY LINE OF CROWNSNEST 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;

LEGAL DESCRIPTION CROWSNEST ANNEXATION MAP 3 (CONT)

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 EASTERLY 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 EASTERLY 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° 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' 55" WEST, AND A CHORD DISTANCE OF 174.93 FEET TO A POINT OF NON-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 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 08035C0187G WITH A MAP EFFECTIVE DATE OF MARCH 16, 2016, MAP NUMBER 08035C0180G WITH A MAP EFFECTIVE DATE OF SEPTEMBER 4, 2020, AND MAP NUMBER 07035C0183G 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 RND70885551-2, WITH AN EFFECTIVE DATE OF DECEMBER 31, 2025 AT 5:00P.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

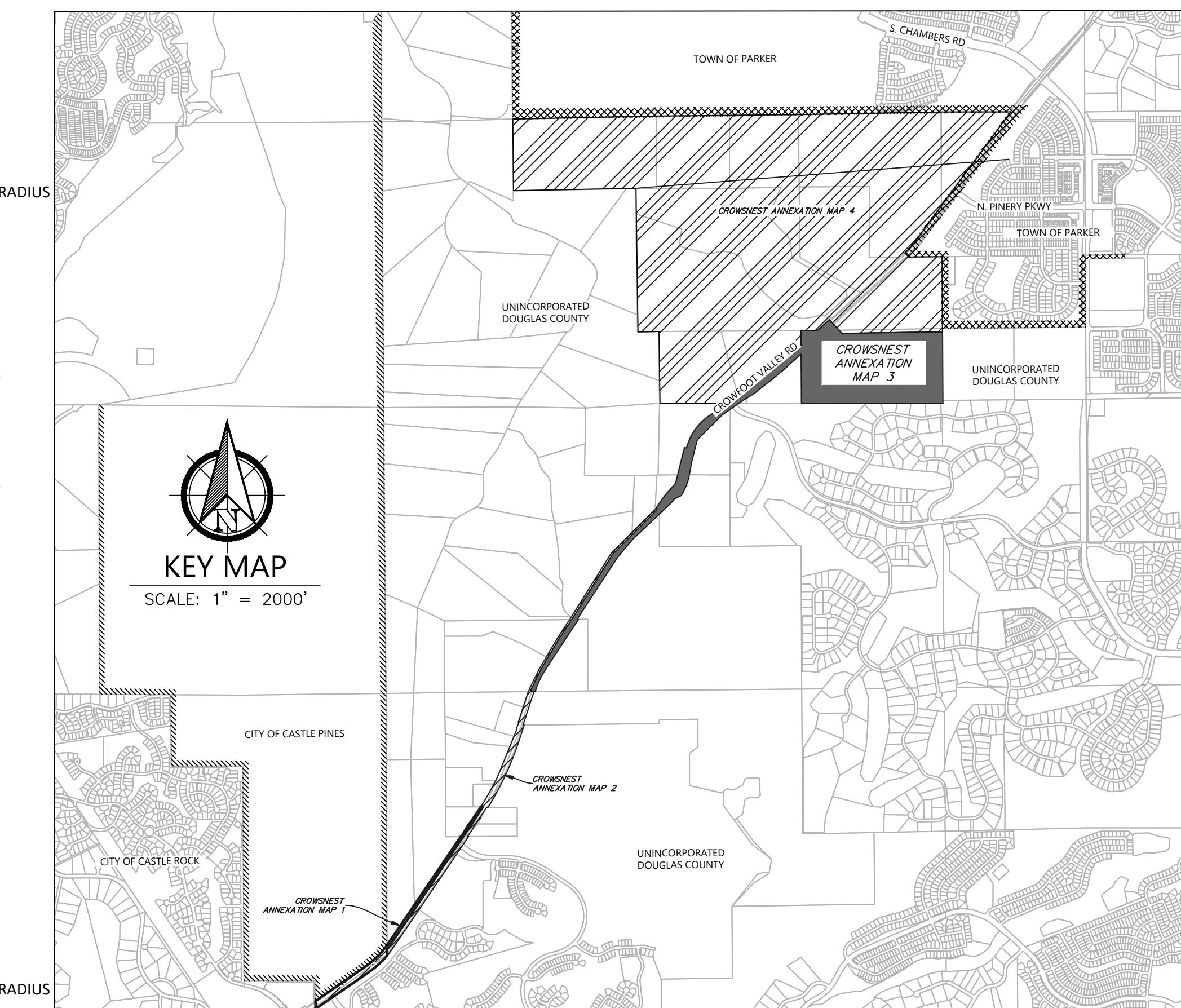
ON THIS _____ DAY OF _____, 20___.

MAYO

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+



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

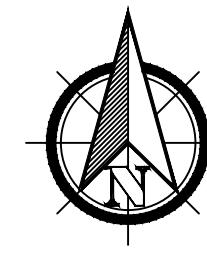


JOHN ROBERT MCGEHEE
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 38219
FOR AND ON BEHALF OF LIA SURVEYING, INC.

LJA
SURVEYING

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**



MATCH TO SHEET 3

OWNER:
CURTIS M. MCQUEEN
REC. NO. 9216890

UTILIT
M
OT A PART OF
HIS ANNEXATION

OWNER:
STEPHEN HARMON
DANA HARMON

NOT A PART
THIS ANNEXA-

LOT 2A
OAK RIDGE, 1ST AMEND
RFC. NO. 20220669.

ANNEXATION
PARCEL CONTAINS
4,477,921 (SQ.FT.)
102.700 ACRES



GENERAL WARRANTY DEED

OWNER:
CASTLEVIEW BAPTIST CHURCH INC.
REC. NO. 2018033070

NOT A PART OF
THIS ANNEXATION

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

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 | 6 | RECOVERED 1.25" YELLOW PLASTIC CAP
STAMP "ILLEGIBLE" |
| RIGHT-OF-WAY LINES | 7 | RECOVERED 1.25" ORANGE PLASTIC CAP
STAMPED "R&R PLS 38495" |
| CASTLE PINES CITY LIMITS | 8 | RECOVERED #5 REBAR |
| D.W.) RIGHT-OF-WAY | 9 | RECOVERED 1.25" ORANGE PLASTIC CAP
STAMPED "PLS 38367" |
| . NO. RECEPTION NUMBER | 10 | RECOVERED 1.25" YELLOW PLASTIC CAP
STAMPED "PLS 17666" |
| PG. BOOK AND PAGE | 11 | RECOVERED 1" ORANGE PLASTIC CAP
STAMP "ILLEGIBLE" |
| 1 RECOVERED 1.25" RED PLASTIC CAP
STAMPED "PLS 6935" | 12 | RECOVERED 1.25" ORANGE PLASTIC CAP
STAMPED "PLS 36570" |
| 2 RECOVERED 1.25" YELLOW PLASTIC CAP
STAMPED "PLS 13213" | | |
| 3 RECOVERED 1.5" ALUMINUM CAP
STAMP "ILLEGIBLE" | | |

NORTH 1/4 CORNER SEC. 19, T.7S., R.66W., 6
RECOVERED 3-1/4" ALUMIN
STAMPED "AZTEC CONS
1/4 S18/S19 T7S R66
L.S. 17666" FLUSH WITH S

LS 1/8000 FLUSH WITH SURFACE
REAR: _____

19
THE VALLEY

POSITION

WFO/CRC

NOT A PART OF
R/R/NG
56711
1/2
CR
(PUB)

NW 1/4, SEC. 19, / THIS ANNEXATION - BEE 21, N 21, E 1, NW 1/4, SEC. 19, REC. NO. 200804

CENTER 1/4 CORNER SEC. 19, T.7S., R.66W., 6TH P.M.
RECOVERED 1 55" AXLE

ANSWERED: NO - PLEASE

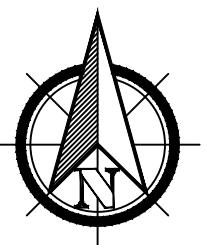
NE 1/4, SEC. 19,
T.7S., R.66W., SIXTH P.M.



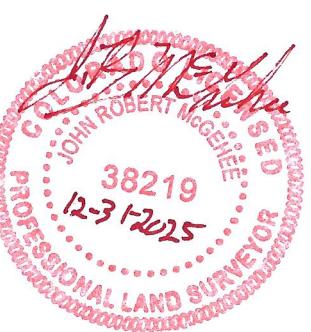
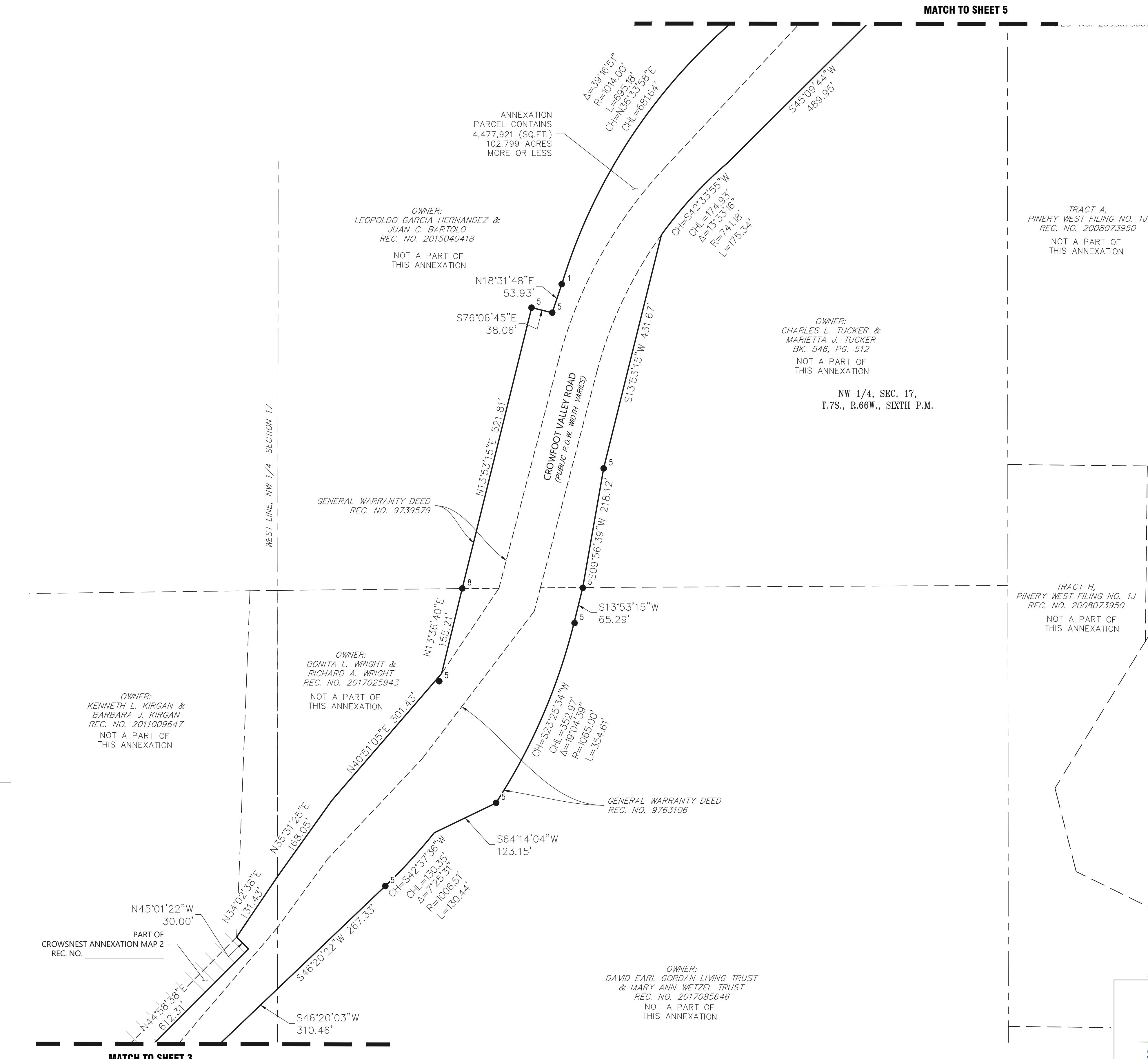
LJA SURVEYING

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.



LJA
 SURVEYING

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

LEGAL DESCRIPTION CROWNSNEST 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.

THE TRUE POINT OF BEGINNING BEING THE EAST QUARTER CORNER OF SAID SECTION 8, SAID POINT ALSO BEING THE SOUTHERLY LINE OF THE TOWN 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 CROWNSNEST ANNEXATION MAP 3 RECORDED UNDER RECEPTION NO. ;

THENCE ON SAID NORTHERLY LINE OF CROWNSNEST 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:

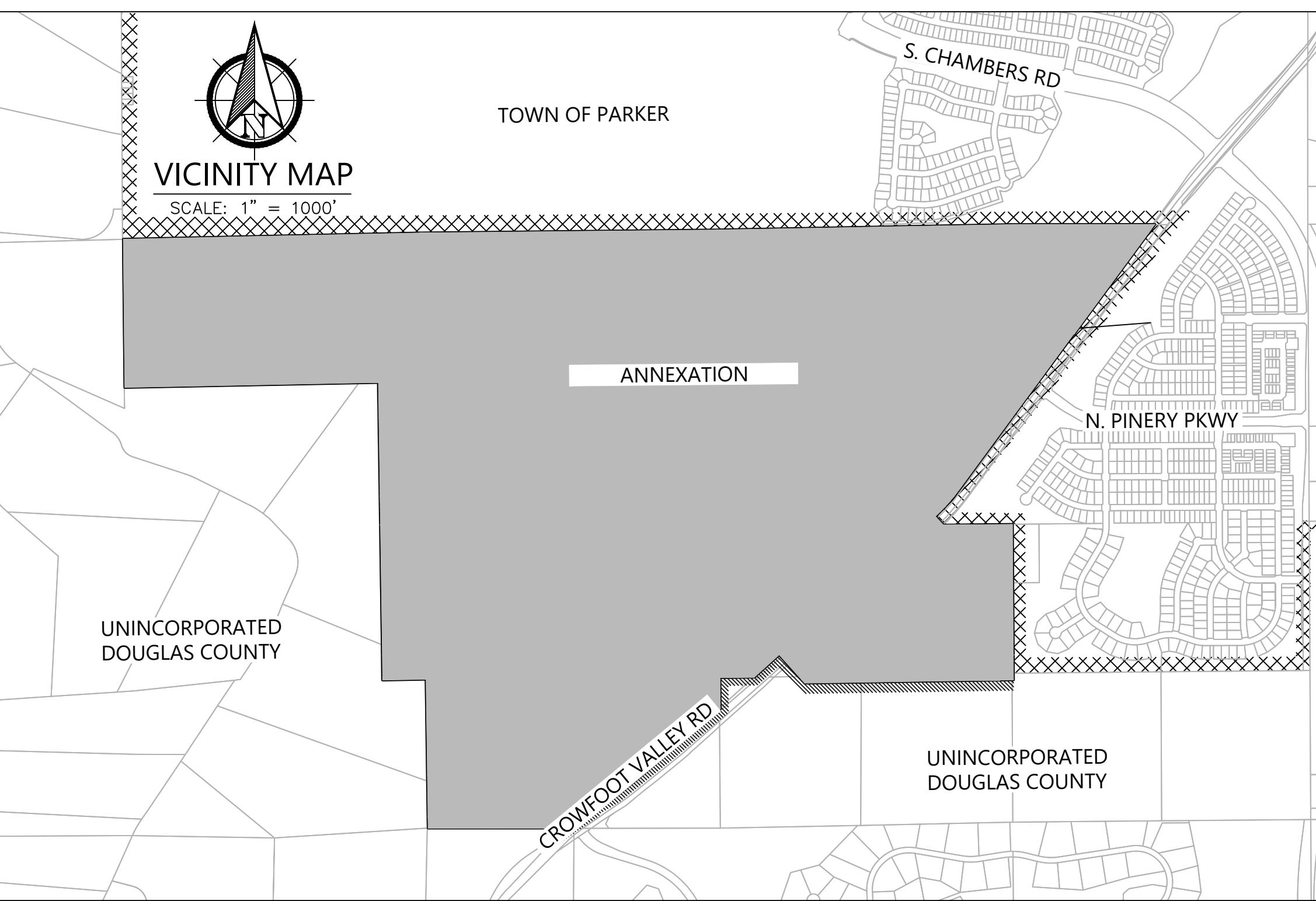
1. SOUTH 88° 52' 01" WEST, A DISTANCE OF 387.18 FEET;
2. NORTH 00° 48' 58" WEST, A DISTANCE OF 2,654.53 FEET;
3. SOUTH 88° 53' 19" WEST, A DISTANCE OF 2,263.17 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, BEING A 3-1/4" ALUMINUM CAP STAMPED "AZTEC LS 38367";
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 TOWN 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 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 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° 37' 47" WEST, A DISTANCE OF 3.00 FEET;
 7. SOUTH 36° 22' 13" WEST, A DISTANCE OF 925.49 FEET;
 8. SOUTH 36° 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° 08' 12", A RADIUS OF 1584.00 FEET, AN ARC DISTANCE OF 307.88 FEET, A CHORD BEARING SOUTH 41° 55' 47" WEST, AND A CHORD DISTANCE OF 307.40 FEET TO A POINT OF NON-TANGENCY;
 10. SOUTH 42° 34' 14" EAST, A DISTANCE OF 105.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8;
 11. ON SAID NORTH LINE, NORTH 89° 24' 06" EAST, A DISTANCE OF 615.99 FEET TO THE TRUE POINT OF BEGINNING.
- CONTAINING A CALCULATED AREA OF 29,171,218 SQUARE FEET OR 669.679 ACRES, MORE OR LESS.

CROWNSNEST 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



GENERAL NOTES

1. 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.
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: A PORTION THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE A, AREAS DETERMINED TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA (SFHAs), THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD, AND SUBJECT TO FLOODING BY THE 1% ANNUAL FLOOD, ZONE A HAS NO BASE FLOOD ELEVATIONS DETERMINED, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08035CO187G 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 RND70885555-2, WITH AN EFFECTIVE DATE OF DECEMBER 31, 2025 AT 5:00P.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 = 28,608.50 FEET
MINIMUM REQUIRED CONTIGUITY = 4,768.08 FEET
ACTUAL CONTIGUOUS BOUNDARY = 4,818.44 FEET
PERCENT CONTIGUOUS BOUNDARY = 16.8%
TOTAL ANNEXATION AREA = 29,171,218 SQUARE FEET OR 669.679 ACRES±

DENOTES EXISTING CITY LIMITS OF THE CITY OF CASTLE PINES

DENOTES EXISTING CITY LIMITS OF THE TOWN OF PARKER

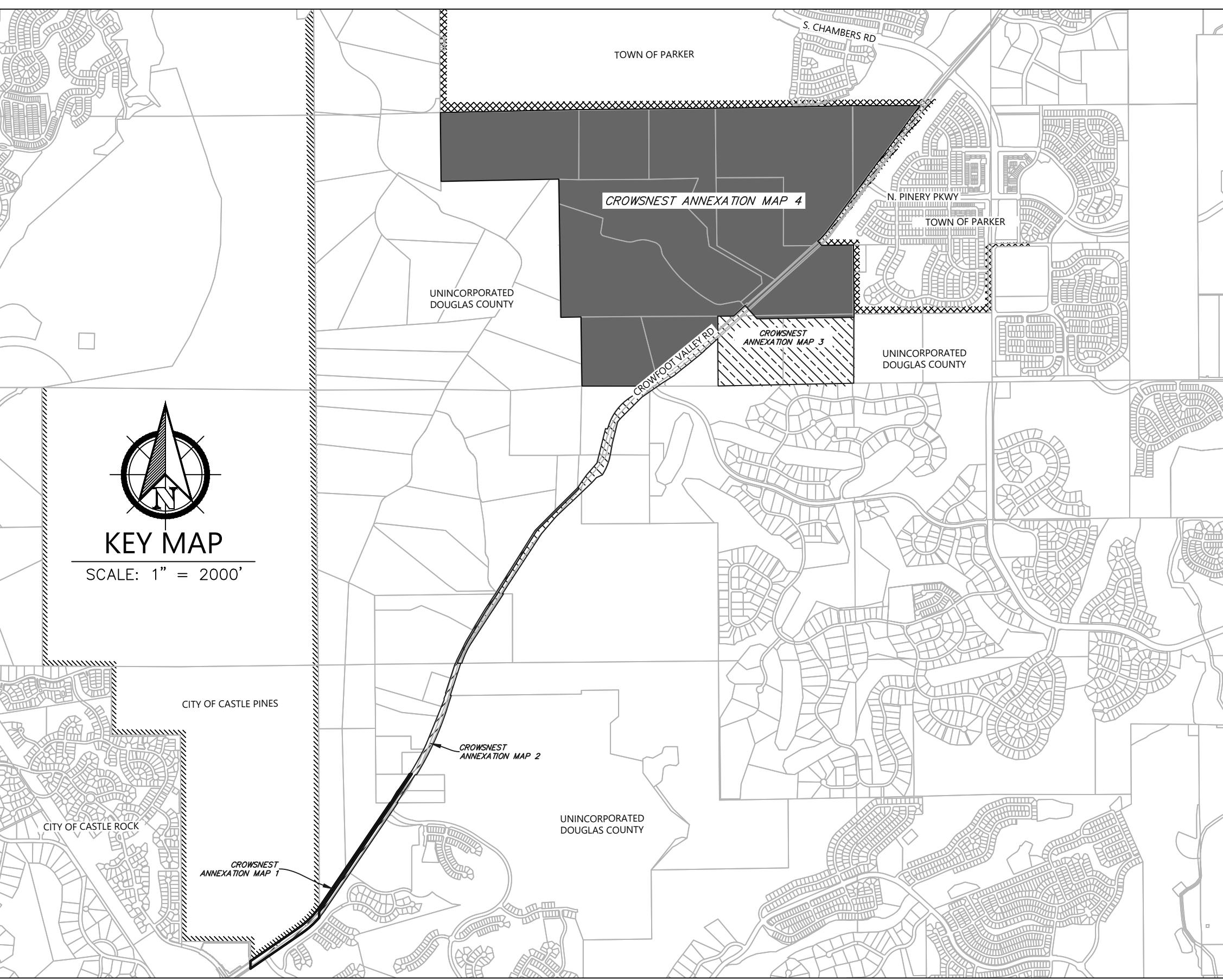
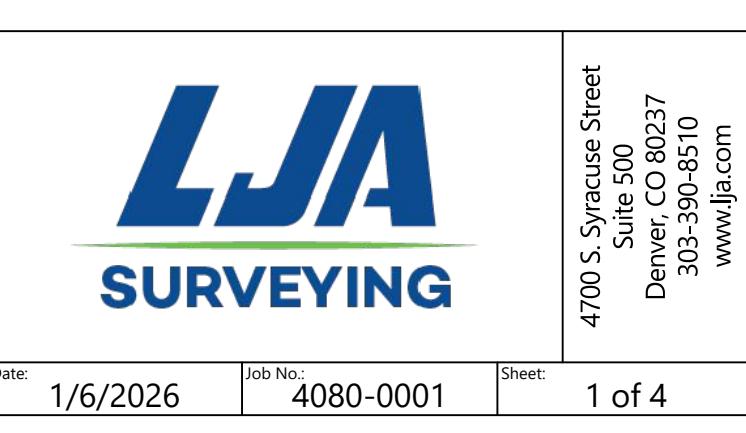
SURVEYOR'S CERTIFICATE

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.



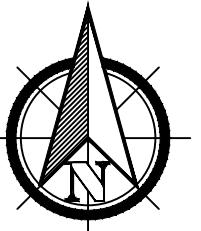
CROWSNEST ANNEXATION MAP 4

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

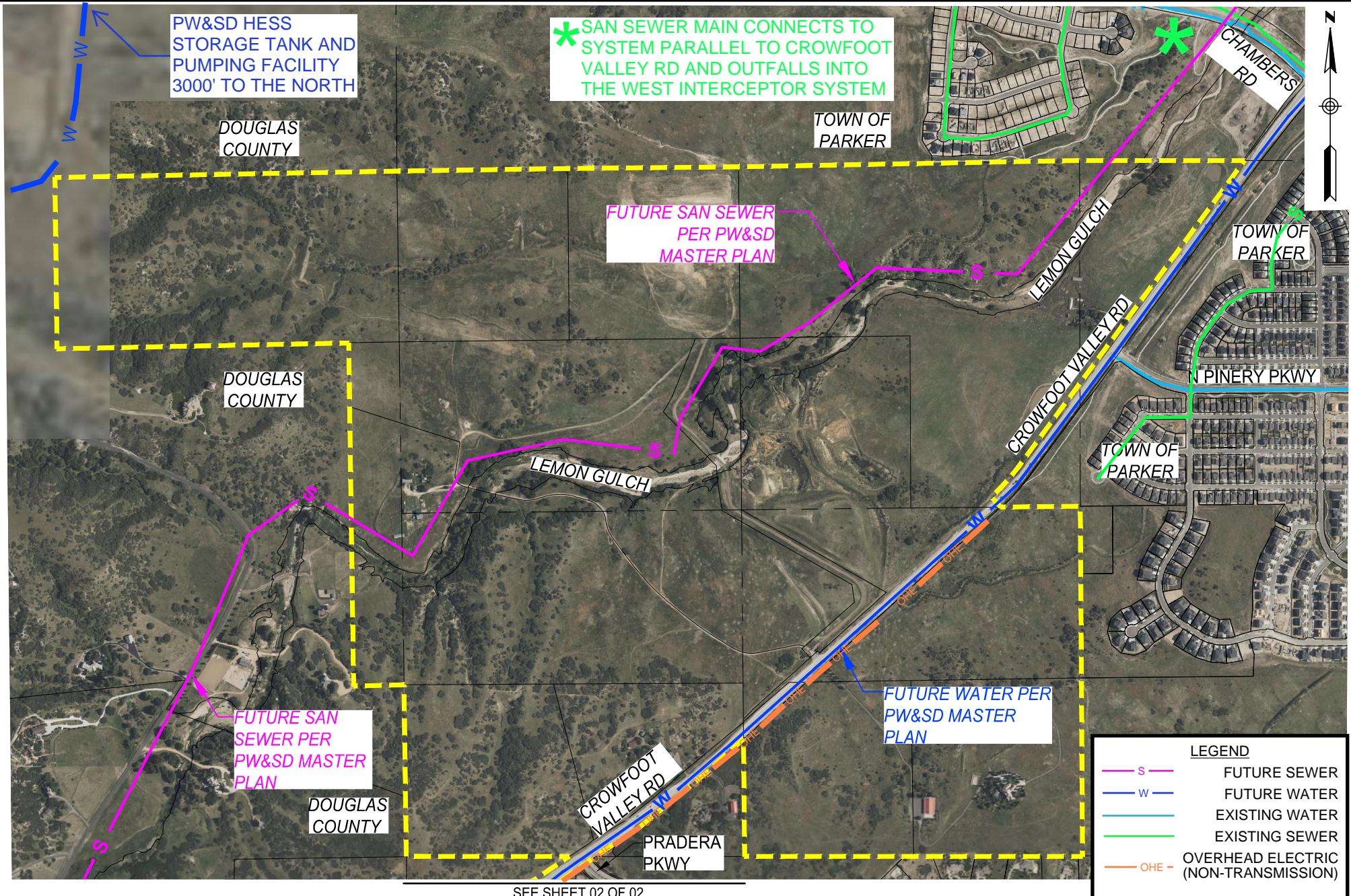


A scale bar diagram. At the top, the text '200'' is on the left, '0' is in the center, '100' is on the right, and '200' is at the far right. Below this, there is a horizontal line with tick marks. The first 200 units of this line are shaded black. The text 'SCALE' is centered below the line. Below 'SCALE', the text '1 inch = 200 ft.' is centered.

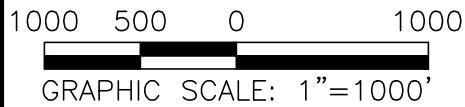
RECOVERED MONUMENTS LEGEND

- | | |
|---|--|
|  | 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 |





**8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
303-537-8020
rickengineering.com**



**CROWSNEST
UTILITY MAP
PARKER WATER & SANITATION DISTRICT
PAGE 01 OF 02**

PROJECT NO:	2483A
DRAWN BY:	MG / SZ
CHECKED BY:	RF
SCALE:	1"=1000'
DATE:	10/31/2025

SEE SHEET 01 OF 02

SEE BELOW LEFT



**8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
303-537-8020
rickengineering.com**

1000 500 0 1000
GRAPHIC SCALE: 1"=1000'

**CROWSNEST
UTILITY MAP
PARKER WATER & SANITATION DISTRICT
PAGE 02 OF 02**

PROJECT NO:	2483A
DRAWN BY:	MG / SZ
CHECKED BY:	RF
SCALE:	1"=1000'
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EXHIBIT C

