



COURTNEY LINNEY, PARALEGAL  
DIRECT DIAL: (303) 839-3778  
clinney@spencerfane.com

File No. 51115075.008

December 20, 2018

Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado

DLG E-Portal

Douglas County Clerk and Recorder  
[recording@douglas.co.us](mailto:recording@douglas.co.us)

Douglas County Assessor  
[assessors@douglas.co.us](mailto:assessors@douglas.co.us)

**Re: Castle Rock Fire Protection District  
Boundary Map**

Dear Sir or Madam:

Pursuant to Section 32-1-306, C.R.S., our office is notifying you that the boundaries of the Castle Rock Fire Protection District did change during the year of 2018. A map depicting the general boundaries of the District is attached hereto as **Exhibit A**.

By Ordinance Nos. 2017-017, 2017-020, and 2018-020 of the Town of Castle Rock and subsequent Order entered by the Douglas County District Court on December 12, 2018 and recorded in the records of Douglas County on December 13, 2018 at reception number 2018074525, the properties described in **Exhibit B** attached hereto were excluded from the boundaries of the District.

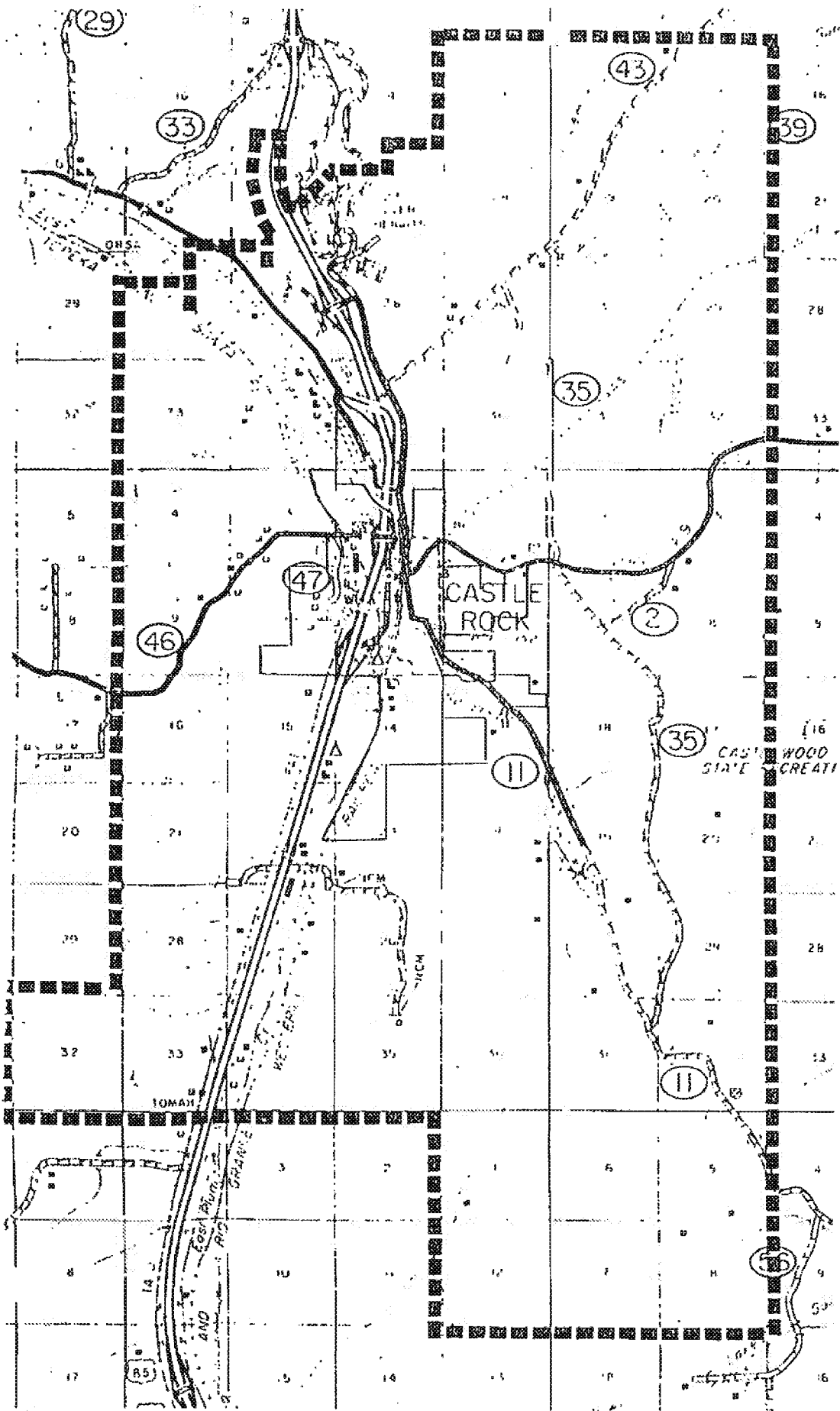
Furthermore, by Order of the Douglas County District Court entered on December 8, 2018 and recorded in the records of Douglas County on December 10, 2018 at reception no. 2018073922, the property described in said Order (attached hereto as **Exhibit C**) was also excluded from the boundaries of the District.

Please note the map attached as Exhibit A has not been updated to reflect the above-referenced exclusions, as the exclusions would not be easily discernable on the map. Should you have any questions, please do not hesitate to contact our office.

Sincerely,  
*Courtney Linney*  
Courtney Linney, Paralegal

Enclosures

**EXHIBIT A**



**EXHIBIT B**

PARCEL DESCRIPTION

ALL OF THOSE PROPERTIES DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2016009092 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING ASSUMED TO BEAR N02°18'30"E

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE WOODLANDS FILING NO. 8 RECORDED UNDER RECEPTION NO. 9348216 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID THE WOODLANDS FILING NO. 8, THE FOLLOWING FOUR (4) COURSES:

1. N88°46'20"E A DISTANCE OF 40.00 FEET;
2. N02°18'30"E A DISTANCE OF 75.14 FEET;
3. N88°46'20"E A DISTANCE OF 960.36 FEET;
4. S01°13'40"E A DISTANCE OF 75.00 FEET, TO THE NORTHWESTERLY CORNER OF CASTLE ROCK CHURCH OF CHRIST RECORDED UNDER RECEPTION NO. 01101066;

THENCE ON THE WESTERLY LINE OF SAID CASTLE ROCK CHURCH OF CHRIST, THE FOLLOWING TWO (2) COURSES:

1. S01°13'40"E A DISTANCE OF 160.27 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 99°29'00" AND AN ARC LENGTH OF 78.13 FEET, TO A POINT OF NON-TANGENT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5TH STREET AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2006057785;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. N81°44'54"W A DISTANCE OF 331.46 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1332.82 FEET, A CENTRAL ANGLE OF 09°58'00" AND AN ARC LENGTH OF 231.85 FEET, TO A POINT OF NON-TANGENT;
3. S81°15'35"W A DISTANCE OF 156.71 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1323.30 FEET, A CENTRAL ANGLE OF 10°49'39" AND AN ARC LENGTH OF 250.07 FEET, SAID CURVE HAVING A CHORD BEARING S76°07'24"W AND A CHORD LENGTH OF 249.70 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY LINE OF A REPLAT OF LOTS 18, 19, 20 AND 21, OAKWOOD PARK, RECORDED UNDER RECEPTION NO. 313658;

THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF OAKWOOD PARK RECORDED UNDER RECEPTION NO. 1977204309, N00°03'57"W A DISTANCE OF 207.12 FEET, TO THE POINT OF BEGINNING.

### SUMMARY TABLE

CONTAINING A CALCULATED AREA OF 236,732 SQUARE FEET OR 5.4346 ACRES.

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS CONTAINED HEREIN ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 WHICH BEARS SOUTH 89°27'34" EAST A DISTANCE OF 2,670.79 FEET (BEARINGS COLORADO STATE PLANE CENTRAL ZONE). MONUMENTED AT THE NORTH 1/4 CORNER BY A 2.5" ALUMINUM CAP STAMPED LS 6935 AND AT THE NORTHEAST CORNER BY A 3.25" ALUMINUM CAP STAMPED LS 13258.

COMMENCING AT SAID NORTH ONE-QUARTER CORNER; THENCE ON SAID NORTH LINE, SOUTH 89°27'34" EAST A DISTANCE OF 1,386.94 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE FORMER U.S. HIGHWAY 85 AS DESCRIBED IN BOOK 111 AT PAGE 321 OF THE DOUGLAS COUNTY RECORDS; THENCE ON SAID RIGHT-OF-WAY, SOUTH 28°20'34" EAST A DISTANCE OF 1,169.99 FEET TO THE POINT OF BEGINNING;

CONTINUING ON SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. THENCE SOUTH 28°20'34" EAST A DISTANCE OF 387.00 FEET;
2. THENCE SOUTH 02°09'26" WEST A DISTANCE OF 148.20 FEET;
3. THENCE SOUTH 28°20'34" EAST A DISTANCE OF 76.00 FEET;

THENCE SOUTH 62°19'26" WEST A DISTANCE OF 295.51 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD (FORMERLY THE DENVER & RIO GRANDE WESTERN RAILROAD);

THENCE ON SAID RAILROAD RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. THENCE NORTH 25°38'57" WEST A DISTANCE OF 214.49 FEET TO A POINT OF TANGENCY;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 80.80 FEET, A RADIUS OF 6,300.11 FEET, A DELTA ANGLE OF 0°44'06", WHOSE CHORD BEARS NORTH 25°16'54" WEST A DISTANCE OF 80.79 FEET, TO A POINT OF COMPOUND CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 297.35 FEET, A RADIUS OF 5,321.60 FEET, A DELTA ANGLE OF 3°12'05", WHOSE CHORD BEARS NORTH 23°18'49" WEST A DISTANCE OF 297.31 FEET;

THENCE NORTH 62°19'26" EAST A DISTANCE OF 330.27 FEET TO THE POINT OF BEGINNING.

#### BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREOIN ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 WHICH BEARS SOUTH 89°27'34" EAST A DISTANCE OF 2670.79 FEET (BEARINGS COLORADO STATE PLANE CENTRAL ZONE). MONUMENTED AT THE NORTH 1/4 CORNER BY A 2.5" ALUMINUM CAP STAMPED LS 6935 AND AT THE NORTHEAST CORNER BY A 3.25" ALUMINUM CAP STAMPED LS 13258.

**PARCEL B:**

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 ;THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET ;  
THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A  
DISTANCE OF 309.60 FEET TO THE TRUE POINT OF BEGINNING ;  
THENCE CONTINUING NORTHWESTERLY ALONG THE LAST MENTIONED COURSE A DISTANCE OF  
296.00 FEET TO A POINT ON THE EAST LINE OF INTERSTATE 25 ;  
THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS  
ALONG SAID EAST LINE A DISTANCE OF 106.00 FEET ;  
THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A  
DISTANCE OF 315.58 FEET ;  
THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A  
DISTANCE OF 102.23 FEET TO THE POINT OF BEGINNING.

**PARCEL C:**

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 ;  
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET;  
THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A  
DISTANCE OF 309.60 FEET;  
THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A  
DISTANCE OF 102.23 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 84 DEGREES 14 MINUTES 30 SECONDS A  
DISTANCE OF 315.58 FEET TO THE EAST LINE OF INTERSTATE HIGHWAY NO. 25 ;  
THENCE SOUTHERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS ALONG  
SAID EAST LINE A DISTANCE OF 103.69 FEET ;  
THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A  
DISTANCE OF 334.74 FEET ;  
THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A  
DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO



**EXHIBIT C**

DISTRICT COURT, DOUGLAS COUNTY, COLORADO	
Court Address: 4000 Justice Way, Castle Rock, CO, 80109-7546	
<b>In the Matter of:</b>	DATE FILED: December 8, 2018 6:19 PM CASE NUMBER: 1980CV209
<b>In the Matter of:</b> CASTLE ROCK FIRE PROTECTION DISTRICT	
	<b>△ COURT USE ONLY △</b>
	Case Number: 1980CV209 Division: 1                      Courtroom:
<b>Order for Exclusion of Property</b>	

The motion/proposed order attached hereto: GRANTED.

Issue Date: 12/8/2018



DAVID JOHN STEVENS  
District Court Judge

DISTRICT COURT, DOUGLAS COUNTY, COLORADO 4000 Justice Way Suite 2009 Castle Rock, Colorado 80109	
IN RE THE MATTER OF CASTLE ROCK FIRE PROTECTION DISTRICT	▲ COURT USE ONLY ▲
	Case Number: 80CV209  Division:
<b>ORDER FOR EXCLUSION OF PROPERTY</b>	

THIS MATTER having come before the Court and the Court having examined the Motion and Certified Copy of Resolution, with attached petition for exclusion, publisher's affidavit, and legal description of property, on file in this proceeding:

IT IS ORDERED:

That pursuant to Section 32-1-501(4)(b), C.R.S., as amended, the land and property hereinafter described shall be, and are hereby excluded within the boundaries of the Castle Rock Fire Protection District:

that portion of Parcel 2, Keene Ranch Filing 1, Douglas County, Colorado, n/k/a Parcel 1A, Keene Ranch Filing 1, Douglas County, Colorado, situated within the boundaries of the District.

The name and address of the owners of said property to be included within the boundaries of the District is as follows:

Petitioners: Peter N. Smith and Nina T. Smith  
 Address: 4087 Castle Butte Drive  
 Castle Rock, CO 80109

Pursuant to § 32-1-501(4)(d), C.R.S., the District does not have any outstanding debt.

DONE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

BY THE COURT:

---

DISTRICT COURT JUDGE