



PROJECT NAME: Terrain North Basin - Phase 2

PROPERTY ADDRESS / GENERAL LOCATION: Northeast and northwest corner of Autumn Sage and Castle Oaks Drive

LEGAL DESCRIPTION: _____

PROJECT DESCRIPTION: PA-8 of the Terrain Planned Development including a northern portion of Castle Oaks Drive.

STATE PARCEL NO. Various, see legal description.

PLEASE CHECK APPLICATION TYPE:

- | | | |
|---|---|--|
| ☐ AGREEMENT | ☒ PLAT | ☐ WIRELESS COMMUNICATION FACILITIES |
| ☐ ANNEXATION | ☐ PLAT CORRECTION | ☐ OTHER: _____ |
| ☒ CONSTRUCTION DOCUMENTS | ☒ SITE DEVELOPMENT PLAN | _____ |
| ☐ DOWNTOWN FAÇADE/VARIANCE | ☐ SITE DEVELOPMENT PLAN AMENDMENT | _____ |
| ☒ TESC (EROSION CONTROL) | ☐ SKETCH PLAN | _____ |
| ☐ LOT LINE ADJUSTMENT/VACATION | ☐ STRAIGHT ZONING | _____ |
| ☐ PLANNED DEVELOPMENT PLAN | ☐ TEMPORARY USE PERMIT | _____ |
| ☐ PLANNED DEVELOPMENT PLAN AMENDMENT | ☐ USE BY SPECIAL REVIEW | _____ |

SUMMARY DATA:

Current Zoning Planned Development
Acreage 42.5 acres
Current Use vacant land
Pre-Application Meeting Date and Staff Member Name (if known)
April 6, 2020
Proposed Zoning Planned Development

Proposed No. of Lots 29
Proposed No. of Dwelling Units or Buildings (if Commercial)
N/A
Proposed Building Sq.Ft. N/A
Additional Info. _____

PROPERTY OWNER INFORMATION:

Name Richard Dean
Company Stratus Terrain
Address 8480 W. Orchard Rd., Suite 1100
Greenwood Village, CO 80111
Phone 720-214-5000
Email rdean@stratuscompanies.com

[Signature] 2-1-23
Property Owner Signature (Required) Date

REPRESENTATIVE INFORMATION:

Name Andrew Kidder
Company CORE Consultants
Address 3473 S. Broadway
Englewood, CO 80113
Phone 303-730-5990
Email akidder@liveyourcore.com

[Signature] 2/2/23
Representative Signature (Required) Date

Additional names and contact information to send project comments to (e.g., engineer, architect):

Name Roger Hollard
Company Stratus Terrain
Email rgollard@gmail.com

Name Lauren Kirschbaum
Company CORE Consultants
Email lkirschbaum@liveyourcore.com

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOT 7, BLOCK 4 AND PORTIONS OF LOTS 6 & 8, BLOCK 4 AND A PART OF TRACT A, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 150556 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE EAST HALF OF SECTION 31 AND THE WEST HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT D, TERRAIN NORTH BASIN FILING NO. 1 PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2021121285, SAID DOUGLAS COUNTY RECORDS, ALSO BEING A POINT ON THE WEST LINE OF CASTLE OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 323495, SAID DOUGLAS COUNTY RECORDS, THENCE S 77° 13' 19" W, ALONG THE NORTH LINE OF TRACT D, SAID NORTH BASIN FILING NO. 1, A DISTANCE OF 694.21 FEET TO THE SOUTHEAST CORNER OF WELLFIELD NO. 7, RECORDED IN QUIT CLAIM DEED AT RECEPTION NO. 2008052000, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST, NORTH AND WEST LINE OF SAID WELLFIELD NO. 7, THE FOLLOWING THREE (3) COURSES:

1. N 12° 46' 46" W, A DISTANCE OF 250.00 FEET;
2. S 77° 13' 19" W, A DISTANCE OF 350.00 FEET;
3. S 12° 46' 41" E, A DISTANCE OF 250.00 FEET TO A POINT ON THE NORTH LINE OF SAID TERRAIN NORTH BASIN FILING NO. 1 PLAT;

THENCE S 77° 13' 19" W, ALONG SAID NORTH LINE, A DISTANCE OF 118.36 FEET TO A POINT ON THE EAST LINE OF CASTLE OAKS DRIVE RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID EAST LINE THE FOLLOWING EIGHT (8) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 10° 30' 05" AND AN ARC LENGTH OF 80.64 FEET, THE CHORD OF WHICH BEARS N 07° 31' 38" W, A DISTANCE OF 80.53 FEET;
2. N 12° 46' 41" W, A DISTANCE OF 714.70 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 39° 41' 14" AND AN ARC LENGTH OF 249.36 FEET, THE CHORD OF WHICH BEARS N 07° 03' 56" E, A DISTANCE OF 244.41 FEET;
4. N 26° 54' 33" E, A DISTANCE OF 289.38 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 06° 35' 11" AND AN ARC LENGTH OF 41.38 FEET, THE CHORD OF WHICH BEARS N 30° 12' 09" E, A DISTANCE OF 41.36 FEET;
6. N 33° 29' 44" E, A DISTANCE OF 455.97 FEET TO A POINT OF CURVATURE;
7. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 23° 37' 06" AND AN ARC LENGTH OF 181.38 FEET, THE CHORD OF WHICH BEARS N 21° 41' 11" E, A DISTANCE OF 180.09 FEET;
8. N 09° 52' 38" E, A DISTANCE OF 39.23 FEET;

THENCE N 84° 17' 50" E, A DISTANCE OF 635.33 FEET TO A POINT ON THE WEST LINE OF CASTLE OAKS 8TH AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9336515, SAID DOUGLAS COUNTY RECORDS;

THENCE S 05° 41' 42" E, ALONG SAID WEST LINE, A DISTANCE OF 1023.36 FEET TO THE SOUTHWEST CORNER OF SAID CASTLE OAKS 8TH AMENDMENT, BEING MONUMENTED BY A #5 REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 13258";

THENCE S 45° 15' 47" E, A DISTANCE OF 135.16 FEET TO THE NORTHWEST CORNER OF SAID CASTLE OAKS AMENDED, BEING MONUMENTED BY A #5 REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 13258";

THENCE S 03° 17' 46" W, ALONG THE WEST LINE OF SAID CASTLE OAKS AMENDED, A DISTANCE OF 592.96 FEET TO THE POINT OF BEGINNING.

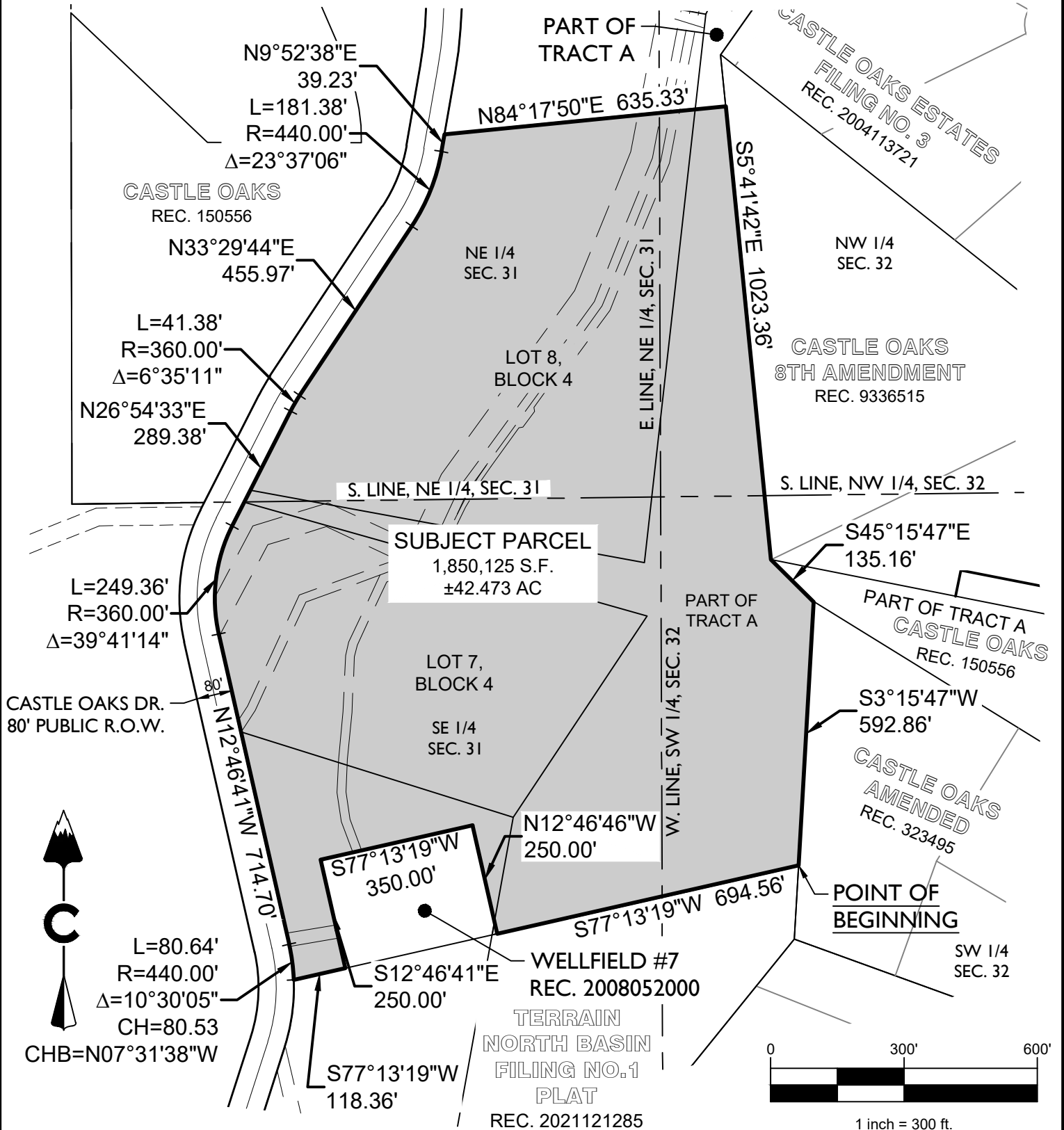
CONTAINING AN AREA OF 1,850,025 SQUARE FEET, OR 42.471 ACRES, MORE OR LESS.

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF TRACT D, TERRAIN NORTH BASIN FILING NO. 1 PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2021121285, SAID DOUGLAS COUNTY RECORDS, BEING ASSUMED TO BEAR S 77°13'19" W, FROM THE NORTHEAST CORNER OF SAID TRACT D BEING MONUMENTED BY A #5 REBAR WITH A 1-1/4 INCH DIAMETER YELLOW PLASTIC CAP STAMPED "PLS 38151", TO THE NORTHWEST CORNER OF SAID TRACT D BEING MONUMENTED BY A #5 REBAR WITH A 1-1/2 INCH YELLOW PLASTIC CAP STAMPED "PLS 38151", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

JEFFREY C. ANTON
COLORADO PLS 38818
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



EXHIBIT



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 14-001
DATE: 2/2/23
DR: DCB
QA: JCA
SHEET 1 OF 1

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

PROJECT BOUNDARY
SEC. 31 & 32, T7S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO