

PLAT IDENTIFICATION SHEET

298926

02/14/1983

GRANTOR:

(owner/signer)

Oakwood Apts Prelim Site Plan

GRANTEE:

(subdivision name or name of plat)

Oakwood Apts Prelim Site Plan

LEGAL:

(section-township-range)

SITE DATA

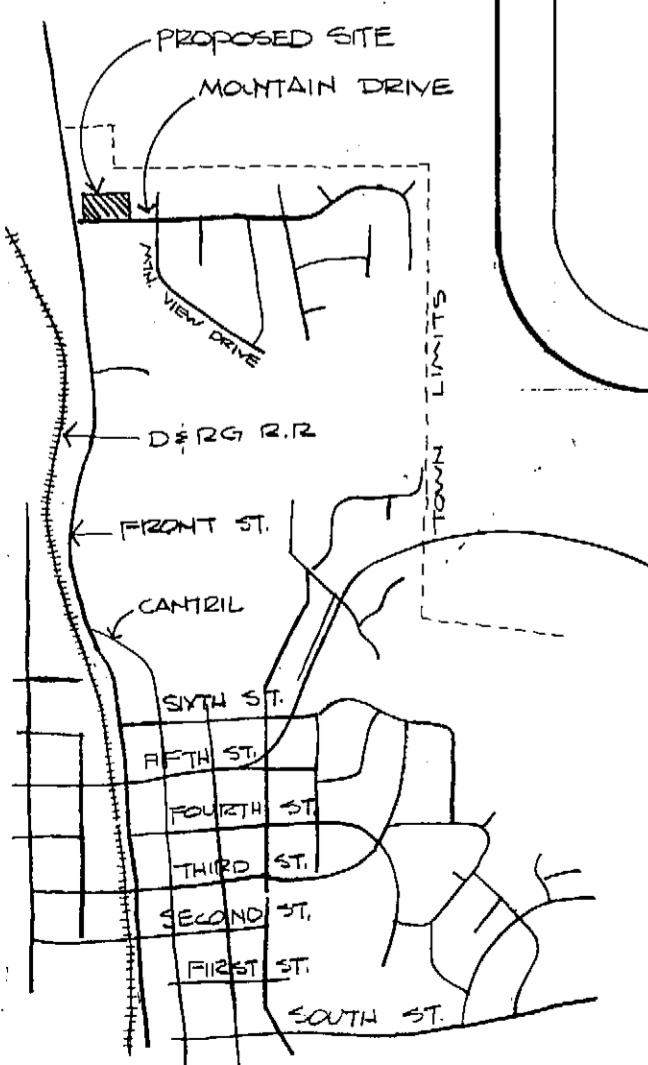
TOTAL PROJECT	3.78	ACRES
PARCEL 'A' (PHASE I)	2.2682	ACRES
PARCEL 'B' (PHASE II)	1.5118	ACRES
BUILDING COVERAGE	20,028	SQ. FT. (17%)
PAVEMENT COVERAGE (WALKWAYS NOT INCLUDED)	18,312	SQ. FT. (11%)
GREENSPACE & WALKWAYS	78,401	SQ. FT. (72%)
TOTALS	164,637	100%

ALL LIVING UNITS TO BE 1 BEDROOM UNITS
 MAXIMUM BUILDING HEIGHT 35'-0"
 TOTAL NUMBER OF UNITS
 PHASE I: 48
 PHASE II: 16
 TOTAL: 64 UNITS
 TOTAL PARKING PROVIDED: 64 STALLS
 DWELLING UNIT SIZE IS: 698 S.F. I
 SEE PLAN FOR MINIMUM BUILDING SET-BACKS
 WALKWAYS ARE 4'-0" WIDE (TYPICAL)
 MINIMUM BUILDING SEPARATION 20'-0"

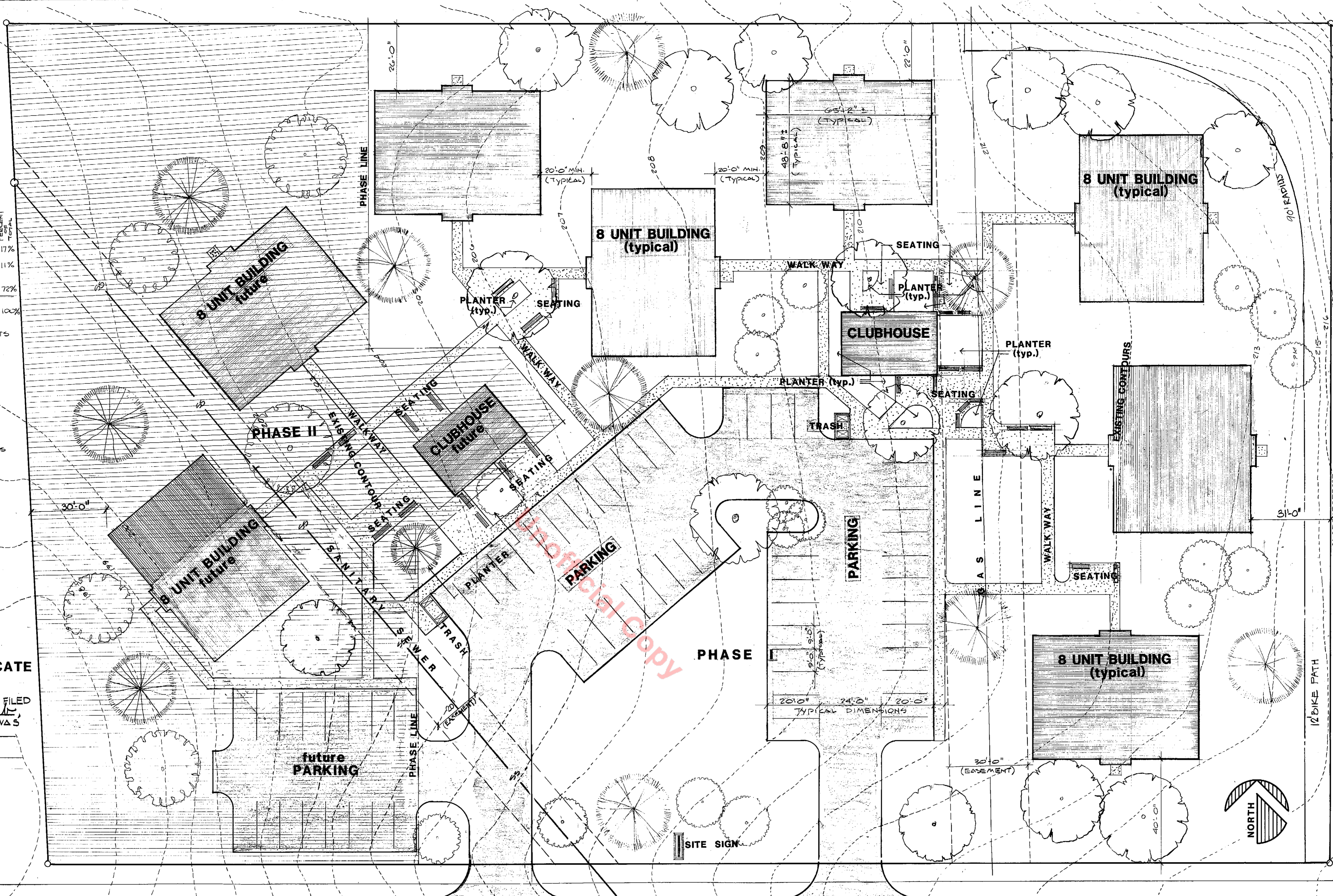
CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO) SS
 COUNTY OF DOUGLAS)
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED
 IN MY OFFICE, ON THIS 14th DAY OF Feb,
 A.D. 1983, AT 1:32 P.M. O'CLOCK, AND WAS
 RECORDED IN REC. # 298926

Phyllis Brown
 DEPUTY COUNTY CLERK AND RECORDER



VICINITY MAP



APPROVED THIS 19th DAY OF August 1982 BY THE
 PLANNING AND ZONING COMMISSION, TOWN OF CASTLE ROCK, COLO.
 By: *S. Colleen Payne*
 CHAIRMAN

APPROVED September 7, 1982
 BY THE BOARD OF TRUSTEES, TOWN OF CASTLE ROCK, COLO.
 By: *Timothy L. White*
 TIMOTHY L. WHITE, MAYOR

PROPERTY DESCRIPTION: Phase I
 A parcel of land in the Southwest 1/4 of the Northeast 1/4 of Section 2, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows: Commencing at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 2; Thence S 29°15'57"E along the North-South centerline of said Section 2 a distance of 350.49 feet; Thence S 89°13'40"E a distance of 142.00 feet to the true point of beginning; Thence continuing S 89°13'40"E a distance of 371.40 feet to the Northwesterly corner of Lot 4, Block 1, Castle North Filing No. 1; Thence S 0°46'20"W along the Westerly boundary of said Filing No. 1, a distance of 326.70 feet to the Northerly Right of Way line of Oakwood Drive (formerly Mountain Drive as filed in said filing No. 1); Thence N 89°13'40"W along the Northerly Right of Way line of Oakwood Drive a distance of 350.18 feet; Thence N 0°46'20"E a distance of 125.00 feet; Thence N 50°16'20"E a distance of 75.00 feet; Thence N 39°43'40"W a distance of 37.5 feet; Thence N 89°13'40"W a distance of 53.90 feet; Thence N 0°46'20"E a distance of 124.48 feet to the true point of beginning; Containing 2.626 acres, more or less.

PROPERTY DESCRIPTION: Phase II
 A parcel of land in the Southwest 1/4 of the Northeast 1/4 of Section 2, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows: Commencing at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 2; Thence S 29°15'57"E along the North-South centerline of said Section 2 a distance of 350.49 feet to the point of beginning; Thence S 89°13'40"E a distance of 142.00 feet; Thence S 0°46'20"W a distance of 124.48 feet; Thence N 89°13'40"E a distance of 53.90 feet; Thence S 39°43'40"E a distance of 37.50 feet; Thence S 50°16'20"W a distance of 75.00 feet; Thence S 0°46'20"W a distance of 125.00 feet to the Northerly Right of Way line of Oakwood Drive (formerly Mountain Drive as filed in Castle North Filing No. 1); Thence N 89°13'40"W a distance of 145.50 feet to the North-South centerline of said Section 2; Thence N 29°15'57"W along said North-South centerline a distance of 327.18 feet to the true point of beginning; Containing 1.158 acres, more or less.

OAKWOOD DRIVE PRELIMINARY SITE PLAN
 SCALE 1" = 20'

**AMENDED STONEWOOD VILLAGE P.U.D.
 TO BE CALLED: OAKWOOD APARTMENTS**

sutter realty/planners
 Drake Office Center
 888 West Drake Road
 Fort Collins, Colorado 80586
 (303) 253-5198

OAKWOOD APARTMENTS
 CASTLE ROCK, COLO.

date: 8-4-82
 REVISIONS: BY 9-3-82

drawn by:

EXHIBIT C
 PRELIMINARY
 SITE PLAN

sheet: 1
 of: ONE
 project number: