

# PLAT IDENTIFICATION SHEET

**RECEPTION # :** DC9446139

**DATE:** 9-2-94

**TIME** 14:18

**FEE:** \$30<sup>00</sup> (2P)

**GRANTOR:**  
(OWNER/SIGNER)

Town of Castle Rock

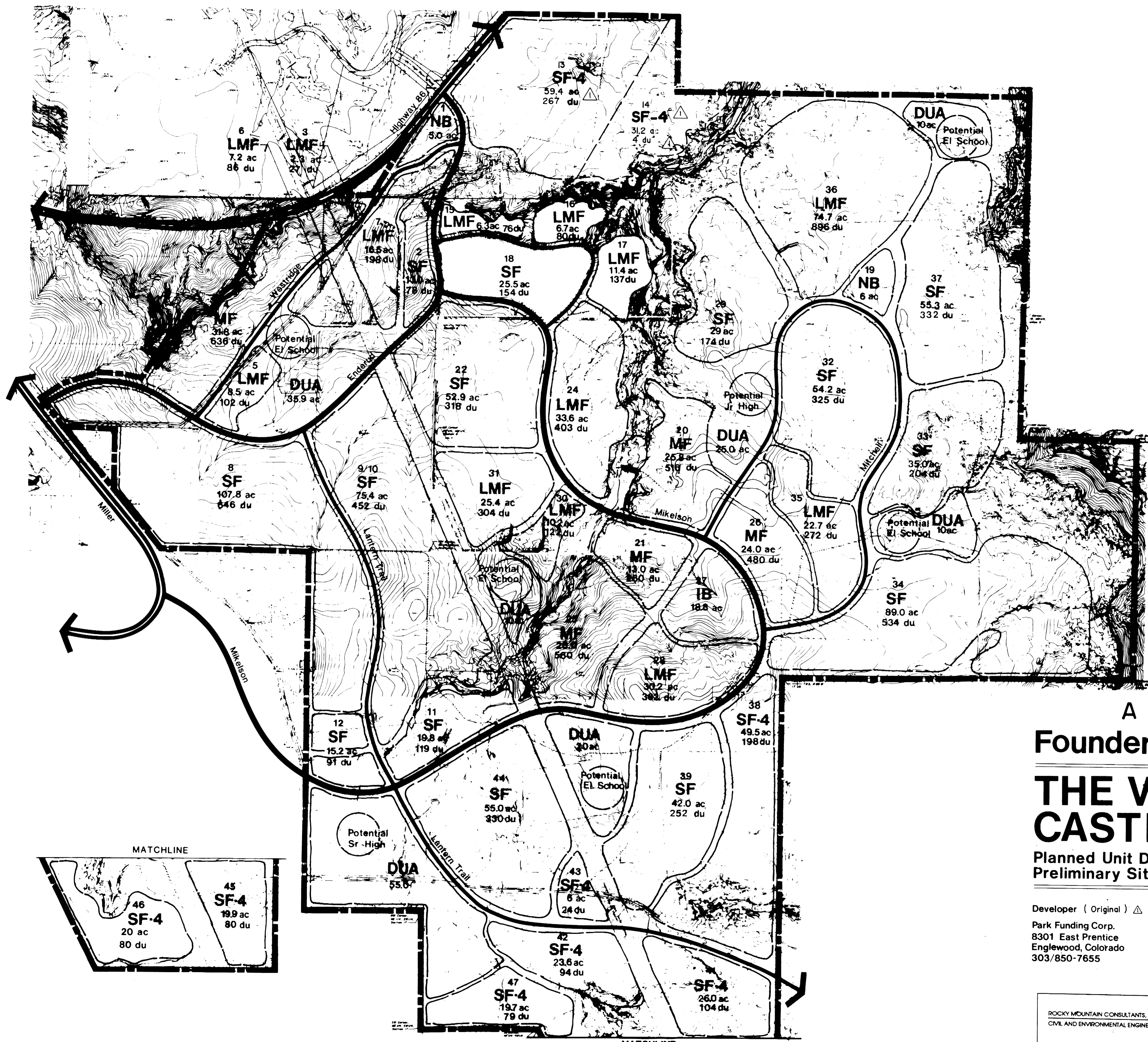
**GRANTEE:**  
(SUBDIVISION NAME OR NAME OF PLAT)

Founders Village Amended PLD

**LEGAL:**  
(SECTION-TOWNSHIP-RANGE)

4-8-66





# AMENDED P.U.D.

LEGEND		LAND USE SUMMARY		
Land Use		Acreage	Dwelling Units	% of Site Acreage
SF-4	Single Family 4 du/ac	255.3	930	13.0
SF	Single Family 6 du/ac	669.1	4015	34.3
LMF	Multi-Family 12 du/ac	255.7	3068	13.1
MF	Multi-Family 20 du/ac	122.6	2452	6.3
NB	Neighborhood Business	11.0	--	0.5
IB	Integrated Business	18.8	--	1.0
DUA	Dedicated Use Area	548.5	--	28.0
Roads		75.0	--	3.8
NAP				
Founders Village Boundary				
Infill Boundary				
<b>TOTAL</b>		<b>1956.0</b>	<b>10465</b>	<b>100</b>

### PARCEL LABEL KEY

Example:  
 26 - Parcel Number  
 MF - Land Use  
 12.0 ac - Acreage  
 240 du - Dwelling Units

Net Density 8.0 du/ac  
 Gross Density 5.3 du/ac

△ MAY 1994 ADMENDMENT

## A Major Modification To Founders Village Amended P.U.D.

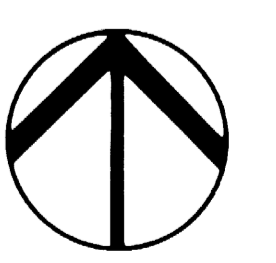
# THE VILLAGES at CASTLE ROCK

Planned Unit Development  
 Preliminary Site Plan (amended MAY 1994 )

Developer ( Original )  
 Park Funding Corp.  
 8301 East Prentice  
 Englewood, Colorado  
 303/850-7655

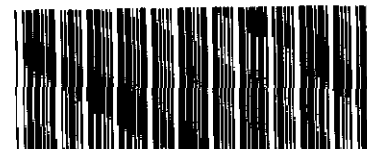


Scale: 1" = 500'  
 Date: Revised 8/98  
 0 250 500 1000



ROCKY MOUNTAIN CONSULTANTS, INC.  
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
 8301 E. Prentice Ave., Suite 101  
 Englewood, CO 80111  
 (303) 741-6000  
 FAX (303) 741-6106  
 Date: MAY, 1994 Job No.: 2195.017.00

ORDINANCE NO. 2006-34



2006064805 5 PGS

**AN ORDINANCE AMENDING ORDINANCE NO. 3.71A  
REPEALING AND REENACTING SECTION VIII A, AND PROVIDING FOR ITS  
EMERGENCY ADOPTION**

**WHEREAS**, development of the property described the attached *Exhibit A* (Property) is subject to Ordinance 3.71A adopted by the Board of Trustees on August 4, 1981, recorded December 18, 1986 at Reception No. 86296508 in the Douglas County public records (Zoning Ordinance); and

**WHEREAS**, Section VIII A. of the Zoning Ordinance contains a requirement that the P.U.D. created by the Zoning Ordinance is "completed" within 25 years, or on or about August 4, 2006 (Compliance Date); and

**WHEREAS**, a portion of the Property is pending final subdivision platting as Founders Village Filing No. 24, but development plans for the balance of the Property are not yet finalized; and

**WHEREAS**, the Town Council finds that there is no compelling public interest to enforce application of the Compliance Date and that it is appropriate to extend the Compliance Date for an additional 10 years insofar as the Zoning Ordinance applies to the Property; and

**WHEREAS**, extension of the Compliance Date by adoption of an emergency ordinance is a prerequisite for the Town to obtain a site for construction of a new middle school which must be completed as soon as possible in order to permit the completion of the school at the earliest possible time.

**NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:**

**Section 1. Repeal and Reenactment.** Section VIII A. of Ordinance No. 3.71A is hereby repealed in its entirety and reenacted to read as follows:

**SECTION VIII  
SUBMISSION OF FINAL PLANNED UNIT  
DEVELOPMENT PLANS AND/OR PLATS**

A. That following the approval of this ordinance, the owners of tracts within the above-described tract shall present final site plans for all or any portion or portions of the general use areas as are then ready for development. Each final site plan shall contain a phasing plan, provided, however, that the entire Planned Unit Development

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$26.00  
5 PGS  
# 2006064805  
07/31/2006 10:46 AM

shall be completed within thirty-five (35) years of the date hereof (August 4, 2016), except as such may be enlarged by the Board of Trustees or its successors. No final site plan shall describe less than one acre in area. No final site plan in a residential areas shall contain less than fifty (50) dwelling units, excepting the last final site plan presented in any general use area.

**Section 2. Severability.** If any part or provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are declared to be severable.

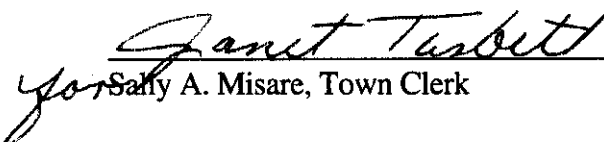
**Section 3. Emergency Clause.** For the reasons stated in the recitals to this Ordinance, it is declared that an emergency exists and it is necessary for the preservation of the immediate public health and safety for this Ordinance to take effect upon its adoption.

**Section 4. Safety Clause.** The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relation to the legislative object sought to be obtained.

**PASSED, APPROVED AND ADOPTED AS AN EMERGENCY ORDINANCE** this 25<sup>th</sup> day of July, 2006, by a vote of the Town Council of the Town of Castle Rock, Colorado of 7 for and 0 against constituting the extraordinary majority required by Section 2.02.100 of the Castle Rock Municipal Code.

**ATTEST:**

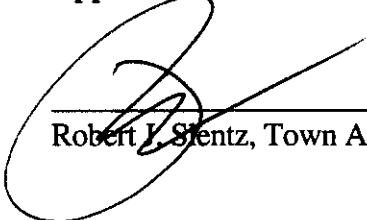
**TOWN OF CASTLE ROCK**

  
Sally A. Misare, Town Clerk

  
Randy A. Reed, Mayor

**Approved as to form:**

**Approved as to content:**

  
Robert J. Stentz, Town Attorney

  
Art Corsie, Director of Development Services

**EXHIBIT A**  
**(Legal Description)**

**Parcel A:**

The South half of the Southwest quarter of Section 4, a portion of the North half of the Northwest quarter of Section 9, the Southeast quarter of the Southeast quarter of Section 5, and a portion of the East half East half of Section 8, all in Township 8 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

Beginning at the Northeast quarter of the Southeast quarter of the Southwest quarter of said Section 4; thence South 00 degrees 22 minutes 00 seconds East along the Easterly line of the South half of the Southwest quarter a distance of 1309.83 feet; thence South degrees 38 minutes 06 seconds East along the Easterly line of the Northeast quarter of the Northwest quarter of said Section 9 a distance of 1330.42 feet; thence South 89 degrees 44 minutes 37 seconds West along the Southerly line of the North half of the Northwest quarter of Section 9 a distance of 2652.14 feet; thence South 00 degrees 42 minutes 39 seconds East along the Easterly line of the Southeast quarter of the Northeast quarter of said Section 8 a distance of 1340.99 feet to the East 1/4 corner of Section 8; thence South 00 degrees 43 minutes 54 seconds East along the Easterly line of the Northeast quarter of the Southeast quarter of said Section 8 a distance of 418.39 feet; thence South 89 degrees 11 minutes 26 seconds West along the line parallel with the Southerly line of the Northeast quarter of the Southeast quarter of said Section 8 a distance of 1324.47 feet; thence North 00 degrees 30 minutes 25 seconds West along the Westerly line of the Northeast quarter of the Southeast quarter of said Section 8 a distance of 413.41 feet; thence North 00 degrees 30 minutes 20 seconds West along the Westerly line of the Southeast quarter of the Northeast quarter of said Section 8 a distance of 1337.71 feet; thence North 88 degrees 49 minutes 50 seconds East along the Southerly line of the Northeast quarter of said Northeast quarter of Section 8 a distance of 615.86 feet; thence North 00 degrees 30 minutes 21 seconds West parallel with the Westerly line of the West half of the Northeast quarter of the Northeast quarter of said Section 8 a distance of 1339.21 feet; thence South 88 degrees 41 minutes 11 seconds West along the Southerly line of the Southeast quarter of the Southeast quarter of said Section 5 a distance of 615.88 feet; thence North 00 degrees 04 minutes 59 seconds West along the Westerly line of the Southeast quarter of said Section 5 a distance of 1304.19 feet; thence North 88 degrees 55 minutes 12 seconds East along the Northerly line of the Southeast quarter of the Southeast quarter of said Section 5 a distance of 1318.46 feet; thence North 89 degrees 44 minutes 06 seconds East along the Northerly line of the South half of the Southwest quarter of said Section 4 a distance of 2642.30 feet to the Point of Beginning. County of Douglas, State of Colorado.

**SAVE AND EXCEPT:**

A parcel of land located in the Southeast quarter of the Southeast quarter of Section 5, Township 8 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said Southeast quarter of Section 5, whence the Southeast corner of said Section bears South 00 degrees 08 minutes 28 seconds West a distance of 1298.98 feet, said line forming the basis of bearings for this description; thence South 88 degrees 55 minutes 12 seconds West along the North line of said Southeast quarter of the Southeast quarter of Section 5 a distance of 430.00 feet to the True Point of Beginning; thence South 08 degrees 13 minutes 08 seconds West a distance of 370.00 feet; thence South 41 degrees 07 minutes 17 seconds West a distance of 1267.41 feet to the Southwest corner of said Southeast quarter of the Southeast quarter of Section 5; thence North 00 degrees 04 minutes 59 seconds West along the West line of said Southeast quarter of the Southeast quarter of Section 5 a distance of 1304.22 feet; thence North 88 degrees 55 minutes 12 seconds East along the North line of said Southeast quarter of the Southeast quarter of Section 5 a distance of 888.46 feet to the True Point of Beginning;

Together with a parcel of land located in the Northeast quarter of the Northeast quarter of Section 8, Township 8 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

Beginning at the Southwest corner of said Northeast quarter of the Northeast quarter of Section 8, as monumented by a 3" aluminum cap stamped "LS #10377"; thence North 00 degrees 30 minutes 26 seconds West 1337.81 feet along the West line of said Northeast quarter of the Northeast quarter of Section 8 to the Northwest corner, as monumented by a 3" aluminum cap stamped "LS #10377"; thence North 88 degrees 41 minutes 37 seconds East 615.89 feet along the North line of said Northeast quarter of the Northeast quarter of Section 8 to a point, said point monumented by a rebar with cap stamped "LS #22100"; thence South 00 degrees 30 minutes 18 seconds East 1340.83 feet to a point on the South line of said Northeast quarter of the Northeast quarter of Section 8, said point monumented by a rebar with cap stamped "LS #22 100";

thence South 88 degrees 58 minutes 29 seconds West 615.81 feet along said South line to the Point of Beginning; (bearings are based on said West line of the Northeast quarter of the Northeast quarter of Section 8 being North 00 degrees 30 minutes 26 seconds West).

Excepting therefrom all that part of the Northeast quarter of the Southeast quarter of Section 5, Township 8 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of said Northeast quarter of the Southeast quarter; thence North along the East line of said Northeast quarter of the Southeast quarter a distance of 415.75 feet; thence Southwesterly a distance of 598 feet, more or less, to a point on the South line of said Northeast quarter of the Southeast quarter that is 430.00 feet Westerly from the Southeast corner of said Northeast quarter of the Southeast quarter; thence Easterly along said South line a distance of 430.00 feet to the Point of Beginning;  
plus all the North half of the Southwest quarter of Section 4, Township 8 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, County of Douglas, State of Colorado;

Excepting therefrom those parcels of land described as follows:

The Northwest quarter of the Southeast quarter of the Southwest quarter of Section 4, Township 8 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, County of Douglas, State of Colorado.

The Southwest quarter of the Southwest quarter of Section 4, Township 8 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, County of Douglas, State of Colorado.

Parcel C:

A parcel of land located in the East half of Section 8, Township 8 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of the North half of the Southeast quarter of said Section 8; whence the Southwest corner of the North half of the Southeast quarter of said Section 8 bears South 89 degrees 11 minutes 26 seconds West 2655.76 feet, said line forming the basis of bearings for this description; thence South 89 degrees 11 minutes 26 seconds West 2171.57 feet along the South line of said North half of the Southeast quarter and along the North line of that parcel of land described in Book 382 at Page 740 of the records of said Douglas County, to a point on the Easterly boundary of that parcel of land described in Book 520 at Page 51 and in Book 555 at Page 946 of the records of said Douglas County;

thence along said Easterly boundary North 27 degrees 26 minutes 50 seconds East 463.61 feet to the Southeast corner of Founder's Village Filing No. 12, a plat recorded with the Clerk and Recorder of said Douglas County at Reception No. 8702918

Thence along the Easterly boundary of said Founder's Village No. 12, the following seven (7) courses:

- 1) North 27 degrees 26 minutes 50 seconds East 112.78 feet;
- 2) thence North 13 degrees 25 minutes 09 seconds East 769.28 feet;
- 3) thence North 29 degrees 37 minutes 42 seconds East 303.94 feet;
- 4) thence North 30 degrees 12 minutes 32 seconds West 337.19 feet;
- 5) thence North 17 degrees 55 minutes 10 seconds East 420.37 feet;
- 6) thence North 02 degrees 37 minutes 59 seconds West 133.59 feet;
- 7) thence North 66 degrees 33 minutes 35 seconds West 467.98 feet to a point on the Easterly boundary of that parcel of land described in Book 838 at Page 1159 of the records of said Douglas County;

thence along said boundary North 23 degrees 28 minutes 14 seconds East 149.68 feet to a point on the South line of the North half of the Northeast quarter of said Section 8; thence along said South line, North 88 degrees 49 minutes 51 seconds East 641.55 feet to the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 8 and a point on the Westerly boundary of that parcel of land described in Book 931 at Page 1117 of the records of said Douglas County;

thence along the boundary of said parcel of land the following three (3) courses;

- 1) along the East line of said Southwest quarter of the Northeast quarter of Section 8 00 degrees 30 minutes 11 seconds East 1337.76 feet to the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 8;
  - 2) thence along the West line of said Northeast quarter of the Southeast quarter of Section 8 South 00 degrees 30 minutes 29 seconds East 413.47 feet;
  - 3) thence North 89 degrees 10 minutes 58 seconds East 124.52 feet to a point on the East line of said Southeast quarter of Section 8 and a point on the Westerly boundary of that parcel of land described in Book 582 at Page 740 of the records of said Douglas County;
- thence along said line South 00 degrees 44 minutes 14 seconds East 922.50 feet to the Point of Beginning.

Excepting therefrom those parcels of land conveyed to the Castlewood Ranch Metropolitan District in deed recorded May 30, 2001 in Book 2049 at Page 1038 and 1041;

**Parcel D:**

The Northwest quarter of the Southeast quarter of the Southwest quarter of Section 4, Township 8 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, County of Douglas, State of Colorado.

The Southwest quarter of the Southwest quarter of Section 4, Township 8 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, County of Douglas, State of Colorado.

**Parcel E:**

That part of the Northeast quarter of the Southeast quarter of Section 5, Township 8 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of said Northeast quarter of the Southeast quarter; thence North along the East line of said Northeast quarter of the Southwest quarter a distance of 415.75 feet; thence Southwesterly a distance of 598 feet, more or less, to a point on the South line of said Northeast quarter of the Southeast quarter that is 430.00 feet Westerly from the Southeast corner of said Northeast quarter of the Southeast quarter; thence Easterly along said South line a distance of 430.00 feet to the Point of Beginning; plus all of the North half of the Southwest quarter of Section 4, Township 8 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, County of Douglas, State of Colorado.

THE PROPERTY DESCRIBED IN RULE AND ORDER RECORDED NOVEMBER 24, 2005 UNDER RECEPTION NO. 2005107040 IS HEREBY EXCLUDED.

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**ORDINANCE 94-17**  
**AN ORDINANCE AMENDING THE**  
**TOWN'S ZONE DISTRICT MAP BY**  
**AMENDING ORDINANCE NO. 3.71A**  
**(FOUNDERS VILLAGE P.U.D.)**

DC9452640

28

**WHEREAS**, Leonard and Pam Wilson, and Mahogany Partners, Ltd. have made application to the Town of Castle Rock for an amendment to Ordinance No. 3.71A, which ordinance was previously amended April 18, 1985, pursuant to Ordinance No. 85-19; as further amended May 16, 1985, pursuant to Ordinance No. 85-25; as further amended July 25, 1985, pursuant to Ordinance No. 85-33; as further amended December 12, 1985, pursuant to Ordinance No. 85-65; as further amended August 28, 1986, pursuant to Ordinance 86-30, to allow horses and horse facilities as a permitted use within Filing No. 17 of the Founders Village P.U.D.; and

**WHEREAS**, public hearings on the application have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

**NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:**

**SECTION 1. Amendment.** Ordinance No. 3.71A be amended by the addition of a subsection K to Section II of said Ordinance No. 3.71A which reads as follows:

(K) Additional Uses Permitted in Founders Village Filing No. 17

Keeping of horses and horse facilities are permitted on the property described as Founders Village Filing No. 17.

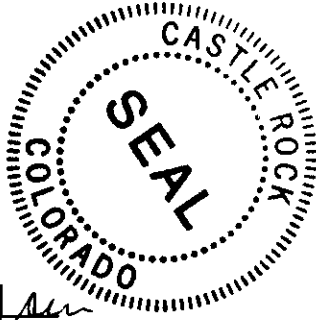
**SECTION 2. Severability.** If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

**SECTION 3. Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

**SUBMITTED** this 26th day of May, 1994 and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 6 for and 0 against.

**PASSED, APPROVED AND ADOPTED** this 9th day of June, 1994, by the Town Council of the Town of Castle Rock by a vote of 6 for and 1 against.

(Ord. No. 94-16 cont'd)



ATTEST:

TOWN OF CASTLE ROCK

Sally A. Misare  
Sally Misare, Town Clerk

Mark C. Williams  
Mark C. Williams, Mayor

APPROVED AS TO FORM:

Robert Slentz  
Robert Slentz, Town Attorney

(F:\USER\PLAN\TC\TCORD2.FV)

9452640 - 10/12/94 11:29 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B1223 - P2273 - \$10.00 - 2/ 2

DC8629508

ORDINANCE NO. 86-30

AN ORDINANCE  
AMENDING ORDINANCE NO. 3.71,  
REPEALING AND REENACTING ORDINANCE NO. 85-19,  
AND REPEALING AND REENACTING A PORTION  
OF ORDINANCE NO. 85-65  
(ALL ORDINANCES HEREIN ADOPTED,  
AMENDED, REPEALED AND REENACTED ARE  
AMENDMENTS TO THE ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK, COLORADO)  
(THE VILLAGES AT CASTLE ROCK P.U.D.  
FOUNDERS VILLAGE PORTION)

✓ should be 3.71A  
(3.71 deals with Plum Creek)

WHEREAS, the Board of Trustees of the Town of Castle Rock finds  
that:

- (a) an application has been filed with the TOWN for a major modification requesting certain modifications to the Preliminary Planned Unit Development (Planned Development) Site Plan for the Founders Village portion of The Villages at Castle Rock P.U.D. (P.D.), approved August 4, 1981, pursuant to Ordinance No. 3.71 (the "Original Ordinance"), as amended April 18, 1985, pursuant to Ordinance No. 85-19; as further amended May 16, 1985, pursuant to Ordinance No. 85-25; as further amended July 25, 1985, pursuant to Ordinance No. 85-33; as further amended December 12, 1985, pursuant to Ordinance No. 85-65; and,
- (b) a petition has been filed with the Town requesting amendment to the zoning district map of the Town of Castle Rock for certain lands annexed to the Town of Castle Rock contemporaneously with the adoption of this Ordinance which lands are adjacent to those lands now included within the approved Preliminary Planned Unit Development (Planned Development) Site Plan for the

8629508 - 12/18/86 11:14 - RETA A. CHAIN DOUGLAS CO. COLO. CLERK & RECORDER

sup.  
# 150.02

Founders Village portion of The Villages at Castle Rock P.U.D. (P.D.); and,

- (c) that public hearings, following notice duly made and published pursuant to applicable Colorado State Statute and Town of Castle Rock Ordinance, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock; and,
- (d) that said major modification and said amendment comply with the stated purposes of Castle Rock Municipal Code, Section 17.48.010;
- (e) that Exhibit "A" attached hereto describes that portion of the area described in the above referenced Original Ordinance and the Amendments thereto which is the subject of the major modification which is referred to in Subparagraph (a) above;
- (f) that Exhibit "B" attached hereto describes that area annexed to the Town of Castle Rock contemporaneously with the adoption of this ordinance which is referred to in Subparagraph (b) above;
- (g) that in order to simplify that series of ordinances which are referred to in Subparagraph (a) above which amend Original Ordinance, it is the intent of this Ordinance to repeal Ordinance 85-19 in its entirety and reenact said ordinance, as amended, as a part of this Ordinance.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 2/ 50  
R06RR - P0580 \$150.00

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, as follows:

That the requested major modification to the approved Preliminary Planned Unit Development (Planned Development) Site Plan for The Villages at Castle Rock is hereby approved as described in Exhibit "A" [attached hereto and as more specifically set forth in this Ordinance and upon the amended Preliminary Planned Unit Development (Planned Development) Site Plan for the Founders Village Portion of The Villages at Castle Rock].

That the Zoning Classification of the lands, consisting of 20.0 acres, described in Exhibit "B", attached hereto, is changed from Zoning Classification A-1 (Agriculture One) to Zoning Classification PD (Planned Development District).

That Ordinance 85-19 is hereby repealed and said Ordinance, as amended, is reenacted; as part of this Ordinance 86-30 as reenacted, amended and set forth as hereinbelow:

- A. The tract described in Exhibit "C" attached hereto (which describes all lands described in all ordinances referred to in Subparagraph (a) above together with the area described in this Ordinance 86-30) shall be divided into the following general use areas as the same are generally located on the original Preliminary Site Plan and on those Amended Preliminary Site Plans filed for the public record as follows:

The Villages at Castle Rock Planned Unit Development Preliminary Site Plan, recorded August 11, 1981, at Reception No. 272708;

Founders Village, The Villages at Castle Rock Planned Unit Development Preliminary Site Plan, recorded September 11, 1985, at Reception No. 361815;

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER 3/ 50  
RCARR - P0581 - \$150.00

Memmen Young Portion, The Villages at Castle Rock - Infill Planned Unit Development Preliminary Site Plan, recorded September 11, 1985, at Reception No. 361805;

The Villages Mall and Office Center Portion, The Villages at Castle Rock - Infill Planned Unit Development Preliminary Site Plan, recorded March 27, 1986, at Reception No. 8603131;

Founders Village Portion, The Villages at Castle Rock Amended Preliminary P.U.D. Site Plan, recorded April 25, 1986, at Reception No. 8605582.

Section I of Ordinance 3.71 as subsequently amended in all said subsequent ordinances and site plans is hereby repealed and reenacted, amended and adopted herein to read as follows:

SECTION I

GENERAL USE AREAS

The tract described herein shall be divided into general use areas as the same are generally located on The Villages at Castle Rock Planned Unit Development Preliminary Site Plans identified above, which Amended Site Plans are incorporated by reference in this Ordinance.

Said general use areas shall be of ten (10) types, as designated below. The aggregate number of acres within each type of use area shall be as indicated opposite each type designation.

General Use Areas - Exhibit "C" (Entire Villages at Castle Rock as amended to date of this Ordinance):

<u>TYPE USE AREA</u>	<u>NUMBER OF ACRES</u>
Single Family (Very Low Density) Use Areas	12.5 Acres
Single Family (Lower Density) Use Areas	648.4 Acres
Single Family (Higher Density) Use Areas	1,205.8 Acres
Multi-Family Use Areas (MF)	449.2 Acres
Multi-Family Low Density Use Areas (LMF)	383.6 Acres
Neighborhood Business Use Areas	16.0 Acres
Integrated Business Use Areas	274.7 Acres
Business Use Area	23.5 Acres
Dedicated Use Areas	1,567.2 Acres - 32 <sup>5</sup> / <sub>10</sub>
Roadway Use Areas	<u>268.5 Acres</u>
 TOTAL	 4,849.4 Acres

8629508 - 12/18/86 11:14 - RETA A. GRAIN DOUGLAS CO. COLO. CLERK & RECORDER 4/ 50  
B0688 - P0582 - \$150.00

General Use Areas - Exhibit "A" and Exhibit "B" (Founders Village Portion Only):

<u>TYPE USE AREA</u>	<u>NUMBER OF ACRES</u>
Single Family (Lower Density) Use Areas	251.3 Acres
Single Family (Higher Density) Use Areas	669.1 Acres
Multi-Family Use Areas (MF)	122.6 Acres
Multi-Family Low Density Use Areas (LMF)	255.7 Acres
Neighborhood Business Use Areas	11.0 Acres
Integrated Business Use Areas	18.8 Acres
Dedicated Use Areas	552.5 Acres 28%
Roadway Use Areas	<u>75.0 Acres</u>
 TOTAL	 1,956.0 Acres

B. Residential Areas. [Single Family (Very Low Density), Single Family (Lower Density), Single Family (Higher Density), Multi-Family Areas, and Multi-Family Low Density Use Areas] shall contain a minimum amount of private open space equal to 20% of the total acreage contained in such areas, none of which shall be credited to the public land dedication requirement. All such private open space which is to be held as common open space shall be perpetually protected by appropriate protective covenants and title to such common open space shall be held by a non-profit corporate entity which shall bear the responsibility of improving, maintaining and controlling such private common open space.

SECTION II

That Section II of said Ordinance No. 3.71 be amended to read as follows:

To amend Section II C. to read as follows:

C. Multi-Family Use Areas (MF and LMF)

8629508 -- 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER 5/ 50  
 P0688 - P0588 - \$150.00

- (1) Any use permitted in Single Family (Lower Density) use areas.
- (2) Multi-Family dwelling units (either occupant owned or rental units).
- (3) Hospitals.
- (4) Colleges and Universities.

To add Subsection (8) to Paragraph H. Accessory Uses Permitted in All Use Areas

- (8) Sales and information centers to include display dwelling units and private construction and sales offices for developers, subdevelopers and builders associated with the planned development.

### SECTION III

That Section III of said Ordinance No. 3.71 as previously amended pursuant to the provisions of those ordinances referred to in this Ordinance be further amended to read as follows:

- A. Single Family (Lower Density) Areas - Average density of four (4) dwelling units per acre within each such general use area. (Maximum permitted dwelling units - 2,594.)
- B. Single Family (Higher Density) Areas - Average density of six (6) dwelling units per acre within each such general use area. (Maximum permitted dwelling units - 7,235.)

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0688 - P0584 \$150.00

C. Multi-Family Areas - Multi-Family (MF) Areas - Average density of twenty (20) dwelling units per acre within each such general use area. (Maximum permitted dwelling units - 8,984.)

Multi-Family-Low Density (LMF) Areas - Average density of twelve (12) dwelling units per acre within each such general use area. (Maximum permitted dwelling units - 4,603.)

#### SECTION IV

That Section IV of said Ordinance No. 3.71 be amended to read as follows:

- A. Maximum Building Heights in all Single Family Areas, Multi-Family Low Density and Neighborhood Business Areas - 35 feet.
- B. Maximum Building Heights in Multi-Family and Integrated Business Areas - 50 feet.

#### SECTION V

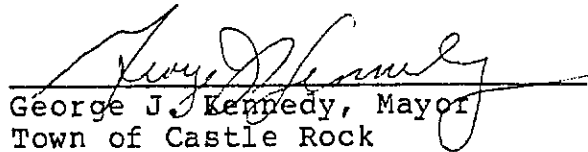
##### RESIDENTIAL BUILDING ENVELOPES

- A. Development of lots within the area described in Exhibit "D" shall be restricted to the confines of a described building envelope. Building envelopes shall be described as to size and dimensions on the face of the final plat.
- B. Building envelopes for single-family detached residences shall include all clearing, grading, construction, introduced irrigated landscaping and impervious areas, with the exception of ingress-egress roads.

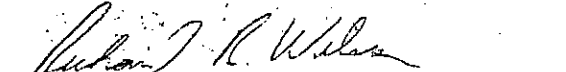
C. Building envelopes for attached residences shall include the entire principal structures, attached or detached garages, patio or other impervious surface areas and irrigated landscape areas. Entry driveways to the structure may extend from the building envelope to the principal access route.

Passed and adopted on first reading this 14<sup>th</sup> day of August, 1986, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado 6 for and 0 against.


Passed and adopted on second reading this 28<sup>th</sup> day of August, 1986, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado 5 for and 0 against.

  
George J. Kennedy, Mayor  
Town of Castle Rock

ATTEST:

  
Richard R. Wilson, Town Clerk

Approved as to form:

  
Bruce B. Lassman,  
Town Attorney

Publication Date: 1-12-87

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER 8/ 50  
R0688 - P0586 - \$150.00

PROPERTY DESCRIPTION  
Founders Village Boundary

A parcel of land located in Sections 4, 5, 7, 8, 9, & 17, all in Township 8 South, Range 66 West, of the Sixth Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:

BEGINNING at the southwest corner of said Section 8;  
THENCE N00°07'09"E along the westerly line of the Southwest Quarter of said Section 8 a distance of 1261.58 feet;  
THENCE S88°42'09"W along a line 60.00 feet southerly of and parallel with the southerly line of the North Half of the Southeast Quarter of said Section 7 a distance of 1592.77 feet;  
THENCE the following 8 (eight) courses along the westerly and northerly lines of proposed Founders Village Filings No. 5 and 6 to be recorded in the Douglas County Clerk & Recorder's Office;

- 1) N43°12'49"W a distance of 140.49 feet;
  - 2) THENCE N40°02'25"W a distance of 734.98 feet;
  - 3) THENCE N01°07'29"W a distance of 706.82 feet;
  - 4) THENCE S88°47'33"W along the northerly line of said Southeast Quarter a distance of 477.70 feet;
  - 5) THENCE S88°47'40"W along the northerly line of the Southwest Quarter of said Section 7 a distance of 92.41 feet;
  - 6) THENCE N40°03'55"W a distance of 260.60 feet;
  - 7) THENCE N50°21'54"E tangent with the following described curve a distance of 240.10 feet;
  - 8) THENCE along the arc of a curve to the right having a central angle of 50°37'56", a radius of 1042.50 feet, a chord bearing N75°40'52"E a distance of 891.57 feet and an arc distance of 921.25 feet;
- THENCE N10°59'50"E radial to the last described curve a distance of 58.39 feet;
- THENCE N39°23'18"E a distance of 879.03 feet;
- THENCE N81°39'58"E a distance of 151.10 feet;
- THENCE N01°46'50"E a distance of 96.55 feet;
- THENCE N53°28'06"E a distance of 410.07 feet;
- THENCE N34°44'02"E a distance of 178.14 feet;
- THENCE N14°19'35"W a distance of 167.72 feet;
- THENCE N45°27'28"E a distance of 416.00 feet;
- THENCE N15°12'12"E non-tangent with the following described curve a distance of 236.60 feet;
- THENCE along the arc of a curve to the left being the southerly deed line of Colorado State Highway No. 86 having a central angle of 10°24'00", a radius of 2925.00 feet, a chord bearing N66°12'01"E a distance of 530.21 feet and an arc distance of 530.93 feet;
- THENCE N88°40'30"E non-tangent with the last described curve along the southerly line of said Section 5 a distance of 549.79 feet;
- THENCE the following 3 (three) courses along the easterly deed line of County Road No. 2;
- 1) N29°17'49"E a distance of 973.58 feet;
  - 2) THENCE N30°36'41"E a distance of 234.13 feet;
  - 3) THENCE N37°20'59"E a distance of 189.57 feet;

THENCE the following 5 (five) courses along said southerly deed line of Colorado State Highway No. 86;

- 1) THENCE N44°24'09"E a distance of 110.64 feet;
  - 2) THENCE N39°13'02"E a distance of 484.35 feet;
  - 3) THENCE N28°06'12"E a distance of 103.76 feet;
  - 4) THENCE N39°13'02"E tangent with the following described curve a distance of 289.15 feet;
  - 5) THENCE along the arc of a curve to the left having a central angle of 0°42'05", a radius of 2915.00 feet, a chord bearing N38°51'59"E a distance of 35.69 feet and an arc distance of 35.69 feet;
- THENCE N89°03'00"E along the northerly line of the South Half of the North Half of the South Half of said Section 5 non-tangent with the last described curve a distance of 1961.91 feet;
- THENCE S00°04'02"W along the easterly line of the South Half of the Northwest Quarter of the Southeast Quarter of said Section 5 a distance of 650.90 feet;
- THENCE N88°55'12"E along the northerly line of the Southeast Quarter of the Southeast Quarter of said Section 5 a distance of 1318.46 feet;
- THENCE N89°44'06"E along the northerly line of the South Half of the Southwest Quarter of said Section 4 a distance of 2642.30 feet;
- THENCE S00°22'00"E along the easterly line of said South Half of the Southwest Quarter a distance of 1309.83 feet;
- THENCE S00°38'06"E along the easterly line of the Northeast Quarter of the Northwest Quarter of said Section 9 a distance of 1330.42 feet;
- THENCE S00°26'16"E along the easterly line of the Southeast Quarter of said Northwest Quarter of Section 9 a distance of 1332.26 feet;
- THENCE N89°33'58"E along the northerly line of the West Half of the Southeast Quarter of said Section 9 a distance of 1318.08 feet;
- THENCE S00°29'11"E along the easterly line of said West Half of the Southeast Quarter a distance of 2638.51 feet;
- THENCE S88°55'15"W along the southerly line of said West Half of the Southeast Quarter a distance of 1318.18 feet;
- THENCE S88°56'19"W along the southerly line of the Southwest Quarter of said Section 9 a distance of 2635.39 feet;
- THENCE S00°17'29"E along the easterly line of the Northeast Quarter of the Northeast Quarter of said Section 17 a distance of 1325.03 feet;
- THENCE S00°21'03"E along the easterly line of the Southeast Quarter of said Northeast Quarter of Section 17 a distance of 1325.39 feet;
- THENCE S00°19'16"E along the easterly line of the Southeast Quarter of said Section 17 a distance of 2650.42 feet;
- THENCE S89°24'14"W along the southerly line of said Southeast Quarter of Section 17 a distance of 2003.63 feet;
- THENCE N27°00'08"W a distance of 1477.35 feet;
- THENCE N00°27'05"W along the westerly line of said Southeast Quarter of Section 17 a distance of 2.04 feet;
- THENCE S89°25'14"W along the southerly line of the Northeast Quarter of the Southwest Quarter of said Section 17 a distance of 1330.85 feet;
- THENCE N00°25'00"W along the westerly line of said Northeast Quarter of the Southwest Quarter of Section 17 a distance of 1325.37 feet;
- THENCE S89°22'27"W along the southerly line of the West Half of the Northwest Quarter of said Section 17 a distance of 1330.42 feet;
- THENCE N00°23'30"W along the westerly line of the Northwest Quarter of said Section 17 a distance of 2649.37 feet to the POINT OF BEGINNING.
- Containing 1956.111 gross acres, more or less.

Excepting therefrom

A parcel of land located in the West Half of the Northwest quarter, Section 8, Township 8 South, Range 66 West of the Sixth Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:

BEGINNING at the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 8;

THENCE N00°11'55"E along the westerly line of said West Half of the Northwest Quarter a distance of 285.24 feet;

THENCE the following 2 (two) courses along the easterly line of County Road No. 2

- 1) N32°14'08"E a distance of 614.35 feet;
- 2) THENCE N29°29'54"E a distance of 438.44 feet;

THENCE S60°27'44"E a distance of 382.45 feet;

THENCE the following 2 (two) courses along the westerly line of Villages at Castle Rock Founders Village Filing No. 2, filed under Reception No. 359812 in the Douglas County Clerk and Recorder's Office

- 1) Continuing S60°27'44"E a distance of 30.00 feet;
- 2) THENCE S00°11'55"W parallel with said westerly line of the West Half of the Northwest Quarter a distance of 1097.75 feet;

THENCE N89°48'05"W along the northerly line of Villages at Castle Rock Filing No. 3 filed under Reception No. 362311 in the Douglas County Clerk and Recorder's Office a distance of 900.00 feet;

THENCE N00°11'55"E along said westerly line of the West Half of the Northwest Quarter a distance of 111.46 feet; to the POINT OF BEGINNING; containing 20.272 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0688 - P0589 - \$150.00 11/ 50

Exhibit "B"

A parcel of land located in the West Half of the Northwest quarter, Section 8, Township 8 South, Range 66 West of the Sixth Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:

BEGINNING at the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 8;

THENCE N00°11'55"E along the westerly line of said West Half of the Northwest Quarter a distance of 285.24 feet;

THENCE the following 2 (two) courses along the easterly line of County Road No. 2

1) N32°14'08"E a distance of 614.35 feet;

2) THENCE N29°29'54"E a distance of 438.44 feet;

THENCE S60°27'44"E a distance of 382.45 feet;

THENCE the following 2 (two) courses along the westerly line of Villages at Castle Rock Founders Village Filing No. 2, filed under Reception No. 359812 in the Douglas County Clerk and Recorder's Office

1) Continuing S60°27'44"E a distance of 30.00 feet;

2) THENCE S00°11'55"W parallel with said westerly line of the West Half of the Northwest Quarter a distance of 1097.75 feet;

THENCE N89°48'05"W along the northerly line of Villages at Castle Rock Filing No. 3 filed under Reception No. 362311 in the Douglas County Clerk and Recorder's Office a distance of 900.00 feet;

THENCE N00°11'55"E along said westerly line of the West Half of the Northwest Quarter a distance of 111.46 feet; to the POINT OF BEGINNING; containing 20.272 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 12/ 50  
B0688 - P0590 - \$150.00

DAVID E. ARCHER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
222 FRONT ST.  
CASTLE ROCK, COLO. 80104  
PHONE 668-4842

Page 1 of 14 Pages  
Job No. 81-176-Z  
June 4, 1981

TOTAL PROPERTY DESCRIPTION  
FOR  
"THE VILLAGES AT CASTLE ROCK"

~~Twenty~~<sup>Eleven</sup> parcels of land situated in Sections 20, 21, 22, 27, 28, 29,  
30, 31, and 32 in Township 7 South, Range 66 West of the 6th Principal  
Meridian and in Sections 5, 6, 7, 8, 9, and 17 in Township 8 South,  
Range 66 West of the 6th Principal Meridian, Douglas County, Colorado,  
more particularly described on the following pages.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
R0688 - P0591 - \$150.00  
- 13/ 50

DAVID E. BRONER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
222 FRONT ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4842

Page 2 of 14 Pages  
Job No. 81-176-Z  
June 4, 1981

PROPERTY DESCRIPTION: Parcel Number 1

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

Commencing at the Northwest corner of said Section 7;

Thence S 29°07'55"E a distance of 1868.32 feet;

Thence S 39°40'06"E a distance of 423.60 feet;

Thence N 50°49'54"E a distance of 315.00 feet to a point on the West Right of Way line of Ridge Road;

Thence N 32°41'42"W a distance of 449.08 feet to a point on the Easterly Right of Way line of Ridge Road and to the true point of beginning;

Thence N 25°11'35"E a distance of 212.50 feet;

Thence N 0°17'27"E a distance of 448.44 feet;

Thence N 89°30'21"W a distance of 150.62 feet;

Thence N 0°01'55"E a distance of 680.30 feet to a point on the South Right of Way line of State Highway No. 86;

Thence S 40°00'16"E a distance of 3357.98 feet to a point on the South line of the Southwest ¼ of the Northeast ¼ of said Section 7, said point being 350.00 feet Westerly from the Southeast corner of said Southwest ¼ of the Northeast ¼;

Thence S 89°31'08"W along the East-West centerline of said Section 7 a distance of 1070.92 feet to a point on the East Right of Way line of Ridge Road;

Thence N 39°20'18"W along said East Right of Way line a distance of 77.18 feet to the intersection of said East Right of Way line with the South Right of Way line of Enderud Road;

Thence N 38°27'47"W a distance of 75.87 feet to the intersection of the North Right of Way line of Enderud Road with the East Right of Way line said Ridge Road;

Thence N 37°20'18"W along said East Right of Way line a distance of 1473.68 feet to the point of beginning;

Containing 45.514 acres, more or less.

8629508 - 12/18/86 11:14 - BETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 14/ 50  
B0688 - P0592 - \$150.00

REGISTERED LAND SURVEYOR  
& ASSOCIATES, INC.  
322 FRONT ST.  
CASTLE ROCK, COLO. 80104  
PHONE 888-4642

Page 3 of 14 Pages  
Job No. 81-176-Z  
June 4, 1981

PROPERTY DESCRIPTION: Parcel Number 2

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

- Beginning at the Northeast corner of said Section 7;
  - Thence S 0°54'37"W along the East line of said Section 7 a distance of 1439.45 feet;
  - Thence N 89°05'23"E a distance of 900.00 feet;
  - Thence S 0°50'21"W a distance of 2802.13 feet;
  - Thence N 89°09'39"W a distance of 901.51 feet to the East line of said Section 7;
  - Thence N 0°50'21"E along said East line a distance of 205.00 feet;
  - Thence S 89°25'49"W a distance of 1598.84 feet to the East Right of Way line of Ridge Road;
  - Thence N 39°22'11"W along said East Right of Way line a distance of 76.96 feet to the South line of the Northwest ¼ of the Southeast ¼ of said Section 7;
  - Thence N 89°25'49"E a distance of 311.56 feet to the Southwest corner of the Northeast ¼ of the Southeast ¼ of said Section 7;
  - Thence N 1°12'12"E a distance of 1324.04 feet to the Northwest corner of the Northeast ¼ of the Southeast ¼ of said Section 7;
  - Thence S 89°31'08"W along the North line of the Northwest ¼ of the Southeast ¼ of said Section 7 a distance of 350.00 feet;
  - Thence N 40°00'16"W a distance of 3357.98 feet to a point on the South Right of Way line of State Highway No. 86;
  - Thence N 32°24'48"W a distance of 112.70 feet to a point on the North Right of Way line of State Highway No. 86, and to a point on the West line of the Southeast ½ of the Southwest ¼ of aforesaid Section 6;
  - Thence N 0°05'46"W a distance of 1302.30 feet to the Northwest corner of the Southeast ¼ of the Southwest ¼ of said Section 6;
  - Thence N 89°57'41"E a distance of 1310.86 feet to the Northeast corner of the Southeast ¼ of the Southwest ¼ of said Section 6;
  - Thence S 0°11'58"E a distance of 1319.35 feet to the Southeast corner of the Southeast ¼ of the Southwest ¼ of said Section 6;
  - Thence N 89°33'26"E a distance of 2626.52 feet to the point of beginning;
- Containing 311.726 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 15/ 50  
B0688 - P0593 - \$150.00

& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
222 FRONT ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4842

Page 4 of 14 Pages  
Job No. 81-176-Z  
June 4, 1981

PROPERTY DESCRIPTION: Parcel Number 3.

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

Beginning at the Southwest corner of said Section 8;  
Thence N 0°50'21"E along the West line of said Section 8 a distance of 1056.75 feet;  
Thence S 89°09'39"E a distance of 901.51 feet;  
Thence N 0°50'21"E a distance of 2802.13 feet;  
Thence N 0°54'37"E a distance of 1097.75 feet;  
Thence N 59°45'02"W a distance of 410.19 feet to a point on the Easterly Right of Way line of Enderud Road;  
Thence N 30°14'58"E along said East Right of Way line a distance of 180.54 feet to a point on the North line of said Section 8;  
Thence N 89°23'49"E a distance of 3309.33 feet to the Northeast corner of the Northwest ¼ of the Northeast ¼ of said Section 8;  
Thence S 0°12'31"W a distance of 1337.73 feet to the Southeast corner of the Northwest ¼ of the Northeast ¼ of said Section 8;  
Thence S 89°32'38"W a distance of 1318.17 feet to the Southwest corner of the Northwest ¼ of the Northeast ¼ of said Section 8;  
Thence S 89°32'33"W a distance of 1319.19 feet to the Northeast corner of the Southwest ¼ of the Northwest ¼ of said Section 8;  
Thence S 0°39'38"W a distance of 1331.18 feet to the Southeast corner of the Southwest ¼ of the Northwest ¼ of said Section 8;  
Thence S 0°37'30"W a distance of 1326.19 feet to the Northwest corner of the Southeast ¼ of the Southwest ¼ of said Section 8;  
Thence N 89°52'54"E a distance of 1329.81 feet to the Northeast corner of the Southeast ¼ of the Southwest ¼ of said Section 8;  
Thence S 0°24'43"W a distance of 1330.64 feet to the Southeast corner of the Southeast ¼ of the Southwest ¼ of said Section 8;  
Thence N 89°55'29"W a distance of 2669.40 feet to the point of beginning;  
Containing 196.600 acres, more or less.

8629508 - 12/18/86 11:14 - REFA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 16/ 50  
B0688 - P0594 - \$150.00

ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
222 FRONT ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4042

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Job No. 81-176 -Z  
June 4, 1981

PROPERTY DESCRIPTION: Parcel Number 4

A tract of land situated in Sections 8 and 17, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

- Beginning at the Northwest corner of said Section 17;
  - Thence S 89°55'29"E a distance of 2669.40 feet to the Southwest corner of the South ½ of the Southeast ¼ of Section 8;
  - Thence N 0°24'43"E a distance of 1330.64 feet to the Northwest corner of the South ½ of the Southeast ¼ of said Section 8;
  - Thence S 33°28'29"E a distance of 4780.42 feet to the Southeast corner of the Northeast ¼ of Section 17;
  - Thence S 0°23'37"W a distance of 2650.66 feet to the Southeast corner of said Section 17;
  - Thence N 89°52'25"W along the South line of said Section 17 a distance of 2004.12 feet;
  - Thence N 26°14'27"W a distance of 1479.40 feet to a point on the East line of the Southeast ¼ of the Southwest ¼ of said Section 17;
  - Thence N 0°15'08"E a distance of 2.04 feet to the Southeast corner of the Northeast ¼ of the Southwest ¼ of Section 17;
  - Thence N 89°57'15"W a distance of 1330.68 feet to the Southwest corner of the Northeast ¼ of the Southwest ¼ of said Section 17;
  - Thence N 0°17'29"E a distance of 1324.59 feet to the Northwest corner of the Northeast ¼ of the Southwest ¼ of said Section 17;
  - Thence N 89°53'50"W a distance of 1330.31 feet to the Southwest corner of the Northwest ¼ of said Section 17;
  - Thence N 0°19'26"E a distance of 2649.60 feet to the point of beginning;
- Containing 476.796 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0688 - P0595 - 17/ 50 \$150.00

ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
222 FRONT ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

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Job No. 81-176-2  
June 4, 1981

PROPERTY DESCRIPTION: Parcel Number 5

A tract of land situated in Sections 8, 9 and 17, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:  
Beginning at the Northeast corner of said Section 17;  
Thence S 0°23'37"W a distance of 2650.67 feet to the Southeast corner of the Northeast 1/4 of said Section 17;  
Thence N 33°28'29"W a distance of 4780.42 feet to the Northwest corner of the South 1/2 of the Southeast 1/4 of said Section 8;  
Thence N 89°54'42"E a distance of 2655.09 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of said Section 8;  
Thence N 0°00'24"E a distance of 2681.96 feet to the Northwest corner of the South 1/2 of the Northwest 1/4 of said Section 9;  
Thence S 89°31'39"E a distance of 2650.34 feet to the Northeast corner of the South 1/2 of the Northwest 1/4 of said Section 9;  
Thence S 0°12'36"W a distance of 1331.48 feet to the Northwest corner of the West 1/2 of the Southeast 1/4 of said Section 9;  
Thence S 89°43'42"E a distance of 1318.06 feet to the Northeast corner of the West 1/2 of the Southeast 1/4 of said Section 9;  
Thence S 0°15'14"W a distance of 2639.32 feet to the Southeast corner of the West 1/2 of the Southeast 1/4 of said Section 9;  
Thence S 89°39'04"W a distance of 3952.25 feet to the point of beginning;  
Containing 444.896 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0688 - P0596 - \$150.00  
18/ 50

& ASSOCIATES, INC.

REGISTERED LAND SURVEYOR  
222 FRONT ST.

CASTLE ROCK, COLO. 80104  
PHONE 336-4642

Page 7 of 14 Pages  
Job No. 81-176-Z  
June 4, 1981

PROPERTY DESCRIPTION: Parcel Number 6

That part of Castle Oaks, described as follows: Beginning at the Southeast corner of the South 1/2 of the Southwest 1/4 of Section 6, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado:  
Thence N 89°13'26"E along the South line of the Southeast 1/4 of said Section 6 a distance of 2452.13 feet; Thence N 26°54'36"E a distance of 128.02 feet to the most Southerly corner of Lot 1, Block 1, Castle Oaks; Thence N 26°13'08"W a distance of 1741.84 feet to the Northwest corner of Lot 1, Block 1, Castle Oaks; Thence N 62°51'48"W a distance of 70.66 feet to the Southwesterly corner of Lot 1, Block 5, Castle Oaks; Thence N 14°00'27"W a distance of 683.10 feet to the Northwest corner of said Lot 1, Block 5, Castle Oaks; Thence N 49°26'00"E along the Northerly line of said Lot 1, Block 5, a distance of 608.22 feet; Thence N 40°34'00"W a distance of 201.20 feet to the most Southerly corner of Lot 2, Block 4, Castle Oaks; Thence N 48°18'32"W a distance of 601.47 feet to the Southwest corner of Lot 2, Block 4, Castle Oaks; Thence Northerly along the East line of Castle Oaks Drive and along the arc of a curve to the left a distance of 189.25 feet, said curve has a radius of 464.37 feet and a central angle of 23°21'03" to a point of tangent; Thence N 12°24'51"E along said East line and along said tangent a distance of 162.81 feet to a point of curve; Thence Northwesterly along said East line and along the arc of a curve to the left a distance of 580.66 feet, said curve has a radius of 440.00 feet and a central angle of 75°36'41" to a point of tangent; Thence N 63°11'50"W along said East line and along said tangent a distance of 232.74 feet to the most Westerly corner of Lot 3, Block 4, Castle Oaks and to a point of curve; Thence Northwesterly along said East line along the arc of a curve to the right a distance of 93.42 feet, said curve has a radius of 360.00 feet and a central angle of 14°52'05"; Thence S 66°09'19"W a distance of 86.32 feet to the Southeasterly corner of Lot 10, Block 3, Castle Oaks; Thence S 66°09'19"W a distance of 166.76 feet to the Southwesterly corner of said Lot 10; Thence N 28°32'43"W a distance of 952.74 feet to the Northwesterly corner of said Lot 10; Thence S 77°52'40"E a distance of 611.02 feet to the Northeasterly corner of said Lot 10; Thence S 62°10'23"E a distance of 735.70 feet to a Northerly corner of said Lot 3, Block 4, Castle Oaks; Thence N 81°14'54"E a distance of 131.53 feet to the Northeast corner of said Lot 3, Block 4, Castle Oaks; Thence N 84°23'37"E a distance of 654.88 feet to the Southwest corner of Lot 5, Block 5, Castle Oaks; Thence N 5°39'49"E a distance of 754.98 feet to the Southwest corner of Lot 6, Block 5, Castle Oaks; Thence N 11°43'59"W a distance of 715.00 feet to the Southwest corner of Lot 7, Block 5, Castle Oaks; Thence N 39°26'00"E a distance of 1053.16 feet to the Southwest corner of Lot 8, Block 5, Castle Oaks; Thence N 3°45'01"E a distance of 760.00 feet to the Northwest corner of Lot 8, Block 5, Castle Oaks; Thence N 44°59'14"W a distance of 135.04 feet to the Southwest corner of Lot 9, Block 5, Castle Oaks; Thence N 5°14'59"W along the West line of said Lot 9 a distance of 600.00 feet; Thence S 59°30'36"W a distance of 6129.94 feet to the Northwest corner of Section 6, Township 8 South, Range 66 West of the 6th Principal Meridian; Thence Southerly and Easterly along the outer boundary of Castle Oaks for the following courses; Thence S 0°48'47"E a distance of 3974.85 feet; Thence N 89°31'00"E a distance of 25.00 feet; Thence S 0°36'27"E a distance of 11.74 feet to a point of curve; Thence Southerly along the arc of a curve to the left a distance of 142.07 feet, said curve has a radius of 229.75 feet and a central angle of 35°25'50" to a point of tangent; Thence S 36°02'17"E along said tangent a distance of 83.40 feet to a point of curve; Thence Southerly along the arc of a curve to the right a distance of 228.05 feet, said curve has a radius of 434.35 feet and a central angle of 30°04'57" to a point of tangent; Thence S 5°57'21"E along said tangent a distance of 217.28 feet; Thence N 27°26'16"E a distance of 722.13 feet; Thence N 89°42'19"E a distance of 1828.93 feet to the Northeast corner of the South 1/2 of the Southwest 1/4 of said Section 6; Thence S 0°31'58"E a distance of 1319.35 feet to the point of beginning; Containing 613.490 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CHAIN DOUGLAS CO. COLO. CLERK & RECORDER - 19/ 50  
B0688 - P0597 - \$150.00

REGISTERED LAND SURVEYOR  
322 FRONT ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

Page 8 of 14 Pages

Job No., 81-176-Z

June 4, 1981

PROPERTY DESCRIPTION: Parcel Number 7

That part of Castle Oaks described as follows:

Beginning at the Southwest corner of Section 31, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado;

Thence N 59°30'36"E a distance of 6129.94 feet to a point on the West line of Lot 9, Block 5, Castle Oaks;

Thence N 5°14'59"W a distance of 540.00 feet to the most Northerly corner of said Lot 9, Block 5, Castle Oaks;

Thence S 51°09'59"E along the Northeasterly line of said Lot 9 and the South-easterly extension thereof a distance of 1815.95 feet to a point on the East line of Rocky View Road;

Thence N 24°17'27"E along said East line a distance of 88.44 feet to a point of curve;

Thence Northerly along said East line along the arc of a curve to the left a distance of 185.00 feet, said curve has a radius of 430.00 feet and a central angle of 24°39'00" to a point of tangent;

Thence N 0°21'33"W along said East line and along said tangent a distance of 338.62 feet to a point of curve;

Thence Northerly along said East line and along the arc of a curve to the right a distance of 215.29 feet, said curve has a radius of 970.00 feet and a central angle of 12°43'00" to a point of tangent;

Thence N 12°21'27"E along said East line and along said tangent a distance of 219.50 feet to the Northwest corner of Lot 8, Block 6, Castle Oaks;

Thence N 06°15'26"E a distance of 955.86 feet to the Northeast corner of said Lot 8, Block 6, Castle Oaks;

Thence N 0°08'01"E a distance of 860.00 feet to the Southeast corner of Lot 22, Block 6, Castle Oaks;

Thence N 65°33'21"W a distance of 1081.16 feet to the Southwest corner of Lot 21, Block 6, Castle Oaks;

Thence N 34°20'56"W a distance of 891.73 feet to the most Westerly corner of Lot 20, Block 6, Castle Oaks;

Thence N 45°22'32"E along the West line of Lot 19, Block 6, Castle Oaks a distance of 592.53 feet;

8629508 - 12/18/86 11:14 - RITA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 20/ 50  
B0688 - P0598 - \$150.00

REGISTERED LAND SURVEYOR  
222 FRONT ST.  
CASTLE ROCK, COLO. 80104  
PHONE 638-4642

Page 9 of 14 Pages

Job No. 81-176-Z

June 4, 1981

Parcel Number 7: (continued)

Thence N 29°22'32"E along the West lines of Lots 18 and 19, Block 6, Castle Oaks, a distance of 1040.00 feet;

Thence N 0°30'45"E a distance of 674.61 feet to the Southeast corner of Lot 15, Block 6, Castle Oaks;

Thence N 80°14'39"W a distance of 808.48 feet to the Southwest corner of Lot 15, Block 6, Castle Oaks;

Thence N 29°22'23"E along the East line of Castle Oaks Drive a distance of 1187.49 feet to the Easterly extension of the North line of Juniper Place;

Thence N 61°37'37"W along the North line of Juniper Place a distance of 190.00 feet to a point of curve;

Thence Northwesterly along said North line along the arc of a curve to the right a distance of 95.30 feet, said curve has a radius of 210.00 feet and a central angle of 26°00'00" to a point of tangent;

Thence N 35°37'37"W along said North line a distance of 112.50 feet;

Thence Northerly along the arc of a curve to the left a distance of 195.23 feet, said curve has a radius of 92.50 feet and a central angle of 120°55'29" to the Southwest corner of Lot 21, Block 2, Castle Oaks;

Thence N 17°50'24"E a distance of 1222.28 feet to the most Northerly corner of Lot 21, Block 2, Castle Oaks;

Thence S 26°17'39"W a distance of 4189.77 feet to the Northeast corner of the Southeast ¼ of the Southeast ¼ of Section 30, Township 7 South, Range 66 West of the 6th Principal Meridian;

Thence N 89°42'53"W a distance of 1317.92 feet to the Northwest corner of the Southeast ¼ of the Southeast ¼ of said Section 30;

Thence S 0°21'07"W a distance of 3974.73 feet to the Northeast corner of the Northwest ¼ of the Southeast ¼ of Section 31, Township 7 South, Range 66 West of the 6th Principal Meridian;

Thence S 89°45'25"W a distance of 3756.05 feet to the West ¼ corner of said Section 31;

Thence S 0°15'02"W a distance of 2634.40 feet to the point of beginning;

Containing 479.092 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CHAIN DOUGLAS CO. COLO. CLERK & RECORDER \$150.00  
B0688 - P0599 - 21/ 50

REGISTERED LAND SURVEYOR  
222 FRONT ST.  
CASTLE ROCK, COLO. 80104  
PHONE 388-4642

Page 10 of 14 Pages

Job. No. 81-176-Z

June 4, 1981

PROPERTY DESCRIPTION: Parcel Number 8

That part of Castle Oaks described as follows;

Beginning at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado;

Thence N 26°17'39"E a distance of 4189.77 feet to the most Northerly corner of Lot 21, Block 2, Castle Oaks;

Thence S 34°30'08"E a distance of 966.33 feet to the most Easterly corner of Lot 21, Block 2, Castle Oaks;

Thence S 11°55'29"W a distance of 128.27 feet to the most Northerly corner of Lot 2, Block 7, Castle Oaks;

Thence S 43°17'12"E a distance of 523.47 feet to the Northwest corner of Lot 19, Block 7, Castle Oaks;

Thence N 87°17'42"E a distance of 650.00 feet to the Northeast corner of said Lot 19, Block 7, Castle Oaks;

Thence S 21°49'42"E a distance of 672.67 feet to the Northeast corner of Lot 17, Block 7, Castle Oaks;

Thence S 19°29'32"W a distance of 1165.00 feet to the Southeast corner of Lot 16, Block 7, Castle Oaks;

Thence S 25°29'32"W a distance of 720.00 feet to the Southeast corner of Lot 15, Block 7, Castle Oaks;

Thence S 53°04'09"E a distance of 380.75 feet to the most Easterly corner of Lot 12, Block 7, Castle Oaks;

Thence S 67°32'13"E a distance of 70.52 feet to a point on the Easterly line of Pleasant View Drive;

Thence N 56°56'43"E along said East line a distance of 156.72 feet to a point of curve;

Thence Northeasterly along said East line along the arc of a curve to the left a distance of 232.53 feet, said curve has a radius of 430.00 feet and a central angle of 30°59'00" to a point of tangent;

Thence N 25°57'43"E along said East line and along said tangent a distance of 95.82 feet to the South line of Antelope Place;

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 22/ 50  
B0688 - P0600 - \$150.00

ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
222 FRONT ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

Page 11 of 14 Pages

Job No. 81-176-Z

June 4, 1981

Parcel Number 8 (continued)

Thence N 3°54'12"E a distance of 5135.34 feet to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 7 South, Range 66 West of the 6th Principal Meridian;  
Thence S 89°34'20"W a distance of 2637.06 feet to the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 20;  
Thence S 0°01'26"E a distance of 1324.63 feet to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 20;  
Thence S 89°39'14"W a distance of 1317.49 feet to the Northwest corner of Section 29, Township 7 South, Range 66 West of the 6th Principal Meridian;  
Thence S 0°23'25"W a distance of 2647.02 feet to the West 1/4 corner of said Section 29;  
Thence S 0°24'04"W a distance of 1323.61 feet to the point of beginning;  
Containing 244.473 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0688 - P0601 - \$150.00  
- 23/ 50

PROPERTY DESCRIPTION: Parcel Number 39

A tract of land situated in Sections 20, 21, 28 and 29, Township 7 South, Range 66 West of the 6th Principal Meridian; Douglas County, Colorado, more particularly described as follows:  
Beginning at the Southeast corner of said Section 29;  
Thence N 0°04'17"E a distance of 3983.30 feet to the Southwest corner of the Northwest ¼ of the Northwest ¼ of aforesaid Section 28;  
Thence N 26°25'07"W a distance of 511.10 feet to the South line of Pleasant View Drive;  
Thence N 88°27'05"E along said South line a distance of 303.87 feet to a point of curve;  
Thence Northeasterly along said South line along the arc of a curve to the left a distance of 433.90 feet; said curve has a radius of 430.00 feet and a central angle of 57°48'57" to a point of tangent;  
Thence N 30°38'08"E along said South line and along said tangent a distance of 260.00 feet to a point of curve;  
Thence Northeasterly along the arc of a curve to the right and along said South line a distance of 361.63 feet; said curve has a radius of 370.00 feet and a central angle of 56°00'00" to a point of reverse curve;  
Thence Northeasterly along said South line and along the arc of a curve to the left a distance of 424.12 feet; said curve has a radius of 270.00 feet and a central angle of 90°00'00" to a point of reverse curve;  
Thence Northeasterly along said South line and along the arc of a curve to the right a distance of 197.92 feet; said curve has a radius of 210.00 feet and a central angle of 54°00'00" to a point of tangent;  
Thence N 50°38'08"E along said South line and along said tangent a distance of 161.75 feet;  
Thence S 0°05'13"W a distance of 1636.86 feet to the Southeast corner of the Northwest ¼ of the Northwest ¼ of Section 28, Township 7 South, Range 66 West;  
Thence N 89°41'44"E a distance of 1301.28 feet to the Southeast corner of the Northeast ¼ of the Northwest ¼ of said Section 28;

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0688 - P0602 - \$150.00 - 24/ 50

DAVID E. ARCHER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
322 FRONT ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

Page 13 of 14 Pages

Job No. 81-176-2

June 4, 1981

Parcel Number 9 (continued)

Thence N 26°01'52"W a distance of 2955.88 feet;  
 Thence S 89°27'58"W a distance of 2634.84 feet to the Northwest corner of  
 the Southeast ¼ of the Southeast ¼ of Section 20, Township 7 South, Range  
 66 West of the 6th Principal Meridian;  
 Thence S 3°54'12"W a distance of 5135.34 feet to the intersection of the  
 East line of Pleasant View Drive with the South line of Antelope Place;  
 Thence S 65°56'53"E along the South line of Antelope Place a distance of  
 145.32 feet to a point of curve;  
 Thence Southeasterly along said South line and along the arc of a curve to  
 the right a distance of 74.73 feet, said curve has a radius of 370.00 feet  
 and a central angle of 11°34'22" to a point of tangent;  
 Thence S 54°22'31"E along said South line and along said tangent a distance  
 of 141.04 feet;  
 Thence along said South line along the arc of a curve to the left a distance  
 of 204.45 feet, said curve has a radius of 92.50 feet and a central angle of  
 126°33'16" to the Northeasterly corner of Lot 3, Block 8, Castle Oaks;  
 Thence S 19°56'15"E a distance of 1299.64 feet to the Southeast corner of  
 Lot 3, Block 8, Castle Oaks;  
 Thence N 89°21'26"E a distance of 783.44 feet to the point of beginning;  
 Containing 303.792 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0688 - P0603 - \$150.00 - 25/ 50

DAVID E. FRISCHER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
212 FRONT ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4042

Page 14 of 14 Pages  
Job No. 81-176-2  
June 4, 1981

PROPERTY DESCRIPTION: Parcel Number 10

A tract of land situated in Sections 20, 21, 22, 27, and 28, all in Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 28;

Thence N 89°43'29"E a distance of 2648.49 feet to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 28;

Thence S 89°57'54"E along the South line of the North 1/2 of the North 1/2 of said Section 27 a distance of 3869.04 feet to the West Right of Way line of State Highway No. 86;

Thence N 0°02'06"E along said West Right of Way line a distance of 33.00 feet;

Thence N 89°57'54"W parallel with the South line of the North 1/2 of the North 1/2 of said Section 27 a distance of 2544.71 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 27;

Thence N 0°05'53"E a distance of 1295.26 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 27;

Thence N 0°15'34"E a distance of 3979.11 feet to the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of aforesaid Section 22;

Thence N 89°51'14"W a distance of 1325.42 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 22;

Thence S 0°15'01"W a distance of 1325.55 feet to the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 22;

Thence S 89°41'42"W a distance of 5276.10 feet to the West 1/2 corner of said Section 21;

Thence S 89°31'08"W a distance of 1317.00 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of aforesaid Section 20;

Thence S 0°02'04"W a distance of 1326.73 feet to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 20;

Thence N 89°27'38"E a distance of 2634.84 feet;

Thence S 26°01'52"E a distance of 2955.88 feet to the point of beginning;

Containing 565.146 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER \$150.00  
B0688 - P0604 - 26/ 50

DAVID E. ARCHER  
& ASSOCIATES, INC.

REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

June 18, 1985  
Job No. 81-176  
Page 1 of 3 pages

PROPERTY DESCRIPTION: (Founders Village portion of the Villages  
at Castle Rock)

A tract of land situated in Sections 4, 5, 7, 8, 9 and 17, All in Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows: Beginning at the Southwest corner of Section 8, Township 8 South, Range 66 West of the 6th Principal Meridian and considering the West line of the Southwest  $\frac{1}{4}$  of said Section 8 to bear N 0°50'21"E with all bearings contained herein relative thereto; Thence N 0°50'21"E along the West line of said Southwest  $\frac{1}{4}$  a distance of 1261.75 feet to a line that is 60.00 feet South of and parallel with the North line of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of aforesaid Section 7;

Thence S 89°25'49"W along said parallel line a distance of 1598.84 feet to the East Right of Way line of Ridge Road;

Thence N 39°22'11"W along said East line a distance of 76.96 feet to the North line of said South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ ;

Thence N 42°29'05"W along said East line a distance of 59.87 feet;

Thence N 39°18'41"W along said East line a distance of 735.69 feet;

Thence N 0°23'52"W a distance of 706.35 feet to a point on the North line of the Southeast  $\frac{1}{4}$  of said Section 7;

Thence S 89°31'08"W a distance of 477.70 feet to the center of said Section 7;

Thence continuing S 89°31'08"W along the North line of the Southwest  $\frac{1}{4}$  of said Section 7 a distance of 92.41 feet to the East line of Ridge Road;

Thence N 39°20'18"W along the arc said East line a distance of 77.18 feet;

Thence N 38°27'47"W a distance of 75.87 feet;

Thence N 39°20'18"W along the East Right of Way line of Ridge Road a distance of 64.97 feet;

Thence N 51°05'29"E a distance of 238.94 feet to a point of curve;

Thence Easterly along the arc of a curve to the right a distance of 819.00 feet, said curve has a radius of 1000.00 feet and a central angle of 46°55'30";

Thence N 25°01'01"E a distance of 272.81 feet;

Thence N 38°01'08"E a distance of 698.14 feet;

Thence N 61°49'17"E a distance of 317.65 feet;

Thence N 42°11'04"E a distance of 431.86 feet;

Thence N 16°41'57"E a distance of 208.81 feet;

Thence N 39°43'16"E a distance of 616.18 feet to a point on the South Right of Way line of State Highway No. 86;

Thence Easterly along said South Right of Way line along the arc of a curve to the left a distance of 438.15 feet, said curve has a radius of 2923.49 feet and a central angle of 8°35'39" and a chord that bears N 67°47'09"E a distance of 438.09 feet to a point on the East line of aforesaid Section 7 said point being

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0688 - P0605 - \$150.00 97/ 50

DAVID E. ARCHER  
& ASSOCIATES, INC.

REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

June 18, 1985  
Job No. 81-176  
Page 2 of 3 pages

PROPERTY DESCRIPTION (Founders Village portion of the Villages  
at Castle Rock) con't

S 0°54'37"W a distance of 40.24 feet from the Northeast corner of said Section 7;  
Thence Northeasterly along said Right of Way line along the arc of a curve to the left a distance of 93.00 feet, said curve has a radius of 2925.00 feet and a central angle of 1°49'18" to a point on the North line of aforesaid Section 8, said point being N 89°23'49"E a distance of 81.91 feet from the Northwest corner of said Section 8;  
Thence N 89°23'49"E along the North line of said Section 8 a distance of 479.19 feet;  
Thence N 30°09'37"E a distance of 1033.30 feet to a point on the Easterly Right of Way line of State Highway No. 86;  
Thence N 39°54'13"E a distance of 409.27 feet;  
Thence N 43°47'45"E along said East Right of Way line a distance of 147.32 feet;  
Thence N 39°54'13"E along said East Right of Way line a distance of 837.20 feet to a point of curve;  
Thence Northeasterly along the arc of a curve to the left and along said East Right of Way line a distance of 35.15 feet, said curve has a radius of 2915.18 feet and a central angle of 0°41'27" to a point on the North line of the South ½ of the North ½ of the South ½ of said Section 5;  
Thence N 89°44'44"E along said North line a distance of 1960.50 feet to the Northeast corner of the South ½ of the Northwest ¼ of the Southeast ¼ of said Section 5;  
Thence S 0°42'57"W a distance of 652.12 feet to the Northwest corner of the Southeast ¼ of the Southeast ¼ of said Section 5;  
Thence N 89°37'48"E a distance of 1316.37 feet to the Northeast corner of the Southeast ¼ of the Southeast ¼ of said Section 5;  
Thence S 89°33'11"E a distance of 2642.34 feet to the Northeast corner of the South ½ of the Southwest ¼ of said Section 4;  
Thence S 0°20'18"W a distance of 1309.79 feet to the Southeast corner of the South ½ of the Southwest ¼ of said Section 4;  
Thence S 0°09'28"W a distance of 1331.27 feet to the Southeast corner of the North ½ of the Northwest ¼ of said Section 9;  
Thence S 0°12'36"E a distance of 1331.48 feet to the Northwest corner of the West ½ of the Southeast ¼ of aforesaid said Section 9;  
Thence S 89°43'42"E a distance of 1318.06 feet to the Northeast corner of said West ½ of the Southeast ¼;  
Thence S 0°15'14"W a distance of 2639.32 feet to the Southeast corner of said West ½ of the Southeast ¼;  
Thence S 89°39'04"W a distance of 3952.25 feet to the Northeast corner of aforesaid Section 17;  
Thence S 0°23'37"W a distance of 5301.33 feet to the Southeast corner of said Section 17;  
Thence N 89°52'25"W along the South line of the Southeast ¼ of said Section 17 a distance of 2004.12 feet;  
Thence N 26°14'27"W a distance of 1479.40 feet;  
Thence N 0°15'08"E a distance of 2.04 feet to the Southeast corner of the Northeast ¼ of the Southwest ¼ of said Section 17;

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER \$150.00  
B0688 - P0606 - 28/ 50

DAVID E. ARCHER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

June 18, 1985  
Job No. 81-176  
Page 3 of 3 pages

PROPERTY DESCRIPTION: (Founders Village portion of the Villages at Castle Rock) con't

Thence N 89°57'15"W a distance of 1330.68 feet to the Southwest corner of said Northeast ¼ of the Southwest ¼;

Thence N 0°17'29"E a distance of 1324.59 feet to the Northwest corner of said Northeast ¼ of the Southwest ¼;

Thence N 89°53'50"W a distance of 1330.31 feet to the Southwest corner of the Northwest ¼ of said Section 17;

Thence N 0°19'26"E a distance of 2649.60 feet to the point of beginning;

EXCEPTING THEREFROM that portion of the West ½ of the Northwest ¼ of Section 8, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows;

Commencing at the Southwest corner of said West ½ of the Northwest ¼ and considering the West line of said West ½ of the Northwest ¼ to bear N 0°54'37"E with all bearings contained herein relative thereto;

Thence N 0°54'37"E along said West line a distance of 1216.50 feet to the true point of beginning;

Thence S 89°05'23"E a distance of 900.00 feet;

Thence N 0°54'37"E a distance of 1097.75 feet;

Thence N 59°45'02"W a distance of 410.19 feet;

Thence S 30°14'58"W to the West line of said West ½ of the Northwest ¼;

Thence S 0°54'37"W along said West line a distance of 330.70 feet to the point of beginning;

AND EXCEPTING THEREFROM the West 726 feet of the North 600 feet of the Southeast ¼ of the Northwest ¼ of Section 8, Township 8 South, Range 66 West of the 6th Principal Meridian.

The above described property contains a total of 1931.47 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER 29/ 50  
B0688 - P0607 - \$150.00

LEGAL DESCRIPTION  
VILLAGES AT CASTLE ROCK

EXHIBIT "A" Page 1 Of 4.

PROPERTY DESCRIPTION: (Memmen Young Portion, The Villages at Castle Rock-infill)

A tract of land situated in Section 12, Township 8 South, Range 67 West and in Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, being more particularly described as follows:

Beginning at the Southwest corner of the North  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 7 and considering the West line of said Section 7 to bear N  $1^{\circ}58'20''$ E with all bearings contained herein relative thereto;

Thence N  $1^{\circ}58'20''$ E along the West line of said North  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  a distance of 109.20 feet;

Thence S  $54^{\circ}15'16''$ W a distance of 455.22 feet;

Thence N  $65^{\circ}10'04''$ W a distance of 295.00 feet;

Thence N  $49^{\circ}59'37''$ W a distance of 365.55 feet;

Thence N  $42^{\circ}12'53''$ W a distance of 654.85 feet;

Thence N  $0^{\circ}00'00''$ E a distance of 239.02 feet to the East boundary of Michael's 2nd Addition to Castle Rock;

Thence N  $28^{\circ}47'10''$ E along said East boundary a distance of 181.44 feet;

Thence S  $69^{\circ}53'04''$ E a distance of 145.50 feet;

Thence N  $13^{\circ}10'21''$ E a distance of 193.08 feet;

Thence N  $43^{\circ}07'10''$ W a distance of 236.87 feet to the East boundary of Michael's 2nd Addition to Castle Rock;

Thence Northerly along the East boundary of Michael's 2nd Addition to Castle Rock, along the East boundary of Memmen's 2nd Addition to Castle Rock, and along the East boundary of Memmen's 3rd Addition to Castle Rock for the next 7 courses;

1. Thence N  $3^{\circ}26'45''$ E a distance of 179.73 feet;

2. Thence N  $4^{\circ}10'30''$ E a distance of 325.50 feet;

3. Thence N  $6^{\circ}14'05''$ W a distance of 332.37 feet;

4. Thence N  $19^{\circ}00'12''$ E a distance of 155.11 feet;

5. Thence N  $9^{\circ}27'44''$ W a distance of 152.07 feet;

6. Thence N  $31^{\circ}38'42''$ W a distance of 134.17 feet;

7. Thence N  $06^{\circ}14'05''$ W a distance of 286.75 feet to the Westerly extension of the South boundary of that tract of land as described in Book 178 at Page 494 of the Douglas County

Records;

Thence N  $89^{\circ}39'30''$ E a distance of 196.96 feet to a Southeasterly corner of said described tract;

DAVID E. ARCHER  
& ASSOCIATES, INC.

REGISTERED LAND SURVEYOR  
100 MILCOX ST.  
CASTLE ROCK, COLO. 80104  
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June 18, 1985  
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Page 2 of 4 pages

Memmen Young Portion: con't

Thence N 39°39'30"E a distance of 355.00 feet to a Southeasterly corner of said described tract, being also the Southwesterly corner of the Taylor property as described in Book 193 at Page 84 of the Douglas County Records;

Thence N 56°50'26"E a distance of 151.87 feet to the Southeasterly corner of said Taylor property, being the most Southerly corner of the Petitclerc property as described in Book 136 at Page 142 of the Douglas County Records;

Thence N 10°09'30"E along the Easterly line of said Petitclerc property a distance of 199.90 feet to the South line of the Ludvigsen property as described in Book 465 at Pages 1093 and 1094 of the Douglas County Records;

Thence N 83°56'12"E a distance of 363.00 feet to the Southeast corner of said property, being the Southwest corner of the Ludvigsen property as described in Book 146 at Page 261 of the Douglas County Records;

Thence N 89°39'30"E along the South line of said Ludvigsen property a distance of 398.28 feet to a point on the North line of the Bertelsen property as described in Book 172 at Page 389 of the Douglas County Records;

Thence S 86°59'44"W a distance of 237.11 feet to the Northwest corner of said Bertelsen property;

Thence S 51°44'42"E a distance of 1472.90 feet to the Southwest corner of said Bertelsen property;

Thence N 49°50'30"E a distance of 244.14 feet to the West Right of Way line of Ridge Road;

Thence S 39°40'06"E along said Westerly Right of Way line a distance of 681.34 feet;

Thence S 39°19'46"E along said Westerly Right of Way line a distance of 1380.57 feet to the East line of the Southwest ¼ of aforesaid Section 7;

Thence S 1°33'59"W along said East line a distance 1076.86 feet to the North line of the Silcott property as described in Book 224 at Page 937 of the Douglas County Records;

Thence N 89°35'01"W a distance of 775.12 feet to the Northwest corner of said Silcott property;

Thence S 1°26'57"W along the West line of said Silcott property a distance of 75.08 feet to the south line of the North ¼ of the Southwest ¼ of said Section 7;

Thence S 89°25'50"W along said South line a distance of 12.85 feet to the East line of the Smith property as described in Book 296 at Page 556 of the Douglas County Records;

Thence N 1°07'00"E a distance of 50.68 feet to the Northeast corner of said Smith property;

Thence S 89°46'00"W along the North line of said Smith property a distance of 375.87 feet to a point on the Easterly boundary of Parcel No. 1 of the Sieburth property as described in Book 196 at Page 84 of the Douglas County Records;

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
PAGE 1 PAGE 1 317 50 \$150.00

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REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
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June 18, 1985  
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Page 3 of 4 pages.

Memmen Young Portion: con't

Thence N 11°42'00"E a distance of 8.19 feet to a Southeasterly corner of said Parcel No. 1;  
Thence N 89°46'00"E a distance of 118.10 feet to a Southeasterly corner of said Parcel No. 1;  
Thence N 0°05'00"W a distance of 268.00 feet to an Easterly corner of said Parcel No. 1;  
Thence N 15°04'00"E a distance of 148.60 feet to an Easterly corner of said Parcel No. 1;  
Thence N 27°30'00"W a distance of 198.80 feet to the Northeasterly corner of said Parcel No. 1;  
Thence S 77°07'00"W along the North line of said Parcel No 1 a distance of 4.74 feet to a point on the Southeasterly line of the Parcel No. 2, of the Sieburth property as described in Book 196 at Page 84 of the Douglas County Records;  
Thence N 58°34'00"W a distance of 440.46 feet to the most Northerly corner of said Parcel No 2;  
Thence S 50°56'00"W a distance of 187.40 feet to the most Westerly corner of said Parcel No. 2;  
Thence S 25°57'33"E a distance of 458.16 feet to the most Southerly corner of said Parcel No. 2;  
Thence N 0°48'00"E a distance of 226.90 feet to an Easterly corner of said Parcel No. 2;  
Thence N 77°07'00"E along a Southerly line of said Parcel No. 2 a distance of 3.73 feet to the West boundary of Parcel No. 1 of the Sieburth property as described in Book 196 at Page 84 of the Douglas County Records;  
Thence S 0°53'21"W a distance of 562.61 feet to the Southwest corner of said Parcel No. 1, being the Southeast corner of the Sieburth property as described in Book 200 at Page 26 of the Douglas County Records;  
Thence N 0°48'00"E a distance of 336.64 feet to the most Northerly corner of said Sieburth property as described in Book 200 at Page 26 of the Douglas County Records;  
Thence S 21°39'30"W a distance of 363.60 feet to the Southwest corner of said Sieburth property;  
Thence N 89°25'00"E a distance of 129.50 feet to the Southeast corner of said Sieburth property being the Southwest corner of the above mentioned Parcel No. 1 of the Seiburth property as described in Book 196 at Page 84 of the Douglas County Records;  
Thence N 89°25'00"E along the South line of said Parcel No. 1 a distance of 214.92 feet to the Westerly boundary of the Smith property as described in Book 296 at Page 556 of the Douglas County Records;  
Thence S 11°42'00"W a distance of 7.95 feet to a Northwesterly corner of said Smith property;  
Thence S 89°25'00"W a distance of 67.30 feet to the Northwesterly corner of said Smith property;  
Thence S 1°07'10"W along the West line of said Smith property a distance of 7.83 feet to the South line of the North ½ of the Southwest ¼ of said Section 7;

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 32/ 50  
B0688 - P0610 - \$150.00

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108 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
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June 18, 1985  
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Page 4 of 4 pages

Memmen Young Portion: con't

Thence S 89°25'50"W along said South line a distance of 1127.13 feet to the point of beginning; EXCEPTING THEREFROM the Jones parcel as described in Book 193 at Page 185 and The Dillman parcel as described in Book 123 at Page 452 of the Douglas County Records. The above decribed property contains a total of 206.351 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 33/ 50  
80688 - P0611 - \$150.00

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REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
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July 2, 1985  
Job No. 81-176

PROPERTY DESCRIPTION: PARCEL B

A tract of land situated in the Southwest ¼ of the Southwest ¼ of Section 6, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Northeast corner of said Southwest ¼ of the Southwest ¼, said point of beginning being a point on the Southerly line of Outlot "A", Castle Oaks and bearing S 89°42'19"W a distance of 1310.86 feet from the Northwest corner of the South ½ of the Southeast ¼ of said Section 6, according to the Plat of Castle Oaks;

Thence S 00°27'10"E along the East line of said Southwest ¼ of the Southwest ¼ a distance of 1300.73 feet to the North Right of line of State Highway No. 86;

Thence N 77°54'57"W along said North Right of Way line a distance of 279.77 feet;

Thence N 66°36'21"W along said North Right of Way line a distance of 50.99 feet;

Thence N 77°54'57"W along said North Right of Way line a distance of 649.70 feet;

Thence N 12°04'13"E a distance of 452.29 feet;

Thence N 27°26'26"E a distance of 722.13 feet;

Thence N S9°42'19"E a distance of 518.07 feet to the point of beginning;

Containing 21.522 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER \$150.00  
B0688 - P0612 - 34/ 50

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105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
Job No. 81.176

PROPERTY DESCRIPTION: PARCEL A

A tract of land situated in the West ½ of Section 6, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:  
Beginning at the Southwest corner of the Northwest ¼ of the Southwest ¼ of said Section 6 and considering the West line of the Northwest ¼ of the Southwest ¼ to bear N 00°48'47"W with all bearings contained herein relative thereto;  
Thence N 00°48'47"W a distance of 1324.95 feet to the West ½ corner of said Section 6;  
Thence continuing N 00°48'47"W along the West line of the Northwest ¼ of said Section 6 a distance of 815.60 feet;  
Thence S 34°49'55"E a distance of 922.95 feet;  
Thence S 16°40'57"E a distance of 238.40 feet;  
Thence S 10°51'18"W a distance of 1173.85 feet;  
Thence N 89°42'19"E a distance of 210.06 feet to a point on the Westerly boundary of Castle Oaks;  
Thence S 27°26'16"W a distance of 722.13 feet;  
Thence N 05°57'20"W along said Westerly boundary a distance of 217.28 feet to a point of curve;  
Thence Northwesterly along the arc of curve to the left and along said Western boundary a distance of 228.05 feet, said curve has a radius of 434.35 feet and a central angle of 30°04'57" to a point of tangent;  
Thence N 36°02'17"W along said tangent and along said Westerly boundary a distance of 83.40 feet to a point of curve;  
Thence Northwesterly along the arc of a curve to the right and along said Westerly boundary a distance of 142.07 feet, said curve has a radius of 229.75 feet and a central angle of 35°25'50" to a point of tangent;  
Thence N 00°36'27"W along said Westerly boundary and along said tangent a distance of 11.74 feet;  
Thence S 89°31'00"W along said Westerly boundary a distance of 25.00 feet to the point of beginning;  
Containing 23.18 acres, more or less.

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B0688 - P0613 - \$150.00

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REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
Job No. 81-176

PROPERTY DESCRIPTION: PARCEL C

A tract of land situated in the Southeast ¼ of the Southeast ¼ of Section 1, Township 8 South, Range 67 West and in the Southwest ¼ of the Southwest ¼ of Section 6 and in the Northwest ¼ of the Northwest ¼ of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Northwest corner of Section 7, Township 8 South, Range 66 West and considering the North line of the Northwest ¼ of said Section 7 to bear N 89°33'26"E with all bearings contained herein relative thereto;

Thence N 89°33'26"E along said North line a distance of 57.36 feet to the Northeasterly Right of Way line of Ridge Road (County Road No. 35) and to the true point of beginning;

Thence S 39°04'36"E along said Right of Way line a distance of 1531.09 feet;

Thence N 0°06'58"E a distance of 1151.07 feet to the South Right of Way line of State Highway No. 86;

Thence N 77°38'26"W along said Right of Way line a distance of 157.58 feet;

Thence N 88°57'02"W along said Right of Way line a distance of 101.98 feet;

Thence N 77°38'26"W along said Right of Way line a distance of 200.00 feet;

Thence N 66°19'50"W along said Right of Way line a distance of 101.98 feet;

Thence N 77°38'26"W along said Right of Way line a distance of 496.27 feet;

Thence S 59°24'26"W a distance of 71.22 feet to the Northeasterly Right of Way line of Ridge Road;

Thence S 39°04'36"E along said Right of Way line 195.53 feet to the true point of beginning;

Containing 14.866 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0688 - P0614 - \$150.00 36/ 50

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& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
Job No. 81-176

PROPERTY DESCRIPTION: PARCEL D

A tract of land situated in the North ½ of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:

Commencing at the center of said Section 7 and considering the South line of the Northwest ¼ of said Section 7 to bear S 89°31'08"W with all bearings contained herein relative thereto; Thence S 89°31'08"W along said South line a distance of 92.41 feet;  
Thence N 39°20'18"W a distance of 77.18 feet;  
Thence N 38°27'47"W a distance of 75.87 feet;  
Thence N 39°20'18"W a distance of 64.97 feet to the true point of beginning;  
Thence N 51°05'29"E a distance of 238.94 feet to a point of curve;  
Thence Easterly along the arc of a curve to the right a distance of 819.00 feet, said curve has a radius of 1000.00 feet and a central angle of 46°55'30";  
Thence N 25°01'01"E a distance of 272.81 feet;  
Thence N 00°00'03"W a distance of 674.99 feet;  
Thence N 57°18'47"W a distance of 712.90 feet;  
Thence N 40°27'54"W a distance of 723.22 feet to a point on the South Right of Way line of State Highway No. 86;  
Thence Westerly along said South Right of Way line and along the arc of a curve to the right a distance of 425.01 feet, said curve has a radius of 5766.98 feet and a central angle of 04°13'21" to a point of tangent;  
Thence N 77°38'01"W along said South Right of Way line and along said tangent a distance of 544.47 feet;  
Thence S 00°01'55"W a distance of 680.30 feet;  
Thence S 89°30'21"E a distance of 150.62 feet;  
Thence S 00°17'27"W a distance of 448.44 feet;  
Thence S 25°11'35"W a distance of 212.50 feet to the Northeasterly Right of Way line of the existing County Road;  
Thence S 39°20'18"E along said Northeasterly Right of Way line a distance of 1408.72 feet to the point of beginning;  
Containing 69.94 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 37/ 50  
B0688 - P0615 - \$150.00

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REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

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PROPERTY DESCRIPTION: PARCEL E

A tract of land situated in Sections 5 & 6, Township 8 South, Range 66 West and in Section 32, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Southeast corner of said Section 6 and considering the South line of the Southeast <sup>2</sup> of said Section 6 to bear S 89°13'26"W with all bearings contained herein relative thereto;

Thence S 89°13'26"W along said South line a distance of 174.65 feet to the Southeast corner of Outlot A, Castle Oaks;

Thence N 26°54'36"E a distance of 128.02 feet to the most Southerly corner of Lot 1, Block 1, Castle Oaks;

Thence N 26°13'08"W a distance of 1741.84 feet to the Northwest corner of said Lot 1;

Thence N 62°51'48"W a distance of 70.65 feet to the Southwest corner of Lot 1, Vacation and Replat of Lots 1 & 2, Block 5, Castle Oaks;

Thence Easterly along the arc of a curve to the right along the North line of Valley View Drive a distance of 165.89 feet, said curve has a radius of 270.00 feet and a central angle of 35°12'05" to a point of tangent;

Thence S 89°59'59"E along said tangent and along said North line a distance of 143.00 feet to a point of curve;

Thence Easterly along the arc of a curve to the left and along said North line a distance of 117.93 feet, said curve has a radius of 210.00 feet and a central angle of 32°10'34" to a point of tangent;

Thence N 57°49'27"E along said tangent and along said North line a distance of 188.31 feet to a point of curve;

Thence Easterly along the arc of a curve to the right and along said North line a distance of 135.00 feet, said curve has a radius of 270.00 feet and a central angle of 28°38'52" to the Southwest corner of Lot 2, Vacation and Replat of Lots 1 & 2, Block 5, Castle Oaks;

Thence N 12°47'06"W along the boundary of said Lot 2 a distance of 223.23 feet;

Thence N 60°09'02"E along said boundary a distance of 175.00 feet;

Thence N 12°47'06"W along said boundary a distance of 838.16 feet to the Northwest corner of said Lot 2;

Thence S 60°09'02"W along the Northwestern boundary of Lot 1, Vacation and Replat of Lots 1 & 2, Block 5, Castle Oaks a distance of 175.00 feet;

Thence S 12°47'06"E along said Northwestern boundary a distance of 49.75 feet;

Thence S 49°26'00"W along said Northwestern boundary a distance of 232.31 feet;

Thence N 40°34'00"W a distance of 201.20 feet to the most

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B0688 - P0616 - \$150.00

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& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
103 WILCOX ST.  
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PHONE 688-4642

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Thence N 05°51'16"W a distance of 861.33 feet to the Northeast corner of said Lot 2;  
Thence N 22°58'30"W along the East line of Lot 3, Block 4, Castle Oaks a distance of 197.59 feet;  
Thence N 10°26'09"E along said East line a distance of 457.01 feet;  
Thence N 25°12'24"W along said East line a distance of 187.88 feet to the Northeast corner of said Lot 3;  
Thence N 84°23'37"E a distance of 654.88 feet to the Southwest corner of Lot 5, Block 5, Castle Oaks;  
Thence N 05°39'49"E a distance of 754.98 feet to the Northwest corner of said Lot 5;  
Thence N 83°01'01"E along the North line of said Lot 5 and the Easterly extension thereof a distance of 1600.20 feet to the East line of Rocky View Road;  
Thence Southerly along the arc of a curve to the right and along said East line a distance of 127.09 feet, said curve has a radius of 430.00 feet and a central angle of 16°56'05" to a point of tangent;  
Thence S 14°17'40"W along said tangent and along said East line a distance of 198.65 feet to a point of curve;  
Thence Southerly along the arc of a curve to the right a distance of 120.64 feet, said curve has a radius of 152.04 feet and a central angle of 45°27'48" to a point of tangent;  
Thence S 59°45'28"W along said tangent and along said East line a distance of 234.42 feet to a point of curve;  
Thence Southerly along the arc of a curve to the left and along said East line a distance of 137.26 feet, said curve has a radius of 237.92 feet and a central angle of 33°03'21" to the most Westerly corner of Lot 4, Block 6, Castle Oaks;  
Thence S 57°20'47"E a distance of 1877.35 feet to the most Southerly corner of said Lot 4, Block 6 and to a point on the Easterly boundary of Castle Oaks;  
Thence S 89°45'44"W along said Easterly boundary a distance of 155.18 feet;  
Thence S 07°12'08"W along said Easterly boundary a distance of 1507.20 feet to a point on the West Right of Way line of State Highway No. 86;  
Thence Southerly along said West Right of Way line along the arc of a curve to the right a distance of 501.65 feet, said curve has a radius of 2815.18 feet and a central angle of 10°12'35";  
Thence S 39°37'57"W along said tangent and along said West Right of Way line a distance of 849.86 feet;  
Thence S 35°24'57"W along said West Right of Way line a distance of 136.01 feet;  
Thence S 39°37'57"W along said West Right of Way line a distance of 651.90 feet to a point of curve;  
Thence Southerly along the arc of a curve to the right and along said West Right of Way line a distance of 554.26 feet, said curve has a radius of 2825.00 feet and a central angle of 11°14'29";  
Thence S 57°37'57"W along said West Right of Way line a distance of 99.10 feet to a point on a curve;

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 39/ 50  
B0688 - P0617 - \$150.00

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& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
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Thence Southwesterly along the arc of a curve to the right and along said West Right of way line a distance of 451.51 feet, said curve has a radius of 2815.06 feet and a central angle of 09°11'23" to a point that bears N 00°00'00"W a distance of 82.65 feet from the Southeast corner of aforesaid Section 6;

Thence S 0°00'00E a distance of 82.65 feet to the point of beginning;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

That part of Castle Oaks, Douglas County, Colorado, described as follows:

Beginning at the most Southerly corner of Lot 3, Block 5, Castle Oaks;

Thence N 53°48'12"W a distance of 1276.19 feet to the most Westerly corner of said Lot 3;

Thence N 35°45'01"E a distance of 385.00 feet to the Southwest corner of Lot 4, Block 5, Castle Oaks;

Thence N 9°24'59"W a distance of 450.00 feet to the Northwest corner of Lot 4;

Thence N 79°48'01"E a distance of 1077.39 feet to the Northeast corner of said Lot 4, being a point on the West Right of Way line of Rocky View Road;

Thence S 29°54'27"E along said West Right of Way line a distance of 58.59 feet to the Northwesterly extension of the Northeasterly line of Lot 3, Block 6, Castle Oaks;

Thence S 64°38'43"E a distance of 1378.75 feet to the most Easterly corner of said Lot 3;

Thence S 35°25'21"W a distance of 454.92 feet to the Southeast corner of said Lot 3;

Thence N 81°25'30"W along the South line of said Lot 3 and the Westerly extension thereof a distance of 559.80 feet to the East line of Lot 3, Block 5, Castle Oaks;

Thence Southwesterly along the arc of a curve to the right and along said East line a distance of 150.13 feet, said curve has a radius of 210.00 feet and a central angle of 40°57'44" to a point of tangent;

Thence S 57°45'10"W along said East line and along said tangent a distance of 419.88 feet to a point of curve;

Thence Southwesterly along the arc of a curve to the left a distance of 207.28 feet, said curve has a radius of 270.00 feet and a central angle of 43°59'12" to a point of tangent;

Thence S 13°45'58"W along said tangent and along said East line a distance of 209.23 feet to a point of curve;

Thence Southerly along the arc of a curve to the right and along said East line a distance of 70.12 feet, said curve has a radius of 210.00 feet and a central angle of 19°08'24" to the point of beginning.

The above described property contains 215.472 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CHAIN DOUGLAS CO. COLO. CLERK & RECORDER - 40/ 50  
B0688 - P0618 - \$150.00

DAVID E. ARCHER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
103 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
Job No. 81-176

PROPERTY DESCRIPTION: PARCEL 7

That part of Castle Oaks, Douglas County, Colorado, described as follows:

Beginning at the most Westerly corner of Lot 3, Block 4, Castle Oaks;

Thence Northwesterly along the East line of Castle Oaks Drive along the arc of a curve to the right a distance of 93.42 feet, said curve has a radius of 360.00 feet and a central angle of 14°52'05";

Thence S 66°09'19"W a distance of 86.32 feet to the Southeast corner of Lot 10, Block 3, Castle Oaks and to a point on the West line of Castle Oaks Drive;

Thence Northerly along the arc of a curve to the right and along said West line a distance of 526.02 feet, said curve has a radius of 440.00 feet and a central angle of 68°30'04" to a point of tangent;

Thence N 24°49'59"E along said West line a distance of 168.16 feet to the Northeast corner of said Lot 10;

Thence S 62°10'23"E a distance of 735.70 feet to a Northerly corner of Lot 3, Block 4, Castle Oaks;

Thence S 1°27'12"W along the Northwesterly line of said Lot 3 a distance of 197.06 feet;

Thence S 76°07'20"W along said Northwesterly line of said Lot 3 a distance of 493.72 feet to the point of beginning;

Containing 7.540 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 41/ 50  
B0688 - P0619 - \$150.00

DAVID E. ARCHER  
& ASSOCIATES, INC.

REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
Job No. 81-176

PROPERTY DESCRIPTION: PARCEL 8

That part of Castle Oaks, Douglas County, Colorado, described as follows:

Beginning at the Southwest corner of Lot 7, Block 5, Castle Oaks; Thence N 39°26'00"E a distance of 1053.16 feet to the most North-erly corner of said Lot 7;

Thence S 69°40'48"E along the North line of said Lot 7 and the Easterly extention thereof a distance of 957.49 feet to the East line of Rocky View Road;

Thence S 15°15'19"W along said East line a distance of 286.07 feet to a point of curve;

Thence Southeasterly along the arc of a curve to the left and along said East line a distance of 148.15 feet, said curve has a radius of 210.00 feet and a central angle of 40°25'07" to a point of tangent;

Thence S 25°09'48"E along said tangent and along said East line a distance of 172.30 feet to the Easterly extension of the South line of Lot 7, Block 5, Castle Oaks;

Thence N 86°31'58"W a distance of 1580.27 feet to the point of beginning;

Containing 20.704 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 42/ 50  
B0688 - P0620 - \$150.00

DAVID E. ARCHER  
& ASSOCIATES, INC.

REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
Job No. 81-176

PROPERTY DESCRIPTION: PARCEL 9

That part of Castle Oaks, Douglas County, Colorado, more particularly described as follows:

Beginning at the Northwest corner of Lot 8, Block 5, Castle Oaks;  
Thence N 44° 00' 14" W a distance of 135.04 feet to the Southwest corner of Lot 9, Block 5, Castle Oaks;

Thence S 78° 00' 59" E along the North line of Tract "A" Castle Oaks and the easterly extension thereof a distance of 1268.96 feet to a point on the East Right of Way line of Rocky View Drive and to a point on a curve;

Thence Southerly along the arc of a curve to the left and along said East Right of Way line a distance of 90.09 feet, said curve has a radius of 188.19 feet and a central angle of 27° 25' 57" to the Northwesterly corner of Tract "B", Castle Oaks;

Thence S 60° 09' 48" E along the North line of said Tract "B" a distance of 1285.88 feet to the Southeast corner of Lot 7, Block 6, Castle Oaks;

Thence S 0° 08' 01" W a distance of 60.00 feet to the Northeast corner of Lot 6, Block 6, Castle Oaks;

Thence N 80° 00' 07" W a distance of 974.70 feet to the most Northernly corner of said Lot 6 and to a point on the East Right of Way line of Rocky View Drive;

Thence Southwesterly along the arc of a curve to the right and along said said East Right of Way line a distance of 71.47 feet, said curve has a radius of 432.33 feet and a central angle of 9° 28' 19" to a point on the Easterly extension of the North line of Lot 8, Block 5, Castle Oaks;

Thence N 57° 52' 14" W along said North line a distance of 1518.13 feet to the point of beginning;

Containing 15.993 acres. more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 43/ 50  
B0688 - P0621 - \$150.00

PROPERTY DESCRIPTION of LIBERTY VILLAGE

A tract of land situated in Sections 20, 21, 22, 27, 28, 29, 30, 31 and 32, all in Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Southeast corner of Section 29;

Thence N 0°04'17"E a distance of 3983.30 feet to the Southwest corner of the Northwest ¼ of the Northwest ¼ of Section 28;

Thence N 26°25'07"W a distance of 511.10 feet to the South line of Pleasant View Drive;

Thence N 88°27'05"E along said South line a distance of 303.87 feet to a point of curve;

Thence Northeasterly along said South line along the arc of a curve to the left a distance of 433.90 feet, said curve has a radius of 430.00 feet and a central angle of 57°48'57" to a point of tangent;

Thence N 30°38'08"E along said South line and along said tangent a distance of 260.00 feet to a point of curve;

Thence Northeasterly along the arc of a curve to the right and along said South line a distance of 361.63 feet, said curve has a radius of 370.00 feet and a central angle of 56°00'00" to a point of reverse curve;

Thence Northeasterly along said South line and along the arc of a curve to the left a distance of 424.12 feet, said curve has a radius of 270.00 feet and a central angle of 90°00'00" to a point of reverse curve;

Thence Northeasterly along said South line and along the arc of a curve to the right a distance of 197.92 feet, said curve has a radius of 210.00 feet and a central angle of 54°00'00" to a point of tangent;

Thence N 50°38'08"E along said South line and along said tangent a distance of 161.75 feet;

Thence S 0°05'13"W a distance of 1636.86 feet to the Southeast corner of the Northwest ¼ of the Northwest ¼ of Section 28;

Thence N 89°41'44"E a distance of 1301.28 feet to the Southeast corner of the Northeast ¼ of the Northwest ¼ of Section 28;

Thence N 89°43'29"E a distance of 2646.49 feet to the Southeast corner of the Northeast ¼ of the Northeast ¼ of Section 28;

Thence S 89°57'54"E along the South line of the North ½ of the North ½ of said Section 27 a distance of 3869.04 feet to the West Right of Way line of State Highway No. 83;

Thence Northerly along said West Right of Way line a distance of 493.8 feet, more or less, to a line 493.48 feet North of and parallel with the South line of the North ½ of the North ½ of Section 27;

Thence N 89°57'54"W along said parallel line a distance of 2526.68 feet, more or less, to the East line of the Northwest ¼ of the Northwest ¼ of Section 27;

Thence N 0°05'53"E a distance of 834.78 feet to the Northeast corner of the Northwest ¼ of the Northwest ¼ of Section 27;

Thence N 0°15'34"E a distance of 3979.11 feet to the Northeast corner of the Southwest ¼ of the Northwest ¼ of Section 22;

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0688 - P0622 - \$150.00 44/ 50

DAVID E. ARCHER  
& ASSOCIATES, INC.

(Page 2 of 4)

REGISTERED LAND SURVEYOR  
103 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

October 17, 1985  
Job No. 81-176  
Sheet 2 of 3 sheets

corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 22;  
Thence S  $0^{\circ}15'01''$ W a distance of 1325.55 feet to the Southwest  
corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 22;  
Thence S  $89^{\circ}41'42''$ W a distance of 5276.10 feet to the West  $\frac{1}{4}$   
corner of Section 21;  
Thence S  $89^{\circ}31'08''$ W a distance of 1317.00 feet to the Northwest  
corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 20;  
Thence S  $0^{\circ}02'04''$ W a distance of 1326.73 feet to the Northwest  
corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 20;  
Thence S  $89^{\circ}34'20''$ W a distance of 2637.06 feet to the Northeast  
corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20;  
Thence S  $0^{\circ}01'26''$ E a distance of 1324.63 feet to the Southeast  
corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20;  
Thence S  $89^{\circ}39'14''$ W a distance of 1317.49 feet to the Northwest  
corner of Section 29,  
Thence S  $0^{\circ}23'25''$ W a distance of 2647.02 feet to the West  $\frac{1}{4}$   
corner of Section 29;  
Thence S  $0^{\circ}24'04''$ W a distance of 1323.61 feet;  
Thence N  $89^{\circ}42'53''$ W a distance of 1317.92 feet to the Northwest  
corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 30;  
Thence S  $0^{\circ}21'07''$ W along the West boundary of Castle Oaks a  
distance of 2440.00 feet;  
Thence N  $34^{\circ}29'58''$ E a distance of 694.78 feet;  
Thence S  $79^{\circ}23'49''$ E a distance of 477.62 feet;  
Thence N  $21^{\circ}43'21''$ E a distance of 246.98 feet;  
Thence N  $89^{\circ}48'29''$ E a distance of 2029.41 feet to the Southwest  
corner of Lot 21, Block 6, Castle Oaks;  
Thence N  $34^{\circ}20'56''$ W a distance of 891.73 feet to the most Westerly  
corner of Lot 20, Block 6, Castle Oaks;  
Thence N  $45^{\circ}22'32''$ E along the West line of Lot 19, Block 6, Castle  
Oaks a distance of 592.53 feet;  
Thence N  $29^{\circ}22'32''$ E along the West lines of Lots 18 and 19, Block  
6, Castle Oaks, a distance of 1040.00 feet;  
Thence N  $0^{\circ}30'45''$ E a distance of 674.61 feet to the Southeast  
corner of Lot 15, Block 6, Castle Oaks;  
Thence N  $80^{\circ}14'39''$ W a distance of 808.48 feet to the Southwest  
corner of Lot 15, Block 6, Castle Oaks;  
Thence N  $28^{\circ}22'23''$ E along the East line of Castle Oaks Drive a  
distance of 1180.45 feet to the Westerly corner of Lot 2, Block  
7, Castle Oaks;  
Thence S  $50^{\circ}33'24''$ E a distance of 275.46 feet to the Southerly  
corner of said Lot 2;  
Thence N  $57^{\circ}19'06''$ E a distance of 800.00 feet to the Northwest  
corner of Lot 19, Block 7, Castle Oaks;  
Thence N  $87^{\circ}17'42''$ E a distance of 650.00 feet to the Northeast  
corner of said Lot 19, Block 7, Castle Oaks;  
Thence S  $21^{\circ}49'42''$ E a distance of 672.67 feet to the Northeast  
corner of Lot 17, Block 7, Castle Oaks;  
Thence S  $19^{\circ}29'32''$ W a distance of 1165.00 feet to the Southeast  
corner of Lot 16, Block 7, Castle Oaks;  
Thence S  $25^{\circ}29'32''$ W a distance of 720.00 feet to the Southeast  
corner of Lot 15, Block 7, Castle Oaks;  
Thence S  $53^{\circ}04'09''$ E a distance of 380.75 feet to the most  
Easterly corner of Lot 12, Block 7, Castle Oaks;  
Thence S  $67^{\circ}22'12''$ E a distance of 70.52 feet to a point on the

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 45/ 50  
R0688 - P0623 - \$150.00

DAVID E. ARCHER  
& ASSOCIATES, INC.

REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

October 17, 1985  
Job No. 81-176  
Sheet 3 of 3 sheets

Easterly line of Pleasant View Drive;  
Thence N 56°56'43"E along said East line a distance of 156.72 feet to a point of curve;  
Thence Northeasterly along said East line along the arc of a curve to the left a distance of 232.53 feet, said curve has a radius of 430.00 feet and a central angle of 30°59'00" to a point of tangent;  
Thence N 25°57'43"E along said East line and along said tangent a distance of 95.82 feet to the South line of Antelope Place;  
Thence S 65°56'53"E along the South line of Antelope Place a distance of 145.32 feet to a point of curve;  
Thence Southeasterly along said South line and along the arc of a curve to the right a distance of 74.73 feet, said curve has a radius of 370.00 feet and a central angle of 11°34'22" to a point of tangent;  
Thence S 54°22'31"E along said South line and along said tangent a distance of 141.04 feet;  
Thence along said South line along the arc of a curve to the left a distance of 204.45 feet, said curve has a radius of 92.50 feet and a central angle of 126°38'16" to the Northeasterly corner of Lot 3, Block 8, Castle Oaks;  
Thence S 19°56'15"E a distance of 1299.64 feet to the Southeast corner of Lot 3, Block 8, Castle Oaks;  
Thence N 89°21'26"E a distance of 783.44 feet to the point of beginning;  
EXCEPTING THEREFROM Lot 21, Block 2, Castle Oaks;  
Containing 1337.54 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER \$150.00  
B0688 - P0624 - 46/ 50

DAVID E. ARCHER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

August 20, 1985  
Job No. 70-33

PROPERTY DESCRIPTION: SEELEY

The West 726 feet of the North 600 feet of the Southeast ¼ of the North-  
west ¼ of Section 8, Township 8 South, Range 66 West of the 6th Prin-  
cipal Meridian, Douglas County, Colorado.  
Containing 10.000 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 47/ 50  
B0688 - P0625 - \$150.00

A parcel of land located in the West Half of the Northwest quarter, Section 8, Township 8 South, Range 66 West of the Sixth Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:

BEGINNING at the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 8;

THENCE N00°11'55"E along the westerly line of said West Half of the Northwest Quarter a distance of 285.24 feet;

THENCE the following 2 (two) courses along the easterly line of County Road No. 2

- 1) N32°14'08"E a distance of 614.35 feet;
- 2) THENCE N29°29'54"E a distance of 438.44 feet;

THENCE S60°27'44"E a distance of 382.45 feet;

THENCE the following 2 (two) courses along the westerly line of Villages at Castle Rock Founders Village Filing No. 2, filed under Reception No. 359812 in the Douglas County Clerk and Recorder's Office

- 1) Continuing S60°27'44"E a distance of 30.00 feet;
- 2) THENCE S00°11'55"W parallel with said westerly line of the West Half of the Northwest Quarter a distance of 1097.75 feet;

THENCE N89°48'05"W along the northerly line of Villages at Castle Rock Filing No. 3 filed under Reception No. 362311 in the Douglas County Clerk and Recorder's Office a distance of 900.00 feet;

THENCE N00°11'55"E along said westerly line of the West Half of the Northwest Quarter a distance of 111.46 feet; to the POINT OF BEGINNING; containing 20.272 acres, more or less.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 48/ 50  
B0688 - P0626 - \$150.00

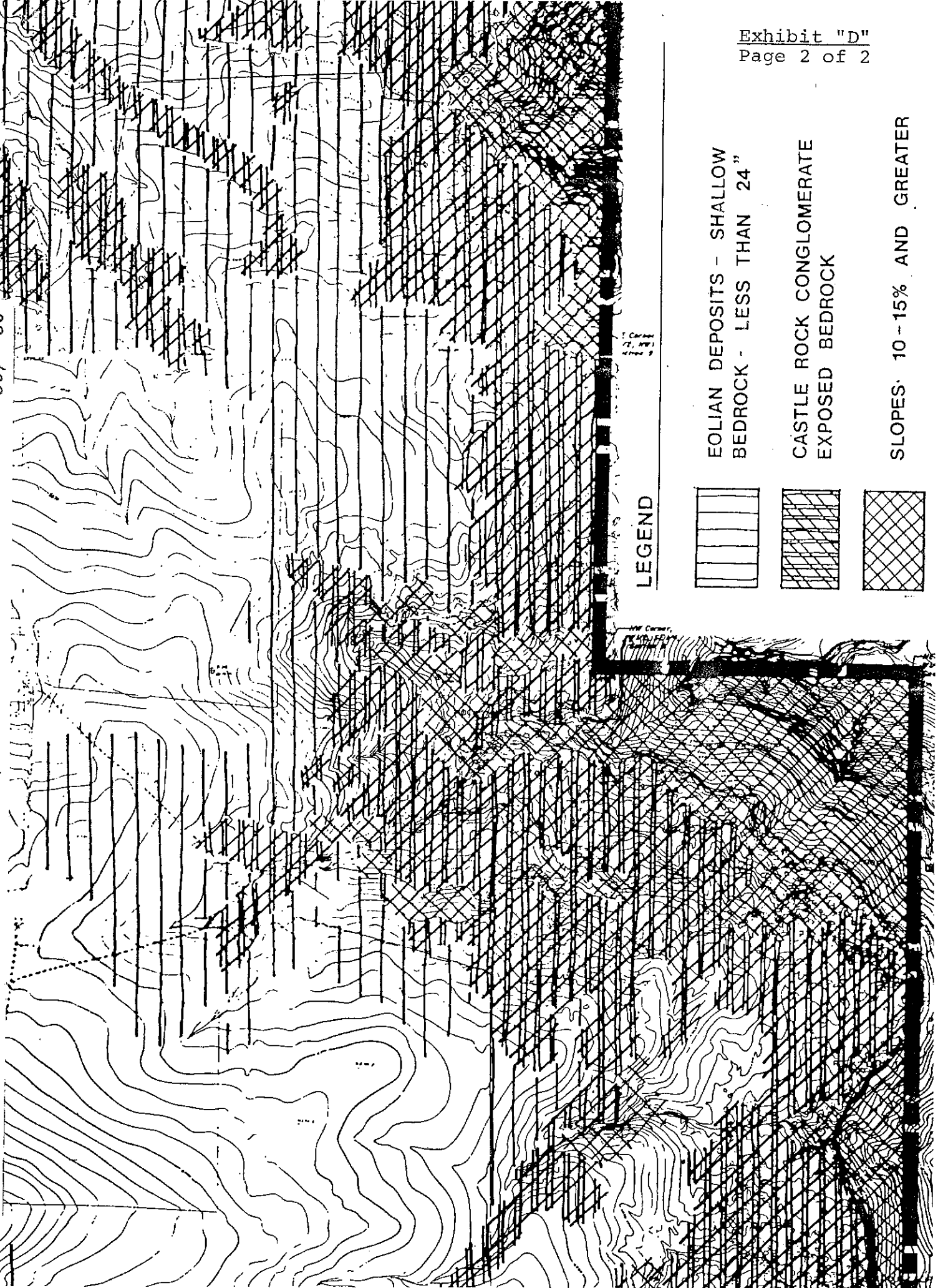
Exhibit "D"

Page 1 of 2

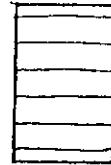
Lots located in those portions of Parcels 33, 34 and 37 (as identified on the approved Preliminary Site Plan) which are also located in areas where slopes are in excess of 10% (as identified on the site constraints map on Page 2 of this Exhibit.

8629508 - 12/18/86 11:14 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 49/ 50  
B0688 - P0627 - \$150.00

8629f - 12/18/86 11:14 - RETA A. CRAIN DOUGL CO. COLO. CLERK & RECORDER  
B06f P0628 - \$150.00 - 50/ 50



LEGEND



EOLIAN DEPOSITS - SHALLOW  
BEDROCK - LESS THAN 24"



CASTLE ROCK CONGLOMERATE  
EXPOSED BEDROCK



SLOPES 10-15% AND GREATER

359803

419 PAGE 189

Aug 13 2 10 PM '15

RECORDING

CARROLL HIER  
RECORDER

46900 PL

Aug 11 12 08 PM '81

ORDINANCE NO. 3.71A

AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK, COLORADO  
AND DECLARING AN EMERGENCY  
PURSUANT TO C.R.S. 31-16-105 1973 AS AMENDED  
(VILLAGES AT CASTLE ROCK P.U.D.)

Parcels No. 1-8

WHEREAS, the Board of Trustees of the Town of Castle Rock  
find that;

- (a) a petition has been filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Castle Rock, and;
- (b) that said petition has been forwarded to the said Board of Trustees, and;
- (c) that public hearings, following notice duly made and published pursuant to applicable Colorado State Statute and Town of Castle Rock Ordinance, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock, and;
- (d) that the amendment sought to the said Zoning District Map complies with the stated purposes of Ordinance 3.21.3 as set forth therein.

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, as follows:

That the Zoning Classification of the lands, consisting of 3681.5 acres, described in Exhibit "A", consisting of 14 pages, attached hereto and made a part hereof, is changed from Zoning Classification R-R (Rural Residence District) and A-1 (Agriculture One) as said land was zoned by the County of Douglas prior to its annexation to the Town of Castle Rock, to zoning classification PUD (Planned Unit Development District).

RE-RECORDING

SECTION I  
GENERAL USE AREAS

A. The tract described above shall be divided into general use areas as the same are generally located on "The Villages at Castle Rock Planned Unit Development Preliminary Site Plan", dated ~~June~~ <sup>August</sup> ~~1981~~ <sup>4th</sup>, 1981, which is incorporated by reference into this ordinance. Said general use areas shall be of seven (7) types, as designated below. The aggregate number of acres within each type of use area shall be as indicated opposite each type designation.

<u>TYPE USE AREA</u>	<u>APPROXIMATE PERCENTAGE OF TOTAL</u>	<u>NUMBER OF ACRES</u>
Single Family (Lower Density) Use Areas	11%	405.3 Acres
Single Family (Higher Density) Use Areas	35%	1,284.4 Acres
Multi-Family Use Areas	14%	509.9 Acres
Neighborhood Business Use Areas	1%	33.7 Acres
Integrated Business Use Areas	3%	104.3 Acres
Dedicated Use Areas	31%	1,152.1 Acres
Roadway Use Areas	5%	191.8 Acres

B. Residential Areas, (Single Family (Lower Density), Single Family (Higher Density) and Multi-Family Areas) shall contain a minimum amount of private open space equal to 20% of the total acreage contained in such areas, or a minimum of 439.9 acres, none of which shall be credited to the public land dedication requirement. All such private open space which is to be held as common open space shall be perpetually protected by appropriate protective covenants and title to such common open space shall be held by a non-profit corporate entity which shall bear the responsibility of improving, maintaining and controlling such private common open space.

SECTION II  
PERMITTED USES

- A. Single Family (Lower Density) Use Areas
  - (1) Single Family detached dwelling units.
  - (2) Single Family attached dwelling units.
  - (3) Public, private, and parochial elementary and secondary schools.

## RE-RECORDING

- (4) Public buildings or private community centers and indoor or outdoor recreational facilities.
- (5) Religious institutions.
- B. Single Family (Higher Density) Use Areas
  - (1) Any use permitted in Single Family (Lower Density) use areas.
- C. Multi-Family Use Areas
  - (1) Any use permitted in Single Family (Lower Density) use areas excluding single family detached dwelling units.
  - (2) Multi-Family dwelling units (either occupant owned or rental units).
  - (3) Hospitals.
  - (4) Colleges and Universities.
- D. Neighborhood Business Areas
  - (1) Retail Stores.
  - (2) Personal Service Establishments.
  - (3) Financial Institutions.
  - (4) Restaurants, Bars.
  - (5) Indoor places of public assembly, entertainment and recreation.
  - (6) Offices.
  - (7) Automotive Service Stations performing light automotive work, provided no major repairs, auto painting, body work or storage of vehicles for more than 24 consecutive hours is permitted.
  - (8) Public Buildings.
  - (9) Parking Lots and Parking Structures.
  - (10) Residential units intended for use of owners or employees of business establishments within the neighborhood business area; provided the same are attached to the business establishment of such owner or employing such employee.
  - (11) Religious Institutions.
  - (12) Community Centers.
  - (13) Transit Terminals.

RECORDING

E. Integrated Business Areas

- (1) Retail Stores.
- (2) Personal Service Establishments.
- (3) Financial Institutions.
- (4) Restaurants, Bars.
- (5) Indoor places of public assembly, entertainment and recreation.
- (6) Offices and Office Parks including design, research and development facilities.
- (7) Automotive Service Stations, car washes and garages excluding outdoor storage of junked or wrecked vehicles.
- (8) Parking Lots and Parking Structures.
- (9) Transit Terminals.
- (10) Public Lodging Facilities.
- (11) Warehouses, distribution centers and service centers.
- (12) Public Buildings.
- (13) Religious Institutions.
- (14) Animal Hospitals.
- (15) Mortuaries.
- (16) Light Manufacturing Facilities - provided that all stages of the manufacturing process, other than the delivery of raw materials and the shipment of finished products be conducted entirely within enclosed structures, and provided further that all dust, fumes, odors, smoke, vapor, unusual noise, lights or vibrations shall be confined to the lot upon which such structure is located, and all storage areas be enclosed by opaque screening.

F. Dedicated Areas

- (1) Parks, playgrounds and picnic areas.
- (2) Public Schools, school grounds and playing fields.
- (3) Community Centers.
- (4) Community Recreational Facilities.
- (5) Public buildings, including but not limited to fire and police stations.

5000 760

RETROCOMPUT

- (6) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.
- G. Private Open Space Areas
  - (1) Landscaping.
  - (2) Passive and/or active recreation.
  - (3) Gardens.
  - (4) View protection and enhancement.
  - (5) Buffer spaces between use areas and/or adjacent properties not within the P.U.D. area.
  - (6) Community Centers.
- H. Accessory Uses Permitted in All Use Areas
  - (1) Overhead High Voltage Transmission Lines.
  - (2) Underground utility distribution lines.
  - (3) Facilities for the acquisition, treatment and storage of water.
  - (4) Facilities for the collection, treatment and disposal of sewerage.
  - (5) Facilities for the collection, storage and distribution of solar and geothermal energy sources.
  - (6) Local Transit Ways and Terminals.
  - (7) Roadways, bike, pedestrian and equestrian trails.

## SECTION III

## PERMITTED RESIDENTIAL AND BUSINESS DENSITIES

- A. Single Family (Lower Density) Areas - Average density of four (4) dwelling units per acre within each such general use area. (Maximum permitted dwelling units - 1,622).
- B. Single Family (Higher Density) Areas - Average density of six (6) dwelling units per acre within each such general use area. (Maximum permitted dwelling units - 7,708).
- C. Multi-Family Areas - Average density of twenty (20) dwelling units per acre within each such general use area. (Maximum permitted dwelling units - 10,198).
- D. Neighborhood Business Areas - Maximum permitted building ground coverage - 35% of net acreage exclusive of dedicated rights-of-way.

559 - 711  
RERECORDING

- E. Integrated Business Area - Maximum permitted building ground coverage - 35% of net acreage exclusive of dedicated rights-of-way.

SECTION IV

MAXIMUM BUILDING HEIGHTS

- A. Maximum Building Heights in Single Family, and Neighborhood Business Areas - 35 feet.
- B. Maximum Building Heights in Multi-Family and Integrated Business Areas - 50 feet.

SECTION V

MINIMUM OFF-STREET PARKING

- A. Two parking spaces will be provided for each single family and multi-family residential dwelling unit unless a lesser number is approved at the time of final site plan consideration.
- B. Within the neighborhood business and integrated business areas such parking shall be provided as would be required for similar uses within the business and light industrial zone districts, pursuant to the Zoning Ordinance of the Town of Castle Rock. Two parking spaces shall be provided for each residential unit permitted pursuant to the provisions of Section II, D. 10.
- C. "One Parking Space" for purposes hereof, shall be as defined by Zoning Ordinances of the Town of Castle Rock.

SECTION VI

MINIMUM BUILDING SETBACKS  
AND MAXIMUM BUILDABLE SLOPES

To provide maximum flexibility for innovative design, the development of criteria for minimum building setbacks and maximum buildable slopes will be reserved until the presentation of final site plans, provided that no such final site plan will be presented for consideration or approved that does not contain specific criteria for the establishment of minimum setbacks and maximum buildable slopes. Further provided, however, that in no case shall the Town of Castle Rock require such minimum building setbacks as exceed the minimum building setbacks as may then be required by Town or City Ordinance in the most restrictive zone district in which the proposed use would be allowed.

SECTION VII  
BUFFER ZONES

- A. Each final site plan shall demonstrate compliance with the requirements of Ordinance No. 3.21.3 Section I, E., 9, a., not only with regard to the circumstances described therein, but with regard to all abutting properties not within the planned unit development.

SECTION VIII  
SUBMISSION OF FINAL PLANNED UNIT  
DEVELOPMENT PLANS AND/OR PLATS

- A. That following the approval of this ordinance, the owners of tracts within the above-described tract shall present final site plans for all or any portion or portions of the general use areas as are then ready for development. Each final site plan shall contain a phasing plan, provided, however, that the entire Planned Unit Development shall be completed within twenty-five (25) years of the date hereof, except as such may be enlarged by the Board of Trustees or its successors. No final site plan shall describe less than one acre in area. No final site plan in a residential area shall contain less than fifty (50) dwelling units, excepting the last final site plan presented in any general use area.
- B. No building permit will issue, nor private improvement be erected or occupied until a final site plan and final PUD ordinance for such area has been presented to and approved by the Board of Trustees.
- C. In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a final plat by the Board of Trustees prior to sale or transfer of lands within the Planned Unit Development, no such final plat shall be approved by the Board of Trustees for any area for which a final planned unit development plan has not been approved for the lands so sold or transferred, unless such plat contains a note, on the face thereof, which shall state as follows:

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"(Pursuant to Town of Castle Rock Ordinance No. 371, no building permit will issue for the erection of any improvement in any area described hereon for which a final site plan and final PUD ordinance have not been approved by the Board of Trustees of the Town of Castle Rock)."

#### SECTION IX

##### UNIFIED DEVELOPMENTAL CONTROL

No structure may be erected, nor private improvement made without the express approval of Park Funding Corporation, (herein "master developer") or its designees, successors or assigns as such master developer. This prohibition shall not apply in those areas dedicated to the Town of Castle Rock, provided however that the Town of Castle Rock shall at all times consult with such master developer concerning the erection of structures or other public improvements to insure the integrity of the overall planned unit development plan. Further, provided that the Town of Castle Rock shall not convey all or part of such dedicated open areas to other public entities without first securing a pledge of such cooperation with the master developer, from such other entity or entities.

#### SECTION X

##### COMPLETION SCHEDULE FOR PRIVATE AMENITIES

All private amenities to be constructed pursuant to any Final Planned Unit Development Plan shall be completed pursuant to a schedule which shall be incorporated into such Final Plan. In the event such private amenities are not completed in accordance with such schedule, the Board of Trustees, or their successors, reserve the right to withhold the issuance of further building permits, certificates of occupancy, or both, for structures within the area described in said plan, until such time as such private amenities are completed, except in the case where the persons responsible for the completion of such amenities have been prevented from achieving said completion due to adverse weather conditions, acts of God, or other similar circumstances beyond their control, in which case the completion schedule for such amenities may be

amended or in the discretion of the Board of Trustees or their successors, such persons may be required to post a letter of credit, bond, surety, or cash in an amount equal to 110% of the cost of such completion prior to resumption of the issuance of such permits or certificates.

#### SECTION XI

##### PERMITTED AMENDMENTS

- A. With the approval of the Board of Trustees, combined final site plans may be submitted for all or parts of individual Multi-Family Use Areas and Single Family (Higher Density) Use Areas. In such combined Use Areas the maximum permitted density shall be 13 dwelling units per acre. Permitted uses in such combined use areas shall be as permitted in either the Multi-Family Use Areas or the Single Family (Higher Density) Use Areas. In no event however, shall the approval of such combined use areas, permit enlargement of the total number of dwelling units permitted as set forth in Section III hereof.
- B. With the approval of the Board of Trustees, all or parts of Multi-Family Use Areas may be utilized for all or some of the uses permitted in the Integrated Business or Neighborhood Business Use Areas. Approval of such changed uses shall not permit enlargement of the total number of dwelling units permitted as set forth in Section III hereof. Such uses shall be restricted in the same manner as provided in Section II, subsections D and E hereof.

#### SECTION XII

##### TRANSITIONAL USE

- A. After approval of the preliminary site plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a final site plan, may be used for agricultural purposes until approval of a final site plan for the area or areas in question.

Agricultural uses, for purposes of this section, shall mean, farming, ranching, gardening, commercial stables and riding academies, and buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry farms, fur farms, or kennels.

- B. Any general ordinance of the Town of Castle Rock prohibiting any activity permitted by this Section XII shall have no application within the area described above until a Final Site Plan for such area or areas has been approved; provided however, the Board of Trustees, reserves the right to prohibit such agricultural use in areas for which no final site plan has been submitted in the event said Board determines that due to the proximity of such uses to developed areas that a danger exists to the health, safety or welfare of the residents of such developed areas.
- C. Such transitional use areas shall be closed to vehicular traffic excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the master developer and/or Town.

#### SECTION XIII

##### SOLAR ENERGY CONSIDERATIONS

- A. It is the intention of the master developer and the desire of the Town of Castle Rock that optimum use of solar energy be made within the Planned Unit Development. To that end, the master developer shall exercise its best efforts, subject to site considerations and financing feasibility, to insure that all buildings and dwellings within the Planned Unit Development are situated in such manner as to optimize the use of solar energy, and that said structures are situated in such manner as to preserve the access of neighboring structures to the solar energy source.

SECTION XIV  
REVIEW PROVISIONS

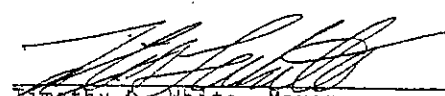
A. The Board of Trustees of the Town of Castle Rock may review the performance of the master developer to insure compliance with the provisions of this Ordinance at any time during the twenty-five year completion schedule set forth herein, and during any enlargement of such time as may be granted by said Board.

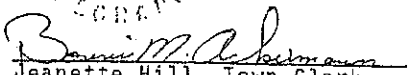
SECTION XV  
EMERGENCY CLAUSE

It is hereby determined by the Board of Trustees of the Town of Castle Rock that an emergency exists for the following reasons; that the area described above has large amounts of underground water beneath it, that by separate agreement entered into and executed by the owners of said area and the Town of Castle Rock on even date with this ordinance said owners are to dedicate the rights to such water to the Town of Castle Rock and assist the Town of Castle Rock in securing such water and placing the same to beneficial use, that the drilling of wells to secure such water to the Town of Castle Rock must be commenced and completed within a limited period of time under permits issued by the State of Colorado, that failure to expeditiously commence and complete the drilling of such wells may jeopardize the rights of the Town of Castle Rock in and to such water. Therefore, this ordinance is hereby declared necessary for the immediate preservation of the public peace, health, safety and welfare and shall be in full force and effect immediately upon its adoption by the Board of Trustees and the approval and signature of the Mayor.

Passed and adopted this 4th day of August,  
1981, at 9:53 P.M. by vote of the Board of Trustees of  
the Town of Castle Rock, Colorado, 5 for and  
0 against.



  
\_\_\_\_\_  
Timothy L. White, Mayor  
Town of Castle Rock

  
\_\_\_\_\_  
Jeanette Hill, Town Clerk

REVISIONS

589 718

DAVID E. ARCHER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
222 FRONT ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

EXHIBIT "A"

Page 1 of 14 Pages  
Job No. 81-176-Z  
June 4, 1981

EXHIBIT "A"  
TOTAL PROPERTY DESCRIPTION  
FOR  
"THE VILLAGES AT CASTLE ROCK"

~~Twelve~~<sup>Eleven</sup> parcels of land situated in Sections 20, 21, 22, 27, 28, 29, 30, 31, and 32 in Township 7 South, Range 66 West of the 6th Principal Meridian and in Sections 5, 6, 7, 8, 9, and 17 in Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described on the following pages.

## PROPERTY DESCRIPTION: Parcel Number 1

A tract of land situated in Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:  
Commencing at the Northwest corner of said Section 7;  
Thence S 29°07'55"E a distance of 1868.32 feet;  
Thence S 39°40'06"E a distance of 423.60 feet;  
Thence N 50°49'54"E a distance of 315.00 feet to a point on the West Right of Way line of Ridge Road;  
Thence N 32°41'42"W a distance of 449.08 feet to a point on the Easterly Right of Way line of Ridge Road and to the true point of beginning;  
Thence N 25°11'35"E a distance of 212.50 feet;  
Thence N 0°17'27"E a distance of 448.44 feet;  
Thence N 89°30'21"W a distance of 150.62 feet;  
Thence N 0°01'55"E a distance of 680.30 feet to a point on the South Right of Way line of State Highway No. 86;  
Thence S 40°00'16"E a distance of 3357.98 feet to a point on the South line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 7, said point being 350.00 feet Westerly from the Southeast corner of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
Thence S 89°31'08"W along the East-West centerline of said Section 7 a distance of 1070.92 feet to a point on the East Right of Way line of Ridge Road;  
Thence N 39°20'18"W along said East Right of Way line a distance of 77.18 feet to the intersection of said East Right of Way line with the South Right of Way line of Enderud Road;  
Thence N 38°27'47"W a distance of 75.87 feet to the intersection of the North Right of Way line of Enderud Road with the East Right of Way line said Ridge Road;  
Thence N 37°20'18"W along said East Right of Way line a distance of 1473.68 feet to the point of beginning;  
Containing 45.514 acres, more or less.

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RECORDING

DAVID L. MORTON  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
222 FRONT ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

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Job No. 81-176-Z  
June 4, 1981

PROPERTY DESCRIPTION: Parcel Number 2

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

- Beginning at the Northeast corner of said Section 7;
  - Thence S 0°54'37"W along the East line of said Section 7 a distance of 1439.45 feet;
  - Thence N 89°05'23"E a distance of 900.00 feet;
  - Thence S 0°50'21"W a distance of 2802.13 feet;
  - Thence N 89°09'39"W a distance of 901.51 feet to the East line of said Section 7;
  - Thence N 0°50'21"E along said East line a distance of 205.00 feet;
  - Thence S 89°25'49"W a distance of 1598.84 feet to the East Right of Way line of Ridge Road;
  - Thence N 39°22'11"W along said East Right of Way line a distance of 76.96 feet to the South line of the Northwest ¼ of the Southeast ¼ of said Section 7;
  - Thence N 89°25'49"E a distance of 311.56 feet to the Southwest corner of the Northeast ¼ of the Southeast ¼ of said Section 7;
  - Thence N 1°12'12"E a distance of 1324.04 feet to the Northwest corner of the Northeast ¼ of the Southeast ¼ of said Section 7;
  - Thence S 89°31'08"W along the North line of the Northwest ¼ of the Southeast ¼ of said Section 7 a distance of 350.00 feet;
  - Thence N 40°00'16"W a distance of 3357.98 feet to a point on the South Right of Way line of State Highway No. 86;
  - Thence N 32°24'48"W a distance of 112.70 feet to a point on the North Right of Way line of State Highway No. 86, and to a point on the West line of the Southeast ¼ of the Southwest ¼ of aforesaid Section 6;
  - Thence N 0°05'46"W a distance of 1302.30 feet to the Northwest corner of the Southeast ¼ of the Southwest ¼ of said Section 6;
  - Thence N 89°57'41"E a distance of 1310.86 feet to the Northeast corner of the Southeast ¼ of the Southwest ¼ of said Section 6;
  - Thence S 0°11'58"E a distance of 1319.35 feet to the Southeast corner of the Southeast ¼ of the Southwest ¼ of said Section 6;
  - Thence N 89°33'26"E a distance of 2626.52 feet to the point of beginning;
- Containing 311.726 acres, more or less.

**RECORDING**

PROPERTY DESCRIPTION: Parcel Number 3-1

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

- Beginning at the Southwest corner of said Section 8;
  - Thence N 0°50'21"E along the West line of said Section 8 a distance of 1056.75 feet;
  - Thence S 89°09'39"E a distance of 901.51 feet;
  - Thence N 0°50'21"E a distance of 2802.13 feet;
  - Thence N 0°54'37"E a distance of 1097.75 feet;
  - Thence N 59°45'02"W a distance of 410.19 feet to a point on the Easterly Right of Way line of Enderud Road;
  - Thence N 30°14'58"E along said East Right of Way line a distance of 180.54 feet to a point on the North line of said Section 8;
  - Thence N 89°23'49"E a distance of 3309.33 feet to the Northeast corner of the Northwest ¼ of the Northeast ¼ of said Section 8;
  - Thence S 0°12'31"W a distance of 1337.73 feet to the Southeast corner of the Northwest ¼ of the Northeast ¼ of said Section 8;
  - Thence S 89°32'38"W a distance of 1318.17 feet to the Southwest corner of the Northwest ¼ of the Northeast ¼ of said Section 8;
  - Thence S 89°32'33"W a distance of 1319.19 feet to the Northeast corner of the Southwest ¼ of the Northwest ¼ of said Section 8;
  - Thence S 0°39'38"W a distance of 1331.18 feet to the Southeast corner of the Southwest ¼ of the Northwest ¼ of said Section 8;
  - Thence S 0°37'30"W a distance of 1326.19 feet to the Northwest corner of the Southeast ¼ of the Southwest ¼ of said Section 8;
  - Thence N 89°52'54"E a distance of 1329.81 feet to the Northeast corner of the Southeast ¼ of the Southwest ¼ of said Section 8;
  - Thence S 0°24'43"W a distance of 1330.64 feet to the Southeast corner of the Southeast ¼ of the Southwest ¼ of said Section 8;
  - Thence N 89°55'29"W a distance of 2669.40 feet to the point of beginning;
- Containing 196.600 acres, more or less.

RECORDED

PROPERTY DESCRIPTION: Parcel Number 4

A tract of land situated in Sections 8 and 17, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

- Beginning at the Northwest corner of said Section 17;
  - Thence S 89°55'29"E a distance of 2669.40 feet to the Southwest corner of the South ½ of the Southeast ¼ of Section 8;
  - Thence N 0°24'43"E a distance of 1330.64 feet to the Northwest corner of the South ½ of the Southeast ¼ of said Section 8;
  - Thence S 33°28'29"E a distance of 4780.42 feet to the Southeast corner of the Northeast ¼ of Section 17;
  - Thence S 0°23'37"W a distance of 2650.66 feet to the Southeast corner of said Section 17;
  - Thence N 89°52'25"W along the South line of said Section 17 a distance of 2004.12 feet;
  - Thence N 26°14'27"W a distance of 1479.40 feet to a point on the East line of the Southeast ¼ of the Southwest ¼ of said Section 17;
  - Thence N 0°15'08"E a distance of 2.04 feet to the Southeast corner of the Northeast ¼ of the Southwest ¼ of Section 17;
  - Thence N 89°57'15"W a distance of 1330.68 feet to the Southwest corner of the Northeast ¼ of the Southwest ¼ of said Section 17;
  - Thence N 0°17'29"E a distance of 1324.59 feet to the Northwest corner of the Northeast ¼ of the Southwest ¼ of said Section 17;
  - Thence N 89°53'50"W a distance of 1330.31 feet to the Southwest corner of the Northwest ¼ of said Section 17;
  - Thence N 0°19'26"E a distance of 2649.60 feet to the point of beginning;
- Containing 476.796 acres, more or less.

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RECORDING

& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
222 FRONT ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

E BIT "A"  
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PROPERTY DESCRIPTION: Parcel Number 5

A tract of land situated in Sections 8, 9 and 17, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

- Beginning at the Northeast corner of said Section 17;
  - Thence S 0°23'37"W a distance of 2650.67 feet to the Southeast corner of the Northeast ½ of said Section 17;
  - Thence N 33°28'29"W a distance of 4780.42 feet to the Northwest corner of the South ½ of the Southeast ½ of said Section 8;
  - Thence N 89°54'42"E a distance of 2655.09 feet to the Northeast corner of the South ½ of the Southeast ½ of said Section 8;
  - Thence N 0°00'24"E a distance of 2681.96 feet to the Northwest corner of the South ½ of the Northwest ½ of said Section 9;
  - Thence S 89°31'39"E a distance of 2650.34 feet to the Northeast corner of the South ½ of the Northwest ½ of said Section 9;
  - Thence S 0°12'36"W a distance of 1331.48 feet to the Northwest corner of the West ½ of the Southeast ½ of said Section 9;
  - Thence S 89°43'42"E a distance of 1318.06 feet to the Northeast corner of the West ½ of the Southeast ½ of said Section 9;
  - Thence S 0°15'14"W a distance of 2639.32 feet to the Southeast corner of the West ½ of the Southeast ½ of said Section 9;
  - Thence S 89°39'04"W a distance of 3952.25 feet to the point of beginning;
- Containing 444.896 acres, more or less.

RECORDING

PROPERTY DESCRIPTION: Parcel Number 6

part of Castle Oaks, described as follows: Beginning at the Southeast corner of South  $\frac{1}{2}$  of the Southwest  $\frac{1}{2}$  of Section 6, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado:  
Thence N  $89^{\circ}13'26''$ E along the South line of the Southeast  $\frac{1}{2}$  of said Section 6 a distance of 2452.13 feet; Thence N  $26^{\circ}54'36''$ E a distance of 128.02 feet to the most Southerly corner of Lot 1, Block 1, Castle Oaks; Thence N  $26^{\circ}13'08''$ W a distance of 1741.84 feet to the Northwest corner of Lot 1, Block 1, Castle Oaks; Thence N  $62^{\circ}51'48''$ W a distance of 70.65 feet to the Southwesterly corner of Lot 1, Block 5, Castle Oaks; Thence N  $14^{\circ}00'27''$ W a distance of 683.10 feet to the Northwest corner of said Lot 1, Block 5, Castle Oaks; Thence N  $49^{\circ}26'00''$ E along the Northerly line of said Lot 1, Block 5, a distance of 608.22 feet; Thence N  $40^{\circ}34'00''$ W a distance of 201.20 feet to the most Southerly corner of Lot 2, Block 4, Castle Oaks; Thence N  $48^{\circ}18'32''$ W a distance of 601.47 feet to the Southwest corner of Lot 2, Block 4, Castle Oaks; Thence Northerly along the East line of Castle Oaks Drive and along the arc of a curve to the left a distance of 189.25 feet, said curve has a radius of 464.37 feet and a central angle of  $23^{\circ}21'03''$  to a point of tangent; Thence N  $12^{\circ}24'51''$ E along said East line and along said tangent a distance of 162.81 feet to a point of curve; Thence Northwesterly along said East line and along the arc of a curve to the left a distance of 580.66 feet, said curve has a radius of 440.00 feet and a central angle of  $75^{\circ}36'41''$  to a point of tangent; Thence N  $63^{\circ}11'50''$ W along said East line and along said tangent a distance of 232.74 feet to the most Westerly corner of Lot 3, Block 4, Castle Oaks and to a point of curve; Thence Northwesterly along said East line along the arc of a curve to the right a distance of 93.42 feet, said curve has a radius of 360.00 feet and a central angle of  $14^{\circ}52'05''$ ; Thence S  $66^{\circ}09'19''$ W a distance of 86.32 feet to the Southeasterly corner of Lot 10, Block 3, Castle Oaks; Thence S  $66^{\circ}09'19''$ W a distance of 166.76 feet to the Southwesterly corner of said Lot 10; Thence N  $28^{\circ}32'43''$ W a distance of 952.74 feet to the Northwesterly corner of said Lot 10; Thence S  $77^{\circ}52'40''$ E a distance of 611.02 feet to the Northeasterly corner of said Lot 10; Thence S  $62^{\circ}10'23''$ E a distance of 735.70 feet to a Northerly corner of said Lot 3, Block 4, Castle Oaks; Thence N  $81^{\circ}14'54''$ E a distance of 131.53 feet to the Northeast corner of said Lot 3, Block 4, Castle Oaks; Thence N  $84^{\circ}23'37''$ E a distance of 654.88 feet to the Southwest corner of Lot 5, Block 5, Castle Oaks; Thence N  $5^{\circ}39'49''$ E a distance of 754.98 feet to the Southwest corner of Lot 6, Block 5, Castle Oaks; Thence N  $11^{\circ}43'59''$ W a distance of 715.00 feet to the Southwest corner of Lot 7, Block 5, Castle Oaks; Thence N  $39^{\circ}26'00''$ E a distance of 1053.16 feet to the Southwest corner of Lot 8, Block 5, Castle Oaks; Thence N  $3^{\circ}45'01''$ E a distance of 760.00 feet to the Northwest corner of Lot 8, Block 5, Castle Oaks; Thence N  $44^{\circ}59'14''$ W a distance of 135.04 feet to the Southwest corner of Lot 9, Block 5, Castle Oaks; Thence N  $5^{\circ}14'59''$ W along the West line of said Lot 9 a distance of 600.00 feet; Thence S  $59^{\circ}30'36''$ W a distance of 6129.94 feet to the Northwest corner of Section 6, Township 8 South, Range 66 West of the 6th Principal Meridian; Thence Southerly and Easterly along the outer boundary of Castle Oaks for the following courses; Thence S  $0^{\circ}48'47''$ E a distance of 3974.85 feet; Thence N  $89^{\circ}31'00''$ E a distance of 25.00 feet; Thence S  $0^{\circ}36'27''$ E a distance of 11.74 feet to a point of curve; Thence Southerly along the arc of a curve to the left a distance of 142.07 feet, said curve has a radius of 229.75 feet and a central angle of  $35^{\circ}25'50''$  to a point of tangent; Thence S  $36^{\circ}02'17''$ E along said tangent a distance of 83.40 feet to a point of curve; Thence Southerly along the arc of a curve to the right a distance of 228.05 feet, said curve has a radius of 434.35 feet and a central angle of  $30^{\circ}04'57''$  to a point of tangent; Thence S  $5^{\circ}57'21''$ E along said tangent a distance of 217.28 feet; Thence N  $27^{\circ}26'16''$ E a distance of 722.13 feet; Thence N  $89^{\circ}42'19''$ E a distance of 1828.93 feet to the Northeast corner of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{2}$  of said Section 6; Thence S  $0^{\circ}31'58''$ E a distance of 1319.35 feet to the point of beginning; Containing 613.490 acres, more or less.

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**PROPERTIES**

PROPERTY DESCRIPTION: Parcel Number 7

That part of Castle Oaks described as follows:

Beginning at the Southwest corner of Section 31, Township 7 South, Range

66 West of the 6th Principal Meridian, Douglas County, Colorado;

Thence N 59°30'36"E a distance of 6129.94 feet to a point on the West line  
of Lot 9, Block 5, Castle Oaks;

Thence N 5°14'59"W a distance of 540.00 feet to the most Northerly corner of  
said Lot 9, Block 5, Castle Oaks;

Thence S 51°09'59"E along the Northeasterly line of said Lot 9 and the South-  
easterly extension thereof a distance of 1815.95 feet to a point on the East  
line of Rocky View Road;

Thence N 24°17'27"E along said East line a distance of 88.44 feet to a point  
of curve;

Thence Northerly along said East line along the arc of a curve to the left a  
distance of 195.00 feet, said curve has a radius of 430.00 feet and a central  
angle of 24°39'00" to a point of tangent;

Thence N 0°21'33"W along said East line and along said tangent a distance of  
338.62 feet to a point of curve;

Thence Northerly along said East line and along the arc of a curve to the  
right a distance of 215.29 feet, said curve has a radius of 970.00 feet and  
a central angle of 12°43'00" to a point of tangent;

Thence N 12°21'27"E along said East line and along said tangent a distance  
of 219.50 feet to the Northwest corner of Lot 8, Block 6, Castle Oaks;

Thence N 86°15'26"E a distance of 955.86 feet to the Northeast corner of  
said Lot 8, Block 6, Castle Oaks;

Thence N 0°08'01"E a distance of 860.00 feet to the Southeast corner of  
Lot 22, Block 6, Castle Oaks;

Thence N 65°33'21"W a distance of 1081.16 feet to the Southwest corner of  
Lot 21, Block 6, Castle Oaks;

Thence N 34°20'56"W a distance of 891.73 feet to the most Westerly corner of  
Lot 20, Block 6, Castle Oaks;

Thence N 45°22'32"E along the West line of Lot 19, Block 6, Castle Oaks a  
distance of 592.53 feet;

RECORDING

Parcel Number 7-2 (continued)

Thence N 29°22'32"E along the West lines of Lots 18 and 19, Block 6, Castle Oaks, a distance of 1040.00 feet;

Thence N 0°30'45"E a distance of 674.61 feet to the Southeast corner of Lot 15, Block 6, Castle Oaks;

Thence N 80°14'39"W a distance of 808.48 feet to the Southwest corner of Lot 15, Block 6, Castle Oaks;

Thence N 28°22'23"E along the East line of Castle Oaks Drive a distance of 1187.49 feet to the Easterly extension of the North line of Juniper Place;

Thence N 61°37'37"W along the North line of Juniper Place a distance of 190.00 feet to a point of curve;

Thence Northwesterly along said North line along the arc of a curve to the right a distance of 95.30 feet, said curve has a radius of 210.00 feet and a central angle of 26°00'00" to a point of tangent;

Thence N 35°37'37"W along said North line a distance of 112.50 feet;

Thence Northerly along the arc of a curve to the left a distance of 195.23 feet, said curve has a radius of 92.50 feet and a central angle of 120°55'29" to the Southwest corner of Lot 21, Block 2, Castle Oaks;

Thence N 17°50'24"E a distance of 1222.28 feet to the most Northerly corner of Lot 21, Block 2, Castle Oaks;

Thence S 26°17'39"W a distance of 4189.77 feet to the Northeast corner of the Southeast ¼ of the Southeast ¼ of Section 30, Township 7 South, Range 66 West of the 6th Principal Meridian;

Thence N 89°42'53"W a distance of 1317.92 feet to the Northwest corner of the Southeast ¼ of the Southeast ¼ of said Section 30;

Thence S 0°21'07"W a distance of 3974.73 feet to the Northeast corner of the Northwest ¼ of the Southeast ¼ of Section 31, Township 7 South, Range 66 West of the 6th Principal Meridian;

Thence S 89°45'25"W a distance of 3756.05 feet to the West ¼ corner of said Section 31;

Thence S 0°15'02"W a distance of 2634.40 feet to the point of beginning;

Containing 479.092 acres, more or less.

## PROPERTY DESCRIPTION: Parcel Number 8

That part of Castle Oaks described as follows:

Beginning at the Northeast corner of the Southeast  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 30, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado;

Thence N  $26^{\circ}17'39''$ E a distance of 4189.77 feet to the most Northerly corner of Lot 21, Block 2, Castle Oaks;

Thence S  $34^{\circ}30'08''$ E a distance of 966.33 feet to the most Easterly corner of Lot 21, Block 2, Castle Oaks;

Thence S  $11^{\circ}55'29''$ W a distance of 128.27 feet to the most Northerly corner of Lot 2, Block 7, Castle Oaks;

Thence S  $43^{\circ}17'12''$ E a distance of 523.47 feet to the Northwest corner of Lot 19, Block 7, Castle Oaks;

Thence N  $87^{\circ}17'42''$ E a distance of 650.00 feet to the Northeast corner of said Lot 19, Block 7, Castle Oaks;

Thence S  $21^{\circ}49'42''$ E a distance of 672.67 feet to the Northeast corner of Lot 17, Block 7, Castle Oaks;

Thence S  $19^{\circ}29'32''$ W a distance of 1165.00 feet to the Southeast corner of Lot 16, Block 7, Castle Oaks;

Thence S  $25^{\circ}29'32''$ W a distance of 720.00 feet to the Southeast corner of Lot 15, Block 7, Castle Oaks;

Thence S  $53^{\circ}04'09''$ E a distance of 380.75 feet to the most Easterly corner of Lot 12, Block 7, Castle Oaks;

Thence S  $67^{\circ}32'13''$ E a distance of 70.52 feet to a point on the Easterly line of Pleasant View Drive;

Thence N  $56^{\circ}56'43''$ E along said East line a distance of 156.72 feet to a point of curve;

Thence Northeasterly along said East line along the arc of a curve to the left a distance of 232.53 feet, said curve has a radius of 430.00 feet and a central angle of  $30^{\circ}59'00''$  to a point of tangent;

Thence N  $25^{\circ}57'43''$ E along said East line and along said tangent a distance of 95.82 feet to the South line of Antelope Place;

Parcel Number 8 (continued)

Thence N 3°54'12"E a distance of 5135.34 feet to the Northwest corner of the Southeast ¼ of the Southeast ¼ of Section 20, Township 7 South, Range 66 West of the 6th Principal Meridian;

Thence S 89°34'20"W a distance of 2637.06 feet to the Northeast corner of the Southwest ¼ of the Southwest ¼ of Section 20;

Thence S 0°01'26"E a distance of 1324.63 feet to the Southeast corner of the Southwest ¼ of the Southwest ¼ of said Section 20;

Thence S 89°39'14"W a distance of 1317.49 feet to the Northwest corner of Section 29, Township 7 South, Range 66 West of the 6th Principal Meridian;

Thence S 0°23'25"W a distance of 2647.02 feet to the West ¼ corner of said Section 29;

Thence S 0°24'04"W a distance of 1323.61 feet to the point of beginning;

Containing 244.473 acres, more or less.

PROPERTY DESCRIPTION: Parcel Number 19

A tract of land situated in Sections 20, 21, 28 and 29, Township 7 South, Range 66 West of the 6th Principal Meridian; Douglas County, Colorado, more particularly described as follows:

Beginning at the Southeast corner of said Section 29;

Thence N 0°04'17"E a distance of 3983.30 feet to the Southwest corner of the Northwest ¼ of the Northwest ¼ of aforesaid Section 28;

Thence N 26°25'07"W a distance of 511.10 feet to the South line of Pleasant View Drive;

Thence N 88°27'05"E along said South line a distance of 303.87 feet to a point of curve;

Thence Northeasterly along said South line along the arc of a curve to the left a distance of 433.90 feet; said curve has a radius of 430.00 feet and a central angle of 57°48'57" to a point of tangent;

Thence N 30°38'08"E along said South line and along said tangent a distance of 250.00 feet to a point of curve;

Thence Northeasterly along the arc of a curve to the right and along said South line a distance of 361.63 feet, said curve has a radius of 370.00 feet and a central angle of 56°00'00" to a point of reverse curve;

Thence Northeasterly along said South line and along the arc of a curve to the left a distance of 424.12 feet, said curve has a radius of 270.00 feet and a central angle of 90°00'00" to a point of reverse curve;

Thence Northeasterly along said South line and along the arc of a curve to the right a distance of 197.92 feet, said curve has a radius of 210.00 feet and a central angle of 54°00'00" to a point of tangent;

Thence N 50°38'08"E along said South line and along said tangent a distance of 161.75 feet;

Thence S 0°05'13"W a distance of 1636.86 feet to the Southeast corner of the Northwest ¼ of the Northwest ¼ of Section 28, Township 7 South, Range 66 West;

Thence N 89°41'44"E a distance of 1301.28 feet to the Southeast corner of the Northeast ¼ of the Northwest ¼ of said Section 28;

Parcel Number 9 (continued)

Thence N 26°01'52"W a distance of 2955.88 feet;  
Thence S 89°27'38"W a distance of 2634.84 feet to the Northwest corner of the Southeast ¼ of the Southeast ¼ of Section 20, Township 7 South, Range 66 West of the 6th Principal Meridian;  
Thence S 3°54'12"W a distance of 5135.34 feet to the intersection of the East line of Pleasant View Drive with the South line of Antelope Place;  
Thence S 65°56'53"E along the South line of Antelope Place a distance of 145.32 feet to a point of curve;  
Thence Southeasterly along said South line and along the arc of a curve to the right a distance of 74.73 feet, said curve has a radius of 370.00 feet and a central angle of 11°34'22" to a point of tangent;  
Thence S 54°22'31"E along said South line and along said tangent a distance of 141.04 feet;  
Thence along said South line along the arc of a curve to the left a distance of 204.45 feet, said curve has a radius of 92.50 feet and a central angle of 126°38'16" to the Northeasterly corner of Lot 3, Block 8, Castle Oaks;  
Thence S 19°56'15"E a distance of 1299.64 feet to the Southeast corner of Lot 3, Block 8, Castle Oaks;  
Thence N 89°21'26"E a distance of 783.44 feet to the point of beginning;  
Containing 303.792 acres, more or less.

## PROPERTY DESCRIPTION: Parcel Number 10

A tract of land situated in Sections 20, 21, 22, 27, and 28, all in Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Southeast corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 28;

Thence N 89°43'29"E a distance of 2648.49 feet to the Southeast corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 28;

Thence S 89°57'54"E along the South line of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of said Section 27 a distance of 3869.04 feet to the West Right of Way line of State Highway No. 86;

Thence N 0°02'06"E along said West Right of Way line a distance of 33.00 feet;

Thence N 89°57'54"W parallel with the South line of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of said Section 27 a distance of 2544.71 feet to the East line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 27;

Thence N 0°05'53"E a distance of 1295.26 feet to the Northeast corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 27;

Thence N 0°15'34"E a distance of 3979.11 feet to the Northeast corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of aforesaid Section 22;

Thence N 89°51'14"W a distance of 1325.42 feet to the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 22;

Thence S 0°15'01"W a distance of 1325.55 feet to the Southwest corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 22;

Thence S 89°41'42"W a distance of 5276.10 feet to the West  $\frac{1}{4}$  corner of said Section 21;

Thence S 89°31'08"W a distance of 1317.00 feet to the Northwest corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of aforesaid Section 20;

Thence S 0°02'04"W a distance of 1326.73 feet to the Northwest corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 20;

Thence N 89°27'38"E a distance of 2634.84 feet;

Thence S 26°01'52"E a distance of 2955.88 feet to the point of beginning;

Containing 565.146 acres, more or less.