

PLAT IDENTIFICATION SHEET

8603131
3-27-86

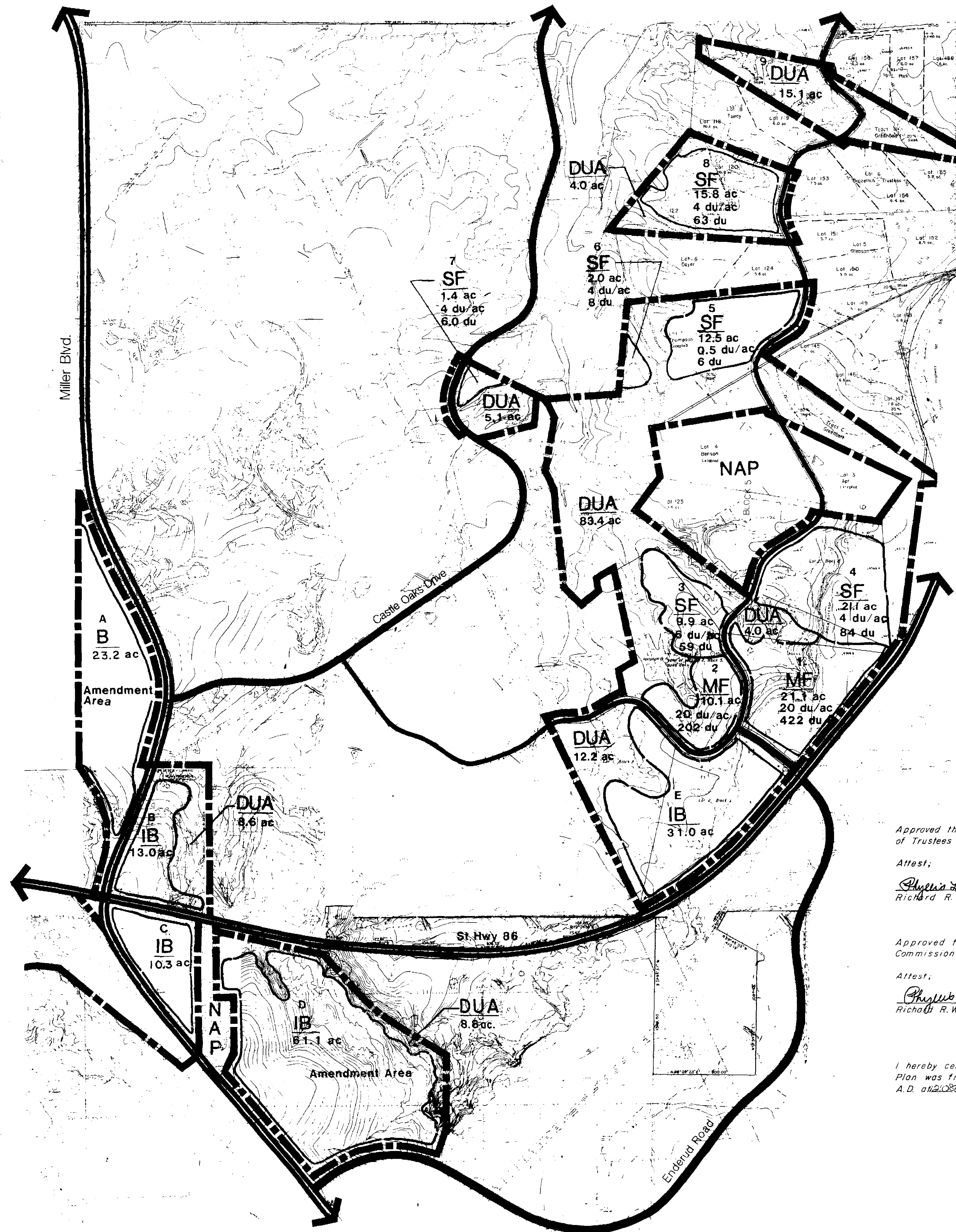
GRANTOR:
(owner/signer)

Town of Castle Rock

GRANTEE:
(subdivision name or name of plat)

Villages at Castle Rock

LEGAL:
(section-township-range)



LEGEND

LAND USE SUMMARY

Land Use		Acreage	Dwelling Units	% Of Site Acreage
SF	Single Family 0.5 du/ac	12.5	6	3.2
SF	Single-Family 4 du/ac	40.3*	161**	10.4
SF	Single-Family 6 du/ac	9.9	59	2.6
MF	Multi-Family 20 du/ac	31.2	624	8.1
IB	Integrated Business	115.4	—	29.5
B	Business	23.2	—	6.0
DUA	Dedicated Use Area	141.2	—	36.2
Roads		15.6	—	4.0
TOTAL		389.3*	850**	100.0

NAP Not A Part

Infill and Amendment Boundary

NOTE:

- * Includes 15.6 ac SF, 4.0 ac DUA, and 0.9 ac Road included in approved 1981 PUD Plan
- ** Includes 63 du's included within approved 1981 PUD Plan

PARCEL LABEL KEY

Example:

3 - Parcel Number
SF - Land Use
9.9 ac - Acreage
6 du/ac - Density
59 du - Dwelling Unit

Net Density 9.1 du/ac
Gross Density 2.2 du/ac

Approved this 18 day of July, 1985, by the Board of Trustees of the Town of Castle Rock.

Attest:

Phyllis L. Brown, deputy George John Kennedy, Mayor
Richard R. Wilson, Town Clerk

Approved this 2 day of JULY, 1985, by the Planning Commission of the Town of Castle Rock.

Attest:

Phyllis L. Brown, deputy C. Melody
Richard R. Wilson, Town Clerk Chairman

I hereby certify that this Planned Unit Development Preliminary Site Plan was filed in my office this 27 day of March, 1986 A.D. at 2:00 o'clock P. M. and was recorded per Reception No. 86-0313

Peter A. Crain
County Clerk and Recorder

Zoning Amendments and Infill The Villages Mall and Office Center Portion

THE VILLAGES at CASTLE ROCK-Infill

Planned Unit Development Preliminary Site Plan

Developer

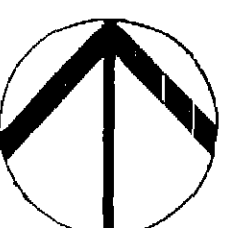
Park Funding Corp.
8301 East Prentice
Englewood, Colorado 80111
303/850-7655

Planning

Design Workshop, Inc.
1422 Delgany St.
Denver, Colorado 80202
303/623-5186

Revised: July 2, 1985
Date: June 1985

0 250 500 1000



PROPERTY DESCRIPTION: PARCEL B

A tract of land situated in the Southwest 1/4 of the Southwest 1/4 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 1/4 of the Southwest 1/4, 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 1/4 of the Southeast 1/4 of said Section 6, according to the Plat of Castle Oaks;
Thence S 00°27'10"E along the East line of said Southwest 1/4 of the Southwest 1/4 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 65°36'21"W along said North Right of Way line a distance of 50.59 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 452.25 feet;
Thence N 27°26'26"E a distance of 722.13 feet;
Thence N 89°42'19"E a distance of 518.07 feet to the point of beginning;
Containing 21.622 acres, more or less.

PROPERTY DESCRIPTION: PARCEL A

A tract of land situated in the West 1/4 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 1/4 of the Southwest 1/4 of said Section 6 and considering the West line of the Northwest 1/4 of the Southwest 1/4 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 1/2 corner of said Section 6;
Thence continuing N 00°48'47"W along the West line of the Northwest 1/4 of said Section 6 a distance of 815.60 feet;
Thence S 24°49'51"E a distance of 922.85 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°35'27"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.

PROPERTY DESCRIPTION: PARCEL C

A tract of land situated in the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 8 South, Range 67 West and in the Southwest 1/4 of the Southwest 1/4 of Section 6 and in the Northwest 1/4 of the Northwest 1/4 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 1/4 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 87.36 feet to the Northeast Right of Way line of Ridge Road (County Road No. 55) 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 101.56 feet;
Thence N 77°38'26"W along said Right of Way line a distance of 200.00 feet;
Thence N 56°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 Northeast 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.

PROPERTY DESCRIPTION: PARCEL D

A tract of land situated in the North 1/4 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 1/4 of said Section 7 to bear S 85°31'08"W with all bearings contained herein relative thereto;
Thence S 85°31'08"W along said South line a distance of 92.41 feet;
Thence N 39°20'18"W a distance of 77.38 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 1000.55 feet and a central angle of 46°55'30";
Thence N 25°01'01"E a distance of 272.81 feet;
Thence N 00°00'00"W a distance of 674.95 feet;
Thence N 57°18'47"W a distance of 712.90 feet;
Thence N 40°23'54"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 65°30'23"E a distance of 650.62 feet;
Thence S 00°17'27"W a distance of 448.44 feet;
Thence S 25°11'15"W a distance of 212.50 feet to the Northeast Right of Way line of the existing County Road;
Thence S 39°20'18"E along said Northeast Right of Way line a distance of 1408.72 feet to the point of beginning;
Containing 69.94 acres, more or less.

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 1/4 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 Southwest corner of Outlot 4, 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°13'06"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 85°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 836.16 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°33'00"W a distance of 201.20 feet to the most Southerly corner of Lot 2, Block 4, Castle Oaks;
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°26'00"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°59'49"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 187.09 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 120.84 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 58°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 1077.35 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 59°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°27'57"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 150.01 feet;
Thence S 39°27'57"W along said West Right of Way line a distance of 651.30 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;
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°00'00"E 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 58.55 feet to the Northwesterly extension of the Northeastly 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 Easterly 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.

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 68°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°10'29"E a distance of 736.70 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.

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 extension 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.

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°49'14"W a distance of 135.04 feet to the Southwest corner of Lot 8, Block 5, Castle Oaks;
Thence S 78°20'59"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 50.09 feet, said curve has a radius of 188.19 feet and a central angle of 27°25'57" to the most Westerly 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 North-erly 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 15.983 acres, more or less.

Zoning Amendments and Infill The Villages Mall and Office Center Portion

THE VILLAGES at CASTLE ROCK-Infill

Planned Unit Development Preliminary Site Plan

Developer

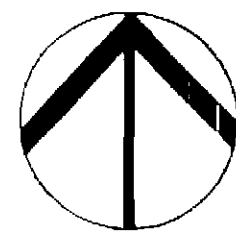
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Revised: July 2, 1985
Date: June 1985

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359803
500-1-6
7800
Aug 13 2 10 PM '15

RECORDING

419 PAGE 189
CARROLL HIER
RECORDER

46900 PL
Aug 11 12 08 PM '81

ORDINANCE NO. 3.7/A

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~~ ^{August} 4th, 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.

ZONING

- (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.

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.

- (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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RECORDING

"(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.

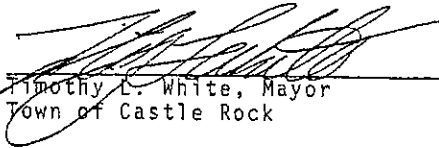
SECTION XV
EMERGENCY CLAUSE

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.

8003 589 PAGE 707

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

RECEIVED

589-768

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

Page 1 of 14 Pages
Job No. 81-176-Z
June 4, 1961

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

~~Twelve~~ ^{Eleven} 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.

589 703

TELEPHONE

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

E. BIT "A"

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.

RECORDING

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

E .BIT "A"

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 $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 7;

Thence N 89°25'49"E a distance of 311.56 feet to the Southwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 7;

Thence N 1°12'12"E a distance of 1324.04 feet to the Northwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 7;

Thence S 89°31'08"W along the North line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of aforesaid Section 6;

Thence N 0°05'46"W a distance of 1302.30 feet to the Northwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 6;

Thence N 89°57'41"E a distance of 1310.86 feet to the Northeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 6;

Thence S 0°11'58"E a distance of 1319.35 feet to the Southeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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.

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 $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 8;

Thence N 0°24'43"E a distance of 1330.64 feet to the Northwest corner of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 8;

Thence S 33°28'29"E a distance of 4780.42 feet to the Southeast corner of the Northeast $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 17;

Thence N 0°15'08"E a distance of 2.04 feet to the Southeast corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17;

Thence N 89°57'15"W a distance of 1330.68 feet to the Southwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 17;

Thence N 0°17'29"E a distance of 1324.59 feet to the Northwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 17;

Thence N 89°53'50"W a distance of 1330.31 feet to the Southwest corner of the Northwest $\frac{1}{4}$ 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.

589 778

RECORDING

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

Page 6 of 14 Pages
Job No. 81-176-Z
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 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

Page 7 of 14 Pages

Job No. 81-176-Z

June 4, 1981

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 6, 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.

809 589 PAGE 775

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

EXHIBIT "A"

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 Southeasterly 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;

80-589-176

RECORDING

ASSOCIATED, INC.
REGISTERED LAND SURVEYOR
222 FRONT ST.
CASTLE ROCK, COLO. 80104
PHONE 686-4642

IBIT "A"

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Job No. 81-176-Z

June 4, 1981

Parcel Number 7-1 (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°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.

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.

ORDINANCE NO. 85-33

AN ORDINANCE AMENDING ORDINANCE NO. 3.71 — 3.71A
AND ORDINANCE NO. 85-25 (AN ORDINANCE
AMENDING THE ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO)
(THE VILLAGES AT CASTLE ROCK P.U.D.
VILLAGES MALL AND OFFICE CENTER PORTION)

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

- (a) an application has been filed with the TOWN for a major modification requesting certain modifications to the Preliminary Planned Unit Development Site Plan for The Villages at Castle Rock P.U.D., approved August 4, 1981, pursuant to Ordinance No. 3.71, as amended April 18, 1985, pursuant to Ordinance No. 85-19, as further amended May 16, 1985, pursuant to Ordinance No. 85-25; 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 Site Plan for The Villages at Castle Rock P.U.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

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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.

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 Site Plan for The Villages at Castle Rock is hereby approved as more specifically set forth in this Ordinance and upon the amended Preliminary Planned Unit Development Site Plan for The Villages at Castle Rock.

That the Zoning Classification of the lands, consisting of 389.3 acres, described in Exhibit "A", consisting of 10 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).

SECTION I

That Section I of said Ordinance No. 85-25 shall be amended to read as follows:

- 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 August 4th, 1981, approved pursuant to Ordinance No. 3.71, as amended April 18, 1985, pursuant to Ordinance No.

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85-19, as further amended May 16, 1985, pursuant to Ordinance No. 85-25, as further amended pursuant to this Ordinance No. 85-33, which is incorporated by reference into 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.

<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	456.7 Acres
Single Family (Higher Density) Use Areas	1,544.5 Acres
Multi-Family Use Areas (MF)	569.2 Acres
Multi-Family Low Density Use Areas (LMF)	92.5 Acres
Neighborhood Business Use Areas	40.8 Acres
Integrated Business Use Areas	249.4 Acres
Business Use Area	23.5 Acres
Dedicated Use Areas	1,572.7 Acres
Roadway Use Areas	221.3 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.

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SECTION II

That Section II of said Ordinance No. 3.71 shall be amended to add Subsection I. and G. thereto, which shall read as follows:

I. SINGLE FAMILY (VERY LOW DENSITY) AREAS

- (1) Single family detached dwelling units.

G. Business Area.

- (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) Parking lots and parkings structures;
- (8) Transit terminals;
- (9) Public lodging facilities;
- (10) Public buildings;
- (11) Religious institutions.

SECTION III

That Section II of said Ordinance No. 85-25 be 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 - 1,828.)
- 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 - 9,260.)

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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 - 11,384.)

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 - 1,110.)

SECTION IV

That Section III of said Ordinance No. 3.71 be amended to add Subsection F. thereto which shall read as follows:

F. Single Family (Very Low Density) Area - Average density of one-half (.5) dwelling unit per acre within each such general use area. (Maximum permitted dwelling units - 6.)

SECTION V

RESIDENTIAL BUILDING ENVELOPES

5.1 Development of lots which are within that 21.1 acre SF 4 du/ac use area located north of State Highway No. 86 and east of Rocky View Road and are also within the area indicated as "Potential Rockfall and/or Potentially Unstable Slopes" in Exhibit "B" (hereinafter "Potential Rockfall Area") 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.

5.2 Building envelopes for single-family detached residences shall include all clearing, grading, construction, introduced irrigated landscaping and impervious areas, with the exception of connecting driveways of ingress-egress roads.

5.3 Building envelopes for patio homes and cluster homes 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.

SECTION VI

PLANNING AND DESIGN CONTROLS

6.1 The standards and requirements listed in this Section shall apply within the Potential Rockfall Area only.

6.2 Siting. In the site planning, development and construction of any lot or structure, consideration shall be given to the relationship of roads and buildings to existing slope grades, and drainageways. All structures and roadways shall achieve a "fit" with the landscape that is not intrusive and considers the following:

- (a) Significant natural drainageways shall not be disturbed or re-routed except where of general benefit to the Planned Unit Development and shall be subject to the review and approval of the Town of Castle Rock.
- (b) Unique site features, whether topographic or of a surficial nature shall receive special consideration in any site planning or development. Such features shall be left undisturbed wherever practical in lot development.
- (c) Structures in sloping areas shall be designed to conform to the slope by means of "stepped" foundations or similar methods that will keep grading and site preparation to a minimum. In principle, structures shall accommodate slope in design rather than cause slope to accommodate structures.

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- (d) Grading shall be shaped to compliment the natural land forms.
- (e) Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance. Clearing of vegetation within the right-of-way shall be "feathered" to create more natural appearing edges and to accommodate snow stacking.

SECTION VII

ENVIRONMENTAL PROTECTION

7.1 Intent. It is the intent of this section to provide guidelines and procedures to minimize terrain disturbances and ecological damage during site preparation and construction of roads and structures in the Potential Rockfall Area only, and to indicate the methods to be employed in the restoration of disturbed areas, and the prevention of erosion and sedimentation during and after construction.

7.2 General Provisions During Construction.

- (a) Care shall be exercised during all operations to minimize damage to fragile areas of the landscape.
- (b) Construction equipment shall not be permitted to move off roads or established construction routes in order to minimize damage to vegetation or soil.
- (c) Ropes or cable shall not be fastened to trees except for support and stabilization.

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- (d) The burning of trash, brush, trees and other combustible objects is prohibited. Such material shall be removed from the site, except for woody material which may be shredded and used for mulch. Warming or debris fires are prohibited.
- (e) All waste materials shall be promptly removed from the site. Dumping or temporary storage of waste materials in slopes or drainages is prohibited.

7.3 Drainage.

- (a) Surface drainage shall utilize, wherever possible and practical, natural swales and retention/detention ponds.
- (b) Where conveyance swales are used for surface drainage, the sideslopes shall not be greater than 3:1. Sideslopes shall be grassed or otherwise stabilized but shall not be lined with concrete or asphalt.
- (c) Channel widths and bottoms of conveyance swales shall vary according to the stormwater flow for that watershed, based on the final drainage plan.
- (d) Bottoms of swales shall be grassed or lined with rock, stones, sand or coarse gravel, but shall not be concrete or asphalt lined.
- (e) Where drainage velocities in swales are expected to be greater than seven (7) feet per second, check-dams within the swale shall be permitted, provided they are rock or rip-rap. Concrete or asphalt check-dams shall not be permitted unless faced with rock.
- (f) Detention ponds shall be designed to detain and control increased storm water runoff from the 100 year storm occurrence

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and shall have side slopes no greater than 3:1 and shall be designed and constructed to provide for sediment storage and an average pool depth of 5 feet.

- (g) Perimeter boundaries of retention areas shall follow a configuration of natural land contours wherever possible to create a natural look to such areas.

7.4 Site Grading. A site grading plan will be provided as part of the Final PUD Site Plan to indicate preliminary adjustments of grade. Development will avoid all areas of 25% slope or greater as a means of retaining the natural setting of the project. Grading at the rear of units sited against slopes of 20% or greater will be kept within 20' of the rear wall. Wherever practical, existing vegetation will be left undisturbed.

7.5 Erosion Controls. The problem of wind and water-borne erosion with resulting sediment loads shall be addressed both during construction and at the time of final slope stabilization and revegetation.

7.6 Measures to be Undertaken During Construction.

- (a) All cut and fill slopes created during site preparation or construction shall receive interim stabilization treatment as soon as practicable but in all cases within a period of six months.
- (b) Calculations for potential soil loss due to erosion during construction will be made by use of the Universal Soil Loss Equation, or a similar acceptable method. Estimates of soil loss thereby derived shall be used in determining the level of interim measures required to prevent sediment generation.

- (c) Topsoil (where it is in evidence) from all areas undergoing construction shall be stripped to an appropriate depth and stockpiled. The location of stockpiles shall be selected so as not to obstruct site operations and result in double handling. Topsoil mounds shall not exceed 8 feet in height and have sideslopes greater than 4:1. If topsoil mounds are to be left for more than six months they shall be seeded.
- (d) In areas where downslopes are stripped or graded exceeding 1/2 acre in size or where the length of such downslope exceeds 100 feet, a continuous line of straw bales or other similar material shall be staked along the contour. Where it is impractical to use straw bales, temporary diversion channels shall be used. Where diversion channels are employed, runoff will be directed to sediment basins, as designated on the final drainage plan.
- (e) Where drainage channels are encountered on the site, straw bale "filters" shall be used to control sediment flow. Bales will be staked as a barrier parallel to the slope contour in the channel to stop sediment and reduce velocities until final channel stabilization has been achieved.
- (f) Stripped or graded areas which are to remain in such condition for periods exceeding six months shall be treated with temporary mulch and/or seeding. Such areas sloping in excess of 3:1 shall be anchored with a mulch anchoring tool, asphalt or other binding agent.
- (g) Slopes greater than 2:1 but less than 1:1 shall be seeded and held in place with mesh or net stabilization materials.

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(h) Slopes of steep grade (1:1 or greater) cut and fill banks and unstable soil conditions that cannot be stabilized through seeding, mulching or netting techniques shall be treated with structural or biotechnical methods. These will include:

1. Terracing to form "benches" for placing stabilizing plant materials.
2. Timber or metal frame stabilization to form a lattice of stabilized planting boxes against steep slopes. Such frames shall be anchored to prevent slippage and buckling. Frames will be mulched, seeded and meshed to prevent washout, while vegetation is becoming established.
3. Use of temporary timber, stone or concrete retaining walls.

7.7 Final Slope Stabilization and Revegetation.

- (a) All disturbed areas shall receive final stabilization treatment to insure that erosion and sediment loads are at acceptable levels and all cut slopes and fill areas are secure from slope failure.
- (b) Desirable slope grades shall be a maximum of 3:1. When site conditions warrant, slope may reach a maximum of 2:1, provided that mesh and other intensive revegetation procedures are implemented. Specific details of revegetation techniques shall be provided on the face of the final PUD Site Plan.
- (c) Seed mixtures used in revegetation shall be compatible with the indigenous plant material in terms of soilholding capabilities, moisture requirements and cover capabilities. Introduced plantings shall be chosen to closely conform visually to the

natural site conditions prior to disturbance, provided the intent of soil and slope stabilization is met.

- (d) Cut and fill slopes, including roadways, shall be revegetated or faced with natural materials to restore visual compatibility with the surrounding landscape.
- (e) Permanent check dams will be installed in natural drainages as needed based on the Final Drainage Plan.

7.8 Continued Maintenance. The owner of any private property on which grading or other work has been performed pursuant to a grading plan approved or a building permit granted under the provisions of this Ordinance shall continuously maintain and repair all graded surfaces and erosion prevention devices, retaining walls, drainage structures or means, and other protective devices, plantings, and ground cover installed or completed.

SECTION VIII

ENFORCEMENT

8.1 Responsibility for enforcement of the provisions of SECTION V, RESIDENTIAL BUILDING ENVELOPES, SECTION VI, PLANNING AND DESIGN CONTROLS and SECTION VII, ENVIRONMENTAL PROTECTION shall reside exclusively with the TOWN as such provisions relate to public improvements. Where such provisions relate to private improvements, the primary responsibility for enforcement shall reside in a homeowners association, which shall be duly organized as a Colorado non-profit corporation with perpetual existence prior to the time of TOWN approval of the first final plat within the LAND. Provided, however, that the TOWN shall have concurrent jurisdiction to enforce such provisions if the Board of Trustees deem it to be in the best

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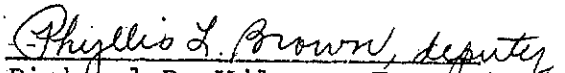
interests of the Town of Castle Rock. DEVELOPER shall cause the provisions of said SECTIONS V, VI, and VII, in so far as said provisions relate to private improvements, to be incorporated into the protective covenants to be imposed upon Potential Rockfall Area, together with the grant of appropriate enforcement powers to said Homeowners Association.

Passed and adopted on first reading this 18th day of July, 1985, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado 5 for and 1 against.

Passed and adopted on second reading this 25th day of July, 1985, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado 5 for and 0 against.


George John Kennedy, Mayor
Town of Castle Rock

ATTEST:


Richard R. Wilson, Town Clerk

Publication Date: April 1, 1986

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 B

A tract of land situated in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, said point of beginning being a point on the Southerly line of Outlot "A", Castle Oaks and bearing S $89^{\circ}42'19''$ W a distance of 1310.86 feet from the Northwest corner of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 6, according to the Plat of Castle Oaks;

Thence S $00^{\circ}27'10''$ E along the East line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 1300.73 feet to the North Right of line of State Highway No. 86;

Thence N $77^{\circ}54'57''$ W along said North Right of Way line a distance of 279.77 feet;

Thence N $66^{\circ}36'21''$ W along said North Right of Way line a distance of 50.99 feet;

Thence N $77^{\circ}54'57''$ W along said North Right of Way line a distance of 649.70 feet;

Thence N $12^{\circ}04'13''$ E a distance of 452.29 feet;

Thence N $27^{\circ}26'26''$ E a distance of 722.13 feet;

Thence N $89^{\circ}42'19''$ E a distance of 518.07 feet to the point of beginning;

Containing 21.622 acres, more or less.

8603124 - 03/27/86 12:02 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
R0631 - P0520 - \$72.00
14 / 21

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 A

A tract of land situated in the West $\frac{1}{2}$ 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 6 and considering the West line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{4}$ corner of said Section 6;
Thence continuing N 00°48'47"W along the West line of the Northwest $\frac{1}{4}$ 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.

8603124 - 03/27/86 12:02 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
R0631 - P0521 - 15/ 24
\$72.00

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 C

A tract of land situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 8 South, Range 67 West and in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6 and in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ 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 $\frac{1}{4}$ 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.

8603124 - 03/27/86 12:02 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 16/ 24
R0631 - P0522 - \$72.00

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 D

A tract of land situated in the North $\frac{1}{2}$ 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 $\frac{1}{4}$ 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.

8603124 - 03/27/86 12:02 - RETA A. CHAIN DOUGLAS CO. COLO. CLERK & RECORDER - 17/ 24
B0631 - P0523 - \$72.00

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

July 2, 1985
Job No. 81-176
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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 ² 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 Southerly corner of Lot 2, Block 4, Castle Oaks;

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R0631 - P0524 - \$72.00 - 18/ 24

**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
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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;

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B0631 - P0525 - \$72.00 19/ 24

DAVID E. ARCHER
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105 WILCOX ST.
CASTLE ROCK, COLO. 80104
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July 2, 1985
Job No. 81-176
Page 3 of 3 pages

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 $09^{\circ}11'23''$ to a point that bears $N 00^{\circ}00'00''W$ a distance of 82.65 feet from the Southeast corner of aforesaid Section 6;
Thence $S 0^{\circ}00'00''E$ 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 $N 53^{\circ}48'12''W$ a distance of 1276.19 feet to the most Westerly corner of said Lot 3;
Thence $N 35^{\circ}45'01''E$ a distance of 385.00 feet to the Southwest corner of Lot 4, Block 5, Castle Oaks;
Thence $N 9^{\circ}24'59''W$ a distance of 450.00 feet to the Northwest corner of Lot 4;
Thence $N 79^{\circ}48'01''E$ 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 $S 29^{\circ}54'27''E$ 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 $S 64^{\circ}38'43''E$ a distance of 1378.75 feet to the most Easterly corner of said Lot 3;
Thence $S 35^{\circ}25'21''W$ a distance of 454.92 feet to the Southeast corner of said Lot 3;
Thence $N 81^{\circ}25'30''W$ 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 $40^{\circ}57'44''$ to a point of tangent;
Thence $S 57^{\circ}45'10''W$ 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 $43^{\circ}59'12''$ to a point of tangent;
Thence $S 13^{\circ}45'58''W$ 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 $19^{\circ}08'24''$ to the point of beginning.
The above described property contains 215.472 acres, more or less.

8603124 - 03/27/86 12:02 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
R0631 - P0526 - \$72.00 - 20/ 24

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 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 $14^{\circ}52'05''$;

Thence S $66^{\circ}09'19''$ 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 $68^{\circ}30'04''$ to a point of tangent;

Thence N $24^{\circ}49'59''$ E along said West line a distance of 168.16 feet to the Northeast corner of said Lot 10;

Thence S $62^{\circ}10'23''$ E a distance of 735.70 feet to a Northerly corner of Lot 3, Block 4, Castle Oaks;

Thence S $1^{\circ}27'12''$ W along the Northwesterly line of said Lot 3 a distance of 197.06 feet;

Thence S $76^{\circ}07'20''$ 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.

8603124 - 03/27/86 12:02 - RETA A. CHAIN DOUGLAS CO. COLO. CLERK & RECORDER - 21/ 24
B0631 - P0527 - \$72.00

DAVID E. ARCHER
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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 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 extension 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.

8603124 - 03/27/86 12:02 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 22/ 24
B0631 - P0528 - \$72.00

**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°49'14"W a distance of 135.04 feet to the Southwest corner of Lot 9, Block 5, Castle Oaks;

Thence S 78°20'59"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;

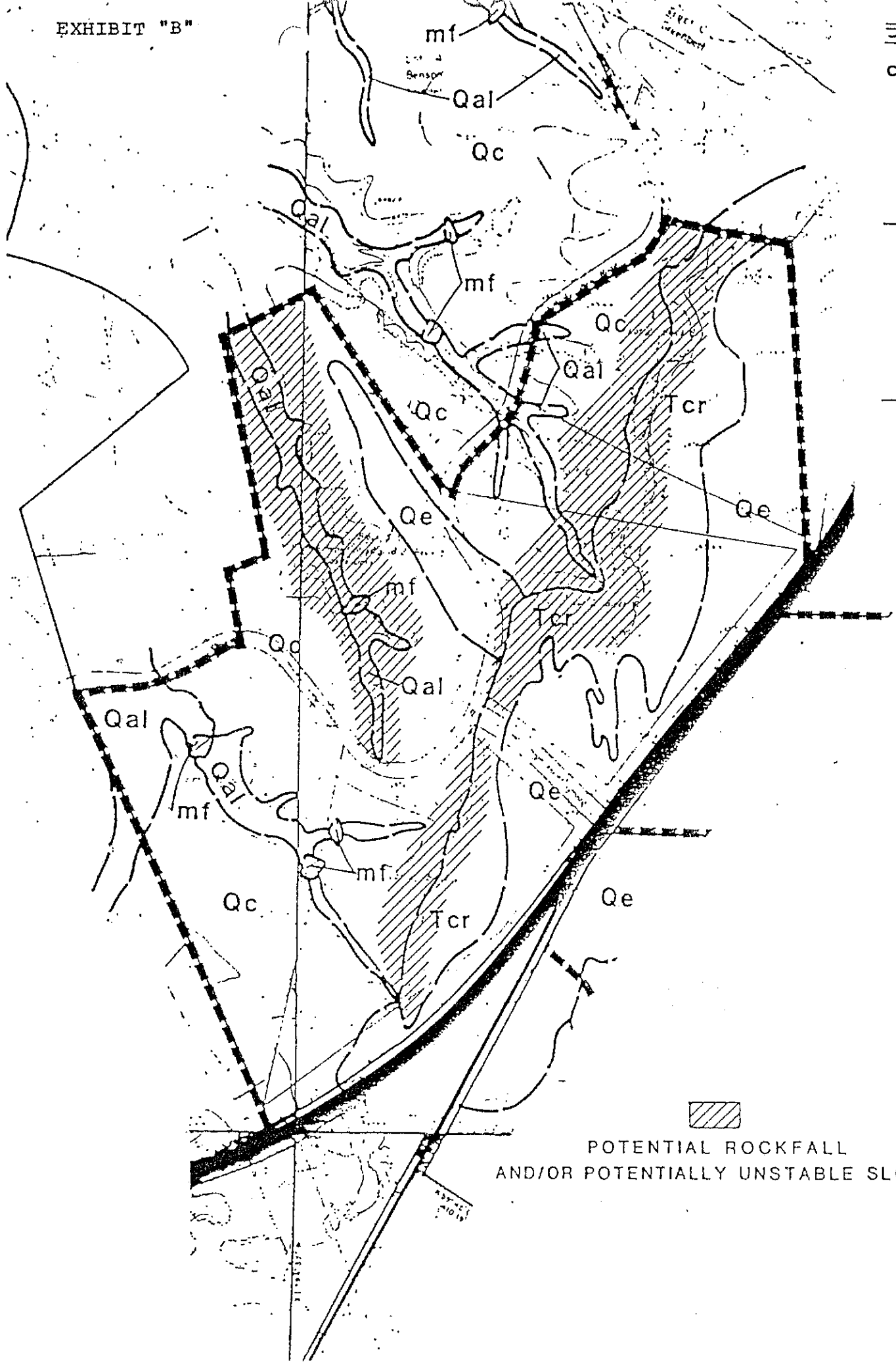
Thence N 80°00'07"W a distance of 974.70 feet to the most Northerly corner of said Lot 6 and to a point on the East Right of Way line of Rocky View Drive;

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.

8603124 - 03/27/86 12:02 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B0631 - P0529 - 23/ 24 \$72.00



POTENTIAL ROCKFALL
AND/OR POTENTIALLY UNSTABLE SLOPES