

PLAT IDENTIFICATION SHEET

RECEPTION#: 272708

DATE: 8/11/81

TIME:

FEE: \$

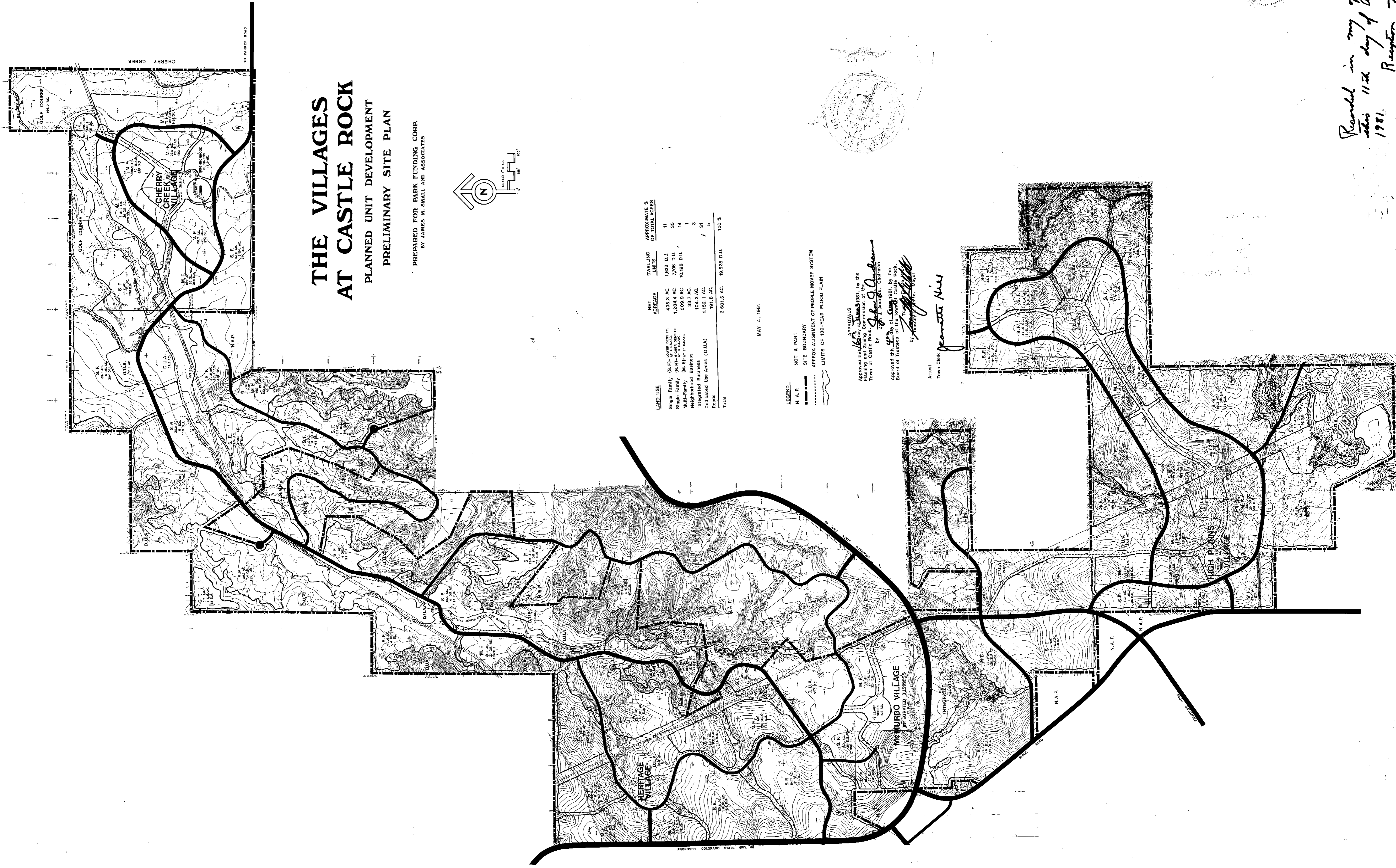
GRANTOR:
(owner/signer)

GRANTEE:
(subdivision name or name of plat)

Villages at Castle Rock

LEGAL:
(section-township-range)

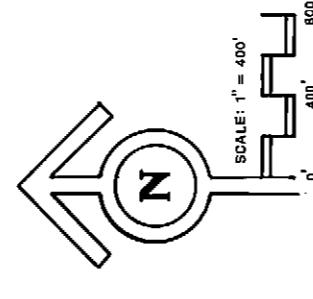
NEW SUBDIVISION ABBREV: _____



THE VILLAGES AT CASTLE ROCK

PLANNED UNIT DEVELOPMENT PRELIMINARY SITE PLAN

PREPARED FOR PARK FUNDING CORP.
BY JAMES M. SMALL AND ASSOCIATES



LAND USE	NET ACRES	DWELLING UNITS	APPROXIMATE % OF TOTAL ACRES
Single Family (S.F.) - 1/2 acre lots	408.3 AC.	1,622 D.U.	11
Single Family (S.F.) - 1/4 acre lots	1,100.0 AC.	2,708 D.U.	35
Multi-Family (M.F.) - 1/2 acre lots	509.9 AC.	10,989 D.U.	14
Neighborhood Business	33.7 AC.	1	1
Neighborhood Office	104.3 AC.	3	3
Dedicated Use Areas (D.U.A.)	1,152.1 AC.	1	5
Roads	191.8 AC.		
TOTAL	3,885.1 AC.	19,528 D.U.	100 %

MAY 4, 1981

- LEGEND:**
- NOT A PART
 - - - - - SITE BOUNDARY
 - APPROX. ALIGNMENT OF PEOPLE MOVER SYSTEM
 - ~~~~~ LIMITS OF 100-YEAR FLOOD PLAN

APPROVALS
Approved this 16th day of May 1981, by the Planning and Zoning Commission of the Town of Castle Rock,
by *John J. Anderson*, Chairman

Approved this 4th day of May 1981, by the Board of Trustees of the Town of Castle Rock,
by *James M. Small*, Mayor

Attest
Town Clerk *James M. Small*

Recorded in my office
this 11th day of August
1981.
Registrar No. 272,708

359803

419 PAGE 189

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RECORDING

CARROLL HIER
RECORDER

46900 PL

Aug 11 12 08 PM '81

ORDINANCE NO. 3.71A

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

Parcels No. 1-8

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

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

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

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

RE-RECORDING

SECTION I
GENERAL USE AREAS

A. The tract described above shall be divided into general use areas as the same are generally located on "The Villages at Castle Rock Planned Unit Development Preliminary Site Plan", dated ~~June~~ ^{August} ~~1981~~ ^{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.

RE-RECORDING

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

RECORDING

E. Integrated Business Areas

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

F. Dedicated Areas

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

- (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:

589-710
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

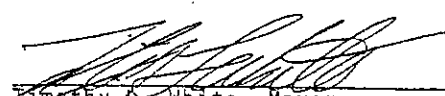
A. The Board of Trustees of the Town of Castle Rock may review the performance of the master developer to insure compliance with the provisions of this Ordinance at any time during the twenty-five year completion schedule set forth herein, and during any enlargement of such time as may be granted by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

SECTION XV
EMERGENCY CLAUSE

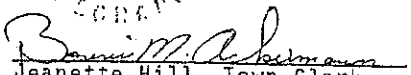
It is hereby determined by the Board of Trustees of the Town of Castle Rock that an emergency exists for the following reasons; that the area described above has large amounts of underground water beneath it, that by separate agreement entered into and executed by the owners of said area and the Town 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.

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





Timothy L. White, Mayor
Town of Castle Rock



Jeanette Hill, Town Clerk

REVISIONS

589 718

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

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

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

~~Twelve~~^{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.

PROPERTY DESCRIPTION: Parcel Number 1

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

RECORDING

PROPERTY DESCRIPTION: Parcel Number 2

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

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

RECORDING

PROPERTY DESCRIPTION: Parcel Number 3-1

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

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

RECORDED

PROPERTY DESCRIPTION: Parcel Number 4

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

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

809 589 778

RECORDING

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

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

PROPERTY DESCRIPTION: Parcel Number 5

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

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

RECORDING

PROPERTY DESCRIPTION: Parcel Number 6

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

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PROPERTIES

PROPERTY DESCRIPTION: Parcel Number 7

That part of Castle Oaks described as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RECORDING

Parcel Number 7-2 (continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Containing 479.092 acres, more or less.

RECORDING

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

EXHIBIT 418 PAGE 210

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Job. No. 81-176-Z

June 4, 1981

PROPERTY DESCRIPTION: Parcel Number 8

That part of Castle Oaks described as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Parcel Number 8 (continued)

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

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

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

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

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

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

Containing 244.473 acres, more or less.

PROPERTY DESCRIPTION: Parcel Number 19

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

Beginning at the Southeast corner of said Section 29;

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

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

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

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

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

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

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

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

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

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

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

Parcel Number 9 (continued)

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

PROPERTY DESCRIPTION: Parcel Number 10

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Containing 565.146 acres, more or less.