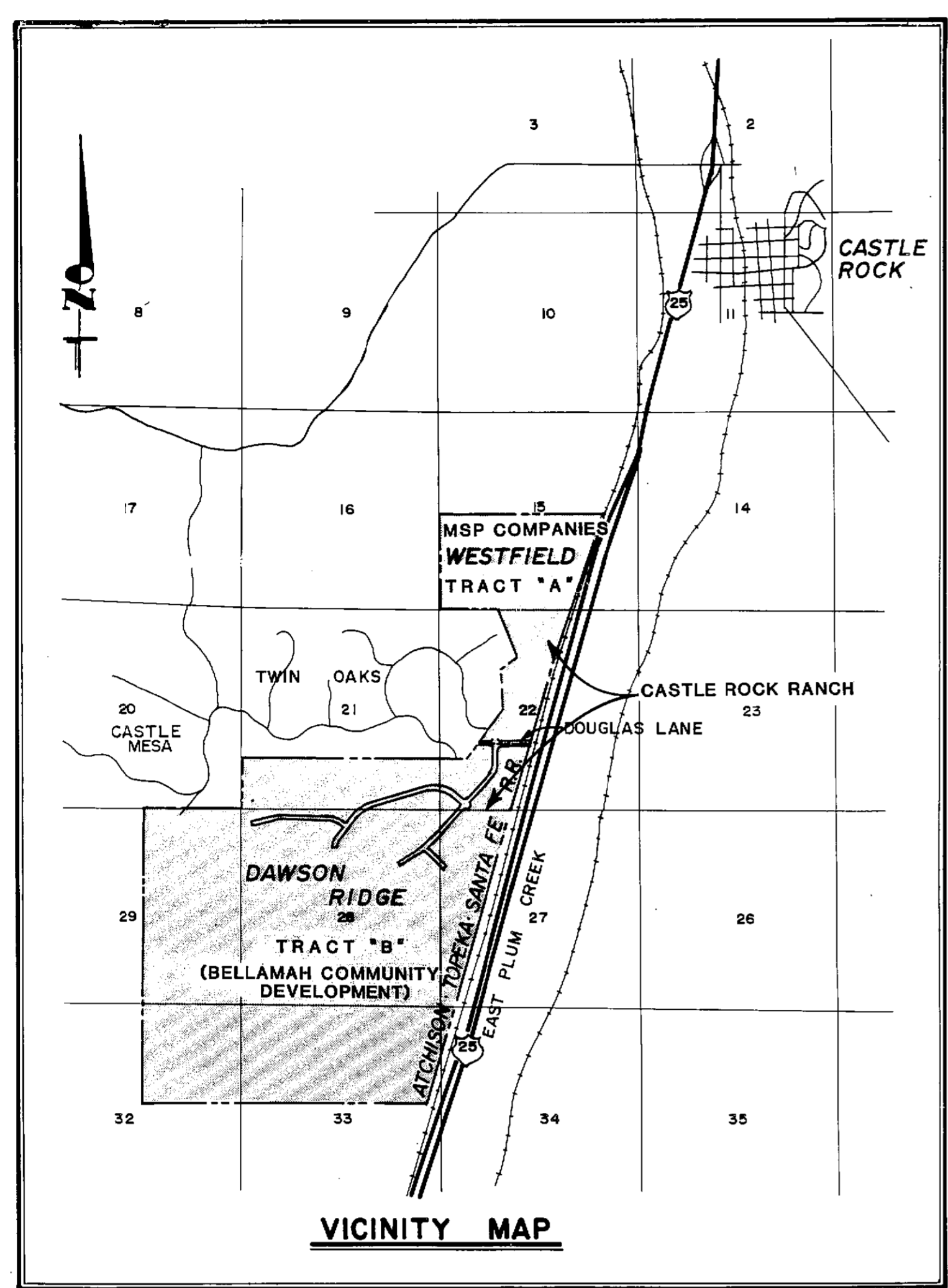


DAWSON RIDGE

PRELIMINARY P.U.D. SITE PLAN

AN AMENDMENT TO TRACT "B" OF CASTLEROCK RANCH P.U.D.



INDEX

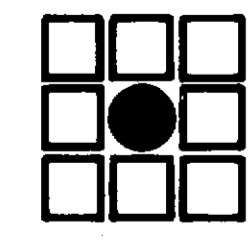
- 1 COVER SHEET
- 2 DAWSON RIDGE PUD

P. U. D. LAND USE COMPARISONS

Table I

Land Use	Density	CRR Acreage	DR Acreage	Acreage % Change	CRR DUs	DR DUs	Total # DUs Change
RA	1.0	112.72	103.65	- 8%	112	103	- 9
RB	2.5	161.76	158.06	- 2%	404	395	- 9
RC	3.5	170.84	170.84	0%	597	597	0
RD	5.0	273.06	270.56	- 1%	1365	1352	- 13
RF	8.0	344.60	344.60	0%	2756	2756	0
RG	10.0	169.41	169.41	0%	1694	1694	0
RH	20.0	26.54	22.34	-16%	530	446	- 84
Subtotal		1258.93	1239.46	- 2%	7458	7343	-115
C		128.65	126.60	- 2%			
OC		148.78	155.98	4%			
C/OC/RF		137.93	150.61	9%	442	557	115
PLD		209.02	210.66	1%			
		1883.31	1883.31	0%	7900	7900	-0-

ENGINEER



MERRICK

Telephone 303/751-0741
 (10855 E. Bethany Drive)
 Post Office Box 22026
 Denver, Colorado 80222

PREPARED APRIL 25, 1986

SHEET 1 of 2

DEVELOPER



**Bellamah
 Community
 Development**

Telephone 303/799-1919
 9085 E. Mineral Circle
 Suite 330
 Englewood, Colorado 80112

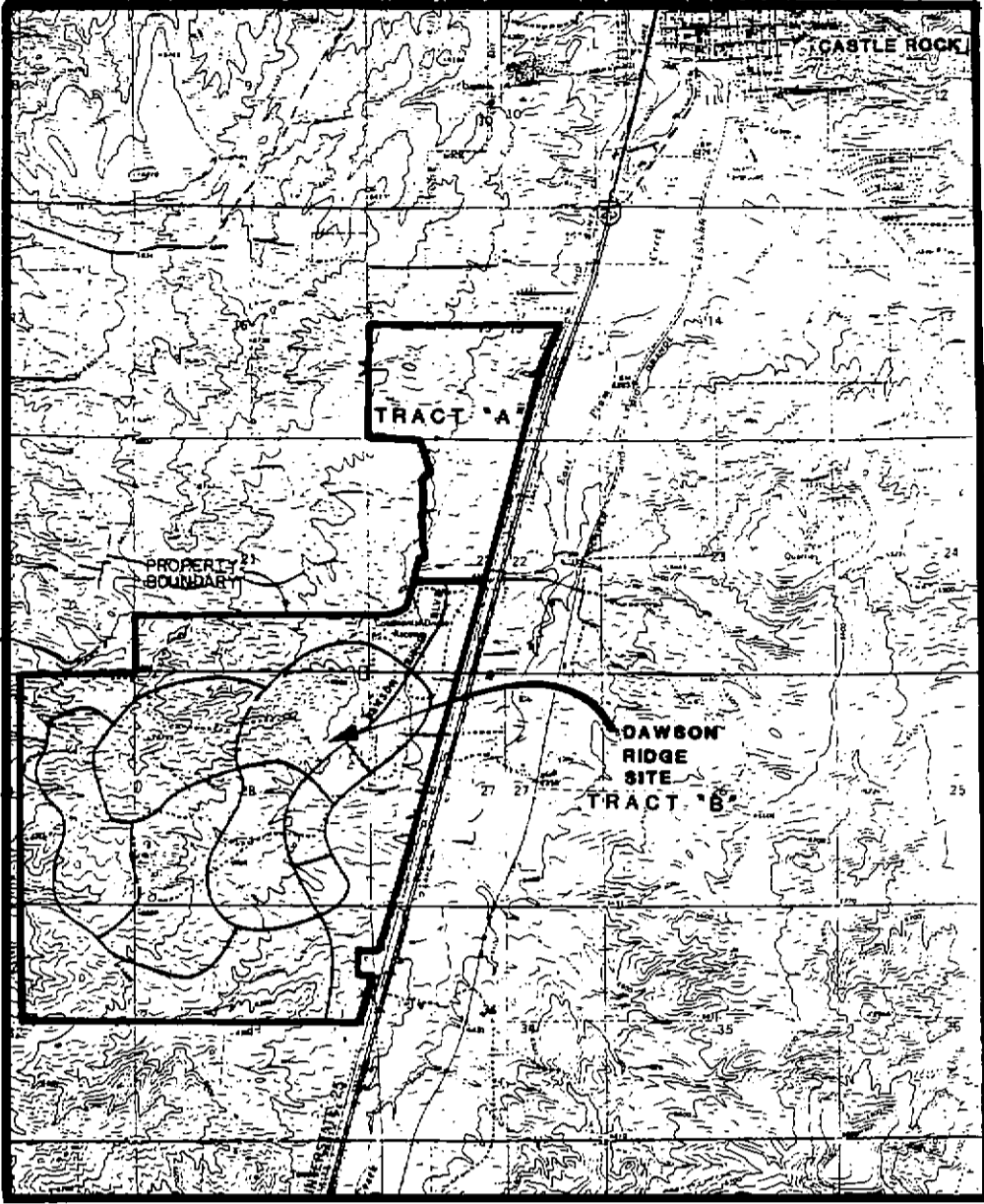
CLERK AND RECORDERS CERTIFICATE
 STATE OF COLORADO COUNTY OF DOUGLAS
 I HEREBY CERTIFY THAT THIS P.U.D. WAS FILED IN MY OFFICE
 THIS 20th DAY OF November 1986 A.D. AT 9:35 O'CLOCK A.M.
 AT RECEPTION NUMBER 8625697

James P. Thompson, Deput
CLERK AND RECORDER

DAWSON RIDGE

PRELIMINARY P.U.D. SITE PLAN AN AMENDMENT TO TRACT "B" OF CASTLEROCK RANCH P. U. D.

VICINITY MAP



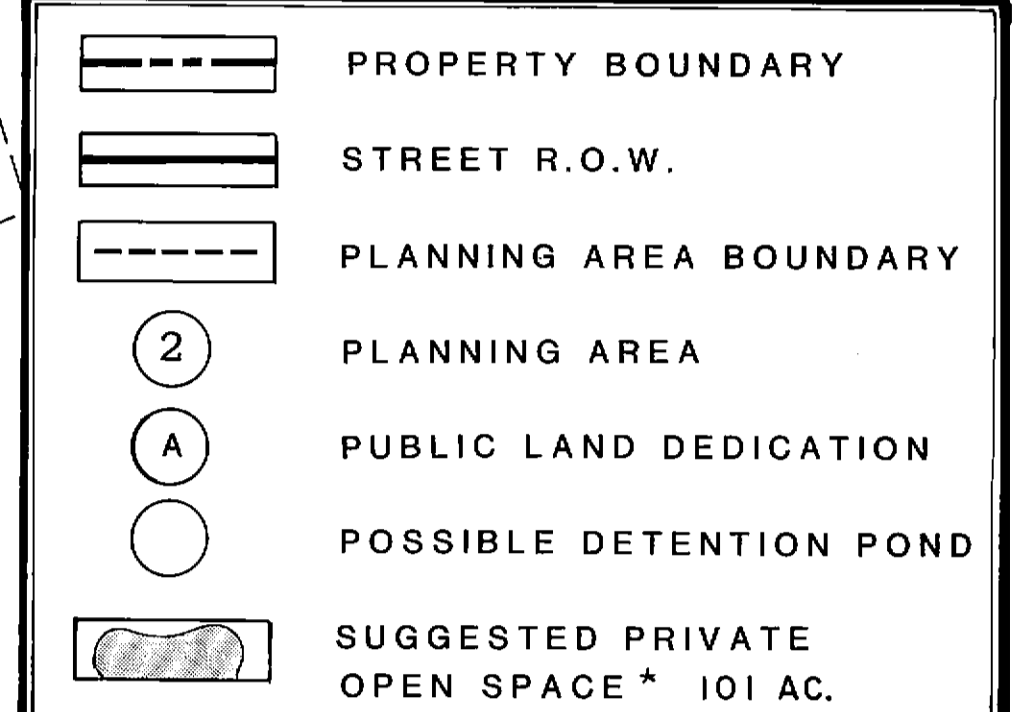
LAND USE

LAND USE	DENSITY	ACREAGE	D.U.'s	
RA	RESIDENTIAL-TYPE A	1.0 DU/AC	103.65	103
RB	RESIDENTIAL-TYPE B	2.5 DU/AC	158.06	395
RC	RESIDENTIAL-TYPE C	3.5 DU/AC	170.84	597
RD	RESIDENTIAL-TYPE D	5.0 DU/AC	270.56	1352
RF	RESIDENTIAL-TYPE F (OPTIONAL)	8.0 DU/AC	344.60	2756 (587)
RG	RESIDENTIAL-TYPE G	10.0 DU/AC	169.41	1694
RH	RESIDENTIAL-TYPE H	20.0 DU/AC	22.34	446
C	COMMERCIAL		126.60	
OC	OFFICE/COMMERCIAL		155.98	
C/OC/RF	COMM.-OFFICE-RF		150.61	
PLD	PUBLIC LAND DEDICATION		210.66	
TOTAL			1883.31	7900

TRACT "A"
CASTLEROCK RANCH P.U.D.

NOT PART OF THIS AMENDMENT

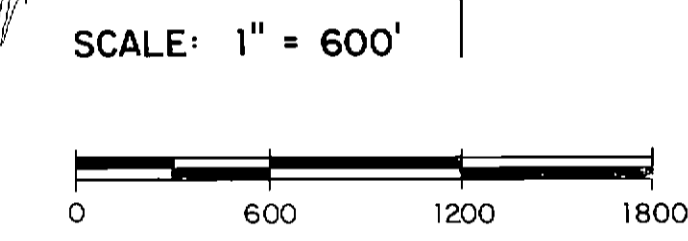
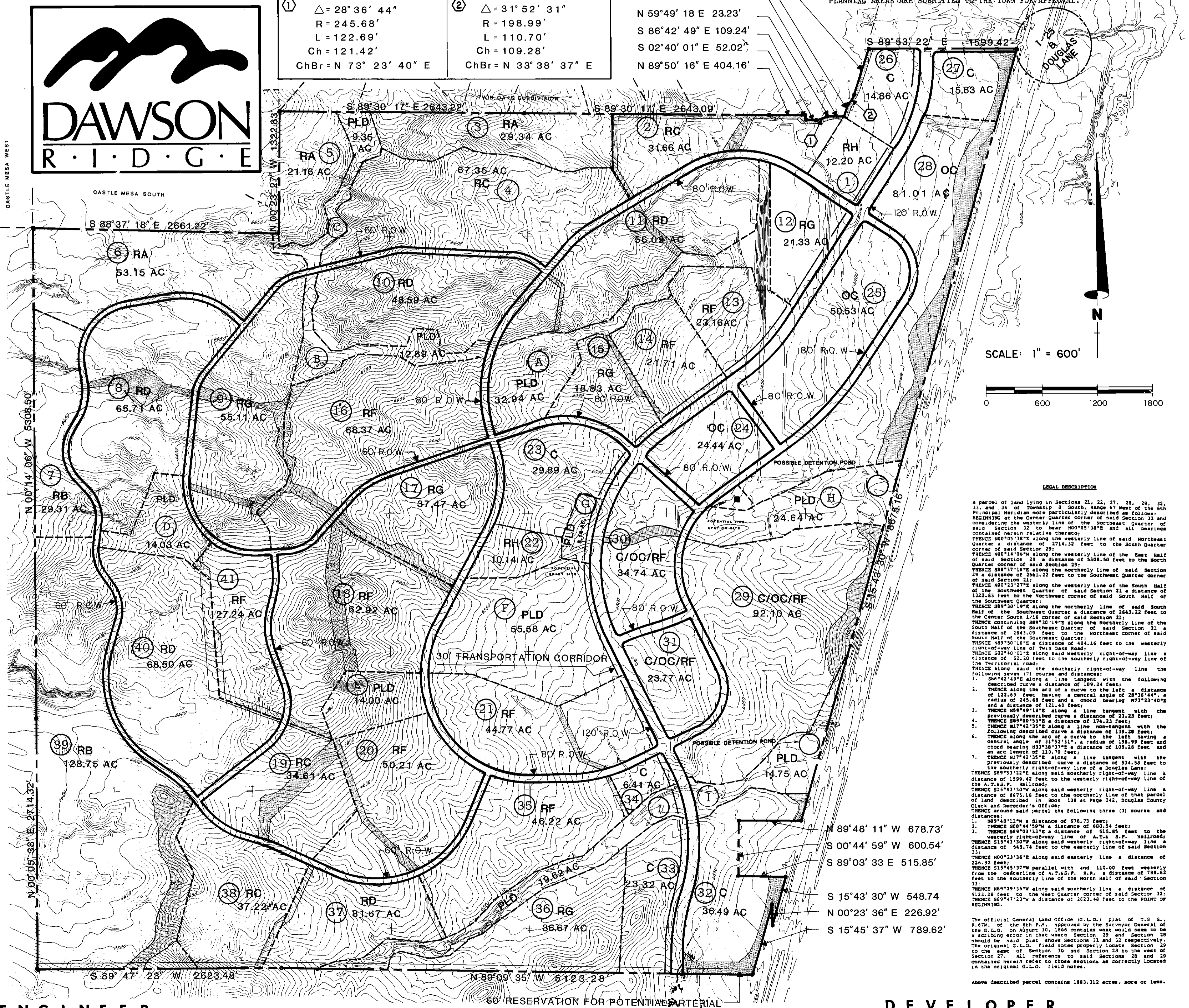
LEGEND



①	Δ = 28° 36' 44" R = 245.68' L = 122.69' Ch = 121.42' ChBr = N 73° 23' 40" E	②	Δ = 31° 52' 31" R = 198.99' L = 110.70' Ch = 109.28' ChBr = N 33° 38' 37" E
---	---	---	---

N 17° 42' 35" E 534.58'
N 17° 42' 35" E 139.28'
S 89° 00' 53" E 174.23'
N 59° 49' 18" E 23.23'
S 86° 42' 49" E 109.24'
S 02° 40' 01" E 52.02'
N 89° 50' 16" E 404.16'

*ALL SUGGESTED PRIVATE OPEN SPACES ARE GRAPHIC REPRESENTATIONS OF POSSIBLE ACCESS WAYS TO THE PLD AREAS. THE EXACT CONFIGURATION FOR THESE PRIVATE OPEN SPACES WILL BE ESTABLISHED WHEN THE FINAL PLAT FOR THE VARIOUS PLANNING AREAS ARE SUBMITTED TO THE TOWN FOR APPROVAL.



LEGAL DESCRIPTION

A parcel of land lying in Sections 21, 22, 27, 28, 29, 30, 31, 32, 33, and 34 of Township 11 South and Range 10 West of the 6th Principal Meridian more particularly described as follows: BEGINNING at the center corner of said Section 21 and considering the westerly line of the Northwest Quarter of said Section 21 to bear S89°00'53" E and all bearings contained herein relative thereto; THENCE N00°53'22" E along the westerly line of said Northwest Quarter a distance of 2714.32 feet to the South Quarter corner of said Section 21; THENCE N01°40'00" W along the westerly line of the East Half of said Section 21 a distance of 1308.30 feet to the North Quarter corner of said Section 21; THENCE S89°00'53" E along the northerly line of said Section 21 a distance of 2661.22 feet to the Southwest Quarter corner of said Section 21; THENCE N02°32'27" E along the westerly line of the South Half of the Southwest Quarter of said Section 21 a distance of 1222.83 feet to the Northwest corner of said Section 21; THENCE S89°30'17" E along the northerly line of said South Half of the Southwest Quarter of said Section 21 a distance of 2443.22 feet to the Center South 1/4 corner of said Section 21; THENCE continuing S89°30'17" E along the northerly line of the South Half of the Southwest Quarter of said Section 21 a distance of 2443.22 feet to the Northwest corner of said Section 21; THENCE N89°49'18" E along the westerly line of said South Half of the Southwest Quarter of said Section 21 a distance of 2443.22 feet to the westerly right-of-way line of Pin Oak Road; THENCE S89°00'53" E along the southerly right-of-way line of the Territorial Road a distance of 32.20 feet to the southerly right-of-way line of the Territorial Road; THENCE along said southerly right-of-way line the following described course and distances: 1. S89°42'48" E along a line tangent with the following described curve a distance of 109.24 feet; 2. THENCE along the arc of a curve to the left a distance of 122.89 feet having a central angle of 28°26'00" and a radius of 245.68 feet and a chord bearing N73°23'40" E and a distance of 121.42 feet; 3. THENCE S89°49'18" E along a line tangent with the previously described curve a distance of 23.23 feet; 4. THENCE N74°23'52" E a distance of 174.23 feet; 5. THENCE N74°23'52" E along the non-tangent with the following described curve a distance of 139.28 feet; 6. THENCE along the arc of a curve to the left a distance of 110.70 feet having a central angle of 31°52'31" and a radius of 198.99 feet and a chord bearing N33°38'37" E and a distance of 109.28 feet; 7. THENCE N74°23'52" E along a line tangent with the previously described curve a distance of 34.58 feet to the southerly right-of-way line of a Douglas Lane; THENCE S89°50'16" E along said southerly right-of-way line a distance of 189.42 feet to the westerly right-of-way line of the A.T. & S.F. Railroad; THENCE S15°43'30" W along said westerly right-of-way line a distance of 548.74 feet to the northerly line of that parcel of land described in Book 158 of Page 242; Douglas County Clerk and Recorder's Office; THENCE around said parcel the following three (3) course and distances: 1. N89°48'11" W 678.73'; 2. THENCE S00°44'59" W 600.54'; 3. THENCE S89°03'33" E 515.85'; THENCE N00°23'36" E along said westerly line a distance of 226.92 feet; THENCE S15°43'30" W parallel with and 110.00 feet westerly from the southerly line of the A.T. & S.F. Railroad a distance of 789.62 feet to the northerly line of the North Half of said Section 21; THENCE N89°09'35" W along said southerly line a distance of 1122.83 feet to the Northwest corner of said Section 21; THENCE S89°17'23" W a distance of 2623.48 feet to the POINT OF BEGINNING.

The official General Land Office (G.L.O.) plat of T.S.S. P.U.D. of the 1st P.U.D. Approved by the Board of Trustees of the G.L.O. on August 30, 1966 contains what would seem to be a scribble error in that where Section 29 and Section 30 should be said plat show Sections 31 and 32 respectively. The official G.L.O. field notes properly locate Section 29 to the east of Section 30 and Section 30 to the west of Section 29. All reference to said Sections 29 and 30 contained herein refer to those sections as correctly located in the original G.L.O. field notes.

Above described parcel contains 1883.312 acres, more or less.

ENGINEER
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Post Office Box 22026
Denver, Colorado 80222

PREPARED APRIL 25, 1986
SHEET 2 of 2

DEVELOPER
Bellamah Community Development
Telephone 303/799-1919
9085 E. Mineral Circle
Suite 330
Englewood, Colorado 80112

Reviewed this 02 day of May, 1986,
by the Planning Commission of the Town of Castle Rock

Attest:
Phyllis L. Brown Deputy Town Clerk
George Bragan
Chairman

Approved this 22 day of May, 1986,
by the Board of Trustees of the Town of Castle Rock

Attest:
Phyllis L. Brown Deputy Town Clerk
George J. Kennedy
Mayor