

## ROCK PARK

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH EAST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

COMMENCING AT THE SOUTH 1/16TH CORNER OF SECTIONS 2 AND 11.

THENCE N89°18'09"W, A DISTANCE OF 179.17 FEET TO THE SOUTH WEST CORNER OF VACATION AND REPLAT OF BLOCK 4 NEW WILCOX ADDITION TO CASTLE ROCK, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°18'09"W, A DISTANCE OF 9.76 FEET;

THENCE N04°21'47"W, A DISTANCE OF 66.82 FEET;

THENCE S85°38'13"W, A DISTANCE OF 141.27 FEET;

THENCE S00°48'58"W, A DISTANCE OF 18.65 FEET TO THE NORTH WEST CORNER OF CRAIG & GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK, 14TH AMENDMENT AS RECORDED AT RECEPTION NO. 2007086428;

THENCE ALONG THE NORTHERN LINE OF SAID PLAT N83°22'07"W, A DISTANCE OF 140.75 FEET;

THENCE CONTINUING ALONG THE NORTHERN LINE OF SAID PLAT N89°18'09"W, A DISTANCE OF 20.00 FEET;

THENCE S12°00'27"W, A DISTANCE OF 50.99 FEET;

THENCE S89°18'12"E, A DISTANCE OF 33.42 FEET TO THEN SOUTH WEST CORNER OF VACATION AND REPLAT OF BLOCK 1 NEW WILCOX ADDITION TO CASTLE ROCK AS RECORDED AT RECEPTION NO. 171205;

THENCE ALONG THE NORTH EASTERN LINE OF SAID PLAT N19°38'03"W, A DISTANCE OF 197.06 FEET;

THENCE N48°14'03"W, A DISTANCE OF 125.00 FEET;

THENCE N52°44'31"W, A DISTANCE OF 120.54 FEET TO THE NORTH EAST CORNER OF THE VACATION AND REPLAT OF BLOCK 1 NEW WILCOX ADDITION TO CASTLE ROCK 1ST AMENDMENT AS RECORDED AT RECEPTION NO. 2012010468;

THENCE CONTINUING ALONG THE NORTHERN LINE OF SAID PLAT N55°18'09"W, A DISTANCE OF 380.00 FEET;

THENCE S37°27'08"W, A DISTANCE OF 108.14 FEET TO A POINT ON THE FRONT STREET RIGHT OF WAY RECORDED AT RECEPTION NO. 0108582;

THENCE CONTINUING ALONG SAID RIGHT OF WAY FOR THE FOLLOWING NINE (9) CALLS:

1. THENCE N09°05'33"W, A DISTANCE OF 145.14 FEET TO A POINT OF NON-TANGENT CURVATURE;

2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,342.50 FEET AND A CENTRAL ANGLE OF 19°59'56", ALONG THE ARC A DISTANCE OF 468.60 FEET (SAID CURVE HAVING A CHORD BEARING N07°09'48"W AND DISTANCE 466.22 FEET);

3. THENCE N03°54'33"W, A DISTANCE OF 208.20 FEET;

4. THENCE N11°24'54"E, A DISTANCE OF 70.63 FEET;

5. THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 83.07 FEET;

6. THENCE N10°54'39"E, A DISTANCE OF 151.30 FEET TO A POINT OF NON-TANGENT CURVATURE;

7. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2,815.00 FEET AND A CENTRAL ANGLE OF 09°57'34", ALONG THE ARC A DISTANCE OF 489.32 FEET (SAID CURVE HAVING A CHORD BEARING N05°07'24"E AND DISTANCE 488.70 FEET);

8. THENCE N04°54'09"E, A DISTANCE OF 102.40 FEET TO A POINT OF NON-TANGENT CURVATURE;

9. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2,925.00 FEET AND A CENTRAL ANGLE OF 04°47'05", ALONG THE ARC A DISTANCE OF 244.27 FEET (SAID CURVE HAVING A CHORD BEARING N04°05'00"W AND DISTANCE 244.20 FEET) TO A POINT ON THE SOUTHERN RIGHT OF WAY OF CANYON DRIVE AS RECORDED AT RECEPTION NO. 204896;

THENCE CONTINUE SOUTHEASTERLY ALONG SAID RIGHT OF WAY FOR THE FOLLOWING THREE (3) CALLS:

1. THENCE N78°45'58"E, A DISTANCE OF 178.35 FEET TO A POINT OF CURVATURE;

2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 49°23'23", ALONG THE ARC A DISTANCE OF 232.74 FEET (SAID CURVE HAVING A CHORD BEARING S76°32'21"E AND DISTANCE 225.60 FEET);

3. THENCE S51°50'39"E, A DISTANCE OF 269.06 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF CANYON DRIVE AS RECORDED AT RECEPTION NO. 329138;

THENCE CONTINUE SOUTHEASTERLY ALONG SAID LINE FOR THE FOLLOWING TWO (2) CALLS:

1. THENCE S51°50'39"E, A DISTANCE OF 750.91 FEET TO A POINT OF NON-TANGENT CURVATURE;

2. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 33°27'25", ALONG THE ARC A DISTANCE OF 192.70 FEET (SAID CURVE HAVING A CHORD BEARING S68°33'18"E AND DISTANCE 189.97 FEET) TO A POINT OF NON-TANGENT CURVATURE TO THE NORTH WEST CORNER OF THE FINAL PLAT BUCKWALTER SUBDIVISION AS RECORDED AT RECEPTION NO. 4109189;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 88°34'45", ALONG THE ARC A DISTANCE OF 30.92 FEET (SAID CURVE HAVING A CHORD BEARING S44°37'26"E AND DISTANCE 27.93 FEET);

THENCE CONTINUE ALONG THE WESTERN LINE OF SAID PLAT S00°20'03"E, A DISTANCE OF 45.32 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 48°11'09", ALONG THE ARC A DISTANCE OF 16.82 FEET (SAID CURVE HAVING A CHORD BEARING S23°45'38"W AND DISTANCE 16.33 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 171°14'29";

THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 164.38 FEET (SAID CURVE HAVING A CHORD BEARING S37°46'02"E AND DISTANCE 109.68 FEET);

THENCE S00°18'48"E, A DISTANCE OF 32.28 FEET TO THE MOST NORTHERLY CORNER OF TRACT "C" OF SAID BUCKWALTER PLAT;

THENCE ALONG THE NORTH LINE OF SAID TRACT "C" N33°22'03"W, A DISTANCE OF 55.03 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE S45°26'44"W, A DISTANCE OF 109.85 FEET TO A POINT ON THE NORTH LINE OF OUTLOT "A" OF OAKWOOD PARK AS RECORDED AT RECEPTION NO. 204310;

THENCE ALONG SAID NORTH LINE S88°41'03"E, A DISTANCE OF 122.41 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A";

THENCE ALONG THE EAST LINE OF SAID OUTLOT "A" S11°02'18"E, A DISTANCE OF 103.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE S33°55'47"E, A DISTANCE OF 33.00 FEET TO A POINT OF NON-TANGENT CURVATURE, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF OAKWOOD DRIVE;

THENCE ALONG SAID NORTH LINE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 12°03'39", ALONG THE ARC A DISTANCE OF 26.31 FEET (SAID CURVE HAVING A CHORD BEARING S50°02'24"E AND DISTANCE 26.26 FEET) TO A POINT ON THE SOUTHWESTERLY LINE OF SAID OUTLOT "A";

THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING FOUR (4) CALLS:

1. THENCE N45°59'26"W, A DISTANCE OF 66.96 FEET;
2. THENCE N63°17'27"W, A DISTANCE OF 102.95 FEET;
3. THENCE N83°32'07"W, A DISTANCE OF 108.67 FEET;
4. THENCE N00°13'27"W, A DISTANCE OF 45.10 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "A", SAID POINT ALSO LYING ON THE NORTH LINE OF SAID OAKWOOD PARK SUBDIVISION;

THENCE ALONG SAID NORTH LINE N88°48'36"W, A DISTANCE OF 60.02 FEET TO THE NORTH WEST CORNER OF SUNSET DRIVE.

THENCE CONTINUING SOUTH ALONG THE WESTERN RIGHT OF WAY OF SUNSET DRIVE S00°13'27"E, A DISTANCE OF 388.72 FEET TO A POINT ON THE NORTH EASTERN LINE OF NEW WILCOX ADDITION TO CASTLE ROCK, BLOCK 2 AS RECORDED AT RECEPTION NO. 101742;

THENCE CONTINUING NORTH WESTERLY ALONG THE NORTH EASTERN LINE OF SAID PLAT N39°34'19"W, A DISTANCE OF 106.46 FEET TO THE NORTH EAST CORNER OF SAID PLAT;

THENCE ALONG THE NORTH WEST RIGHT OF WAY OF SHARP STREET S50°25'41"W, A DISTANCE OF 38.00 FEET;

THENCE ALONG THE NORTH WESTERN LINE OF SAID PLAT, S50°25'41"W, A DISTANCE OF 139.97 FEET;

THENCE S40°34'50"E, A DISTANCE OF 373.16 FEET;

THENCE ALONG THE NORTHERN RIGHT OF WAY OF ROCK STREET, N87°42'40"W, A DISTANCE OF 270.00 FEET;

THENCE S02°17'33"W, A DISTANCE OF 60.00 FEET;

THENCE S03°17'58"W, A DISTANCE OF 75.00 FEET;

THENCE S17°09'53"W, A DISTANCE OF 75.00 FEET;

THENCE S71°28'01"E, A DISTANCE OF 140.00 FEET;

THENCE S54°44'56"W, A DISTANCE OF 27.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 143°21'33", ALONG THE ARC A DISTANCE OF 100.08 FEET (SAID CURVE HAVING A CHORD BEARING S09°19'41"W AND DISTANCE 75.95 FEET);

THENCE S56°19'39"E, A DISTANCE OF 26.14 FEET;

THENCE S33°40'21"W, A DISTANCE OF 24.36 FEET;

THENCE CONTINUE SOUTHWESTERLY ALONG SAID LINE, A DISTANCE OF 172.56 FEET;

THENCE S40°35'22"W, A DISTANCE OF 227.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,710,807 SQUARE FEET OR 62.23 ACRES, MORE OR LESS.