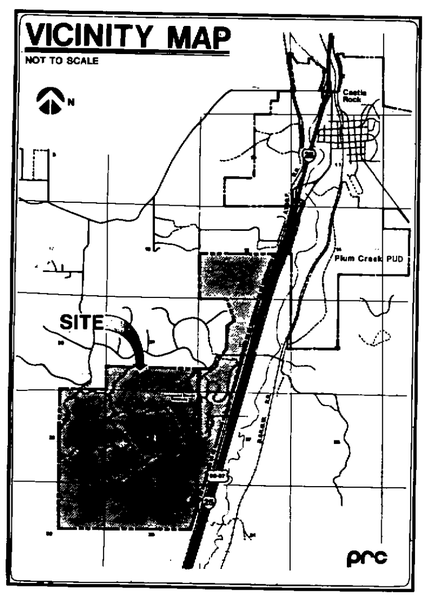
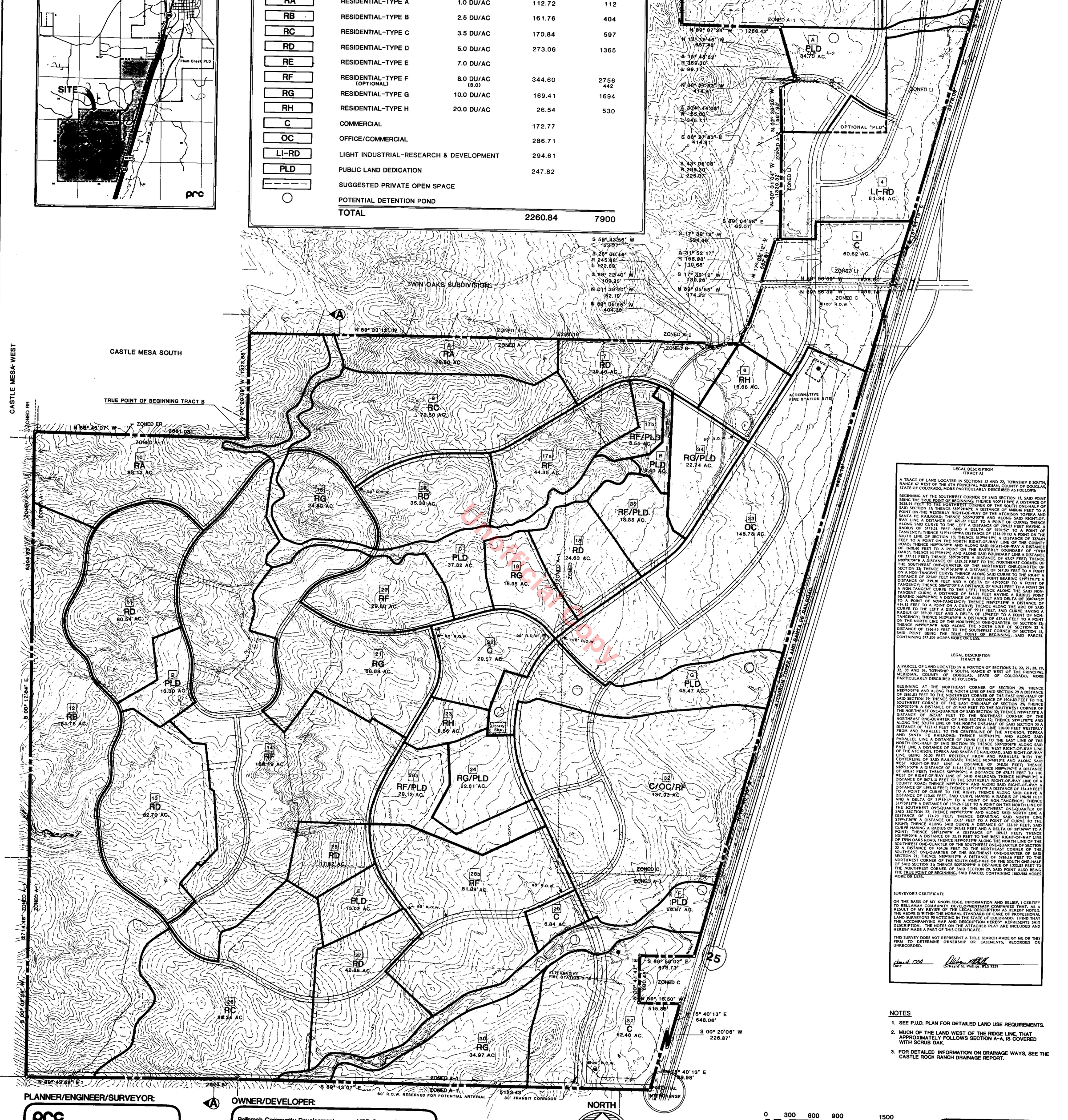
Attachment C

CASTLE ROCK RANCH
PRELIMINARY P.U.D. PLAN



PROJECT LAND USE

	LAND USE	DENSITY	ACREAGE	D.U.'s
RA	RESIDENTIAL-TYPE A	1.0 DU/AC	112.72	112
RB	RESIDENTIAL-TYPE B	2.5 DU/AC	161.76	404
RC	RESIDENTIAL-TYPE C	3.5 DU/AC	170.84	597
RD	RESIDENTIAL-TYPE D	5.0 DU/AC	273.06	1365
RE	RESIDENTIAL-TYPE E	7.0 DU/AC		
RF	RESIDENTIAL-TYPE F (OPTIONAL)	8.0 DU/AC (8.0)	344.60	2756 442
RG	RESIDENTIAL-TYPE G	10.0 DU/AC	169.41	1694
RH	RESIDENTIAL-TYPE H	20.0 DU/AC	26.54	530
C	COMMERCIAL		172.77	
OC	OFFICE/COMMERCIAL		286.71	
LI-RD	LIGHT INDUSTRIAL-RESEARCH & DEVELOPMENT		294.61	
PLD	PUBLIC LAND DEDICATION		247.82	
	SUGGESTED PRIVATE OPEN SPACE			
	POTENTIAL DETENTION POND			
	TOTAL		2260.84	7900



LEGAL DESCRIPTION (TRACT A)

A TRACT OF LAND LOCATED IN SECTIONS 13 AND 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 13, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N00°11'54"E A DISTANCE OF 2628.95 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF SAID SECTION 13; THENCE S89°24'40"E A DISTANCE OF 4480.46 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE ATCHISON TOPEKA AND SANTA FE RAILROAD; THENCE S27°43'00"W AND ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 821.27 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 709.25 FEET HAVING A RADIUS OF 5779.58 FEET AND A DELTA OF 07°01'52" TO A POINT OF TANGENCY; THENCE S13°41'08"W A DISTANCE OF 1238.09 TO A POINT ON THE SOUTH LINE OF SECTION 13; THENCE S13°41'13"E A DISTANCE OF 3274.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE COUNTY ROAD; THENCE N89°56'39"W AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1628.60 FEET TO A POINT ON THE EASTERLY BOUNDARY OF "TWIN OAKS"; THENCE N17°39'12"E AND ALONG SAID BOUNDARY LINE A DISTANCE OF 337.81 FEET; THENCE S89°09'58"E A DISTANCE OF 63.07 FEET; THENCE N00°01'04"W A DISTANCE OF 1329.32 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 22; THENCE N02°36'26"W A DISTANCE OF 367.93 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 225.07 FEET HAVING A RADIUS POINT BEARING S39°53'01"E A DISTANCE OF 299.30 FEET AND A DELTA OF 43°06'08" TO A POINT OF TANGENCY; THENCE S86°27'53"E A DISTANCE OF 414.81 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE SAID NON-TANGENT CURVE A DISTANCE OF 343.71 FEET HAVING A RADIUS POINT BEARING N66°02'56"E A DISTANCE OF 63.00 FEET AND DELTA OF 309°44'03" TO A POINT OF NON-TANGENCY; THENCE N86°27'53"W A DISTANCE OF 414.81 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 99.17 FEET, SAID CURVE HAVING A RADIUS OF 359.30 FEET AND A DELTA OF 15°48'52" TO A POINT OF NON-TANGENCY; THENCE N12°16'45"W A DISTANCE OF 657.48 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 22; THENCE N89°07'34"W AND ALONG THE NORTH LINE OF SECTION 22 A DISTANCE OF 1266.43 FEET TO THE SOUTHWEST CORNER OF SECTION 13, SAID POINT BEING THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINING 377.839 ACRES MORE OR LESS.

LEGAL DESCRIPTION (TRACT B)

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 21, 22, 27, 28, 29, 32, 33 AND 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 29; THENCE N88°09'07"W AND ALONG THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 2661.03 FEET TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF SAID SECTION 29; THENCE S00°17'04"E A DISTANCE OF 5304.83 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF SECTION 29; THENCE S00°02'23"W A DISTANCE OF 2714.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32; THENCE N89°53'18"E A DISTANCE OF 2623.87 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32; THENCE S89°13'07"E AND ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SECTION 33 A DISTANCE OF 5123.43 FEET TO A POINT ON A LINE 110.00 FEET WESTERLY FROM AND PARALLEL TO THE CENTERLINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE N19°40'13"E AND ALONG SAID PARALLEL LINE A DISTANCE OF 789.98 FEET TO THE EAST LINE OF THE NORTH ONE-HALF OF SAID SECTION 33; THENCE S00°20'06"W ALONG SAID EAST LINE A DISTANCE OF 226.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET WESTERLY FROM AND PARALLEL WITH THE CENTERLINE OF SAID RAILROAD; THENCE N19°40'13"E AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 548.06 FEET; THENCE N89°16'50"W A DISTANCE OF 515.85 FEET; THENCE N00°43'10"E A DISTANCE OF 600.45 FEET; THENCE S89°59'02"E A DISTANCE OF 678.73 FEET TO THE WEST OF RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE N19°40'13"E A DISTANCE OF 867.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD; THENCE N89°56'39"W AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1399.18 FEET; THENCE S17°39'12"W A DISTANCE OF 534.49 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 110.68 FEET, SAID CURVE HAVING A RADIUS OF 198.98 FEET AND A DELTA OF 31°52'17" TO A POINT OF NON-TANGENCY; THENCE S17°39'12"W A DISTANCE OF 139.26 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22; THENCE N89°05'55"W AND ALONG SAID NORTH LINE A DISTANCE OF 174.23 FEET; THENCE DEPARTING SAID NORTH LINE S59°43'56"W A DISTANCE OF 23.27 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 122.69 FEET; SAID CURVE HAVING A RADIUS OF 245.88 FEET AND A DELTA OF 28°36'44" TO A POINT; THENCE S88°22'40"W A DISTANCE OF 109.25 FEET; THENCE N01°39'20"W A DISTANCE OF 32.19 FEET TO THE WEST RIGHT-OF-WAY LINE OF TWIN OAKS ROAD; THENCE N89°05'55"W ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 22 A DISTANCE OF 404.36 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21; THENCE N89°53'12"W A DISTANCE OF 5286.16 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID SECTION 21; THENCE S00°20'09"W A DISTANCE OF 1322.85 FEET TO THE NORTHWEST CORNER OF SAID SECTION 29, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINING 1882.988 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO BELLAMAH COMMUNITY DEVELOPMENT/MSP COMPANIES THAT, AS A RESULT OF MY REVIEW OF THE LEGAL DESCRIPTION AS HEREBY NOTED, THE ABOVE IS WITHIN THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF COLORADO. I FIND THAT THE ACCOMPANYING MAP AND DESCRIPTION HEREBY REPRESENTS SAID DESCRIPTION. THE NOTES ON THE ATTACHED PLAT ARE INCLUDED AND HEREBY MADE A PART OF THIS CERTIFICATE.

THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH MADE BY ME OR THIS FIRM TO DETERMINE OWNERSHIP OR EASEMENTS, RECORDED OR UNRECORDED.

Dec 4, 1984 — Date

DeWayne M. Phillips, RLS 9329

NOTES

1. SEE P.U.D. PLAN FOR DETAILED LAND USE REQUIREMENTS.
2. MUCH OF THE LAND WEST OF THE RIDGE LINE, THAT APPROXIMATELY FOLLOWS SECTION A-A, IS COVERED WITH SCRUB OAK.
3. FOR DETAILED INFORMATION ON DRAINAGE WAYS, SEE THE CASTLE ROCK RANCH DRAINAGE REPORT.

PLANNER/ENGINEER/SURVEYOR:

prc
PRC Engineering, Inc.
Bldg. 40 DTC West, 7935 E. Prentice Ave.
Englewood, Colorado 80111
Telephone (303) 740-9600

OWNER/DEVELOPER:

Bellamah Community Development
Panorama Park
9085 East Mineral Circle
Suite 230
Englewood, Colorado 80111

MSP Companies
Suite 1050
650 South Cherry Street
Denver, Colorado 80222

PREPARATION DATE: JUNE, 1984

NOVEMBER, 1984
REVISED:
AUGUST, 1984
OCTOBER, 1984

Approved this 14th day of August 1984, by the Planning Commission of the Town of Castle Rock.

Attest:

Richard R. Wilson, Town Clerk

Phillip Melody, Chairman

Approved this 15th day of November 1984, by the Board of Trustees of the Town of Castle Rock.

Attest:

Richard R. Wilson, Town Clerk

George John Kennedy, Mayor

State of Colorado)
County of Douglas) SS

I hereby certify that this plat was filed in my office on this 18th day of December, 1984 AD at 3:18 O'Clock P.M. and was recorded per Reception No. 343350.

Jane R. Burr, Deputy Clerk & Recorder