

PLAT IDENTIFICATION SHEET

310821

8/30/83

GRANTOR:

(owner/signer)

Young American PUD Site Plan

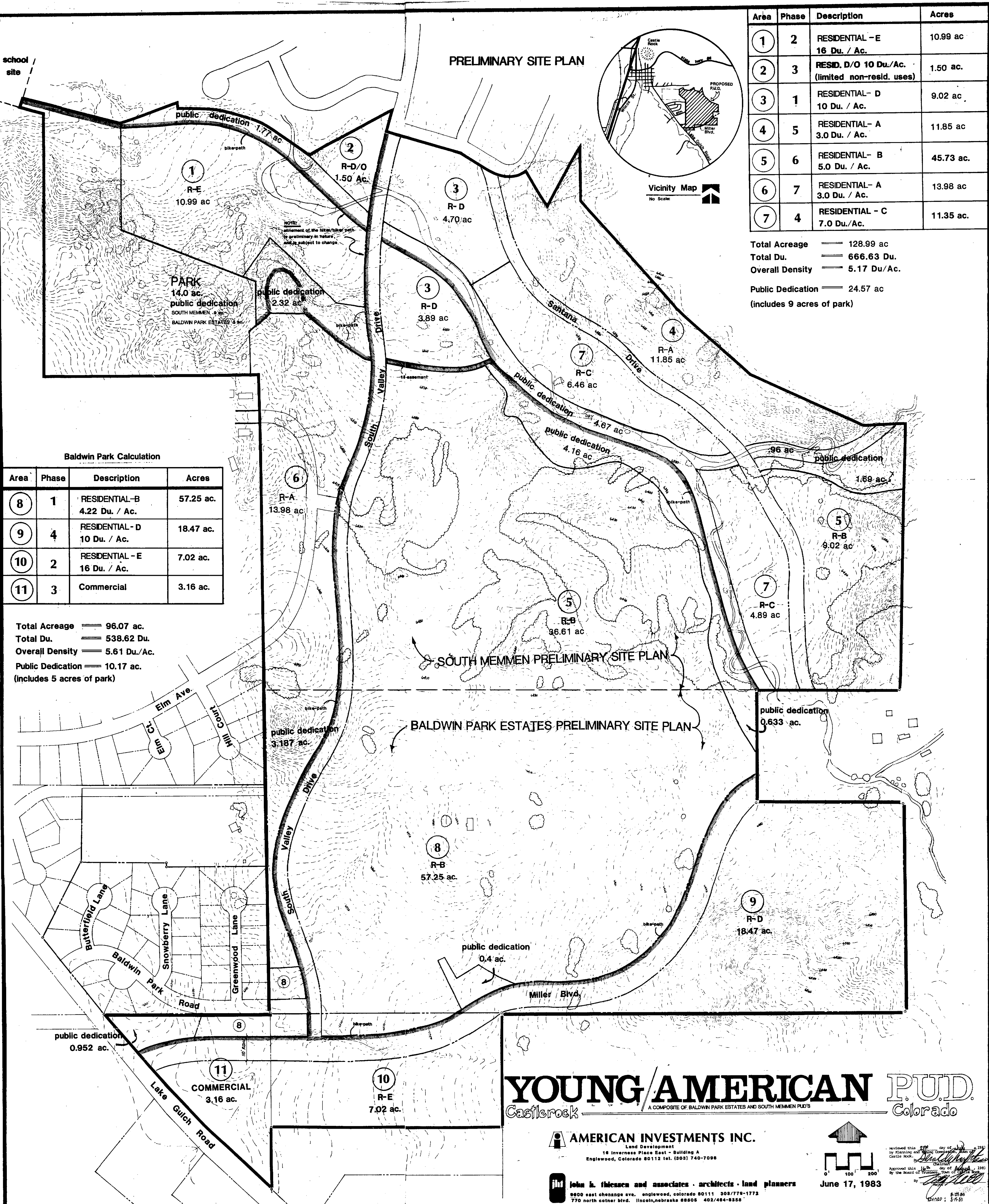
GRANTEE:

(subdivision name or name of plat)

Young American PUD Site Plan

LEGAL:

(section-township-range)



Area	Phase	Description	Acres
1	2	RESIDENTIAL - E 16 Du. / Ac.	10.99 ac
2	3	RESID. D/O 10 Du./Ac. (limited non-resid. uses)	1.50 ac.
3	1	RESIDENTIAL- D 10 Du. / Ac.	9.02 ac
4	5	RESIDENTIAL- A 3.0 Du. / Ac.	11.85 ac
5	6	RESIDENTIAL- B 5.0 Du. / Ac.	45.73 ac.
6	7	RESIDENTIAL- A 3.0 Du. / Ac.	13.98 ac
7	4	RESIDENTIAL - C 7.0 Du./Ac.	11.35 ac.

Total Acreage = 128.99 ac
Total Du. = 666.63 Du.
Overall Density = 5.17 Du./Ac.
Public Dedication = 24.57 ac
(includes 9 acres of park)

Area	Phase	Description	Acres
8	1	RESIDENTIAL-B 4.22 Du. / Ac.	57.25 ac.
9	4	RESIDENTIAL - D 10 Du. / Ac.	18.47 ac.
10	2	RESIDENTIAL - E 16 Du. / Ac.	7.02 ac.
11	3	Commercial	3.16 ac.

Total Acreage = 96.07 ac.
Total Du. = 538.62 Du.
Overall Density = 5.61 Du./Ac.
Public Dedication = 10.17 ac.
(includes 5 acres of park)

YOUNG AMERICAN P.U.D.
Castlerock Colorado
A COMPOSITE OF BALDWIN PARK ESTATES AND SOUTH MEMMEN P.U.D.'S

AMERICAN INVESTMENTS INC.
Land Development
18 Inverness Place East - Building A
Englewood, Colorado 80112 tel. (303) 740-7098

John L. Hines and associates - architects - land planners
9800 east cheyenne ave. englewood, colorado 80111 303/779-1772
770 north cotner blvd. lincoln, nebraska 68505 402/484-8358

Reviewed this 17th day of June, 1983
by Planning and Zoning Commission, Castle Rock, Colorado
Approved this 16th day of June, 1983
by the Board of Trustees, Town of Castle Rock, Colorado
June 17, 1983
8:25 AM
151522 ; 5:15:23

CLERK AND RECORDERS CERTIFICATE:
This plat was filed for record in the office of the Clerk and Recorder of
Douglas County, Colorado at 4:30 O'clock on the 30th
day of August A.D. 1983 Per Reception No. 310821
Rita A. Crain
Clerk and Recorder
by Phyllis L. Brown
Deputy

RETA L. ORAIN
RECORDED

\$54.00 pd

Aug 30 4 36 PM '83

ORDINANCE NO. 83-22AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(YOUNG-AMERICAN P.U.D.)

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 meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and Town of Castle Rock Ordinances, 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 the Planned Unit Development Ordinance 17.48 as set forth in subsection 17.48.010 thereof.

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 119.897 acres, described in Exhibit "A", attached hereto and made a part hereof, is changed from Zoning Classification R-R (Rural Residence District) to Zoning Classification PUD (Planned Unit Development District).

That the Zoning Classification of the lands, consisting of the northerly most 73.1 acres, described in Exhibit "B", attached hereto and made a part hereof, is changed from Zoning Classification R-1 (Single Family Residence District) to Zoning Classification PUD (Planned Unit Development District).

That the Zoning Classification of the lands, consisting of the southerly most 17.98 acres, described in Exhibit "B", attached hereto and made a part hereof, is changed from Zoning Classification R-R (Rural Residence District) to Zoning Classification PUD (Planned Unit Development District).

SECTION I.

DEFINITIONS

1.1 Apartment Units. Dwelling units which are not individually owned, but rented or leased to the occupants thereof.

1.2 Building Ground Coverage. That portion of the ground on any building site which is covered by structures having a floor, walls and fully enclosed roof.

Building ground coverage shall not include patios, decks or patio decks, tennis courts, surface, underground, or partially underground parking areas, (provided such partially underground parking areas shall not protrude more than six (6) feet from the average surrounding grade), roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.

1.3 Building Height. The vertical distance from the average grade surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, skylights, solar collectors, air conditioning and heating units, antennas and necessary mechanical

appurtenances usually constructed above roof level are not to be considered in determining building height.

1.4 Condominium Units. Dwelling units in which individual ownership is limited to finite space (air space) within a structure. Condominium unit owners will not individually own land underneath such units. All common elements or facilities including the land are owned in undivided interest, in common, by individual unit owners.

1.5 Off-street Parking. Parking located in areas other than on public streets, or private streets which are utilized by more than one dwelling unit. Such off-street parking may be either enclosed or unenclosed.

1.6 Parking Space. One parking space as defined by the zoning ordinances of the Town of Castle Rock.

1.7 Single Family Units. Dwelling units not sharing common walls. Single family unit owners will own the land beneath such units and the land surrounding such units. Common undivided ownership of elements or facilities which are located in areas other than the lots surrounding such units is permitted.

1.8 Townhome Units. Dwelling units which share common walls or abutting walls. Townhome unit owners will own the land beneath such units and may own land surrounding such units, provided, however, that common, undivided ownership of certain common elements or facilities is also permitted.

SECTION II.

GENERAL USE AREAS

2.1 The land shall be divided into general use areas as the same are generally located on "Young-American P.U.D. Preliminary Site Plan", approved contemporaneously herewith, which is incorporated by reference into this Ordinance. Said general use areas shall be of eight (8) 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>Acreage</u>
Residential A (RA)	25.83
Residential B (RB)	102.98
Residential C (RC)	11.35
Residential D (RD)	27.49
Residential D (Limited Non-Residential Uses)	1.50
Residential E (RE)	18.01
Commercial (C)	3.16
Public Dedication	34.74
TOTAL ACREAGE	225.06

2.2 Residential Areas, (Residential A, Residential B, Residential C, Residential D and Residential E) 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 non-profit corporate entities

which shall bear the responsibility of maintaining and controlling such private common open space.

2.3 The phasing order indicated upon the preliminary site plan is advisory in nature and is not to be construed as obligatory upon Developer.

SECTION III.

PERMITTED RESIDENTIAL DENSITIES

It is the intent of this Ordinance to permit the development of 666 residential dwelling units upon the land described in Exhibit A, and 539 residential dwelling units upon the land described in Exhibit B. Densities permitted in residential areas (Residential A, Residential B, Residential C, Residential D and Residential E) are expressed in terms of anticipated ranges of density (ie: 0 - 10 D.U./Acre). In no event shall the total number of residential dwelling units in all said residential use areas exceed 1205 dwelling units.

SECTION IV.

RESIDENTIAL A USE AREAS (RA AREAS)

4.1 Permitted Uses.

(a) Single Family units, garages and accessory structures.

4.2 Uses by Special Review.

(a) Sales and information offices.

(b) Religious institutions.

4.3 Permitted Densities. Average density of from 0 to 3 dwelling units per acre within each individual use area.

4.4 Maximum Building Heights. 35 feet

4.5 Minimum Off Street Parking. Two parking spaces per dwelling unit.

4.6 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.

SECTION V.

RESIDENTIAL B USE AREAS (RB AREAS)

5.1 Permitted Uses.

(a) Any use permitted in Residential A use areas.

(b) Townhome units.

(c) Condominium units.

(d) Apartment units.

5.2 Uses by Special Review.

(a) Sales and information offices.

(b) Religious institutions, day care centers.

5.3 Permitted Densities. Average density of from 0 to 5 dwelling units per acre within each individual use area.

5.4 Maximum Building Heights. 35 feet.

5.5 Minimum Off Street Parking. One and one-half parking spaces per single bedroom unit, two parking spaces per unit containing two bedrooms or more.

5.6 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.

SECTION VI.

RESIDENTIAL C USE AREAS (RC AREAS)

6.1 Permitted Uses.

- (a) Any use permitted in the Residential B Use Areas.

6.2 Uses by Special Review.

- (a) Sales and information offices.
- (b) Religious institutions, day care centers.

6.3 Permitted Densities. Average Density of 0 to 7 dwelling units per acre within each individual use area.

6.4 Maximum Building Heights. 35 feet.

6.5 Minimum Off Street Parking. One and one-half parking spaces per one bedroom unit, two parking spaces per unit containing two bedrooms or more.

6.6 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.

SECTION VII.

RESIDENTIAL D USE AREA (RD AREA)

7.1 Permitted Uses.

- (a) Any use permitted in Residential B use areas.

7.2 Uses by Special Review.

- (a) Sales and information offices.
- (b) Religious institutions, day care centers.

7.3 Permitted Densities. Average density of from 0 to 10 dwelling units per acre within each individual use area.

7.4 Maximum Building Heights. 35 feet.

7.5 Minimum Off Street Parking. One and one-half parking spaces per single bedroom unit, two parking spaces per unit containing two bedrooms or more.

7.6 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.

SECTION VIII.

RESIDENTIAL D/O USE AREA (RD/O AREA)

8.1 Permitted Uses.

- (a) Any use permitted in Residential B use areas.
- (b) Religious institutions.
- (c) Day care centers.

8.2 Uses by Special Review

- (a) Sales and information offices.
- (b) Personal service establishments.
- (c) Retail stores and shops.

8.3 Permitted Densities. Average density of from 0 to 10 residential dwelling units per acre within each individual use area.

8.4 Maximum Residential Building Heights. 35 feet.

8.5 Maximum Non-Residential Building Heights. 25 feet.

8.6 Minimum Residential Off Street Parking. One and one-half parking spaces per single bedroom unit, two parking spaces per unit containing two bedrooms or more.

8.7 Minimum Non-Residential Off Street Parking. Such parking shall be provided as would be required for similar uses, pursuant to the Zoning Ordinance of the Town of Castle Rock, as amended.

8.8 Maximum Height of Freestanding Signs. 10 feet.

8.9 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.

SECTION IX.

RESIDENTIAL E USE AREA (RE AREA)

9.1 Permitted Uses.

(a) Any use permitted in the Residential B Use Areas

9.2 Uses by Special Review.

(a) Sales and information offices.

(b) Religious institutions, day care centers.

9.3 Permitted Densities. Average Density of 0 to 16 dwelling units per acre within each individual use area.

9.4 Maximum Building Heights. The maximum building height which may be constructed by right shall be 35 feet, provided however that the Board of Trustees may permit maximum building heights not to exceed 50 feet at the time of final site plan review following consideration of the following criteria; (i) the topography of the site and visual impact of the proposed structure; (ii) the size of the site; (iii) height of adjacent structures; (iv) compatibility with adjacent structures; (v) affect upon light to adjacent streets and properties; and (vi) traffic impact. Such structures shall meet all applicable provisions of the Uniform Fire Code and Uniform Building Code as are in effect at the time of their construction.

9.5 Minimum Off Street Parking. One and one-half parking spaces per one bedroom unit, two parking spaces per unit containing two bedrooms or more.

9.6 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.

SECTION X.

COMMERCIAL USE AREA (C AREA)

10.1 Permitted Uses.

- (a) Personal service establishments.
- (b) Retail stores and shops.
- (c) Offices.
- (d) Financial institutions.
- (e) Restaurants, lounges and drive-in restaurants.
- (f) Automobile service and sales.
- (g) Day care centers.

10.2 Maximum Building Heights. 35 feet.

10.3 Minimum Off Street Parking. Such parking shall be provided as would be required for similar uses, pursuant to the Zoning Ordinance of the Town of Castle Rock, as amended.

10.4 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.

SECTION XI.

PUBLIC DEDICATION USE AREAS

11.1 Permitted Uses.

- (a) Parks, playgrounds and picnic areas.
- (b) Public schools, school grounds and playing fields.
- (c) Community centers.
- (d) Community recreational facilities.

- (e) Public buildings, including but not limited to fire and police stations.
- (f) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.
- (g) Facilities for the acquisition, treatment and storage of water.
- (h) Facilities for the collection, treatment and disposal of sewage.
- (i) Storm water detention and drainage areas.

11.2 Minimum Off Street Parking. To be determined/as per final site plan.

11.3 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.

SECTION XII.

USES PERMITTED IN PRIVATE OPEN SPACE AREAS

12.1 Uses Permitted in Private Open Space Areas:

- (a) Landscaping.
- (b) Passive and/or active recreation and facilities.
- (c) Gardens.
- (d) Community centers.
- (e) Water storage reservoirs and tanks.
- (f) Storm water detention and drainage areas.

SECTION XIII.

ACCESSORY USES PERMITTED IN ALL USE AREAS

13.1 Uses Permitted in All Use Areas.

- (a) Utility and communications distribution lines.
- (b) Roadways, bike paths, pedestrian and equestrian trails.
- (c) Parking areas.
- (d) Open spaces and lakes, to include storm water drainage detention areas.
- (e) Fences.
- (f) Single family, townhouse and condominium units to be utilized as models and/or sales and information offices; provided the unit so utilized is a permitted use in the use area where it is located. And further provided any such use shall be discontinued when all dwelling units within such use area have been sold.
- (g) Mobile sales and information units in any residential or commercial use area provided no such mobile sales and information unit shall be erected until plans and specifications for such unit have been first submitted to the Board of Trustees for review and approval and further provided that no such unit shall be maintained in any area described in a final site plan more than 30 days after a certificate of occupancy has been issued for the first residential or commercial structure within such area without the express approval of the Board of Trustees.

13.2 Uses Permitted by Special Review in All Use Areas.

- (a) Electric substations and gas regulator stations.

SECTION XIV.

MINIMUM BUILDING SETBACKS AND MAXIMUM BUILDABLE SLOPES

14.1 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.

SECTION XV.

SUBMISSION OF FINAL PLANNED UNIT
DEVELOPMENT PLANS AND/OR PLATS

15.1 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.

15.2 Final site plans in residential areas which do not provide for common open space shall not address individual unit design or landscape requirements.

15.3 No structural building permit will issue until a final site plan and final plat for such area has been presented to and approved by the Board of Trustees.

15.4 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 site 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:

"(Pursuant to Town of Castle Rock Ordinance No. 83-22, no building permit will issue for the erection of any structural improvement in any area described hereon for which a final site plan has not been approved by the Board of Trustees of the Town of Castle Rock.)"

SECTION XVI.

USE AREA LOCATION AMENDMENTS

16.1 The Board of Trustees, at the time of final site plan review, may permit relocation of all or part of any Residential Use Area to any other location designated on the preliminary site plan for Residential Use, provided; (i) the overall permitted number of dwelling units for Young-American PUD will not thereby be increased; or (ii) that the height limitations set forth in this Ordinance will not thereby be violated.

Such amendments, if permitted by the Board of Trustees, shall constitute amendments to the preliminary planned unit development site plan for Young-American PUD.

SECTION XVII.

TRANSITIONAL USE

17.1 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, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms, or kennels.

17.2 Any general ordinance of the Town of Castle Rock prohibiting any activity permitted by this Section XVII 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.

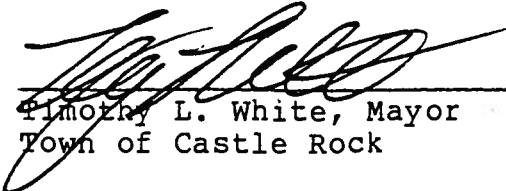
17.3 Such transitional use areas shall be closed to vehicular traffic and off road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the master developer and/or Town.

SECTION XVIII.

SEVERABILITY OF PROVISIONS

18.1 In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Passed and adopted this 16th day of August, 1983, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 4 for and 3 against.


Timothy L. White, Mayor
Town of Castle Rock

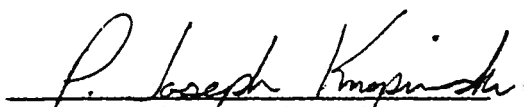
ATTEST:


Florence Bush, Town Clerk

Approved as to form:


Bruce B. Lassman,
Town Attorney

Approved for Board action:


P. Joseph Knopinski,
Town Administrator

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

EXHIBIT "A"
ORDINANCE 83-22
(YOUNG-AMERICAN PUD)
(Page 1 of 1)
August 16, 1983
Job No. 82-497

PROPERTY DESCRIPTION: (SOUTH MEMMEN P.U.D.)

A tract of land situated in Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of Tract "A" of Young's Fourth Addition to Castle Rock;

Thence N 17°00'00"E along the East line of said Tract "A" a distance of 50.00 feet;

Thence S 75°58'35"E a distance of 421.09 feet to the true point of beginning;

Thence N 72°00'00"E a distance of 230.00 feet;

Thence S 6°56'56"E a distance of 26.18 feet;

Thence N 87°24'22"E a distance of 48.46 feet to a point of curve;

Thence along the arc of a curve to the right said curve has a radius of 700.00 feet, a central angle of 45°30'35" and an arc length of 556.01 feet;

Thence N 62°34'02"E a distance of 408.04 feet;

Thence Southerly along the arc of a curve to the right a distance of 88.20 feet, said curve has a radius of 1570.00 feet, a central angle of 3°13'07" and a chord that bears S 17°11'52"W a distance of 88.17 feet;

Thence S 71°11'36"E a distance of 60.00 feet;

Thence S 73°14'52"E a distance of 287.09 feet;

Thence S 60°09'09"E a distance of 96.68 feet;

Thence N 85°30'07"E a distance of 111.68 feet;

Thence S 31°40'07"E a distance of 242.87 feet;

Thence N 28°47'10"E a distance of 334.05 feet;

Thence S 0°00'00"E a distance of 239.02 feet;

Thence S 42°12'53"E a distance of 654.85 feet;

Thence S 49°59'38"E a distance of 365.55 feet;

Thence S 65°10'04"E a distance of 498.17 feet;

Thence N 86°52'53"E a distance of 173.26 feet to the East line of the Southeast $\frac{1}{4}$ of Section 12;

Thence S 1°57'22"W along the East line of the Southeast $\frac{1}{4}$ a distance of 1097.62 feet to the Southeast corner of the aforesaid Section 12, Township 8 South, Range 67 West;

Thence N 89°41'32"W along the South line of the Southeast $\frac{1}{4}$ a distance of 2658.65 feet to the South $\frac{1}{4}$ corner of Section 12, Township 8 South, Range 67 West;

Thence N 0°37'55"W along the West line of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ a distance of 1291.48 feet to the Northwest corner of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$;

Thence N 0°00'00"E a distance of 390.00 feet;

Thence N 71°18'27"W a distance of 596.25 feet;

Thence N 0°00'00"E a distance of 460.00 feet to the point of beginning;

Containing 119.897 acres, more or less.

EXHIBIT "B"
ORDINANCE 83-22
(YOUNG AMERICAN PUD)
(Page 1 of 1)

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13;
THENCE S 89°41'32" E ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER A DISTANCE OF 2048.65 FEET;
THENCE S 00°18'28" W A DISTANCE OF 460.00 FEET;
THENCE S 89°41'32" E A DISTANCE OF 614.83 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13;
THENCE S 00°17'40" E ALONG SAID EAST LINE A DISTANCE OF 859.50 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13;
THENCE N 89°52'01" W ALONG THE SOUTH LINE OF SAID NORTH HALF A DISTANCE OF 1657.71 FEET;
THENCE S 00°24'31" E A DISTANCE OF 470.00 FEET;
THENCE N 89°52'01" W PARALLEL WITH SAID NORTH LINE A DISTANCE OF 994.36 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13;
THENCE S 00°31'54" E ALONG SAID EAST LINE A DISTANCE OF 244.38 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 11;
THENCE N 49°07'44" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 402.48 FEET;
THENCE N 43°00'54" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 236.46 FEET;
THENCE N 39°50'54" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 364.45 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13;
THENCE S 89°51'32" E ALONG SAID NORTH LINE OF SAID SOUTH HALF A DISTANCE OF 602.56 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13;
THENCE N 00°31'54" W ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13 A DISTANCE OF 1327.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,967,587 SQUARE FEET OR 91.08 ACRES MORE OR LESS.