

HEATHER RIDGE GOLF CLUB REDEVELOPMENT  
GENERAL DEVELOPMENT PLAN

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6<sup>TH</sup> P.M., ARAPAHOE COUNTY, COLORADO  
SHEET 3 OF 4

Legal Description:

Parcel 1:

A portion of Heather Ridge Filing No. 1, being more particularly described as follows:  
Beginning at the Southeast corner of Lot 1, Block 1, Heather Ridge Receptor Club Subdivision Filing No. 1; thence N 14°32'15"W along the East boundary of Lot 1, Block 1, a distance of 236.21 feet; thence N 52°52'15"W along said East boundary 260.20 feet to the North line of Heather Ridge Filing No. 1; thence Easterly along the Northernly boundary line and Southerly along the Easterly boundary line and Westerly along the Southerly line of Lot 1, Block 1, as platted in Heather Ridge Filing No. 1, the following 6 courses:  
1. South 88°52'15" East, a distance of 841.39 feet to the Northeast corner of said Lot 1;  
2. South 28°30'00" West, a distance of 136.47 feet to a point of curve;  
3. Along a curve to the left, having a delta of 27°22'15", a radius of 205.44 feet, a distance of 98.14 feet measured along the arc to a point of tangency;  
4. South 01°07'45" West, a distance of 114.36 feet to a point of curve;  
5. Along a curve to the right, having a delta of 90°00'00", a radius of 50.00 feet, a distance of 78.54 feet measured along the arc to a point of tangency, said point being the Southeast corner of said Lot 1;  
6. North 88°52'15" West, a distance of 430.04 feet to the point of beginning;

Containing 5.11 acres

County of Arapahoe, State of Colorado

Parcel 11:

A parcel of land in the Northeast 1/4 of Section 25, Township 4 South, Range 67 West of the Sixth Principal Meridian, more particularly described as follows:  
Commencing at the Southeast corner of Lot 1, Block 1, Heather Ridge Filing No. 3, said point being on the Northernly line of Lot 1, Block 1, Heather Ridge Filing No. 1, thence the Southwest corner of said Northeast 1/4 of Section 25 thence South 52°26'13" West 794.57 feet; thence along the Easterly boundary of Heather Ridge Filing No. 3, the following five (5) courses and distances:  
1. Thence North 50°56'53" West, 100.80 feet to an existing pin with cap;  
2. Thence North 13°31'05" East, 75.19 feet to an existing pin with cap;  
3. Thence North 20°59'55" West, 106.04 feet to an existing pin with cap;  
4. Thence South 60°00'05" East, 48.00 feet to an existing pin with cap;  
5. Thence North 21°38'17" West, 160.61 feet to an existing pin with cap and to the true point of beginning;

Thence along the Easterly boundary of Heather Ridge Filing No. 3, the following three (3) courses:  
1. Thence North 00°11'49" West, 291.00 feet to an existing pin with cap;  
2. Thence North 24°35'37" West, 176.11 feet to an existing pin with cap; being on the Easterly right-of-way line of South Vaughn Way;  
3. Thence North 25°00'00" East, 28.00 feet along said right-of-way line of an existing pin with cap, being the Western most corner of Heather Ridge South Subdivision Filing No. 9 Amended;

Thence along the Westerly, Southerly, and Easterly boundary of Heather Ridge South Subdivision Filing No. 9 Amended, the following nineteen (19) courses and distances:  
1. Thence South 64°30'00" East, 105.75 feet to an existing pin with cap;  
2. Thence South 32°30'00" East, 18.87 feet to an existing pin with cap;  
3. Thence South 14°02'10" East, 65.00 feet to an existing pin with cap;  
4. Thence South 40°20'39" East, 221.77 feet to an existing pin with cap;  
5. Thence South 16°35'42" East, 95.59 feet to an existing pin with cap;  
6. Thence South 28°52'31" West, 8.72 feet to an existing pin with cap;  
7. Thence South 25°32'31" West, 8.72 feet to an existing pin with cap;  
8. Thence South 64°27'29" East, 121.22 feet to an existing pin with cap;

9. Thence North 81°26'40" East, 114.27 feet to an existing pin with cap;  
10. Thence North 08°33'20" West, 252.73 feet to an existing pin with cap;  
11. Thence North 17°38'18" West, 156.44 feet to an existing pin with cap;  
12. Thence North 22°02'33" West, 202.50 feet to an existing pin with cap;  
13. Thence North 75°33'36" East, 41.30 feet to an existing pin with cap;  
14. Thence North 08°02'19" West, 132.20 feet to an existing pin with cap;  
15. Thence North 44°16'29" West, 111.73 feet to an existing pin with cap;  
16. Thence North 81°32'40" West, 115.81 feet to an existing pin with cap;  
17. Thence South 78°52'50" East, 90.46 feet to an existing pin with cap;  
18. Thence South 76°16'14" West, 90.00 feet to an existing pin with cap;  
19. Thence North 69°26'58" West, 25.63 feet to an existing pin with cap; being the Southern most corner of Heather Ridge Filing No. 7;

Thence along the Easterly boundary of Heather Ridge Filing No. 7, the following nine (9) courses and distances:  
1. Thence North 81°26'40" East, 114.27 feet to an existing pin with cap;  
2. Thence North 74°14'24" West, 107.08 feet to an existing pin with cap;  
3. Thence South 84°50'40" West, 133.54 feet to an existing pin with cap;  
4. Thence North 16°17'20" East, 168.44 feet to an existing pin with cap;  
5. Thence South 38°22'55" East, 128.84 feet to an existing pin with cap;  
6. Thence North 74°52'09" East, 161.95 feet to an existing pin with cap;  
7. Thence North 22°37'33" East, 192.31 feet to an existing pin with cap;  
8. Thence North 05°38'41" East, 86.42 feet to an existing pin with cap;  
9. Thence North 16°49'12" West, 172.52 feet to an existing pin with cap; being on the Southeasterly right-of-way line of South Vaughn Way and the Southeasterly boundary of Heather Ridge Filing No. 6;

Thence North 62°12'00" East, 16.42 feet along the Southeasterly right-of-way line of South Vaughn Way, Heather Ridge Filing No. 6, to an existing pin with cap; being the Western most corner of Heather Ridge South Subdivision Filing No. 12; thence along the Southeasterly and Southeasterly boundary of Heather Ridge South Subdivision No. 12 the following seven (7) courses and distances:  
1. Thence South 27°48'00" East, 158.31 feet to an existing pin with cap;  
2. Thence North 60°25'00" East, 153.00 feet to an existing pin with cap;  
3. Thence South 39°18'00" East, 176.00 feet to an existing pin with cap;  
4. Thence North 32°20'00" East, 223.00 feet to an existing pin with cap;  
5. Thence South 75°33'00" East, 116.00 feet to an existing pin with cap;  
6. Thence North 37°27'00" East, 138.00 feet to an existing pin with cap;  
7. Thence North 43°02'00" East, 118.00 feet to an existing pin with cap; being the Southwest corner of Heather Ridge South Subdivision Filing No. 13;

Thence along the Southerly boundary of Heather Ridge South Subdivision Filing No. 13, the following twelve (12) courses and distances:  
1. Thence North 43°02'00" East, 27.00 feet to an existing pin with cap;  
2. Thence North 68°33'00" East, 295.00 feet to an existing pin with cap;  
3. Thence North 69°09'00" East, 210.00 feet to an existing pin with cap;  
4. Thence North 63°58'00" East, 148.00 feet to an existing pin with cap;  
5. Thence North 67°28'00" East, 124.00 feet to an existing pin with cap;  
6. Thence North 64°39'00" East, 166.00 feet to an existing pin with cap;  
7. Thence North 55°31'00" East, 92.00 feet to an existing pin with cap;  
8. Thence South 65°42'00" East, 63.00 feet to an existing pin with cap;  
9. Thence South 67°50'00" East, 56.00 feet to an existing pin with cap;  
10. Thence South 30°42'00" East, 113.00 feet to an existing pin with cap;  
11. Thence South 88°52'15" East, 84.00 feet to an existing pin with cap; being on the Westerly right-of-way line of South Karna Way;  
12. Thence South 01°07'45" West, 132.00 feet along said right-of-way line to an existing pin with cap; being on the Northeast corner of Heather Ridge South Subdivision Filing No. 11;

Thence along the Northernly, Westerly and Southerly boundary of Heather Ridge South Subdivision Filing No. 11, the following twenty-eight (28) courses and distances:  
1. Thence North 88°52'15" West, 157.31 feet to an existing pin with cap;  
2. Thence North 88°52'15" West, 80.00 feet to an existing pin with cap;  
3. Thence South 37°45'50" West, 86.01 feet to an existing pin with cap;  
4. Thence South 26°11'00" West, 117.00 feet to an existing pin with cap;  
5. Thence South 45°57'00" West, 92.00 feet to an existing pin with cap;  
6. Thence South 75°41'00" West, 58.00 feet to an existing pin with cap;  
7. Thence North 69°34'00" East, 48.00 feet to an existing pin with cap;  
8. Thence South 00°06'00" West, 25.94 feet to an existing pin with cap;  
9. Thence South 40°06'00" West, 55.78 feet to an existing pin with cap;  
10. Thence South 68°02'00" West, 149.02 feet to an existing pin with cap;  
11. Thence South 60°49'00" West, 149.02 feet to an existing pin with cap;  
12. Thence South 41°41'00" West, 160.00 feet to an existing pin with cap;  
13. Thence South 10°15'00" West, 100.00 feet to an existing pin with cap;  
14. Thence South 45°24'00" East, 80.00 feet to an existing pin with cap;  
15. Thence South 69°32'00" East, 228.00 feet to an existing pin with cap;  
16. Thence North 60°55'00" East, 120.00 feet to an existing pin with cap;  
17. Thence South 45°48'00" East, 45.00 feet to an existing pin with cap;  
18. Thence South 69°54'00" East, 230.00 feet to an existing pin with cap;  
19. Thence South 69°54'00" East, 230.00 feet to an existing pin with cap; being on the Westerly right-of-way line of South Karna Way;  
20. Thence South 01°07'45" West, 171.04 feet along said right-of-way line to an existing pin with cap; being a point of curvature;  
21. Thence 85.36 feet along said right-of-way line and along the arc of a curve to the right, whose delta is 13°24'00", whose radius is 365.00 feet to a point of tangency, an existing pin with cap;  
22. Thence South 14°31'45" West, 107.44 feet along said right-of-way line to an existing pin with cap;  
23. Thence 111.34 feet along said right-of-way line and along the arc of a curve to the right, whose delta is 55°28'15", whose radius is 115.00 feet to a point of tangency, an existing pin with cap;  
24. Thence South 70°00'00" West, 150.64 feet along said right-of-way line to an existing pin with cap; being a point of curvature;  
25. Thence 66.29 feet along said right-of-way line and along the arc of a curve to the right, whose delta is 34°31'45", whose radius is 110.00 feet to a point of tangency, an existing pin with cap;  
26. Thence North 75°28'15" West, 108.33 feet along said right-of-way line to an existing pin with cap; being a point of curvature;  
27. Thence 311.84 feet along said right-of-way line and along the arc of a curve to the left, whose delta is 76°01'45", whose radius is 235.00 feet, to a point of tangency, an existing pin with cap;  
28. Thence South 28°30'00" West, 262.88 feet along said right-of-way line to an existing pin with cap; being the Northeast corner of Lot 1, Block 1, Heather Ridge Filing No. 1;

Containing 4.04 acres

County of Arapahoe, State of Colorado

Parcel 11:

A parcel of land in the Southeast 1/4 of Section 25, Township 4 South, Range 67 West of the Sixth Principal Meridian, more particularly described as follows:

Beginning at the Southwest corner of said Southeast 1/4 of Section 25; thence North 69°50'15" East, 705.37 feet along the South line of said Southeast 1/4 Section 25; to a point, thence North 00°09'45" East, 45.00 feet to an existing pin with cap; being on the Northernly right-of-way line of East Yale Avenue and the Southeast corner of Lot 2, Block 1, Heather Ridge South Subdivision Filing No. 5 Amended; said point being also the true point of beginning; thence along the Easterly boundary of Heather Ridge South Subdivision Filing No. 5, Amended, the following twenty-five (25) courses and distances:

1. Thence North 00°09'45" West, 40.91 feet to an existing pin with cap;  
2. Thence North 18°13'00" West, 222.30 feet to an existing pin with cap;  
3. Thence North 17°47'00" West, 100.00 feet to an existing pin with cap;  
4. Thence North 18°13'00" West, 79.00 feet to an existing pin with cap;  
5. Thence North 60°00'00" East, 48.00 feet to an existing pin with cap;  
6. Thence North 69°43'00" East, 11.00 feet to an existing pin with cap;  
7. Thence North 10°17'00" West, 154.00 feet to an existing pin with cap;  
8. Thence South 79°43'00" West, 138.09 feet to an existing pin with cap;  
9. Thence North 10°17'00" West, 37.05 feet to an existing pin with cap;  
10. Thence South 79°43'00" West, 142.00 feet to an existing pin with cap;  
11. Thence North 10°17'00" West, 49.00 feet to an existing pin with cap;  
12. Thence North 10°17'00" West, 47.00 feet to an existing pin with cap;  
13. Thence North 00°00'00" East, 54.00 feet to an existing pin with cap;  
14. Thence North 79°43'00" East, 54.00 feet to an existing pin with cap;  
15. Thence North 10°17'00" West, 208.00 feet to an existing pin with cap;  
16. Thence North 00°03'22" West, 208.00 feet to an existing pin with cap;  
17. Thence North 10°17'00" West, 208.00 feet to an existing pin with cap;  
18. Thence North 10°17'00" West, 208.00 feet to an existing pin with cap;  
19. Thence North 45°07'00" West, 154.00 feet to an existing pin with cap;  
20. Thence North 14°00'00" East, 66.00 feet to an existing pin with cap;  
21. Thence North 28°01'00" East, 78.00 feet to an existing pin with cap;  
22. Thence North 10°17'00" West, 203.00 feet to an existing pin with cap;  
23. Thence North 00°13'32" East, 179.00 feet to an existing pin with cap;  
24. Thence North 76°53'00" East, 173.00 feet to an existing pin with cap;  
25. Thence North 10°30'00" West, 100.00 feet to an existing pin with cap; on the Southeasterly right-of-way line of South Vaughn Way, said point being also a point of curvature;

Thence 65.18 feet along said right-of-way line and along the arc of a curve to the left from a tangent bearing of North 79°30'00" East, whose delta is 20°11'15", whose radius is 183.00 feet to a point on a curve, an existing pin with cap; being the Western most corner of Heather Ridge South Subdivision Filing No. 8 Amended; thence along the Westerly, Southerly and Easterly boundary of Heather Ridge South Subdivision Filing No. 8 Amended, the following eighteen (18) courses and distances:  
1. Thence South 30°41'15" West, 25.00 feet to an existing pin with cap;  
2. Thence South 21°51'00" East, 214.00 feet to an existing pin with cap;  
3. Thence South 68°07'00" West, 23.15 feet to an existing pin with cap;  
4. Thence South 74°55'00" East, 113.99 feet to an existing pin with cap;  
5. Thence South 15°55'00" West, 10.00 feet to an existing pin with cap;  
6. Thence South 70°05'00" East, 430.00 feet to an existing pin with cap;  
7. Thence North 74°05'00" East, 15.43 feet to an existing pin with cap;  
8. Thence South 30°05'00" East, 172.69 feet to an existing pin with cap;  
9. Thence North 69°55'00" East, 29.75 feet to an existing pin with cap;  
10. Thence North 16°47'00" East, 105.20 feet to an existing pin with cap;  
11. Thence North 37°31'00" East, 152.00 feet to an existing pin with cap;  
12. Thence North 16°47'00" West, 36.00 feet to an existing pin with cap;  
13. Thence North 37°31'00" East, 61.00 feet to an existing pin with cap;  
14. Thence North 16°47'00" West, 402.00 feet to an existing pin with cap;  
15. Thence North 01°41'00" West, 437.00 feet to an existing pin with cap;  
16. Thence North 22°04'00" West, 283.00 feet to an existing pin with cap;  
17. Thence North 82°43'00" West, 48.00 feet to an existing pin with cap;  
18. Thence North 61°27'21" West, 25.89 feet to an existing pin with cap; being a point on a curve and the Southeasterly right-of-way line of South Vaughn Way, Heather Ridge Filing No. 2;

Legal Description Continued on Sheet 4 of 4

Case History:  
Prepared On: September 6, 2006  
Reviewed On: