

**HEATHER RIDGE GOLF CLUB REDEVELOPMENT
GENERAL DEVELOPMENT PLAN**
A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH P.M., ARAPAHOE COUNTY, COLORADO
SHEET 4 OF 4

Thence 90.48 feet along said right-of-way line and along the arc of a curve to the left, from a tangent bearing of North 28°32'39" East, whose delta is 27°24'54", whose radius is 189.11 feet to a point of tangency, an existing pin with cap; thence North 01°07'45" East, 226.46 feet along said right-of-way line to a point of curvature, an existing pin with cap; thence 78.54 feet along the arc of a curve to the right, whose delta is 90°00'00", whose radius is 50.00 feet to a point of tangency, an existing pin with cap on the Southerly right-of-way line of East Hill Avenue, Heather Ridge Filing No. 1; thence South 88°52'15" East, 327.00 feet along said right-of-way line to an existing pin with cap, being the Northwest corner of Lot 1, Block 1, Heather Ridge Filing No. 5; thence along the Westerly boundary of Heather Ridge Filing No. 5, the following five (5) courses and distances:

1. Thence South 01°40'45" West, 98.00 feet to an existing pin with cap;
2. Thence South 52°29'45" West, 37.67 feet to an existing pin with cap;
3. Thence South 01°40'45" West, 178.00 feet to an existing pin with cap;
4. Thence South 19°59'54" East, 144.76 feet to an existing pin with cap;
5. Thence South 38°19'52" East, 133.84 feet to an existing pin with cap, being the Northwestern corner of Tract A, Block 2, Heather Ridge South Subdivision Filing No. 10, Amended.

Thence along the Westerly, Southerly, and Easterly boundary of Heather Ridge South Subdivision Filing No. 10, Amended, the following twenty-three (23) courses and distances:

1. South 11°22'06" West, 111.30 feet to an existing pin with cap;
2. Thence South 99°02'37" East, 106.84 feet to an existing pin with cap;
3. Thence South 49°04'36" East, 29.59 feet to an existing pin with cap, being a point on a curve and the right-of-way line of Worcester Court;
4. Thence 1.561 feet along said right-of-way line and along the arc of a curve to the left from a tangent bearing of South 54°32'03" West, whose delta is 04°58'03", whose radius is 180.00 feet to a point of beginning of a cul-de-sac, an existing pin with cap;
5. Thence 103.64 feet along said right-of-way line and along the arc of a curve to the left, from a tangent bearing of South 75°43'33" West, whose delta is 107°57'58", whose radius is 53.50 feet to a point on a curve, an existing pin with cap;
6. Thence North 90°00'00" West, 135.51 feet to an existing pin with cap;
7. Thence South 00°00'00" East, 344.00 feet to an existing pin with cap;
8. Thence South 72°55'00" West, 74.00 feet to an existing pin with cap;
9. Thence South 11°26'00" East, 272.00 feet to an existing pin with cap;
10. Thence North 80°45'00" East, 338.00 feet to an existing pin with cap;
11. Thence South 65°38'00" East, 88.00 feet to an existing pin with cap;
12. Thence North 52°29'26" East, 89.25 feet to an existing pin with cap;
13. Thence North 52°36'00" East, 100.00 feet to an existing pin with cap;
14. Thence North 37°04'00" East, 142.00 feet to an existing pin with cap;
15. Thence North 57°36'00" West, 165.00 feet to an existing pin with cap;
16. Thence North 54°52'00" West, 107.00 feet to an existing pin with cap;
17. Thence North 34°19'00" West, 171.00 feet to an existing pin with cap;
18. Thence North 16°24'00" West, 140.00 feet to an existing pin with cap;
19. Thence South 73°36'00" West, 100.85 feet to an existing pin with cap;
20. Thence North 00°00'00" East, 111.26 feet to an existing pin with cap, being a point on a curve of the cul-de-sac right-of-way of Worcester Court;
21. Thence 97.64 feet along said right-of-way line and along the arc of a curve to the left, from a tangent bearing of North 65°16'48" East, whose delta is 101°42'48", whose radius is 55.00 feet to a point of tangency of said cul-de-sac, an existing pin with cap;
22. Thence 13.36 feet along the Southerly right-of-way line of Worcester Court and along the arc of a curve to the right, from a tangent bearing of North 54°37'20" East, whose delta is 06°22'40", whose radius is 120.00 feet to a point of tangency, an existing pin with cap;
23. Thence North 41°00'00" East, 8.06 feet to an existing pin with cap, being the Western most corner of Lot 1, Block 1, Amended Plat of Heather Ridge South Filing No. 4.

Thence along the Southwesterly boundary of Amended Plat of Heather Ridge South Filing No. 4, the following thirteen (13) courses and distances:

1. Thence South 49°00'00" East, 13.00 feet to an existing pin with cap;
2. Thence South 21°03'00" East, 43.90 feet to an existing pin with cap;
3. Thence South 49°00'00" East, 103.00 feet to an existing pin with cap;
4. Thence South 78°56'21" East, 138.72 feet to an existing pin with cap;
5. Thence South 33°11'39" East, 177.95 feet to an existing pin with cap;
6. Thence South 60°26'47" East, 131.51 feet to an existing pin with cap;
7. Thence South 23°46'10" East, 96.61 feet to an existing pin with cap;
8. Thence South 03°14'30" West, 98.41 feet to an existing pin with cap;
9. Thence South 42°55'48" East, 58.73 feet to an existing pin with cap;
10. Thence South 63°52'08" East, 59.03 feet to an existing pin with cap;
11. Thence South 16°33'25" East, 38.60 feet to an existing pin with cap;
12. Thence South 48°23'59" East, 197.37 feet to an existing pin with cap;
13. Thence South 79°46'43" East, 54.00 feet to an existing pin with cap, being the Northern most corner of Lot 1, Block 1, Heather Ridge South Subdivision Filing No. 6.

Thence along the Westerly and Northerly boundary of Heather Ridge South Subdivision Filing No. 6, the following two (2) courses and distances:

1. Thence 158.59 feet along the arc of a curve to the right, from tangent bearing of South 10°13'17" West, whose delta is 02°05'21", whose radius is 4349.00 feet to an existing pin with cap;
2. Thence South 84°27'38" West, 205.14 feet to an existing pin with cap, being a point on the Easterly boundary of Heather Ridge South Subdivision Filing No. 7, Amended.

Thence along the Northerly and Westerly boundary of Heather Ridge South Subdivision Filing No. 7, Amended, the following thirteen (13) courses and distances:

1. Thence North 00°09'40" East, 48.50 feet to an existing pin with cap;
2. Thence North 89°50'20" West, 290.00 feet to an existing pin with cap;
3. Thence North 00°09'40" East, 31.00 feet to an existing pin with cap;
4. Thence North 89°50'20" West, 290.40 feet to an existing pin with cap;
5. Thence South 71°07'00" West, 305.00 feet to an existing pin with cap;
6. Thence South 25°43'00" West, 69.60 feet to an existing pin with cap;
7. Thence North 89°50'20" West, 153.89 feet to an existing pin with cap;
8. Thence North 00°09'40" East, 129.34 feet to an existing pin with cap;
9. Thence South 08°32'40" East, 290.00 feet to an existing pin with cap;
10. Thence North 42°43'00" East, 138.60 feet to an existing pin with cap;
11. Thence South 15°41'20" East, 204.80 feet to an existing pin with cap;
12. Thence North 00°09'40" East, 152.61 feet to an existing pin with cap, on the Northerly right-of-way line of East Yale Avenue;
13. Thence South 89°50'15" West, 330.39 feet along the Northerly right-of-way line of East Yale Avenue to the true point of beginning.

Containing 36.56 acres
County of Arapahoe, State of Colorado

Parcel IV:
A parcel of land in the Northeast 1/4 of Section 36, Township 4 South, Range 67 West of the Sixth Principal Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Northeast 1/4 of Section 36, thence North 89°50'15" East, 971.05 feet along the North line of said Northeast 1/4 of Section 36 to a point, thence South 00°09'45" East, 45.00 feet to an existing pin with cap, being on the Southerly right-of-way line of East Yale Avenue and the Northwest corner of Lot 1, Block 1, Heather Ridge South Filing No. 1, said point being also the true point of beginning; thence along the Southwesterly boundary of Heather Ridge South Filing No. 1, the following six (6) courses and distances:

1. Thence South 05°39'45" East, 197.00 feet to an existing pin with cap;
2. Thence South 44°54'45" East, 207.50 feet to an existing pin with cap;
3. Thence South 64°24'45" East, 101.00 feet to an existing pin with cap;
4. Thence South 42°44'45" East, 105.00 feet to an existing pin with cap;
5. Thence South 49°29'45" East, 204.30 feet to an existing pin with cap;
6. Thence South 35°45'15" West, 175.00 feet to an existing pin with cap, being on the Northeasterly boundary of Heather Ridge South Filing No. 2.

Thence along the Northeasterly boundary of Heather Ridge South Filing No. 2, the following thirteen (13) courses and distances:

1. Thence North 54°14'45" West, 20.00 feet to an existing pin with cap;
2. Thence South 55°45'15" West, 16.00 feet to an existing pin with cap;
3. Thence North 58°12'22" West, 82.56 feet to an existing pin with cap;
4. Thence North 90°00'00" West, 64.00 feet to an existing pin with cap;
5. Thence North 57°07'13" West, 333.41 feet to an existing pin with cap;
6. Thence North 90°00'00" West, 185.00 feet to an existing pin with cap;
7. Thence North 00°01'03" East, 54.00 feet to an existing pin with cap;
8. Thence North 63°53'18" East, 80.00 feet to an existing pin with cap;
9. Thence North 26°24'42" West, 177.45 feet to an existing pin with cap;
10. Thence North 89°58'57" West, 66.00 feet to an existing pin with cap, being on the Easterly right-of-way line of South Wheeling Way;
11. Thence North 00°01'03" East, 215.96 feet along said right-of-way line to a point of curvature, an existing pin with cap;
12. Thence 78.38 feet along the arc of a curve to the right, whose delta is 89°49'12", whose radius is 30.00 feet to a point of tangency on the Southerly right-of-way line of East Yale Avenue, an existing pin with cap;
13. Thence North 89°50'15" East, 266.71 feet along said Southerly right-of-way line to the true point of beginning.

Containing 6.25 acres
County of Arapahoe, State of Colorado

Project Contacts

- Prepared for:
Hill Golf & Land Company, LLC
2980 Denver Street, Suite 200
Denver, Colorado 80206
303-521-4144
Jim Johnson – Principal
- Land Planner:
Michael G. Pizaro Associates, Inc.
2835 West Oxford Avenue, #6
Englewood, Colorado 80120
303-783-3772
Michael Pizaro – Principal
- Civil Engineer:
Paragon Engineering Consultants
7852 S. Eadi Street, Suite 203
Littleton, Colorado 80120
303-794-8604
Wendell Ayers – Principal
- Traffic Engineer:
LSC Transportation Consultants, Inc.
1889 York Street
Denver, Colorado 80206
303-333-1105
Dave Kubie – Principal
- Surveyor:
Dunbar & Associates, Inc.
105 Wilcox Street
Castle Rock, Colorado 80104
303-688-4642
David Archer – Principal