

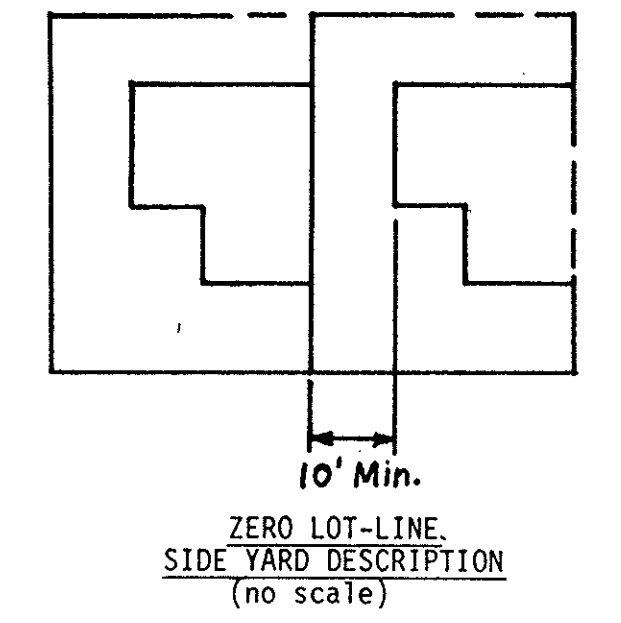
# THE KEN-CARYL RANCH NORTH "PLAINS" SEGMENT AMENDED OFFICIAL DEVELOPMENT PLAN

BOOK 16 PAGE 46  
MAP NO. 18

All the provisions of The Ken-Caryl Ranch Official Development Plan, recorded March 13, 1973, in ODP Book 3, pages 1 through 10, of the records of Jefferson County, Colorado, shall continue in full force and effect except as amended by this North "Plains" ODP Amendment. With respect to the lands described in this North "Plains" ODP Amendment, the Official Development Plan of The Ken-Caryl Ranch is amended as follows:

- A. Sheet 4
- III.E. Third paragraph is amended to read as follows: "The average number of usable acres included with the school sites designated on the Official Development Plan is as follows:
- |                    |            |
|--------------------|------------|
| Elementary School  | 10 acres   |
| Junior High School | 20 acres   |
| Senior High School | 30 acres." |

- B. Sheet 7
- "E. Height Regulations" is amended to include the following: "Building height shall be measured from top of foundation wall at basement ceiling."
  - "E. Area Regulations, paragraph 3. Side yard, first sentence", is amended to read as follows: "There shall be provided a minimum of zero (0) feet to the property line and a minimum total of ten (10) feet of side yard setback between adjacent dwellings, all of which, however, may be provided on one side where the dwellings on two adjacent lots are built with a common wall." Sentences 2 and 3 remain the same.
  - "E. Area Regulations" is amended to add the following: "5. Minimum depth of lot: No lot shall have a depth of less than one hundred feet (100'). Where the rear of a lot is adjacent to a shopping center, industrial tract, or other similar non-residential use, to the right-of-way of a railroad, or to a freeway, expressway or major arterial, the depth shall be increased to a minimum of one hundred thirty feet (130'); this depth shall be developed through a combination of lot depth and a twenty foot (20') minimum landscape strip. The Jefferson County Planning Department shall have the authority to review and approve the landscape plan as a part of the final plat process."
  - "E. Development Standards, SIDE YARD DESCRIPTION" is amended to include the following sketch:



- "F. Height Regulations" is amended to include the following: "Building height shall be measured from top of foundation wall at basement ceiling."
- C. Sheet 8
- "G. Height Regulations" is amended to read as follows:
    - Height Limit 50' Maximum
    - Building height shall be measured from top of foundation wall at basement ceiling.
    - Developer will vary roof height profiles of the residential structures."
  - "G. Development Standards, paragraph 1)" is amended to read as follows:
    - Height Limit 50' Maximum"

- D. Sheet 9
- "I." is amended to add the following new paragraph: "More than one building may be permitted on a lot, provided that overall set back and maximum building coverage requirements are met. The land zoned C-1 K/C shall be platted before building permits are issued, in order to provide the Jefferson County Planning Department an opportunity to review circulation, landscape, building location, parking and other pertinent elements of the site development plan."

### APPROVAL

THIS SHEET SUPERSEDES THAT PORTION OF SHEET IF WHICH IS RECORDED IN ODP BOOK 16 AT PAGE 37 KNOWN AS THE NORTH PLAINS SEGMENT AS DESCRIBED BY THE ATTACHED LEGALS.

THE AMENDED OFFICIAL DEVELOPMENT PLAN OF THE KEN-CARYL RANCH, NORTH PLAINS SEGMENT, IS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS THIS 11th DAY OF October, 1978.

BOARD OF COUNTY COMMISSIONERS  
*Laurel A. Palmer*  
CHAIRMAN

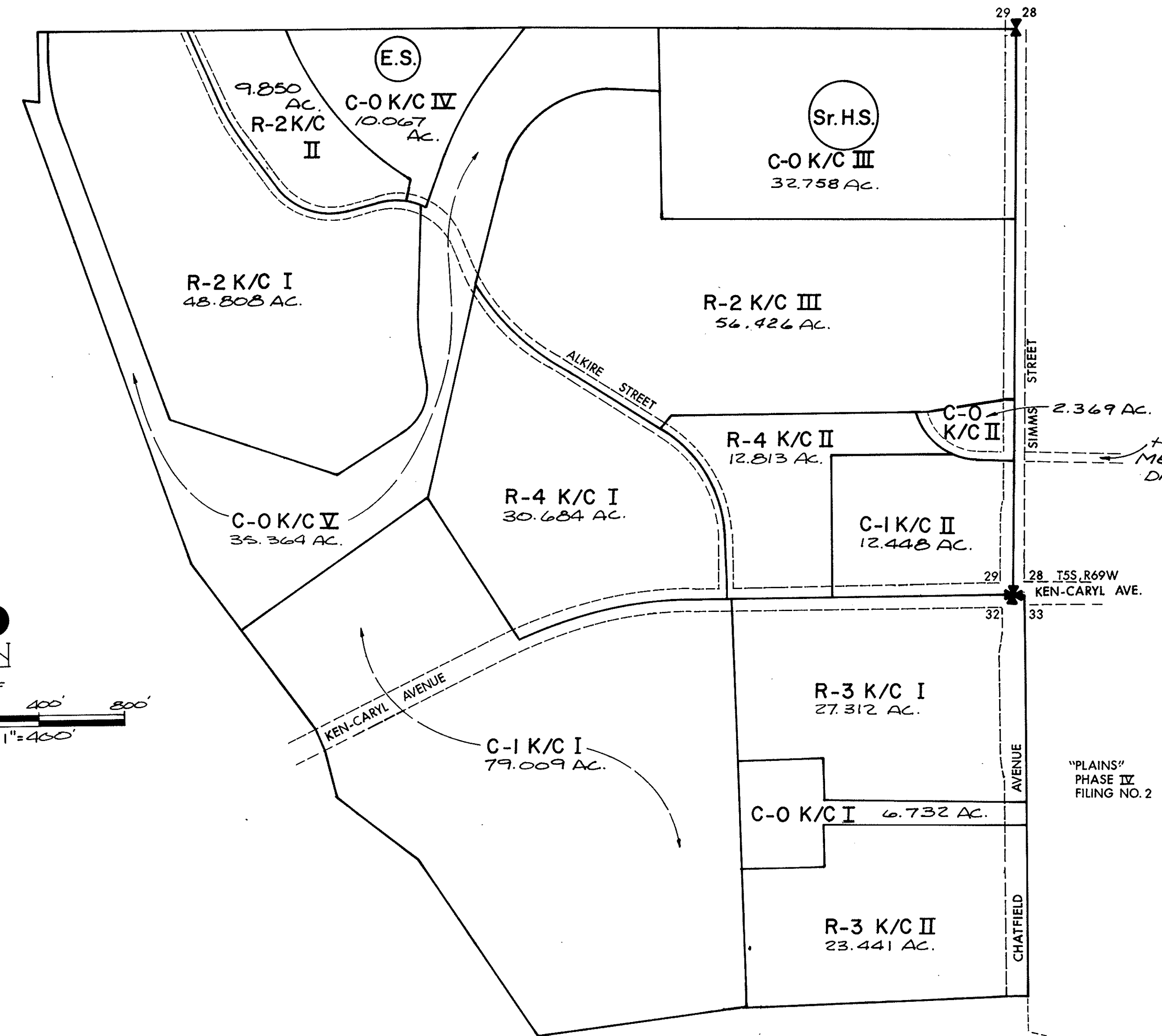
*Norman C. Allen*  
CLERK  
*Margaret Yagan Deputy*  
REVIEWED BY JEFFERSON COUNTY PLANNING COMMISSION THIS 3rd DAY OF October, 1978.

*John A. Anderson*  
CHAIRMAN  
*Maria Rasham*  
SECRETARY

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 11th DAY OF October, 1978.

RECEPTION NO. 78093741 Book 16 Page 46

*Norman C. Allen*  
CLERK AND RECORDER  
*Margaret Yagan Deputy*



Unofficial

### TABULATION OF PLANNED DEVELOPEMENT

DESCRIPTION CODE	LETTER DESIGNATION	LAND USE	GROSS ACREAGE	TOTAL UNITS
R-2 K/C I, II, & III	R-2 K/C	PATIO RESIDENTIAL	115.084	600
R-3 K/C I & II	R-3 K/C	CONDOMINIUM RESIDENTIAL	50.753	480
R-4 K/C I & II	R-4 K/C	APARTMENT RESIDENTIAL	43.497	1050
C-1 K/C I & II	C-1 K/C	REGIONAL COMMERCIAL	91.457	—
C-O K/C I - V	C-O K/C	RECREATION / OPEN SPACE	87.290	—

**THE KEN-CARYL RANCH**  
(NORTH PLAINS SEGMENT)  
JOHNS-MANVILLE SALES CORP.  
JEFFERSON COUNTY, COLORADO

**AMENDED OFFICIAL DEVELOPMENT PLAN**

SHEET 1 of 2

*OK E. Martin*

**OVERALL ZONING BOUNDARY**

A PORTION OF LAND LOCATED IN SECTION'S 29, 32, 33, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33 SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N89°39'17"E AND ALONG THE NORTH LINE OF SAID SECTION 33 A DISTANCE OF 50.00 FEET; THENCE S00°22'44"E, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF KEN-CARYL RANCH "PLAINS" PHASE 4, FILING NO. 2 AS RECORDED IN JEFFERSON COUNTY RECORDS IN BOOK 52 AT PAGES 33-36; THENCE S00°22'44"E AND ALONG THE WEST LINE OF KEN-CARYL RANCH "PLAINS" PHASE 4, FILING NO. 2, A DISTANCE OF 921.62 FEET TO THE SOUTHWEST CORNER OF KEN-CARYL RANCH "PLAINS" PHASE 4, FILING NO. 2; THENCE CONTINUING S00°22'44"E, A DISTANCE OF 886.76 FEET; THENCE S89°37'16"W, A DISTANCE OF 100.00 FEET; THENCE S87°30'01"W, A DISTANCE OF 1217.35 FEET; THENCE S82°19'01"W, A DISTANCE OF 960.16 FEET; THENCE N33°26'24"W, A DISTANCE OF 991.58 FEET; THENCE N53°45'09"W, A DISTANCE OF 468.00 FEET; THENCE N17°56'20"W, A DISTANCE OF 230.81 FEET; THENCE N15°51'24"W, A DISTANCE OF 101.98 FEET; THENCE N37°55'56"W, A DISTANCE OF 560.14 FEET; THENCE N35°36'36"W, A DISTANCE OF 406.53 FEET; THENCE N19°27'59"W, A DISTANCE OF 2283.53 FEET; THENCE S83°48'41"E, A DISTANCE OF 83.49 FEET; THENCE N01°11'35"W, A DISTANCE OF 322.17 FEET TO A POINT ON THE EAST-WEST CENTER LINE OF SAID SECTION 29; THENCE N89°53'59"E AND ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 29 A DISTANCE OF 4502.18 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 29; THENCE S00°13'46"W AND ALONG THE EAST LINE OF SAID SECTION 29 A DISTANCE OF 2632.70 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 388.081 ACRES.

**R-2 K/C I**

A PORTION OF LAND IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 29; THENCE S89°53'59"W AND ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 29, A DISTANCE OF 3817.31 FEET TO THE TRUE POINT OF BEGINNING; THENCE S24°12'21"E, A DISTANCE OF 360.76 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 11°40'35", A RADIUS OF 1000.00 FEET, A DISTANCE 203.79 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S35°52'56"E, A DISTANCE OF 265.79 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A DELTA OF 70°30'26", A RADIUS OF 300.00 FEET, A DISTANCE OF 369.17 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N73°36'38"E, A DISTANCE OF 146.45 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A DELTA OF 39°44'51", A RADIUS OF 300.00 FEET, A DISTANCE OF 208.12 FEET MEASURED ALONG THE ARC TO A POINT OF CURVE; THENCE S22°21'29"W, A DISTANCE OF 30.00 FEET; THENCE S02°32'55"W, A DISTANCE OF 424.03 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A DELTA OF 12°30'28", A RADIUS OF 1000.00 FEET, A DISTANCE OF 218.30 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S10°17'33"E, A DISTANCE OF 145.09 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A DELTA OF 66°52'30", A RADIUS OF 250.00 FEET, A DISTANCE OF 291.80 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S56°34'57"W, A DISTANCE OF 359.67 FEET; THENCE N71°33'51"W, A DISTANCE OF 819.03 FEET; THENCE N19°49'07"W, A DISTANCE OF 1507.49 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A DELTA OF 20°57'28", A RADIUS OF 700.00 FEET, A DISTANCE OF 256.05 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N01°08'21"E, A DISTANCE OF 136.75 FEET TO A POINT ON THE EAST-WEST CENTER LINE OF SAID SECTION 29; THENCE N89°53'59"E AND ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 29, A DISTANCE OF 644.87 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 48.808 ACRES.

**R-2 K/C II**

A PORTION OF LAND IN THE SOUTH ONE-HALF OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 29; THENCE S89°53'59"W AND ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 29, A DISTANCE OF 3363.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE S27°06'29"E, A DISTANCE OF 211.04 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 24°44'29", A RADIUS OF 1000.00 FEET, A DISTANCE OF 431.82 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S51°50'58"E, A DISTANCE OF 254.99 FEET; THENCE S09°00'31"W, A DISTANCE OF 78.76 FEET; THENCE S09°04'54"W, A DISTANCE OF 30.00 FEET TO A POINT ON CURVE; THENCE ON A CURVE TO THE LEFT WHOSE CENTER BEARS S09°04'54"W, HAVING A DELTA OF 25°28'16", A RADIUS OF 300.00 FEET, A DISTANCE OF 133.37 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S73°36'38"W, A DISTANCE OF 146.45 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A DELTA OF 70°30'26", A RADIUS OF 300.00 FEET, A DISTANCE OF 369.17 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N35°52'56"W, A DISTANCE OF 265.79 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A DELTA OF 11°40'35", A RADIUS OF 1000.00 FEET, A DISTANCE OF 203.79 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N24°12'21"W, A DISTANCE OF 360.76 FEET TO A POINT ON THE EAST-WEST CENTER LINE OF SAID SECTION 29; THENCE N89°53'59"E AND ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 29, A DISTANCE OF 453.74 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 9.850 ACRES.

**R-2 K/C III**

A PORTION OF LAND LOCATED IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE N00°13'46"E AND ALONG THE EAST LINE OF SAID SECTION 29 A DISTANCE OF 897.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE N89°46'14"W A DISTANCE OF 50.00 FEET; THENCE S81°23'20"W A DISTANCE OF 355.00 FEET; THENCE S89°30'00"W A DISTANCE OF 1138.04 FEET; THENCE S39°23'09"W A DISTANCE OF 72.47 FEET; THENCE S56°36'51"W A DISTANCE OF 623.53 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A DELTA OF 29°25'18", A RADIUS OF 1000.00 FEET A DISTANCE OF 513.50 FEET MEASURED ALONG THE ARC TO A POINT ON CURVE; THENCE N62°48'27"E A DISTANCE OF 30.00 FEET; THENCE N15°23'07"E A DISTANCE OF 538.32 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A DELTA OF 76°02'49", A RADIUS OF 450.00 FEET, A DISTANCE OF 597.27 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S88°34'04"E A DISTANCE OF 248.88 FEET; THENCE SOUTH 593.59 FEET; THENCE N89°53'59"E A DISTANCE OF 1638.98 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 29; THENCE S00°13'46"W AND ALONG THE EAST LINE OF SAID SECTION 29 A DISTANCE OF 865.01 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 56.426 ACRES.

**R-3 K/C I**

A PORTION OF LAND IN THE NORTH ONE-HALF OF SECTION 32 AND SECTION 33, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33 SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N89°39'17"E AND ALONG THE NORTH LINE OF SAID SECTION 33 A DISTANCE OF 50.00 FEET; THENCE S00°22'44"E, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF KEN-CARYL RANCH "PLAINS" PHASE 4, FILING NO. 2, AS RECORDED IN THE JEFFERSON COUNTY RECORDS IN BOOK 52 AT PAGE 33-36; THENCE S00°22'44"E AND ALONG THE WEST BOUNDARY LINE OF KEN-CARYL RANCH "PLAINS" PHASE 4, FILING NO. 2, A DISTANCE OF 908.44 FEET; THENCE S89°37'16"W, A DISTANCE OF 100.00 FEET; THENCE N89°00'00"W, A DISTANCE OF 834.11 FEET; THENCE N01°24'41"W, A DISTANCE OF 200.00 FEET; THENCE S88°35'19"W, A DISTANCE OF 400.00 FEET; THENCE N01°24'41"W, A DISTANCE OF 693.00 FEET; THENCE N00°30'00"W, A DISTANCE OF 50.00 FEET; THENCE N89°30'00"E, A DISTANCE OF 1300.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 27.312 ACRES.

**R-3 K/C II**

A PORTION OF LAND IN THE NORTH ONE-HALF OF SECTION 32 AND SECTION 33, TOWNSHIP 5 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33, THENCE S00°22'44"E AND ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 1058.41 FEET; THENCE N89°37'16"E, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S00°22'44"E, A DISTANCE OF 800.00 FEET; THENCE S89°37'16"W, A DISTANCE OF 100.00 FEET; THENCE S87°34'01"W, A DISTANCE OF 1217.35 FEET; THENCE N01°24'41"W, A DISTANCE OF 696.59 FEET; THENCE N88°35'19"E, A DISTANCE OF 400.00 FEET; THENCE N01°24'41"W, A DISTANCE OF 200.00 FEET; THENCE S89°00'00"E, A DISTANCE OF 832.30 FEET; THENCE N89°37'16"E, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 23.441 ACRES.

**R-4 K/C I**

A PORTION OF LAND LOCATED IN SECTIONS 29 AND 32, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE S89°30'00"W, A DISTANCE OF 1330.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S89°30'00"W, A DISTANCE OF 149.99 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A DELTA OF 24°27'51", A RADIUS OF 2000.00 FEET, A DISTANCE OF 853.99 FEET MEASURED ALONG THE ARC TO A POINT ON CURVE; THENCE N21°57'51"W, A DISTANCE OF 50.00 FEET; THENCE N32°30'01"W, A DISTANCE OF 712.51 FEET; THENCE N11°54'25"E, A DISTANCE OF 1018.48 FEET; THENCE N60°17'00"E, A DISTANCE OF 30.00 FEET TO A POINT ON CURVE; THENCE ON A CURVE TO THE LEFT WHOSE CENTER BEARS N60°17'00"E HAVING A DELTA OF 26°53'51", A RADIUS OF 1000.00 FEET, A DISTANCE OF 469.45 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S56°36'51"E, A DISTANCE OF 716.82 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A DELTA OF 56°05'51", A RADIUS OF 500.00 FEET, A DISTANCE OF 489.69 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S00°30'00"E, A DISTANCE OF 322.75 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 30.684 ACRES.

**R-4 K/C II**

A PORTION OF LAND LOCATED IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE S89°30'00"W, A DISTANCE OF 849.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE S89°30'00"W, A DISTANCE OF 480.63 FEET; THENCE N00°30'00"W, A DISTANCE OF 322.75 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A DELTA OF 56°05'51", A RADIUS OF 500.00 FEET, A DISTANCE OF 489.69 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N56°36'51"E, A DISTANCE OF 93.29 FEET; THENCE N33°23'09"E, A DISTANCE OF 72.47 FEET; THENCE N89°30'00"E, A DISTANCE OF 1136.36 FEET TO A POINT ON CURVE; THENCE ON A CURVE TO THE LEFT WHOSE CENTER BEARS N77°33'19"E, HAVING A DELTA OF 48°57'30", A RADIUS OF 300.00 FEET, A DISTANCE OF 256.35 FEET MEASURED ALONG THE ARC TO A POINT ON CURVE; THENCE S89°30'00"W, A DISTANCE OF 537.44 FEET; THENCE S00°13'46"W, A DISTANCE OF 600.00 FEET; THENCE S00°30'00"E, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 12.813 ACRES.

**C-O K/C I**

A PORTION OF LAND IN THE NORTH ONE-HALF OF SECTION 32 AND SECTION 33, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE S00°22'44"E AND ALONG THE WEST LINE OF SAID SECTION 33 A DISTANCE OF 50.00 FEET; THENCE N89°39'17"E, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF KEN-CARYL RANCH "PLAINS" PHASE 4, FILING NO. 2, AS RECORDED IN THE JEFFERSON COUNTY RECORDS IN BOOK 52 AT PAGES 33-36; THENCE S00°22'44"E AND ALONG THE WEST LINE OF KEN-CARYL RANCH "PLAINS" PHASE 4, FILING NO. 2, A DISTANCE OF 908.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE S00°22'44"E AND ALONG THE WEST LINE OF KEN-CARYL RANCH "PLAINS" PHASE 4, FILING NO. 2, A DISTANCE OF 13.18 FEET TO THE SOUTHWEST CORNER OF KEN-CARYL RANCH "PLAINS" PHASE 4, FILING NO. 2; THENCE CONTINUING S00°22'44"E, A DISTANCE OF 86.76 FEET; THENCE S89°37'16"W, A DISTANCE OF 100.00 FEET; THENCE N89°00'00"W, A DISTANCE OF 832.30 FEET; THENCE S01°24'41"E, A DISTANCE OF 200.00 FEET; THENCE S88°35'19"W, A DISTANCE OF 400.00 FEET; THENCE N01°24'41"W, A DISTANCE OF 500.00 FEET; THENCE N88°35'19"E, A DISTANCE OF 400.00 FEET; THENCE S01°24'41"E, A DISTANCE OF 200.00 FEET; THENCE S89°00'00"E, A DISTANCE OF 834.11 FEET; THENCE N89°37'16"E, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 6.732 ACRES.

**C-O K/C II**

A PORTION OF LAND LOCATED IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE N00°13'46"E AND ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 610.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N89°46'14"W, A DISTANCE OF 170.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A DELTA OF 77°19'33", A RADIUS OF 300.00 FEET, A DISTANCE OF 404.88 FEET MEASURED ALONG THE ARC TO A POINT ON CURVE; THENCE N89°30'00"E A DISTANCE OF 61.68 FEET; THENCE N81°38'26"E A DISTANCE OF 355.00 FEET; THENCE S89°46'14"E A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 29; THENCE S00°13'46"W AND ALONG THE EAST LINE OF SAID SECTION 29 A DISTANCE OF 287.98 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.369 ACRES.

**C-O K/C III**

A PORTION OF THE SOUTH ONE-HALF OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 29, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S00°13'46"W AND ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 869.71 FEET; THENCE S89°53'59"W A DISTANCE OF 1638.98 FEET; THENCE NORTH A DISTANCE OF 869.70 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 29; THENCE N89°53'59"E AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 29 A DISTANCE OF 1642.46 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 32.758 ACRES.

**C-O K/C IV**

A PORTION OF THE SOUTH ONE-HALF OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 29; THENCE S89°53'59"W AND ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 29, A DISTANCE OF 2282.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE S37°44'06"W, A DISTANCE OF 191.53 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 139°30'36", A RADIUS OF 1700.00 FT, A DISTANCE OF 578.87 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S18°13'30"W, A DISTANCE OF 133.02 FEET; THENCE S26°35'51"W, A DISTANCE OF 30.00 FEET TO A POINT ON CURVE; THENCE ALONG A CURVE TO THE LEFT WHOSE CENTER BEARS S26°35'51"W HAVING A DELTA OF 179°30'57", A RADIUS OF 300.00 FEET, A DISTANCE OF 91.71 FEET MEASURED ALONG THE ARC TO A POINT ON CURVE; THENCE N09°04'54"E, A DISTANCE OF 30.00 FEET; THENCE N09°00'31"E, A DISTANCE OF 78.76 FEET; THENCE N51°50'58"W, A DISTANCE OF 254.99 FEET TO A POINT OF CURVE; THENCE ALONG THE CURVE TO THE RIGHT HAVING A DELTA OF 24°44'29", A RADIUS OF 1000.00 FEET, A DISTANCE OF 431.82 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N27°06'29"W, A DISTANCE OF 211.04 FEET; THENCE N89°53'59"E, A DISTANCE OF 1081.53 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 10.067 ACRES.

**C-O K/C V**

A PORTION OF LAND IN SECTION 29 AND SECTION 32, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER OF SAID SECTION 29; THENCE S89°53'59"W AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 29, A DISTANCE OF 1642.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 276.10 FEET; THENCE N88°34'04"W A DISTANCE OF 248.88 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A DELTA OF 76°02'49", A RADIUS OF 450.00 FEET, A DISTANCE OF 597.27 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S15°23'07"W, A DISTANCE OF 530.32 FEET; THENCE S62°48'27"W, A DISTANCE OF 30.00 FEET TO A POINT ON CURVE; THENCE ON A CURVE TO THE LEFT WHOSE CENTER BEARS N62°48'27"W HAVING A DELTA OF 02°31'27", A RADIUS OF 1000.00 FEET, A DISTANCE OF 44.06 FEET MEASURED ALONG THE ARC TO A POINT ON CURVE; THENCE S60°17'00"W, A DISTANCE OF 30.00 FEET; THENCE S11°54'25"W, A DISTANCE OF 1018.48 FEET; THENCE S54°16'22"W, A DISTANCE OF 1058.95 FEET; THENCE N35°36'36"W, A DISTANCE OF 406.53 FEET; THENCE N19°27'59"W, A DISTANCE OF 2283.53 FEET; THENCE S89°48'41"E, A DISTANCE OF 83.49 FEET; THENCE N01°11'35"W, A DISTANCE OF 322.17 FEET TO A POINT ON THE EAST-WEST CENTER LINE OF SAID SECTION 29; THENCE N89°53'59"E AND ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 29 A DISTANCE OF 40.00 FEET; THENCE S01°08'21"W, A DISTANCE OF 136.75 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A DELTA OF 20°57'28", A RADIUS OF 700.00 FEET, A DISTANCE OF 256.05 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S19°49'07"E, A DISTANCE OF 1507.49 FEET; THENCE S71°33'51"E, A DISTANCE OF 819.03 FEET; THENCE N56°34'57"E, A DISTANCE OF 359.67 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A DELTA OF 66°52'30", A RADIUS OF 250.00 FEET, A DISTANCE OF 291.80 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N10°17'33"W, A DISTANCE OF 145.09 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A DELTA OF 12°30'28", A RADIUS OF 1000.00 FEET, A DISTANCE OF 218.30 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N02°12'55"E, A DISTANCE OF 424.03 FEET; THENCE N23°21'29"E, A DISTANCE OF 30.00 FEET TO A POINT ON CURVE; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS S23°21'29"W HAVING A DELTA OF 03°14'22", A RADIUS OF 300.00 FEET, A DISTANCE OF 16.96 FEET MEASURED ALONG THE ARC TO A POINT ON CURVE; THENCE N26°35'51"E, A DISTANCE OF 30.00 FEET; THENCE N88°13'30"E, A DISTANCE OF 133.02 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A DELTA OF 139°30'36", A RADIUS OF 1700.00 FEET, A DISTANCE OF 578.87 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N37°44'06"E, A DISTANCE OF 191.53 FEET TO A POINT ON THE EAST-WEST CENTER LINE OF SAID SECTION 29; THENCE N89°53'59"E AND ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 29 A DISTANCE OF 639.58 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 35.363 ACRES.

**C-I K/C I**

A PORTION OF THE SOUTH ONE-HALF OF SECTION 29 AND THE NORTH ONE-HALF OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE S89°30'00"W, A DISTANCE OF 1300.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S00°30'00"E, A DISTANCE OF 50.00 FEET; THENCE S01°24'41"E, A DISTANCE OF 1849.59 FEET; THENCE S82°19'01"W, A DISTANCE OF 960.16 FEET; THENCE N33°26'24"W, A DISTANCE OF 991.58 FEET; THENCE N53°15'09"W, A DISTANCE OF 468.00 FEET; THENCE N17°56'20"W, A DISTANCE OF 230.81 FEET; THENCE N15°51'24"W, A DISTANCE OF 101.98 FEET; THENCE N77°55'56"W, A DISTANCE OF 560.14 FEET; THENCE N54°16'22"E, A DISTANCE OF 1058.95 FEET; THENCE S32°30'00"E, A DISTANCE OF 712.51 FEET; THENCE S24°57'51"E, A DISTANCE OF 50.00 FEET TO A POINT ON CURVE; THENCE ALONG A CURVE TO THE RIGHT WHOSE CENTER BEARS S24°57'51"E, HAVING A DELTA OF 24°27'51", A RADIUS OF 2000.00 FEET, A DISTANCE OF 853.99 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N89°30'00"E, A DISTANCE OF 179.99 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 79.009 ACRES.

**C-I K/C II**

A PORTION OF LAND LOCATED IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29 SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°30'00"W, A DISTANCE OF 849.37 FEET; THENCE N00°30'00"W, A DISTANCE OF 50.00 FEET; THENCE N00°13'46"E, A DISTANCE OF 600.00 FEET; THENCE N89°30'00"E, A DISTANCE OF 537.44 FEET TO A POINT ON CURVE; THENCE ON A CURVE TO THE LEFT WHOSE CENTER BEARS N28°35'49"E HAVING A DELTA OF 28°22'03", A RADIUS OF 300.00 FEET, A DISTANCE OF 148.53 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S89°46'14"E, A DISTANCE OF 170.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 29; THENCE S00°13'46"W AND ALONG THE EAST LINE OF SAID SECTION 29 A DISTANCE OF 610.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 12.448 ACRES.

**THE KEN-CARYL RANCH**  
(NORTH "PLAINS" SEGMENT)  
**JOHNS-MANVILLE SALES CORP.**  
JEFFERSON COUNTY, COLORADO  
**AMENDED OFFICIAL DEVELOPMENT PLAN**  
SHEET 2 of 2

Unofficial