

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

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 the North "Plains" ODP Amendment 1. With respect to the lands described in this North "Plains" ODP Amendment 1, the Official Development Plan of The Ken-Caryl Ranch is amended as follows:

- "E. Area Regulations" is amended to read as follows: "5. Minimum depth of lot: 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 of lot shall be 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."
- This Amendment applies to those areas identified as R-3 Ken-Caryl I Condominium Residential and shown on the Ken-Caryl Ranch Official Development Plan, Sheet 1 of 10, Recorded March 13, 1973, at the office of the Jefferson County Clerk and Records Office, ODP Book 3, Page 1, and as Amendment on sheet 7A of 10 of the Ken-Caryl Ranch ODP, on the 4th day of December 1975 (Reception No. 750767).

Item 3 (Parking) Under Ken-Caryl Ranch Planned Development District, is amended to read as follows:

PARKING REQUIREMENTS

On-site parking for residential uses shall be in the form of not less than two (2) parking spaces (one parking space being a minimum of three hundred (300) square feet including that area which is required for ingress and egress) per dwelling unit.

- PARKING Min. S.F. 400/unit Max. S.F. 2500/Bldg.

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 OF 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 S23°21'29"W, A DISTANCE OF 30.00 FEET; THENCE S02°12'55"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°17'13"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°31'57"W, A DISTANCE OF 359.67 FEET; THENCE N19°23'54"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°38'26"W A DISTANCE OF 355.00 FEET; THENCE S89°30'00"W A DISTANCE OF 1198.04 FEET; THENCE S33°23'09"W A DISTANCE OF 72.47 FEET; THENCE N56°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 LOCATED 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 IV, FILING NO. 2, AS RECORDED IN THE JEFFERSON COUNTY RECORDS, IN BOOK 52 AT PAGES 33 THROUGH 36; THENCE S00°22'44"E AND ALONG THE WEST BOUNDARY LINE OF KEN-CARYL RANCH "PLAINS" PHASE IV, FILING NO. 2, A DISTANCE OF 674.76 FEET; THENCE S89°37'16"W A DISTANCE OF 129.50 FEET; THENCE S88°35'19"W A DISTANCE OF 400.00 FEET; THENCE S01°24'41"E A DISTANCE OF 199.08 FEET; THENCE S88°35'19"W A DISTANCE OF 808.09 FEET; THENCE N01°24'41"W A DISTANCE OF 893.00 FEET; THENCE N00°30'00"W A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32; THENCE N89°30'00"E AND ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32 A DISTANCE OF 1300.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 26.321 ACRES.

C-O K/C I

A PORTION OF LAND LOCATED 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 IV, FILING NO. 2, AS RECORDED IN THE JEFFERSON COUNTY RECORDS IN BOOK 52 AT PAGES 33 THROUGH 36; THENCE S00°22'44"E AND ALONG THE WEST LINE OF KEN-CARYL RANCH "PLAINS" PHASE IV, FILING NO. 2, A DISTANCE OF 674.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE S00°22'44"E AND ALONG THE WEST LINE OF KEN-CARYL RANCH "PLAINS" PHASE IV, FILING NO. 2, A DISTANCE OF 246.86 FEET TO THE SOUTHWEST CORNER OF KEN-CARYL RANCH "PLAINS" PHASE IV, 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 300.00 FEET; THENCE N88°35'19"E A DISTANCE OF 808.09 FEET; THENCE N01°24'41"W A DISTANCE OF 199.08 FEET; THENCE N88°35'19"E A DISTANCE OF 400.00 FEET; THENCE N89°37'16"E A DISTANCE OF 129.50 FEET TO A POINT ON THE WEST LINE OF KEN-CARYL RANCH "PLAINS" PHASE IV, FILING NO. 2, SAID POINT BEING THE TRUE POINT OF BEGINNING, CONTAINING 7.722 ACRES.

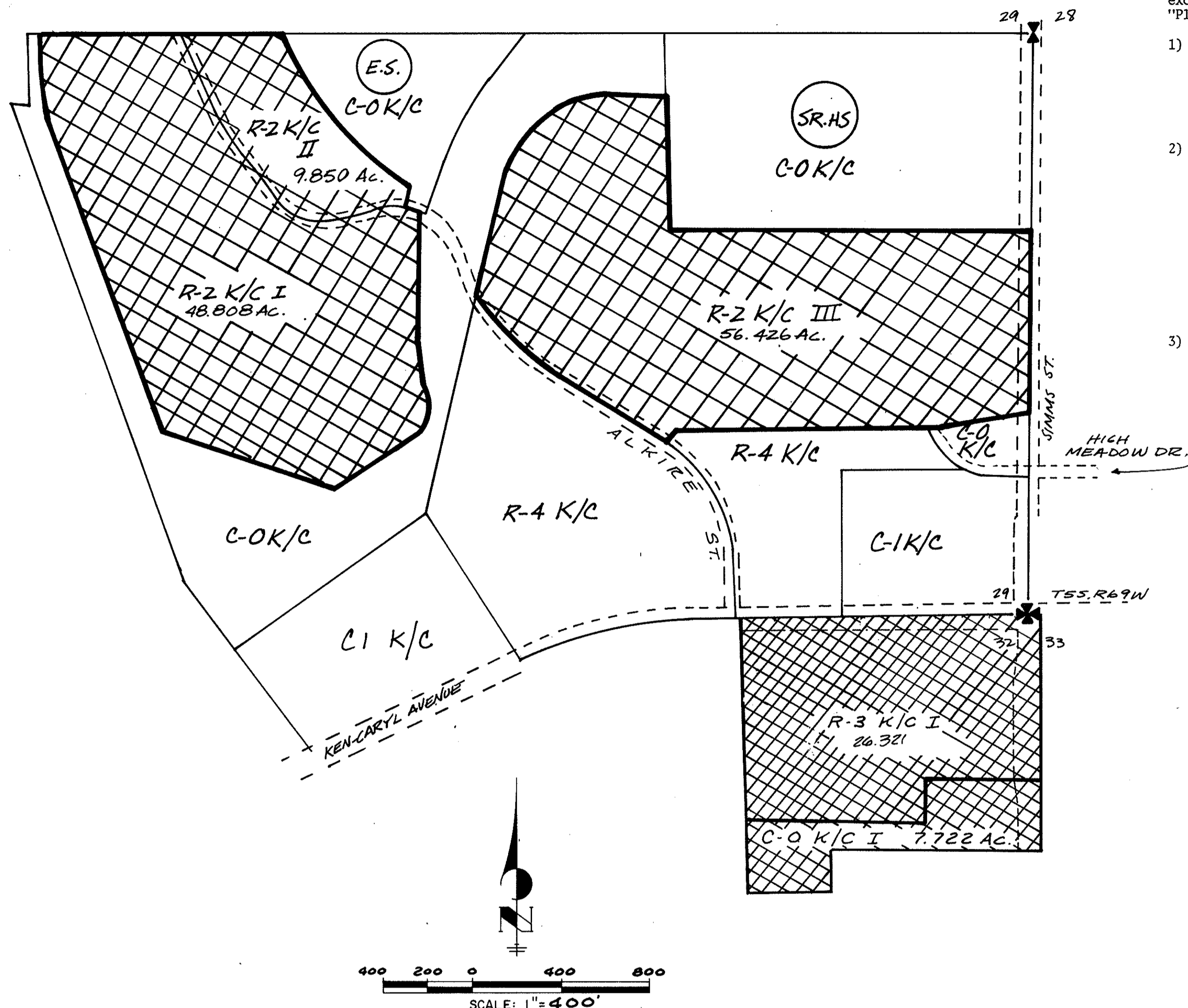
THIS SHEET SUPERSEDES THOSE PORTIONS OF SHEETS WHICH ARE RECORDED IN ODP BOOK 16 AT PAGES 46 AND 47 KNOWN AS THE NORTH PLAINS SEGMENT AMENDED OFFICIAL DEVELOPMENT PLAN AS DESCRIBED BY THE ATTACHED LEGALS.

THE AMENDED OFFICIAL DEVELOPMENT PLAN OF THE KEN-CARYL RANCH, NORTH PLAINS SEGMENT AMENDMENT 1, IS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS THIS 9th DAY OF July 1979.

BOARD OF COUNTY COMMISSIONERS
 Chairman: *Robert A. Clement*
 Clerk: *Norman C. Allen*
 Deputy Clerk: *Ann Peterson*
 Reviewed by JEFFERSON COUNTY PLANNING COMMISSION THIS 5th DAY OF July 1979.
 Chairman: *Robert A. Clement*
 Secretary: *Aloncia Revis*

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 12th DAY OF July P.M. 1979.
 RECEPTION NO. 79062009

Clerk and Recorder: *Norman C. Allen*
 Deputy: *Ann Peterson*



TABULATION OF PLANNED DEVELOPMENTS

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	R-3 K/C	CONDOMINIUM RESIDENTIAL	26.321	270
C-O K/C I	C-O K/C	RECREATIONAL OPEN SPACE	7.722	—

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

AMENDED OFFICIAL DEVELOPMENT PLAN

SHEET 1 of 1