

HESS RANCH PLANNED DEVELOPMENT

AMENDMENT NO. 1

SOUTH PARCEL DEVELOPMENT PLAN

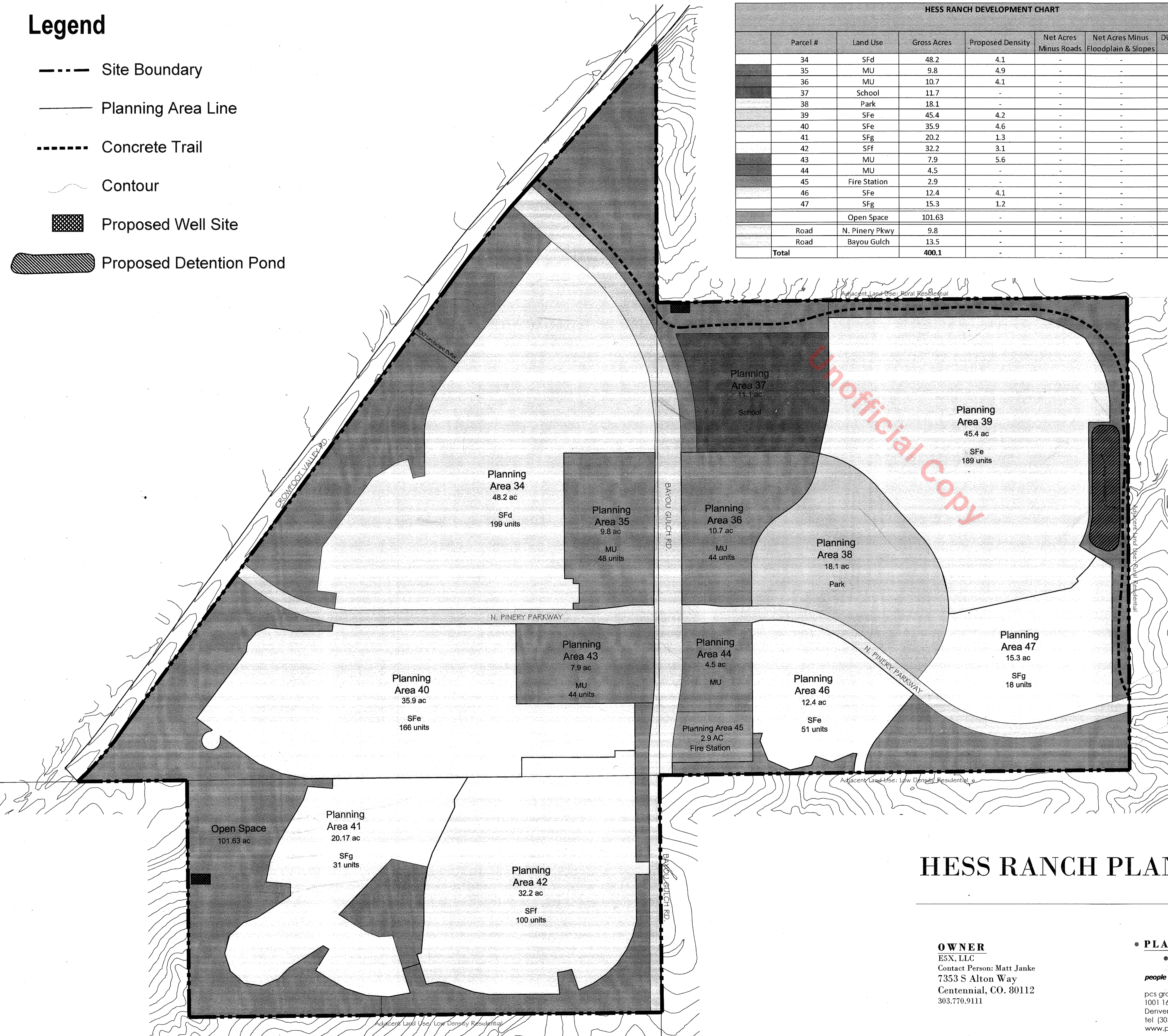
A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Legend

- Site Boundary
- Planning Area Line
- Concrete Trail
- Contour
- Proposed Well Site
- Proposed Detention Pond

HESS RANCH DEVELOPMENT CHART							
Parcel #	Land Use	Gross Acres	Proposed Density	Net Acres Minus Roads	Net Acres Minus Floodplain & Slopes	DU (Shown on Plan)	
34	SFd	48.2	4.1	-	-	199	
35	MU	9.8	4.9	-	-	48	
36	MU	10.7	4.1	-	-	44	
37	School	11.7	-	-	-	-	
38	Park	18.1	-	-	-	-	
39	SFe	45.4	4.2	-	-	189	
40	SFe	35.9	4.6	-	-	166	
41	SFg	20.2	1.3	-	-	31	
42	SFF	32.2	3.1	-	-	100	
43	MU	7.9	5.6	-	-	44	
44	MU	4.5	-	-	-	-	
45	Fire Station	2.9	-	-	-	-	
46	SFe	12.4	4.1	-	-	51	
47	SFg	15.3	1.2	-	-	18	
	Open Space	101.63	-	-	-	-	
	Road N. Pinery Pkwy	9.8	-	-	-	-	
	Road Bayou Gulch	13.5	-	-	-	-	
Total		400.1				890	

LEGAL DESCRIPTION: (PARCEL 1)
 A PARCEL OF LAND BEING A PART OF SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 AND ASSUMED EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
 THENCE SOUTH 00°15'06" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2648.70 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 9;
 THENCE SOUTH 89°25'59" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2640.85 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9;
 THENCE SOUTH 00°16'45" EAST ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1329.96 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 9;
 THENCE SOUTH 89°28'14" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2658.57 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTIONS 8 AND 9;
 THENCE NORTH 00°23'37" WEST ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1328.03 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 9;
 THENCE SOUTH 89°22'24" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 616.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE CROWFOOT VALLEY ROAD AS DESCRIBED IN QUIT CLAIM DEED RECORDED SEPTEMBER 24, 2009 AT RECEPTION NUMBER 2009076004 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID CROWFOOT VALLEY ROAD, THE FOLLOWING SEVEN (7) COURSES:
 1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1690.00 FEET, A CENTRAL ANGLE OF 11°07'42", AN ARC LENGTH OF 328.25 FEET, THE CHORD OF WHICH BEARS NORTH 41°55'04" EAST, 327.73 FEET;
 2. NORTH 36°21'29" EAST, A DISTANCE OF 2996.23 FEET;
 3. NORTH 37°50'11" EAST, A DISTANCE OF 31.38 FEET;
 4. NORTH 37°50'27" EAST, A DISTANCE OF 428.29 FEET TO A POINT OF CURVATURE;
 5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 7586.00 FEET, A CENTRAL ANGLE OF 02°11'42", AN ARC LENGTH OF 290.62 FEET, THE CHORD OF WHICH BEARS NORTH 40°39'52" EAST, 290.60 FEET;
 6. NORTH 41°45'43" EAST, A DISTANCE OF 958.65 FEET;
 7. NORTH 43°01'11" EAST, A DISTANCE OF 231.46 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;
 THENCE SOUTH 00°03'18" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1442.10 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4;
 THENCE NORTH 89°26'53" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2642.13 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINING A CALCULATED AREA OF 17,428,939 SQUARE FEET OR 400.113 ACRES, MORE OR LESS, AND 736 RESIDENTIAL LOTS.



Property Owner Signature: *[Signature]* Date: 10/31/17

Print Name: Christopher Elliott

Title: Manager

Planning Commission Acceptance:
 This Development Plan was reviewed and recommended for approval by the Town of Parker Planning Commission following a public hearing held on OCTOBER 12, 2017.

[Signature] 11/1/17
 Planning Director, on behalf of the Town of Parker Planning Commission

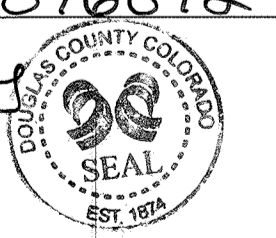
Town Council Acceptance:
 This development Plan was approved by the Town Council of the Town of Parker on the 6th day of November, 2017, for the property described as the Hess Ranch Property. The zoning information shown hereon was confirmed with the adoption of Ordinance No. 3.315.1

[Signature]
 Mayor, Town of Parker
 ATTEST: *[Signature]*
 Town Clerk - Deputy



Clerk and Recorder's Certificate
 STATE OF COLORADO)
) ss
 COUNTY OF DOUGLAS)

I hereby certify that this Development Plan was filed in my office on this 7th day of NOV, 2017 A.D. at 11:27 o'clock, a.m. and was recorded with reception number 2017076072
[Signature]
 Douglas County Clerk and Recorder



HESS RANCH PLANNED DEVELOPMENT

DEVELOPMENT PLAN

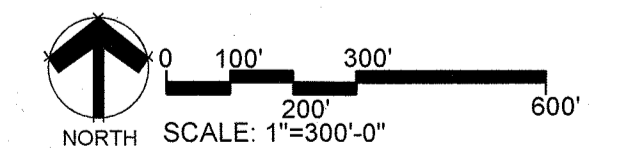
TOWN OF PARKER, CO.

OWNER
 ESX, LLC
 Contact Person: Matt Janke
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 Centennial, CO. 80112
 303.770.9111

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 www.pcsgroupco.com

ENGINEERING

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 240 Englewood, CO 80112
 Tel: (720) 249-3527



SHEET NUMBER
1 OF 1