

LINCOLN MEADOWS METROPOLITAN DISTRICT

December 15, 2009

A PORTION OF THE NW 1/4 OF SECTION 15 & THE NE 1/4 OF SECTION 16,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER,  
COUNTY OF DOUGLAS, STATE OF COLORADO.

TOTAL AREA = 106.45 ACRES, INCLUDING RIGHT OF WAY DEDICATION AND FOUR (4) LOTS.

PLANNED DEVELOPMENT (PD)-  
STONEGATE EAST

MODIFIED COMMERCIAL-  
MCLACHLAN

D=30°33'18"  
R=1200.00'  
L=639.94'  
CH=478°37'01"E  
632.37'

LINCOLN AVENUE (VARIES)

S89°29'17"W 638.77'

D=171°16'34"  
R=1300.00'  
L=398.00'  
CH=365°59'9"W  
394.51'

LINCOLN AVENUE (ARTERIAL ROW VARIES)

S74°37'48"W 610.48'

TRACT A  
176 ACRES

LOT 4  
11.95 ACRES  
COMMERCIAL

LOT 1  
19.97 ACRES  
COMMERCIAL

LOT 3  
20.05 ACRES  
LIGHT INDUSTRIAL

Lot 2A  
435,850 SF  
10.006 AC

S89°59'31"W 846.37'

Lot 2B  
1,026,825 SF  
23.573 AC

DOUGLAS COUNTY  
ZONING A-1

DOUGLAS COUNTY  
ZONING A-1

COMMERCIAL WITHIN  
DOUGLAS COUNTY

LIGHT INDUSTRIAL  
WITHIN DOUGLAS COUNTY

LAND USE SUMMARY TABLE

|        | GROSS LAND AREA | LAND USE                     |
|--------|-----------------|------------------------------|
| LOT 1  | 26.60 ACRES     | COMMERCIAL                   |
| LOT 2  | 34.04 ACRES     | COMMERCIAL, LIGHT INDUSTRIAL |
| LOT 3  | 27.00 ACRES     | COMMERCIAL, LIGHT INDUSTRIAL |
| LOT 4  | 12.22 ACRES     | COMMERCIAL                   |
| R.O.W. | 12.59 ACRES     | RIGHT OF WAY                 |
| TOTAL  | 106.45 ACRES    |                              |

LEGEND

(AM) AS MEASURED

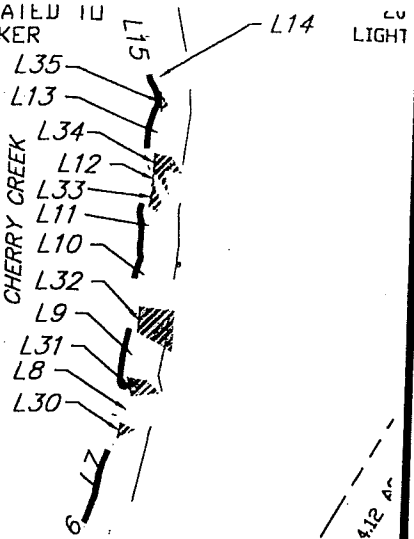
NOTES:

THE PROPOSED LAYOUT SHOWN FOR LINCOLN MEADOWS PARKWAY AND TWENTY MILE ROAD IS SUBJECT TO CHANGE.

Area Excluded from the Lincoln Meadows Metropolitan District



200 100 0 200 400  
SCALE 1"=200'



LINE TABLE

| NUMBER | DIRECTION   | DISTANCE     |
|--------|-------------|--------------|
| L1     | N03°03'00"W | 49.67' (AM)  |
| L2     | N36°21'24"E | 100.20' (AM) |
| L3     | N43°42'25"E | 123.10' (AM) |
| L4     | N43°31'08"E | 94.05' (AM)  |
| L5     | N33°31'58"E | 233.18' (AM) |
| L6     | N26°12'29"E | 112.04' (AM) |
| L7     | N12°23'08"E | 126.56' (AM) |
| L8     | N21°02'29"E | 49.62' (AM)  |
| L9     | N10°47'58"E | 78.91' (AM)  |
| L10    | N05°32'25"E | 106.17' (AM) |
| L11    | N02°24'25"W | 42.07' (AM)  |
| L12    | N04°28'50"W | 25.87' (AM)  |
| L13    | N07°09'23"E | 70.47' (AM)  |
| L14    | N07°28'35"W | 51.67' (AM)  |
| L15    | N11°33'47"W | 84.89' (AM)  |
| L16    | N24°42'13"W | 125.16' (AM) |
| L17    | N40°34'44"W | 91.51' (AM)  |
| L18    | N42°16'47"W | 170.54' (AM) |
| L19    | N51°03'10"W | 78.53' (AM)  |
| L20    | N59°26'48"W | 116.70' (AM) |
| L21    | N70°05'01"W | 132.42' (AM) |
| L22    | N14°28'10"W | 32.24' (AM)  |
| L23    | N10°20'51"E | 24.17' (AM)  |
| L24    | N15°59'58"W | 32.03' (AM)  |
| L25    | N03°48'23"E | 42.45' (AM)  |
| L26    | N14°04'28"E | 32.30' (AM)  |
| L27    | N01°38'11"E | 30.41' (AM)  |
| L28    | N03°42'15"W | 32.39' (AM)  |

REZONING MAP  
AND DEVELOPMENT PLAN  
LINCOLN MEADOWS, FILING NO 1  
PARKER, COLORADO

| no | description of revisions | name | date     |
|----|--------------------------|------|----------|
| 1  | NAME CHANGE/RESUBMITTAL  | DM   | 08/09/09 |
| 2  | TOWN COMMENTS            | DM   | 10/12/09 |
| 3  | REVISED FLOOD PLAN       | DM   | 01/09/10 |
| 4  | REVISION                 | DM   | 7-25-10  |
| 5  | ISSUED FOR AGENCY REVIEW | DM   | 2-12-10  |
| 6  | ISSUED FOR REVIEW        | DM   | 04/09/10 |

|            |                 |
|------------|-----------------|
| date       | AUGUST 14, 2009 |
| job number | 14535C.01       |
| design by  | DMASON          |
| drawn by   | TREPP           |
| checked by | D.JANSEN        |

sheet number

R1

Exhibit B-1

SIGNATURE BLOCK BY OWNERS

I/WE, THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE PLANNED DEVELOPMENT KNOWN AS LINCOLN MEADOWS, DO HEREBY INDICATE THAT THIS DEVELOPMENT PLAN REPRESENTS THE APPROVED LAND USE CONCEPT FOR THE PROPERTY DESCRIBED AS FOLLOWS:

PARCEL 2:  
LEGAL DESCRIPTION  
LOT 2, BLOCK 2, STONEGATE EAST FILING NO. 1 RECORDED AT RECEPTION NO. 0712109, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, EXCEPTING THAT PARCEL OF LAND DESCRIBED IN BOOK 888 AS RV-05, DOUGLAS COUNTY RECORDS, CONTAINING 106.301 ACRES, MORE OR LESS.

STRAWBERRY TIERRA, INC.  
OWNERS/MORTGAGEES

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

PLANNING COMMISSION ACCEPTANCE

THIS REZONING MAP AND DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON \_\_\_\_\_

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_, FOR THE PROPERTY DESCRIBED AS LINCOLN MEADOWS. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. \_\_\_\_\_

HAYDN, TOWN OF PARKER

ATTEST:

TOWN CLERK

CLERK & RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ P.M. AND WAS RECORDED WITH RECEPTION NUMBER \_\_\_\_\_

DOUGLAS COUNTY CLERK AND RECORDER

MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.