



## ICENOGLE SEAVER POGUE

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January 31, 2023

Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203  
*Via E-Filing*

Douglas County Clerk and Recorder  
301 Wilcox Street  
Castle Rock, Colorado 80104  
*Via Email: [clerk@douglas.co.us](mailto:clerk@douglas.co.us)*

State of Colorado  
Office of the State Auditor  
1525 Sherman St., 7<sup>th</sup> Floor  
Denver, Colorado 80203  
*Via Email: [osa.lg@state.co.us](mailto:osa.lg@state.co.us)*

**Re: Remuda Ranch Metropolitan District**

To Whom It May Concern:

Enclosed for your files on the Remuda Ranch Metropolitan District, Douglas County, Colorado, is a First Amendment to Service Plan for Remuda Ranch Metropolitan District and the approving resolution issued by the Board of County Commissioners of Douglas County on January 24, 2023.

Should you have further questions or need additional information, please contact our office.

Sincerely,

ICENOGLE SEAVER POGUE  
A Professional Corporation

s/ Alicia J. Corley

Alicia J. Corley

/AJC

Enclosures

cc: Jennifer L. Ivey (via electronic mail)

**FIRST AMENDMENT TO**  
**SERVICE PLAN**  
**FOR**  
**REMUDA RANCH METROPOLITAN DISTRICT**  
**DOUGLAS COUNTY, COLORADO**

Prepared by:

Icenogle Seaver Pogue, P.C.  
4725 South Monaco Street, Suite 360  
Denver, Colorado 80237

As approved by Douglas County  
January 24, 2023

## **I. INTRODUCTION**

The Service Plan dated August 12, 2008 (the “**Service Plan**”) for the Remuda Ranch Metropolitan District (the “**District**”) was approved by the Douglas County Board of County Commissioners (“**Douglas County**”) on August 26, 2008 pursuant to Resolution No. R-008-156, which was recorded with the Douglas County Clerk and Recorder (the “Clerk and Recorder”) on August 27, 2008 at Reception No. 2008059876. The District was organized by Order of the District Court in Douglas County on November 13, 2008, which was recorded with the Clerk and Recorder on November 20, 2008 at Reception No. 2008079514. The District was organized to finance public improvements for the benefit of the residents, property owners, and taxpayers of the District.

This First Amendment to Service Plan for Remuda Ranch Metropolitan District (the “**First Amendment**”) is intended to be read in conjunction with the Service Plan.

The Board of Directors of the District (the “**Board**”) is requesting that Douglas County approve this First Amendment to allow the Board to adjust its mill levies when there are changes in the method of calculating assessed valuation, so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes

The current Service Plan provides “*A Maximum Total Mill Levy of 50 mills is authorized to support debt service and operations and maintenance of the District. In the event of legislation implementing changes in the ratio of actual valuation to assessed valuation for residential real property, pursuant to Article X, section 3(1)(b) of the Colorado Constitution, the mill levy limitations provided herein will be increased or decreased as to all taxable property in the District to reflect such changes so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes ("Gallagher Adjustment"). If there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement, the mill levy limitation applicable to such operating and maintenance expenses may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith so that to the extent possible, the actual tax revenue generated by the mill levy are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.*”

As the Gallagher Amendment was repealed by Colorado voters (Amendment B) the reference to the Gallagher Amendment in the Service Plan could be argued to create ambiguity in the Board’s ability to increase or decrease the mill levy limitations to account for changes in the method of calculating assessed value “*so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes.*” The proposed amendment would clarify that the District continues to be authorized to adjust the mill levy limitations based on changes in the method of calculating assessed valuation, even though those changes are not based on the Gallagher Amendment.

The District seeks to make these changes in accordance with Service Plan Section XIII, Modification of Service Plan.

## **II. FIRST AMENDMENT**

1. Section X.C of the Service Plan (Identification of District Revenue) is hereby amended and restated in its entirety to read as follows:

The District will impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess fees, rates, tolls, penalties, or charges as provided for in C.R.S. § 32-1-1001(1), as amended.

A Maximum Total Mill Levy of 50 mills is authorized to support debt service and operations and maintenance of the District; provided, however, that in the event that on or after January 1, 2009, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement, the Maximum Total Mill Levy may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith so that to the extent possible, the actual tax revenues generated by the mill levy are neither diminished nor enhanced as a result of such changes ("Mill Levy Adjustment"). For purposes of the foregoing, a change in the ratio of actual valuation and any constitutional or legislative changes in the actual value against which the assessment rate is applied shall be deemed to be a change in the method of calculating assessed valuation.

2. The term "Gallagher Adjustment" or "Gallaher Amendment" shall be replaced with the term "Mill Levy Adjustment" throughout the Service Plan.

3. Each reference to a maximum mill levy amount, mill levy limitation, or similar limitations throughout the Service Plan shall be revised to include a reference to “as adjusted by the Mill Levy Adjustment.”

#### **IV. EFFECT OF FIRST AMENDMENT**

Except as specifically amended as set forth above, all other provisions of the Service Plan shall remain in full force and effect. To the extent there are any inconsistencies between this First Amendment and the Service Plan, this First Amendment shall control. This First Amendment shall be effective on the date of the effective date of Douglas County’s Resolution approving this First Amendment.

**RESOLUTION NO. R-23- 015**

**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO**

**A RESOLUTION APPROVING THE FIRST AMENDMENT TO SERVICE  
PLAN FOR REMUDA RANCH METROPOLITAN DISTRICT**

WHEREAS, on August 26, 2008, the Board of County Commissioners of the County of Douglas, Colorado (the "Board") approved the Service Plan for the Remuda Ranch Metropolitan District (the "Service Plan"); and

WHEREAS, the Remuda Ranch Metropolitan District (the "District") was organized pursuant to an order and decree issued by the District Court in and for Douglas County dated November 13, 2008; and

WHEREAS, the current Service Plan allows the District to increase or decrease the Service Plan's mill levy limitations so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of changes in the ratio of actual valuation to assessed valuation for residential real property, pursuant to Article X, section 3(1)(b) of the Colorado Constitution (the "Gallagher Amendment"); and

WHEREAS, the District is requesting an amendment to its Service Plan to clarify that the District is authorized to adjust the mill levy limitations for changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement, without specific reference to the Gallagher Amendment, so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of any such changes; and

WHEREAS, on December 6, 2022, a First Amendment to Service Plan for the Remuda Ranch Metropolitan District ("First Amendment") was filed with the Douglas County Clerk and Recorder ("Clerk"), to clarify that the District continues to be authorized to adjust the mill levy limitations based on changes in the method of calculating assessed valuation, even though those changes are not based on the Gallagher Amendment; and

WHEREAS, the Clerk, on behalf of the Board, mailed a Notice of Filing of Special District Service Plan regarding the First Amendment to the Division of Local Government in the Department of Local Affairs on December 7, 2022; and

WHEREAS, on December 19, 2022, the Douglas County Planning Commission recommended approval of the First Amendment to the Board; and

WHEREAS, on January 10, 2023, the Board set a public hearing on the First Amendment for January 24, 2023 ("Public Hearing"), and ratified (1) publication of the

notice of the date, time, location and purpose of such Public Hearing, which was published in the *Douglas County News-Press* on December 29, 2022; and (2) causing notice of the date, time and location of the Public Hearing to be mailed on December 27, 2022, to the governing body of the existing municipalities and special districts which have levied an ad valorem tax within the next preceding tax year and which have boundaries within a radius of three miles of the boundaries of the District and, on December 27, 2022, to the Division of Local Government and to the owners of record of all property within the District as such owners of record are listed on the records of the Douglas County Assessor on the date requested, pursuant to the provisions of Sections 32-1-204(1) and (1.5), C.R.S.; and

WHEREAS, on January 24, 2023, a Public Hearing on the First Amendment was opened at which time all interested parties, as defined in Section 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the First Amendment was heard, received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

Section 1. The Board does hereby determine that the procedural requirements of Sections 32-1-201 *et seq.*, C.R.S., and Douglas County's Service Plan Review Procedures relating to the First Amendment have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find that the First Amendment demonstrates:

- a) that there is sufficient existing and projected need for organized service in the area to be serviced by the Districts; and
- b) that the existing service in the area to be served by the Districts is inadequate for present and projected needs; and
- c) that the Districts are capable for providing economical and sufficient service to the area within its boundaries; and
- d) that the Districts will have the financial ability to discharge the proposed indebtedness on a reasonable basis as set forth in the First Amendment; and
- e) that adequate service is not, or will not be, available to the area through Douglas County, or other existing municipal or quasi-municipal corporations, including other existing special districts, within a reasonable time and on a comparable basis; and
- f) that the facility and service standards of the Districts are compatible with the facility and service standards of Douglas County and each municipality which is an interested party under § 32-1-204, C.R.S.; and

g) that the First Amendment is in substantial compliance with the Douglas County Comprehensive Master Plan; and

h) that the First Amendment is in compliance with any duly adopted county, regional or state long-range water quality management plan for the area; and

i) that the ongoing existence of the Districts is in the best interest of the area being served; and

j) that the First Amendment, based upon the statements set forth in the First Amendment and upon all evidence presented at the Public Hearing on the First Amendment, meets all conditions and requirements of Title 32, Article 1, Part 2, C.R.S., as amended.

Section 3. The Board hereby approves the First Amendment without conditions.

Section 4. The legal description of the District shall be as provided in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 5. A certified copy of this resolution shall be filed in the records of Douglas County.

PASSED AND ADOPTED this 24<sup>th</sup> day of January, 2023, in Castle Rock, Douglas County, Colorado.


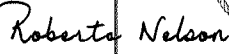

		DS	THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO
ATTEST:	DocuSigned by:		
BY:			BY: 
	7DCE6DB0E8A540B		2322EA9EBA95429
	County Clerk and Recorder		Chair
	Roberta Nelson		Abe Laydon



EXHIBIT A

(Legal Description)

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PART OF REMUDA RANCH EXEMPTION 1<sup>ST</sup> AMENDMENT PLAT AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN SECTIONS 3, 9, 10, 15 AND 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 3 AND CONSIDERING THE EAST LINE OF THE NORTH HALF OF SAID SECTION 3 TO BEAR SOUTH 01°01'22" WEST, A DISTANCE OF 2,649.77 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THENCE SOUTH 78°16'25" WEST, A DISTANCE OF 1,440.59 FEET TO THE MOST NORTHERLY CORNER OF SAID PLAT AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT, SOUTH 45°52'02" EAST, A DISTANCE OF 432.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 245.22 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 45°48'34" EAST;

THENCE ALONG THE FOLLOWING SIXTY-TWO (62) COURSES:

1. DEPARTING SAID NORTHERLY BOUNDARY, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°21'20", AN ARC LENGTH OF 416.67 FEET;
2. SOUTH 53°11'37" EAST, A DISTANCE OF 437.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 314.71 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 36°44'12" WEST;
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 105°47'31", AN ARC LENGTH OF 581.09 FEET;
4. SOUTH 50°13'29" EAST, A DISTANCE OF 243.16 FEET;
5. SOUTH 00°00'56" WEST, A DISTANCE OF 152.00 FEET;
6. SOUTH 50°00'50" WEST, A DISTANCE OF 374.20 FEET;
7. SOUTH 67°50'22" WEST, A DISTANCE OF 401.19 FEET;
8. SOUTH 71°33'24" WEST, A DISTANCE OF 294.35 FEET;
9. SOUTH 74°47'35" WEST, A DISTANCE OF 337.21 FEET;
10. SOUTH 82°50'18" WEST, A DISTANCE OF 267.37 FEET;
11. SOUTH 56°37'07" WEST, A DISTANCE OF 215.56 FEET;
12. SOUTH 44°34'26" WEST, A DISTANCE OF 595.81 FEET;
13. SOUTH 50°07'27" WEST, A DISTANCE OF 627.62 FEET;
14. SOUTH 87°58'43" WEST, A DISTANCE OF 174.04 FEET;

15. NORTH 58°24'15" WEST, A DISTANCE OF 382.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 713.78 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 59°28'23" WEST;
16. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°04'09", AN ARC LENGTH OF 499.18 FEET;
17. SOUTH 70°33'55" WEST, A DISTANCE OF 492.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 585.12 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 19°26'46" EAST;
18. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°00'56", AN ARC LENGTH OF 837.57 FEET;
19. SOUTH 11°27'59" EAST, A DISTANCE OF 193.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 865.00 FEET;
20. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°28'43", AN ARC LENGTH OF 475.23 FEET;
21. SOUTH 20°00'44" WEST, A DISTANCE OF 228.42 FEET;
22. NORTH 86°54'05" EAST, A DISTANCE OF 455.53 FEET;
23. NORTH 69°16'58" EAST, A DISTANCE OF 296.48 FEET;
24. NORTH 61°05'19" EAST, A DISTANCE OF 892.20 FEET;
25. NORTH 89°56'29" EAST, A DISTANCE OF 928.51 FEET;
26. SOUTH 04°44'15" WEST, A DISTANCE OF 313.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 809.66 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 13°08'50" WEST;
27. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°21'57", AN ARC LENGTH OF 1361.77 FEET;
28. SOUTH 68°44'41" EAST, A DISTANCE OF 385.70 FEET;
29. SOUTH 11°16'42" EAST, A DISTANCE OF 304.37 FEET;
30. SOUTH 59°37'38" WEST, A DISTANCE OF 326.87 FEET;
31. SOUTH 42°28'05" WEST, A DISTANCE OF 308.80 FEET;
32. SOUTH 23°55'39" WEST, A DISTANCE OF 122.11 FEET;
33. SOUTH 79°04'50" WEST, A DISTANCE OF 1212.41 FEET;
34. SOUTH 56°58'59" WEST, A DISTANCE OF 547.02 FEET;
35. SOUTH 58°47'00" WEST, A DISTANCE OF 380.24 FEET;
36. SOUTH 71°05'31" WEST, A DISTANCE OF 351.06 FEET;
37. SOUTH 85°17'07" WEST, A DISTANCE OF 332.13 FEET;

38. SOUTH 88°43'20" WEST, A DISTANCE OF 27.27 FEET;
39. SOUTH 40°19'58" EAST, A DISTANCE OF 305.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1285.00 FEET;
40. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°50'11", AN ARC LENGTH OF 557.02 FEET;
41. SOUTH 65°10'09" EAST, A DISTANCE OF 205.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 965.00 FEET;
42. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°48'29", AN ARC LENGTH OF 1125.21 FEET;
43. SOUTH 01°37'52" WEST, A DISTANCE OF 32.16 FEET;
44. SOUTH 68°17'09" EAST, A DISTANCE OF 543.69 FEET;
45. SOUTH 05°42'13" WEST, A DISTANCE OF 175.28 FEET;
46. SOUTH 44°53'55" EAST, A DISTANCE OF 188.27 FEET;
47. NORTH 89°38'41" EAST, A DISTANCE OF 1128.46 FEET;
48. SOUTH 45°21'19" EAST, A DISTANCE OF 228.51 FEET;
49. SOUTH 00°21'19" EAST, A DISTANCE OF 720.92 FEET;
50. SOUTH 52°28'24" WEST, A DISTANCE OF 211.02 FEET;
51. SOUTH 89°38'41" WEST, A DISTANCE OF 1111.75 FEET;
52. NORTH 75°26'26" WEST, A DISTANCE OF 586.49 FEET;
53. NORTH 46°29'36" WEST, A DISTANCE OF 97.66 FEET;
54. SOUTH 50°08'38" WEST, A DISTANCE OF 497.70 FEET;
55. NORTH 79°22'46" WEST, A DISTANCE OF 309.95 FEET;
56. NORTH 28°52'09" WEST, A DISTANCE OF 286.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 584.24 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 22°40'19" EAST;
57. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°40'04", AN ARC LENGTH OF 292.32 FEET;
58. SOUTH 38°40'46" WEST, A DISTANCE OF 122.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1935.00 FEET;
59. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°58'47", AN ARC LENGTH OF 201.95 FEET;

60. SOUTH  $32^{\circ}41'59''$  WEST, A DISTANCE OF 89.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 967.93 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH  $57^{\circ}17'16''$  WEST;
61. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $08^{\circ}14'51''$ , AN ARC LENGTH OF 139.33 FEET;
62. SOUTH  $40^{\circ}58'20''$  WEST, A DISTANCE OF 69.92 FEET TO THE SOUTHERLY BOUNDARY OF SAID PLAT;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID PLAT THE FOLLOWING TWENTY (20) COURSES:

1. NORTH  $49^{\circ}01'18''$  WEST, A DISTANCE OF 105.00 FEET;
2. SOUTH  $40^{\circ}58'20''$  WEST, A DISTANCE OF 62.98 FEET;
3. NORTH  $49^{\circ}01'18''$  WEST, A DISTANCE OF 220.42 FEET;
4. SOUTH  $41^{\circ}48'59''$  WEST, A DISTANCE OF 41.04 FEET;
5. SOUTH  $85^{\circ}56'30''$  WEST, A DISTANCE OF 195.93 FEET;
6. NORTH  $03^{\circ}55'40''$  WEST, A DISTANCE OF 59.91 FEET;
7. NORTH  $38^{\circ}52'58''$  WEST, A DISTANCE OF 141.17 FEET;
8. NORTH  $13^{\circ}03'53''$  WEST, A DISTANCE OF 145.37 FEET;
9. NORTH  $15^{\circ}05'13''$  WEST, A DISTANCE OF 541.16 FEET;
10. NORTH  $89^{\circ}46'07''$  EAST, A DISTANCE OF 226.53 FEET;
11. NORTH  $00^{\circ}10'21''$  WEST, A DISTANCE OF 1593.20 FEET;
12. NORTH  $58^{\circ}09'19''$  WEST, A DISTANCE OF 1703.14 FEET;
13. SOUTH  $78^{\circ}36'31''$  WEST, A DISTANCE OF 152.64 FEET;
14. NORTH  $58^{\circ}37'11''$  WEST, A DISTANCE OF 195.76 FEET;
15. NORTH  $27^{\circ}15'31''$  WEST, A DISTANCE OF 42.66 FEET;
16. NORTH  $88^{\circ}51'30''$  EAST, A DISTANCE OF 470.81 FEET;
17. NORTH  $00^{\circ}37'22''$  EAST, A DISTANCE OF 1322.08 FEET;
18. NORTH  $88^{\circ}23'52''$  EAST, A DISTANCE OF 1290.48 FEET;
19. NORTH  $00^{\circ}07'33''$  WEST, A DISTANCE OF 1330.03 FEET;
20. NORTH  $00^{\circ}31'44''$  WEST, A DISTANCE OF 2390.66 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH  $89^{\circ}24'11''$  EAST, A DISTANCE OF 1887.99 FEET TO THE WESTERLY RIGHT-OF-WAY OF REMUDA RANCH PARKWAY AS RECORDED AT RECEPTION NO. 2009067634 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND THE NORTHEASTERLY EXTENSION THEREOF, NORTH 43°18'19" EAST, A DISTANCE OF 1391.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 300.00 FEET;

THENCE THE FOLLOWING THREE (3) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°39'00", AN ARC LENGTH OF 212.84 FEET;
2. NORTH 83°57'19" EAST, A DISTANCE OF 208.71 FEET;
3. NORTH 02°37'34" EAST, A DISTANCE OF 821.37 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID PLAT;

THENCE ALONG SAID NORTHWESTERLY BOUNDARY, NORTH 44°06'37" EAST, A DISTANCE OF 968.13 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 577.022 ACRES, (25,135,085 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

GERALD E. BOYSEN, JR., PLS 32428  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
303-713-1898

**EXHIBIT A**  
**LEGAL DESCRIPTION**

ALL OF LOTS 97-100 AND TRACT R-7, REMUDA RANCH EXEMPTION 1ST AMENDMENT PLAT AS RECORDED AT RECEPTION NO. 2019055857 RECORDED IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER, LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO,

CONTAINING AN AREA OF 16.087 ACRES, (700,762 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



GERALD E. BOYSEN, JR., PLS 32428  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
303-713-1898