

WILLIAM P. ANKELE, JR.  
JENNIFER GRUBER TANAKA  
CLINT C. WALDRON  
KRISTIN BOWERS TOMPKINS  
ROBERT G. ROGERS  
BLAIR M. DICKHONER  
GEORGE M. ROWLEY



OF COUNSEL:  
KRISTEN D. BEAR  
K. SEAN ALLEN  
TRISHA K. HARRIS  
ZACHARY P. WHITE  
HEATHER L. HARTUNG  
MEGAN J. MURPHY  
  
EVE M. G. VELASCO  
AUDREY G. JOHNSON  
CAREY S. SMITH V  
ERIN K. STUTZ  
JON L. WAGNER

December 9, 2021

**VIA E-MAIL**

Douglas County Assessor  
301 Wilcox Street  
Castle Rock, CO 80104  
[assessors@douglas.co.us](mailto:assessors@douglas.co.us)

Division of Local Governments  
1313 Sherman Street  
Suite 521  
Denver, CO 80203  
[margaret.vigil@state.co.us](mailto:margaret.vigil@state.co.us)

Douglas County Clerk and Recorder  
301 Wilcox Street  
Castle Rock, CO 80104  
[recording@douglas.co.us](mailto:recording@douglas.co.us)

**Re: District - Boundary Adjustments**

Dear To Whom It May Concern:

Enclosed for your records, please find Orders for Inclusion of Property for Cherry Creek South Metropolitan District Nos. 4 and 6.

Please contact our office if you have any questions. Thank you.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON

Kaylin C. Hicks

Enclosures

DISTRICT COURT, DOUGLAS COUNTY, COLORADO		DATE FILED: November 17, 2021 4:20 PM
Court Address: 4000 Justice Way Castle Rock, CO 80109 Telephone: (303) 663-7200		<b>▲ COURT USE ONLY ▲</b>
<b>Petitioner:</b>  CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4		
<b>By the Court:</b>		Case Number: 2004CV1245  Division: 5  Courtroom: _____
<b>ORDER FOR INCLUSION</b>		

THIS MATTER comes before the Court pursuant to § 32-1-401(1), C.R.S., on Motion for an Order for Inclusion of property into the boundaries of the Cherry Creek South Metropolitan District No. 4, Town of Parker, Douglas County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby included within the boundaries of the District.
2. That in accordance with § 32-1-402(1)(b), C.R.S., after the date of this Order, the Property shall be subject to all of the taxes and charges imposed by the District and shall be liable for its proportionate share of existing bonded indebtedness of the District, except as owners may be exempt by law.
3. In accordance with § 32-1-402(1)(c), C.R.S., the Property shall be liable for its proportionate share of annual operation and maintenance charges and the cost of facilities of the District and taxes, rates, fees, tolls or charges shall be certified and levied or assessed therefor.



4. In accordance with § 32-1-402(1)(f), C.R.S., the District's facility and service standards which are applied within the included area shall be compatible with the facility and service standards of adjacent municipalities.

5. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS 17th DAY OF NOVEMBER, 2021.

BY THE COURT:

*Jeff K. Habra*  
\_\_\_\_\_  
District Court Judge

COMBINED COURT  
STATE OF COLORADO } ss  
Douglas County  
CERTIFIED to be a full, true and correct copy of the original in my custody.

NOV 19 2021



ANDREA K. TRUETT  
Clerk of the Combined Court  
By \_\_\_\_\_ Deputy

*1-5 pages*



**EXHIBIT A**  
**(Legal Description of Inclusion Property)**

**LEGAL DESCRIPTION**

A PARCEL OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

**COMMENCING** AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST, BEING MONUMENTED BY A NUMBER 6 REBAR WITH 3.25" ALUMINUM CAP IN A RANGE BOX, PLS 35593, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION, BEING MONUMENTED BY A NO 6 REBAR WITH A 3-1/4 DIAMETER ALUMINUM CAP, PLS 34993, IS ASSUMED TO BEAR NORTH 89°15'27" EAST, A DISTANCE OF 2648.34 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 13°00'20" WEST, A DISTANCE OF 3957.31 FEET TO THE NORTHERLY MOST POINT OF THE EXCLUSION PARCEL HEREIN DESCRIBED, AND THE **POINT OF BEGINNING**.

THENCE THE FOLLOWING EIGHT (8) COURSES;

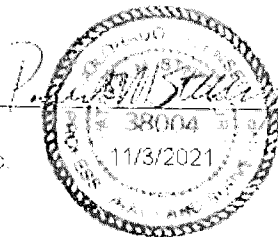
1. SOUTH 64°51'42" EAST, A DISTANCE OF 117.08 FEET TO A POINT OF CURVATURE;
2. SOUTHEASTERLY A DISTANCE OF 183.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 22°21'16", A CHORD BEARING OF SOUTH 53°41'04" EAST, AND A CHORD LENGTH OF 182.21 FEET TO A POINT OF TANGENCY;
3. SOUTH 42°30'28" EAST, A DISTANCE OF 326.18 FEET TO A POINT OF CURVATURE;
4. SOUTHEASTERLY A DISTANCE OF 125.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 11°12'36", A CHORD BEARING OF SOUTH 48°06'44" EAST, AND A CHORD LENGTH OF 125.02 FEET TO A POINT OF NON-TANGENCY;
5. SOUTH 61°08'44" EAST, A DISTANCE OF 946.73 FEET;
6. NORTH 14°03'43" WEST, A DISTANCE OF 611.10 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
7. NORTHEASTERLY A DISTANCE OF 516.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 53°51'16", A CHORD BEARING OF NORTH 52°03'56" EAST, AND A CHORD LENGTH OF 498.14 FEET TO A POINT OF TANGENCY;
8. NORTH 25°08'18" EAST, A DISTANCE OF 43.55 FEET TO THE **POINT OF BEGINNING**.

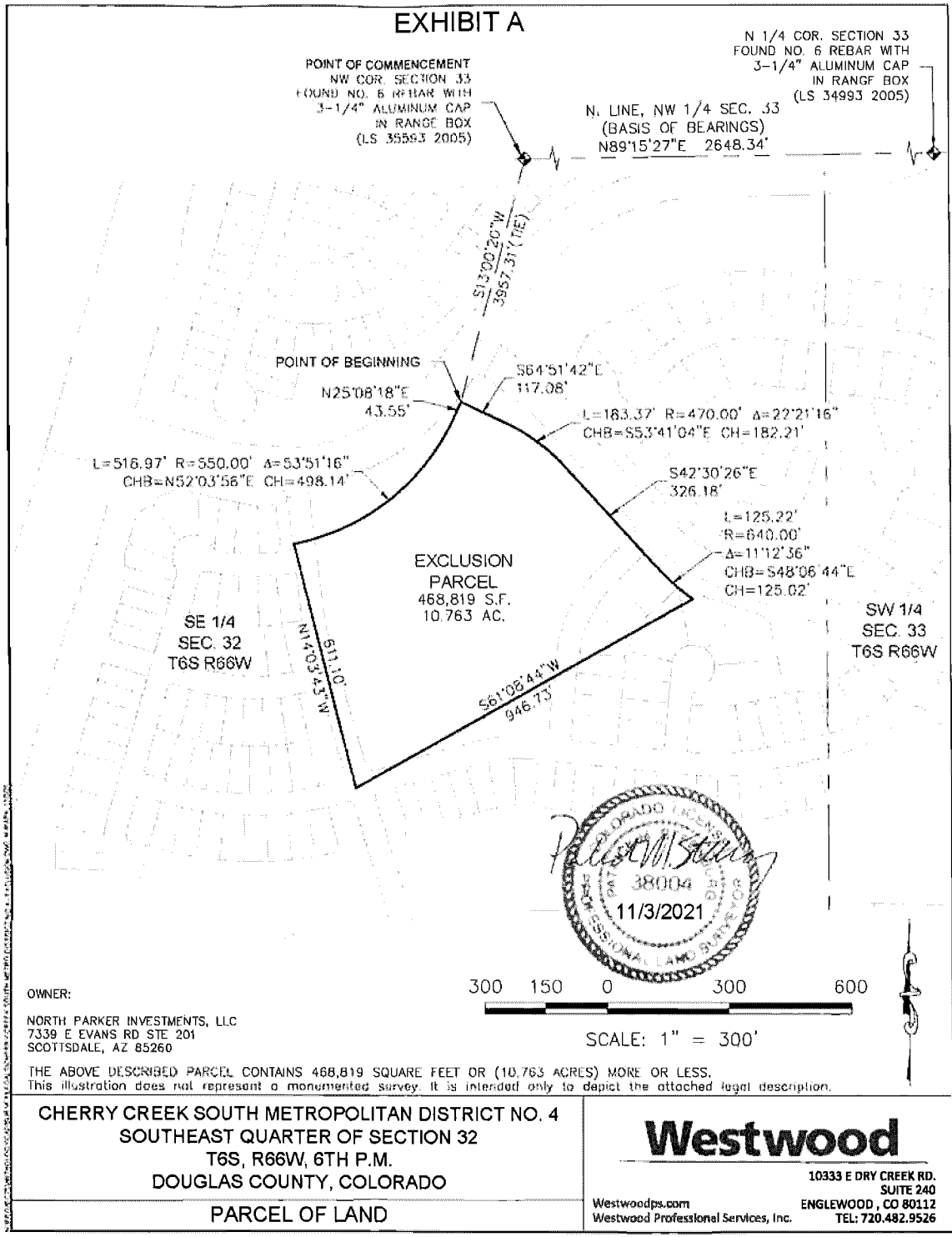
THE PARCEL HEREIN DESCRIBED CONTAINS 468,819 SQUARE FEET OR 10.763 ACRES, MORE LESS AND IS SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING

PATRICK M. STEENBURG, PLS 38004  
FOR AND ON BEHALF OF  
WESTWOOD PROFESSIONAL SERVICES, INC.  
10333 E DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112

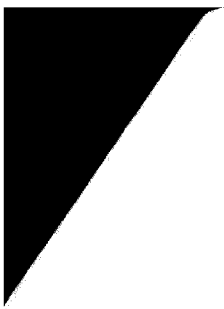




DATE FILED: November 17, 2021 4:24 PM	
DISTRICT COURT, DOUGLAS COUNTY, COLORADO	
Court Address: 4000 Justice Way Castle Rock, CO 80109 Telephone: (303) 663-7200	<b>▲ COURT USE ONLY ▲</b>
<b>Petitioner:</b>  CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 6	
<b>By the Court:</b>	Case Number: 2004CV1247  Division: 5  Courtroom: _____
<b>ORDER FOR INCLUSION</b>	

THIS MATTER comes before the Court pursuant to § 32-1-401(1), C.R.S., on Motion for an Order for Inclusion of property into the boundaries of the Cherry Creek South Metropolitan District No. 6, Town of Parker, Douglas County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby included within the boundaries of the District.
2. That in accordance with § 32-1-402(1)(b), C.R.S., after the date of this Order, the Property shall be subject to all of the taxes and charges imposed by the District and shall be liable for its proportionate share of existing bonded indebtedness of the District, except as owners may be exempt by law.
3. In accordance with § 32-1-402(1)(c), C.R.S., the Property shall be liable for its proportionate share of annual operation and maintenance charges and the cost of facilities of the District and taxes, rates, fees, tolls or charges shall be certified and levied or assessed therefor.



4. In accordance with § 32-1-402(1)(f), C.R.S., the District's facility and service standards which are applied within the included area shall be compatible with the facility and service standards of adjacent municipalities.

5. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS 17th DAY OF NOVEMBER, 2021.

BY THE COURT:

*Jeff K. Habra*  
\_\_\_\_\_  
District Court Judge

COMBINED COURT  
STATE OF COLORADO } ss  
Douglas County  
CERTIFIED to be a full, true and correct copy of the original in my custody.

NOV 19 2021



ANDREA K. TRUETT  
Clerk of the Combined Court  
By \_\_\_\_\_ Deputy

*1-5 pax c*





**EXHIBIT A**  
**(Legal Description of Inclusion Property)**



**LEGAL DESCRIPTION**

A PARCEL OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

**COMMENCING** AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST, BEING MONUMENTED BY A NUMBER 6 REBAR WITH 3.25" ALUMINUM CAP IN A RANGE BOX, PLS 35593, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION, BEING MONUMENTED BY A NO 6 REBAR WITH A 3-1/4 DIAMETER ALUMINUM CAP, PLS 34993, IS ASSUMED TO BEAR NORTH 89°15'27" EAST, A DISTANCE OF 2648.34 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 13°00'20" WEST, A DISTANCE OF 3957.31 FEET TO THE NORTHERLY MOST POINT OF THE EXCLUSION PARCEL HEREIN DESCRIBED, AND THE **POINT OF BEGINNING**.

THENCE THE FOLLOWING EIGHT (8) COURSES;

1. SOUTH 64°51'42" EAST, A DISTANCE OF 117.08 FEET TO A POINT OF CURVATURE;
2. SOUTHEASTERLY A DISTANCE OF 183.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 22°21'16", A CHORD BEARING OF SOUTH 53°41'04" EAST, AND A CHORD LENGTH OF 182.21 FEET TO A POINT OF TANGENCY;
3. SOUTH 42°30'26" EAST, A DISTANCE OF 326.18 FEET TO A POINT OF CURVATURE;
4. SOUTHEASTERLY A DISTANCE OF 125.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 11°12'36", A CHORD BEARING OF SOUTH 48°06'44" EAST, AND A CHORD LENGTH OF 125.02 FEET TO A POINT OF NON-TANGENCY;
5. SOUTH 61°08'44" EAST, A DISTANCE OF 946.73 FEET;
6. NORTH 14°03'43" WEST, A DISTANCE OF 611.10 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
7. NORTHEASTERLY A DISTANCE OF 516.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 53°51'18", A CHORD BEARING OF NORTH 52°03'56" EAST, AND A CHORD LENGTH OF 498.14 FEET TO A POINT OF TANGENCY;
8. NORTH 25°08'18" EAST, A DISTANCE OF 43.55 FEET TO THE **POINT OF BEGINNING**.

THE PARCEL HEREIN DESCRIBED CONTAINS 468,819 SQUARE FEET OR 10.763 ACRES, MORE LESS AND IS SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

PATRICK M. STEENBURG, PLS 38004  
FOR AND ON BEHALF OF  
WESTWOOD PROFESSIONAL SERVICES, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112

