

DISTRICT MAP

COLORADO HORSE PARK METROPOLITAN DISTRICT

LGID NO. 66253

A PART OF SECTIONS 14, 22 & 23 TOWNSHIP 7 SOUTH RANGE 66 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO



COLORADO HORSE PARK METROPOLITAN DISTRICT INCLUSION AREA SHOWN ON THIS MAP
149.81± ACRES

- NOTE:
- COLORADO HORSE PARK METROPOLITAN DISTRICT WAS FORMED IN DECEMBER, 2010.
 - THE LEGAL DESCRIPTION OF THE BOUNDARY OF THE COLORADO HORSE PARK, PARCEL NO. 1 WAS MODIFIED AND PREPARED IN JUNE, 2013. THE LEGAL DESCRIPTIONS OF THE BOUNDARY OF THE COLORADO HORSE PARK, PARCELS NO. 2 & NO. 3 WERE PREPARED IN DECEMBER, 2014 AND ALL PARCELS ARE A PART OF THE DISTRICT SERVICE PLAN.

REFERENCE DWG:	DATE:	REVISIONS:

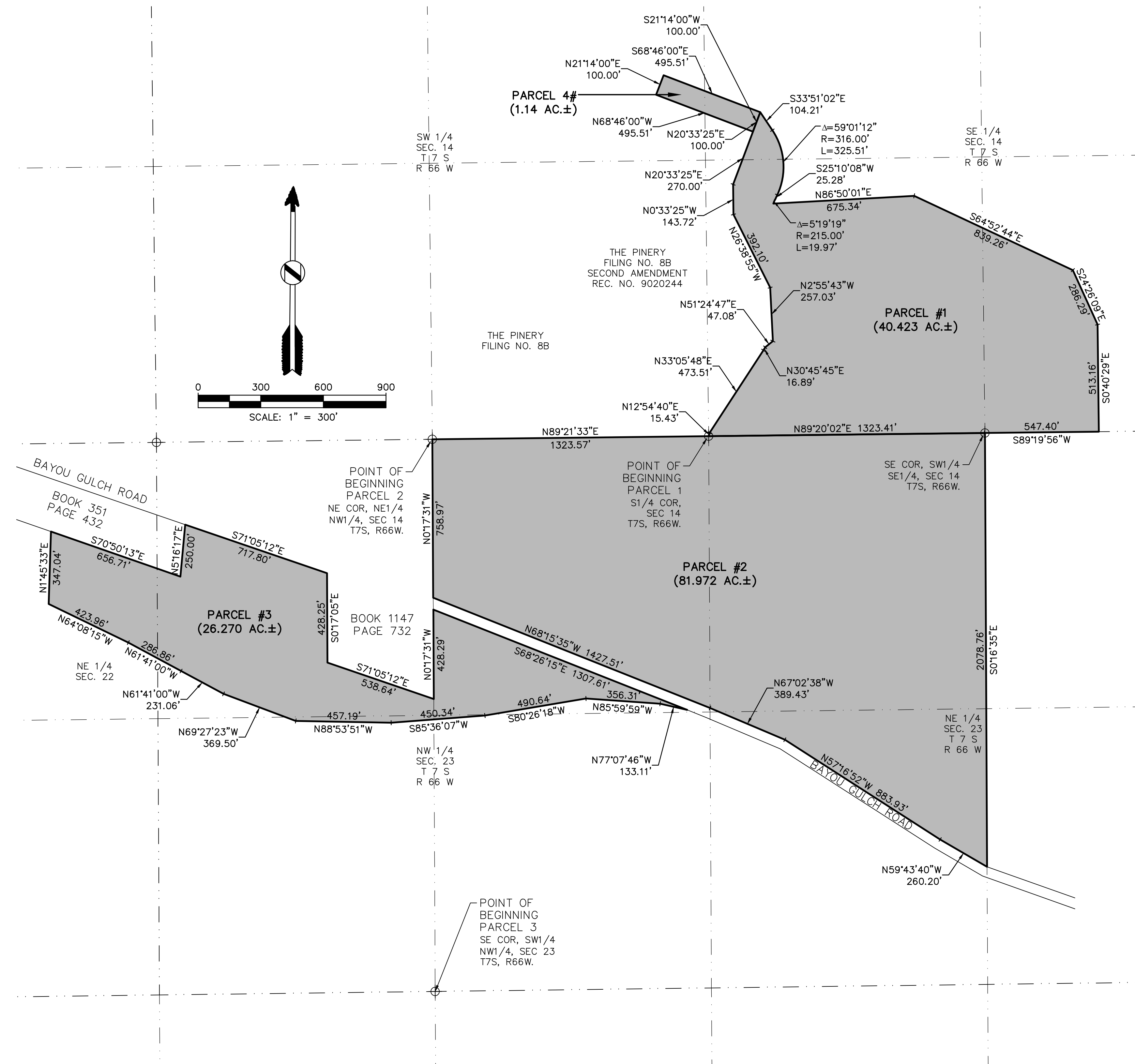
High Prairie Survey Co.		TITLE COLORADO HORSE PARK METROPOLITAN DISTRICT DOUGLAS COUNTY, COLORADO DISTRICT MAP	
LAND SURVEYING CONSTRUCTION STAKING		CLIENT COLORADO HORSE PARK METROPOLITAN DISTRICT	
OIL AND GAS SURVEYING 303-621-8672 FAX 303-621-7749		JOB NUMBER 13069-DISTRICT-MAP	
P.O. BOX 384 KIOWA, COLORADO 80117		SCALE 1" = 400'	DATE 12/29/2014
DRAWN BY D. COTTER		SHEET 1 OF 2	

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COLORADO HORSE PARK METROPOLITAN DISTRICT

LGID NO. 66253

A PART OF SECTIONS 14, 22 & 23 TOWNSHIP 7 SOUTH RANGE 66 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION

METROPOLITAN DISTRICT PARCEL NO. 1

A PARCEL OF PROPERTY LOCATED IN THE SOUTH HALF OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14 SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT B, THE PINERY FILING NO. 8B, 2ND AMENDMENT AS RECORDED AT RECEPTION NO. 9020244 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 TO BEAR N89°20'02"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PINERY FILING NO. 8B, 2ND AMENDMENT THE FOLLOWING EIGHT (8) COURSES:

- (1) N12°54'40"E, A DISTANCE OF 15.43 FEET;
- (2) N33°05'48"E, A DISTANCE OF 473.51 FEET;
- (3) N30°45'45"E, A DISTANCE OF 16.89 FEET;
- (4) N51°24'47"E, A DISTANCE OF 47.08 FEET;
- (5) N02°55'43"W, A DISTANCE OF 257.03 FEET;
- (6) N26°38'55"W, A DISTANCE OF 392.10 FEET;
- (7) N00°33'25"W, A DISTANCE OF 143.72 FEET;
- (8) N20°33'25"E, A DISTANCE OF 270.00 FEET TO THE SOUTHEASTERLY CORNER OF VACATED PINERY PARKWAY AS RECORDED IN RECEPTION NO. 200159649 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE N20°33'25"E, ALONG THE EASTERLY LINE OF SAID VACATED PINERY PARKWAY, A DISTANCE OF 100.00 FEET; THENCE S33°51'02"E, A DISTANCE OF 104.21 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 59°01'12", A RADIUS OF 316.00 FEET FOR AN ARC LENGTH OF 325.51 FEET; THENCE S25°10'08"W, A DISTANCE OF 25.28 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 05°19'22", A RADIUS OF 215.00 FEET FOR AN ARC LENGTH OF 19.97 FEET; THENCE N86°50'01"E, A DISTANCE OF 675.34 FEET; THENCE S64°52'44"E, A DISTANCE OF 839.26 FEET; THENCE S24°26'09"E, A DISTANCE OF 286.29 FEET; THENCE S00°40'29"E, A DISTANCE OF 513.16 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE S89°19'56"W, ALONG SAID SOUTH LINE A DISTANCE OF 547.40 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE S89°20'02"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 1323.41 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14 AND THE POINT OF BEGINNING, EXCEPT ANY PORTION LYING IN THE VACATED PINERY PARKWAY SOUTH OF FREMONT PARKWAY AS SHOWN ON THE PLAT OF THE PINERY FILING NO. 8 AS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S RECORDS AT RECEPTION NO. 159649, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION (CONTINUED)

METROPOLITAN DISTRICT PARCEL NO. 3

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 22 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN TO BEAR N89°20'02"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

- THENCE N00°16'38"W, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 1829.67 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 1147 AT PAGE 732 OF THE RECORDS OF DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYOU GULCH ROAD ALSO KNOWN AS COUNTY ROAD 28, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S68°26'15"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1307.61 FEET;
- THENCE N77°07'46"W, A DISTANCE OF 133.11 FEET;
- THENCE N85°59'59"W, A DISTANCE OF 356.31 FEET;
- THENCE S80°26'18"W, A DISTANCE OF 490.64 FEET;
- THENCE S85°36'07"W, A DISTANCE OF 450.34 FEET;
- THENCE N88°53'51"W, A DISTANCE OF 457.19 FEET;
- THENCE N69°27'23"W, A DISTANCE OF 369.50 FEET;
- THENCE N61°41'00"W, A DISTANCE OF 231.06 FEET;
- THENCE CONTINUING N61°41'00"W, A DISTANCE OF 286.86 FEET;
- THENCE N64°08'15"W, A DISTANCE OF 423.96 FEET;
- THENCE N01°45'33"E, A DISTANCE OF 347.04 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 351 AT PAGE 432 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;
- THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:
1. S70°50'13"E, A DISTANCE OF 656.71 FEET;
 2. N05°16'17"E, A DISTANCE OF 250.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF BAYOU GULCH ROAD;
- THENCE S71°05'12"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 717.80 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN BOOK 1147 AT PAGE 732;
- THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:
1. S00°17'05"E, A DISTANCE OF 428.25 FEET;
 2. S71°05'12"E, A DISTANCE OF 538.64 FEET;
 3. N00°17'31"W, A DISTANCE OF 428.29 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

METROPOLITAN DISTRICT PARCEL NO. 2

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN TO BEAR NORTH 89°20'02" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°21'33" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 1323.57 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 89°20'02" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 1323.41 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 00°16'35" EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 2078.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BAYOU GULCH ROAD ALSO KNOWN AS COUNTY ROAD 28; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE FOLLOWING FOUR (4) COURSES:
1. NORTH 59°43'40" WEST, A DISTANCE OF 260.20 FEET;
 2. NORTH 57°16'52" WEST, A DISTANCE OF 883.93 FEET;
 3. NORTH 67°02'38" WEST, A DISTANCE OF 389.43 FEET;
 4. NORTH 68°15'35" WEST, A DISTANCE OF 1427.51 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, THENCE NORTH 00°11'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 758.97 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

METROPOLITAN DISTRICT PARCEL NO. 4

A PARCEL OF LAND DESCRIBED AS A PORTION OF VACATED PINERY PARKWAY SOUTH OF FREMONT PARKWAY AS SHOWN ON THE PLAT OF THE PINERY FILING NO. 8 AS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S RECORDS AT RECEPTION NO. 159649, BEING A PORTION OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEARINGS ARE BASED UPON THE RECORDED PLAT FOR THE PINERY FILING NO. 8, BEGINNING AT THE NORTHEAST CORNER OF SAID FREMONT PARKWAY (PINERY PARKWAY SOUTH) AS SHOWN ON THE RECORDED PLAT; THENCE S21°14'00"W ALONG THE EASTERLY RIGHT-OF-WAY A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID FREMONT PARKWAY (PINERY PARKWAY SOUTH); THENCE N88°46'00"W, ALONG SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 495.51 FEET; THENCE N21°14'00"E A DISTANCE OF 100.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID FREMONT PARKWAY (PINERY PARKWAY SOUTH); THENCE S68°46'00"E, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 495.51 FEET TO THE POINT OF THE BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS:

CONSIDERING THE S LINE OF THE SW1/4, SE1/4, SECTION 14 TO HAVE AN ASSUMED BEARING OF N89°20'02"E AND MONUMENTED AS SHOWN HEREON.

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

DATE:	REVISIONS:

High Prairie Survey Co.
LAND SURVEYING CONSTRUCTION STAKING
OIL AND GAS SURVEYING
303-621-8672 FAX 303-621-7749
P.O. BOX 384 SCALE 1"=300' DATE 12/29/2014 DRAWN BY D. COTTIER
KIOWA, COLORADO 80117

TITLE	COLORADO HORSE PARK METROPOLITAN DISTRICT DOUGLAS COUNTY, COLORADO DISTRICT MAP
CLIENT	COLORADO HORSE PARK METROPOLITAN DISTRICT
JOB NUMBER	13069-DISTRICT-MAP
SHEET	2 OF 2