

RESOLUTION NO. R-23- 018

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

**A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE SERVICE PLAN
FOR MIRABELLE METROPOLITAN DISTRICT NOS. 1-4**

WHEREAS, on October 25, 2016, the Douglas County Board of County Commissioners (the “Board”) adopted Resolution No. R-016-113 approving the Amended and Restated Service Plan for Mirabelle Metropolitan District No. 1 and Consolidated Service Plan for Mirabelle Metropolitan District Nos. 1-4 (the “Service Plan”); and

WHEREAS, on December 6, 2022, Mirabelle Metropolitan District Nos. 1-4 (the “Districts”) filed a First Amendment to the Service Plan (the “First Amendment”) with the Douglas County Clerk and Recorder (the “Clerk”), and the Clerk, on behalf of the Board, mailed a Notice of Filing of a Special District Service Plan 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 (the “Public Hearing”), and (1) ratified 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) ratified mailing of the notice of the date, time and location of the Public Hearing, which was accomplished on December 29, 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 District and to the property owners within the District, pursuant to the provisions of § 32-1-204(1.5), C.R.S.; and

WHEREAS, on January 24, 2022, a Public Hearing on the First Amendment was opened, at which time all interested parties, as defined in § 32-1-104, 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 all procedural requirements of §§ 32-1-201, et seq., C.R.S., 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 Districts 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, Colorado.

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

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

BY:

DocuSigned by:

2322EA9EBA95429...
Abe Laydon, Chair DS

ATTEST:


DocuSigned by:

7DCE6DBBF9A540B...
Roberta Nelson, Clerk to the Board



EXHIBIT A
(Legal Description)

DISTRICT NO. 1

MIRABELLE METROPOLITAN DISTRICT NO. 1

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, WHENCE THE SOUTH LINE OF SAID SOUTHWEST QUARTER BEARS NORTH 89°56'00" EAST WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE ALONG SAID SOUTH LINE, NORTH 89°56'00" EAST, A DISTANCE OF 421.71 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°04'00" WEST, A DISTANCE OF 51.00 FEET;

THENCE NORTH 89°56'00" EAST, A DISTANCE OF 110.00 FEET;

THENCE SOUTH 00°04'00" EAST, A DISTANCE OF 51.00 FEET TO SAID SOUTH LINE;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°56'00" WEST, A DISTANCE OF 110.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.129 ACRES, (5,610 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



JOHN R. WEST, JR.
COLORADO P.L.S. NO. 25645
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, COLORADO 80122
303-713-1898



RIGHT-OF-WAY

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PUBLIC RIGHT-OF-WAY AS DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NO. 2018072972 AND ON THE PLAT OF BRALEY ACRES #ILING NO. 1 RECORDED UNDER RECEPTION NO. 130406 ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 2-1/4" ALUMINUM CAP STAMPED "LS 28656 1996" AT THE NORTHWEST CORNER AND A 3-1/4" BRASS CAP STAMPED "BLM CADASTRAL 1967" AT THE NORTH QUARTER CORNER, BEING ASSUMED TO BEAR S89°55'58"W.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, S89°55'58"W A DISTANCE OF 85.05 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOLSTICE RIM BOULEVARD AS DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NO. 2018072972 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. S03°25'17"W A DISTANCE OF 385.07 FEET;
2. S67°20'43"E A DISTANCE OF 40.99 FEET;
3. S03°25'17"W A DISTANCE OF 61.00 FEET.
4. S36°09'16"W A DISTANCE OF 24.71 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW LANE AS DESCRIBED IN THE PLAT OF BRALEY ACRES RECORDED UNDER RECEPTION NO. 130406, ALSO BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S40°05'58"W, HAVING A RADIUS OF 348.33 FEET, A CENTRAL ANGLE OF 14°25'33" AND AN ARC LENGTH OF 87.70 FEET, TO A POINT OF NON-TANGENT;

THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, N50°27'57"E A DISTANCE OF 37.87 FEET, TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 19;

THENCE ON SAID EAST LINE, S00°31'52"E A DISTANCE OF 69.28 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MOUNTAIN VIEW LANE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S59°27'57"W A DISTANCE OF 3.23 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°24'25"W, HAVING A RADIUS OF 348.33 FEET, A CENTRAL ANGLE OF 1°08'30" AND AN ARC LENGTH OF 6.74 FEET, TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE ON SAID EAST LINE, S00°31'52"E A DISTANCE OF 256.44 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID MOUNTAIN VIEW LANE, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°31'52"W, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 138°11'23" AND AN ARC LENGTH OF 108.53 FEET, TO A POINT OF NON-TANGENT;
2. N00°31'52"W A DISTANCE OF 36.48 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 288.33 FEET, A CENTRAL ANGLE OF 43°33'58" AND AN ARC LENGTH OF 219.24 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOLSTICE RIM BOULEVARD;

THENCE ON THE PERIMETER OF SAID RIGHT-OF-WAY, THE FOLLOWING SIX (6) COURSES:

1. S03°25'17"W A DISTANCE OF 101.23 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 161.00 FEET, A CENTRAL ANGLE OF 13°15'41" AND AN ARC LENGTH OF 37.26 FEET, TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 289.00 FEET, A CENTRAL ANGLE OF 13°15'41" AND AN ARC LENGTH OF 66.89 FEET, TO A POINT OF TANGENT;
4. S03°25'17"W A DISTANCE OF 108.73 FEET;;
5. S89°54'57"W A DISTANCE OF 80.15 FEET;
6. N03°28'17"E A DISTANCE OF 375.86 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MOUNTAIN VIEW LANE, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S24°17'34"W, HAVING A RADIUS OF 288.33 FEET, A CENTRAL ANGLE OF 18°22'10" AND AN ARC LENGTH OF 82.38 FEET, TO A POINT OF NON-TANGENT REVERSE CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N45°39'39"W, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 96°16'29" AND AN ARC LENGTH OF 92.42 FEET, TO A POINT OF NON-TANGENT;
3. N86°59'23"W A DISTANCE OF 12.59 FEET, TO A POINT ON THE EASTERLY LINE OF BRALÉY ACRES FILING NO. 2 RECORDED UNDER RECEIPTION NO. 143487;;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, N04°06'43"E A DISTANCE OF 60.09 FEET, TO THE SOUTHEASTERLY CORNER OF THAT PROPERTY DESCRIBED IN BOOK 408 AT PAGE 956, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MOUNTAIN VIEW LANE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. S88°59'23"E A DISTANCE OF 2.02 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S62°42'17"E, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 130°49'45" AND AN ARC LENGTH OF 125.59 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S08°29'36"W, HAVING A RADIUS OF 348.33 FEET, A CENTRAL ANGLE OF 12°04'46" AND AN ARC LENGTH OF 73.44 FEET, TO A POINT OF NON-TANGENT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOLSTICE RIM BOULEVARD;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, N08°28'17"E A DISTANCE OF 402.01 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE ON SAID NORTH LINE, N89°55'58"E A DISTANCE OF 80.15 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 105,450 SQUARE FEET OR 2.4208 ACRES.



PURCHASE PROPERTY 02

PROPERTY DESCRIPTION

FIVE PARCELS OF LAND BEING PORTIONS OF PARCEL D AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1403 AT PAGE 1898 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 2" ALUMINUM CAP STAMPED "LS 28286" AT THE SOUTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM STAMPED "LS 28286" AT THE SOUTHEAST CORNER, BEARING S89°56'24"E AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 1.

PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N30°54'29"W A DISTANCE OF 5205.30 FEET, TO A POINT ON THE SOUTHERLY LINE OF PARCEL D AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1403 AT PAGE 1898 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 AND THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY LINE OF SAID PARCEL D, S89°54'57"W A DISTANCE OF 143.04 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES:

1. N03°25'17"E A DISTANCE OF 109.73 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 289.00 FEET, A CENTRAL ANGLE OF 13°15'41" AND AN ARC LENGTH OF 66.89 FEET, TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 161.00 FEET, A CENTRAL ANGLE OF 13°15'41" AND AN ARC LENGTH OF 37.26 FEET, TO A POINT OF TANGENT;
4. N03°25'17"E A DISTANCE OF 101.23 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW LANE AS SHOWN ON THE PLAT OF BRALEY ACRES - FILING NO. 1 RECORDED UNDER RECEPTION NO. 130406, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S45°54'10"W, HAVING A RADIUS OF 288.33 FEET, A CENTRAL ANGLE OF 43°33'58" AND AN ARC LENGTH OF 219.24 FEET, TO A POINT OF TANGENT;
2. S00°31'52"E A DISTANCE OF 36.48 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S42°20'29"E, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 138°11'22" AND AN ARC LENGTH OF 108.53 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 24,718 SQUARE FEET OR 0.5675 ACRES.

PARCEL 2

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N32°58'17"W A DISTANCE OF 5323.11 FEET, TO A POINT ON THE SOUTHERLY LINE OF PARCEL D AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1403 AT PAGE 1898 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY LINE, S89°54'57"W A DISTANCE OF 119.35 FEET, TO A POINT ON THE WESTERLY LINE OF PARCEL D AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1403 AT PAGE 1898 ALSO BEING THE EASTERLY LINE OF LOT 11, BRALEY ACRES – FILING NO. 2 RECORDED UNDER RECEPTION NO. 143487;

THENCE ON SAID WESTERLY LINE, N04°30'02"W A DISTANCE OF 403.15 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW LANE AS SHOWN ON THE PLAT OF BRALEY ACRES – FILING NO. 1 RECORDED UNDER RECEPTION NO. 130406;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S88°59'23"E A DISTANCE OF 12.69 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N50°36'50"E, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 96°16'29" AND AN ARC LENGTH OF 92.42 FEET, TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S07°55'24"W, HAVING A RADIUS OF 288.33 FEET, A CENTRAL ANGLE OF 16°22'10" AND AN ARC LENGTH OF 82.38 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S03°25'17"W A DISTANCE OF 375.86 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 56,879 SQUARE FEET OR 1.3058 ACRES.

PARCEL 3

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N30°20'34"W A DISTANCE OF 5682.70 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW LANE AS SHOWN ON THE PLAT OF BRALEY ACRES – FILING NO. 1 RECORDED UNDER RECEPTION NO. 130406, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S20°34'24"W, HAVING A RADIUS OF 348.33 FEET, A CENTRAL ANGLE OF 12°04'46" AND AN ARC LENGTH OF 73.44 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S68°07'28"W, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 130°49'45" AND AN ARC LENGTH OF 125.59 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE, SAID POINT BEING A POINT OF NON-TANGENT;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N88°59'23"W A DISTANCE OF 2.02 FEET, TO A POINT ON THE WESTERLY LINE OF PARCEL D AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1403 AT PAGE 1898 ALSO BEING THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 408 AT PAGE 955;

THENCE ON SAID WESTERLY LINE, N03°39'02"E A DISTANCE OF 358.86 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED AS PARCEL B IN THE DOCUMENT RECORDED IN BOOK 1403 AT PAGE 1898;

THENCE ON SAID SOUTHERLY LINE, BEING 20.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, N89°55'58"E A DISTANCE OF 172.85 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, S03°25'17"W A DISTANCE OF 381.96 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 60,981 SQUARE FEET OR 1.3999 ACRES.

PARCEL 4

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N28°33'15"W A DISTANCE OF 5602.59 FEET, TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, SAID POINT BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING THREE (3) COURSES:

1. N86°34'43"W A DISTANCE OF 72.71 FEET;
2. N67°20'43"W A DISTANCE OF 40.99 FEET;
3. N03°25'17"E A DISTANCE OF 345.04 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED AS PARCEL B IN THE DOCUMENT RECORDED IN BOOK 1403 AT PAGE 1898;

THENCE ON SAID SOUTHERLY LINE, BEING 20.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, N89°55'58"E A DISTANCE OF 86.43 FEET, TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE ON SAID EAST LINE, S00°31'52"E A DISTANCE OF 126.85 FEET;

THENCE DEPARTING SAID EAST LINE THE FOLLOWING FOUR (4) COURSES:

1. S89°40'58"W A DISTANCE OF 58.94 FEET;
2. S00°46'38"E A DISTANCE OF 39.75 FEET;
3. S18°29'04"E A DISTANCE OF 121.23 FEET;
4. N89°28'08"E A DISTANCE OF 22.40 FEET, TO A POINT ON SAID EAST LINE;

THENCE ON SAID EAST LINE, S00°31'52"E A DISTANCE OF 82.97 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 28,361 SQUARE FEET OR 0.6511 ACRES.

PARCEL 5

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N29°08'59"W A DISTANCE OF 5495.57 FEET, TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW LANE AS SHOWN ON THE PLAT OF BRALEY ACRES – FILING NO. 1 RECORDED UNDER RECEPTION NO. 130406, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. S59°27'57"W A DISTANCE OF 37.87 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S54°31'31"W, HAVING A RADIUS OF 348.33 FEET, A CENTRAL ANGLE OF 14°25'34" AND AN ARC LENGTH OF 87.70 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. N36°09'16"E A DISTANCE OF 24.71 FEET;
2. S86°34'43"E A DISTANCE OF 76.92 FEET, TO A POINT ON SAID EAST LINE;

THENCE ON SAID EAST LINE, S00°31'52"E A DISTANCE OF 60.42 FEET, TO THE POINT OF BEGINNING.

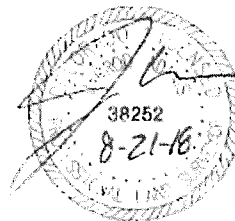
CONTAINING A CALCULATED AREA OF 5,022 SQUARE FEET OR 0.1153 ACRES.

THE TOTAL CALCULATED AREA OF ALL FIVE PARCELS IS 175,951 SQUARE FEET OR 4.0395 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC





PURCHASE PROPERTY 01

PROPERTY DESCRIPTION

A STRIP OF LAND BEING A PORTION OF PARCEL B AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1403 AT PAGE 1898 IN THE RECORDS OF DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMED "LS 28656" AT THE NORTHWEST CORNER AND A 3-1/4" BRASS CAP STAMPED "BLM 1967" AT THE NORTH QUARTER CORNER, SAID LINE BEARS N89°55'58"E A DISTANCE OF 2,551.40 FEET, AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M.

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, N89°55'58"E A DISTANCE OF 2551.40 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 19;

THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, S00°31'52"E A DISTANCE OF 20.00 FEET;

THENCE DEPARTING SAID EAST LINE, ON A LINE BEING 20.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, S89°55'58"W A DISTANCE OF 2551.43 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE ON SAID WEST LINE, N00°28'28"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M.;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, N89°55'58"E A DISTANCE OF 2386.20 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTH LINE, N89°55'58"E A DISTANCE OF 80.15 FEET;

THENCE DEPARTING SAID NORTH LINE, S03°25'17"W A DISTANCE OF 20.04 FEET;

THENCE ON A LINE BEING 20.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTH LINE, S89°55'58"W A DISTANCE OF 80.15 FEET;

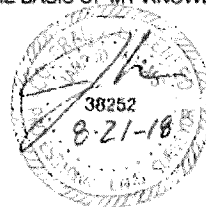
THENCE N03°25'17"E A DISTANCE OF 20.04 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 49,425 SQUARE FEET OR 1.1346 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC



700 S. Alton Way, Suite 1000, Centennial, CO 80112
(303) 740-9143 • Fax: (303) 721-9119 • www.jrengineering.com
8/3/2018 X:\1550403\Jarrod Adams\1550403LXD1.doc

SHEET 1 OF 2

DISTRICT NO. 2

MIRABELLE METROPOLITAN DISTRICT NO. 2

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, WHENCE THE SOUTH LINE OF SAID SOUTHWEST QUARTER BEARS NORTH 89°56'00" EAST WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE ALONG SAID SOUTH LINE, NORTH 89°56'00" EAST, A DISTANCE OF 531.71 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°04'00" WEST, A DISTANCE OF 51.00 FEET;

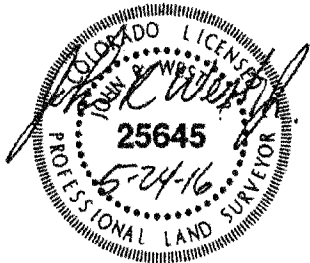
THENCE NORTH 89°56'00" EAST, A DISTANCE OF 110.00 FEET;

THENCE SOUTH 00°04'00" EAST, A DISTANCE OF 51.00 FEET TO SAID SOUTH LINE;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°56'00" WEST, A DISTANCE OF 110.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.129 ACRES, (5,610 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



JOHN R. WEST, JR.
COLORADO P.L.S. NO. 25645
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, COLORADO 80122
303-713-1898

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 68 WEST AND THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 69 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SAID SECTION 13 BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITHOUT A CAP AND AT THE SOUTHEAST CORNER BY A 2-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 28656", SAID LINE ASSUMED TO BEAR NORTH 00°19' 30" WEST, A DISTANCE OF 5,312.57 FEET.

BEGINNING AT SAID SOUTHEAST CORNER OF SECTION 13;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 13, SOUTH 89°43'10" WEST, A DISTANCE OF 108.77 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°16'56" WEST, A DISTANCE OF 215.27 FEET;

THENCE NORTH 16°49'35" EAST, A DISTANCE OF 320.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 158.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 248.19 FEET;

THENCE NORTH 73°10'25" WEST, A DISTANCE OF 322.46 FEET;

THENCE SOUTH 66°50'22" WEST, A DISTANCE OF 12.45 FEET;

THENCE SOUTH 16°49'35" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 73°10'25" WEST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 16°49'35" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 33°11'12" WEST, A DISTANCE OF 12.45 FEET;

THENCE NORTH 73°10'25" WEST, A DISTANCE OF 829.38 FEET;

THENCE SOUTH 70°59'19" WEST, A DISTANCE OF 13.66 FEET;

THENCE SOUTH 16°43'34" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 73°14'17" WEST, A DISTANCE OF 60.01 FEET;

THENCE NORTH 16°45'43" EAST, A DISTANCE OF 20.06 FEET;

THENCE NORTH 37°19'35" WEST, A DISTANCE OF 13.68 FEET;

THENCE NORTH 73°10'25" WEST, A DISTANCE OF 184.91 FEET;

THENCE SOUTH 16°49'35" WEST, A DISTANCE OF 73.91 FEET;

THENCE NORTH 73°10'25" WEST, A DISTANCE OF 164.00 FEET;

THENCE SOUTH 16°50'18" WEST, A DISTANCE OF 215.00 FEET;

THENCE NORTH 73°10'25" WEST, A DISTANCE OF 177.87 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF THE HIGHLINE CANAL AS RECORDED IN BOOK "N", PAGE 132 AND IN BOOK 3, PAGE 430 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID DOUGLAS COUNTY;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 16°49'28" EAST, A DISTANCE OF 660.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 350.32 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 73°04'51" EAST;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°45'41", AN ARC LENGTH OF 163.63 FEET;
3. NORTH 43°44'31" EAST, A DISTANCE OF 518.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 498.54 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 46°11'41" EAST;
4. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°56'03", AN ARC LENGTH OF 164.75 FEET;
5. NORTH 62°46'03" EAST, A DISTANCE OF 727.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 446.92 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 27°14'58" EAST;
6. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°21'44", AN ARC LENGTH OF 221.23 FEET;
7. SOUTH 88°49'16" EAST, A DISTANCE OF 329.33 FEET TO SAID EAST LINE OF SECTION 13;

THENCE ALONG SAID EAST LINE, NORTH 00°19'30" WEST, A DISTANCE OF 49.97 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF THE HIGHLINE CANAL AS RECORDED IN BOOK "K", PAGE 404 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 88°56'37" EAST, A DISTANCE OF 94.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 334.31 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 01°05'18" WEST;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°10'43", AN ARC LENGTH OF 141.08 FEET;
3. SOUTH 64°39'47" EAST, A DISTANCE OF 486.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1248.28 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 25°12'48" WEST;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'01", AN ARC LENGTH OF 248.74 FEET;
5. SOUTH 53°15'09" EAST, A DISTANCE OF 775.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1882.89 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 36°42'35" WEST;
6. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'52", AN ARC LENGTH OF 408.52 FEET;

DISTRICT NO. 3

MIRABELLE METROPOLITAN DISTRICT NO. 3

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, WHENCE THE SOUTH LINE OF SAID SOUTHWEST QUARTER BEARS NORTH 89°56'00" EAST WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE ALONG SAID SOUTH LINE, NORTH 89°56'00" EAST, A DISTANCE OF 641.71 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°04'00" WEST, A DISTANCE OF 51.00 FEET;

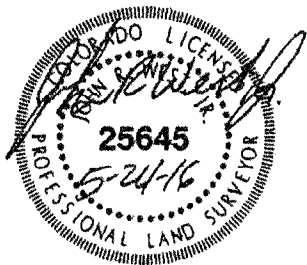
THENCE NORTH 89°56'00" EAST, A DISTANCE OF 110.00 FEET;

THENCE SOUTH 00°04'00" EAST, A DISTANCE OF 51.00 FEET TO SAID SOUTH LINE;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°56'00" WEST, A DISTANCE OF 110.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.129 ACRES, (5,610 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



JOHN R. WEST, JR.
COLORADO P.L.S. NO. 25645
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, COLORADO 80122
303-713-1898

DISTRICT NO. 4

MIRABELLE METROPOLITAN DISTRICT NO. 4

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, WHENCE THE SOUTH LINE OF SAID SOUTHWEST QUARTER BEARS NORTH 89°56'00" EAST WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE ALONG SAID SOUTH LINE, NORTH 89°56'00" EAST, A DISTANCE OF 751.71 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°04'00" WEST, A DISTANCE OF 51.00 FEET;

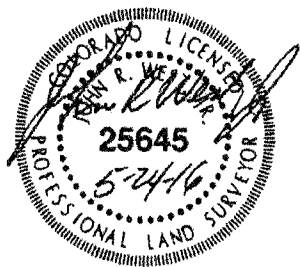
THENCE NORTH 89°56'00" EAST, A DISTANCE OF 110.00 FEET;

THENCE SOUTH 00°04'00" EAST, A DISTANCE OF 51.00 FEET TO SAID SOUTH LINE;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°56'00" WEST, A DISTANCE OF 110.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.129 ACRES. (5,610 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



JOHN R. WEST, JR.
COLORADO P.L.S. NO. 25645
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, COLORADO 80122
303-713-1898