

SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT

BEAR RIDGE METROPOLITAN DISTRICT

As required pursuant to Section 32-1-104.8, C.R.S., this Public Disclosure Document has been prepared by the Bear Ridge Metropolitan District (the “**District**”) to provide information regarding the District.

DISTRICT’S POWERS

The powers of the District as authorized by Section 32-1-1004, C.R.S., and under its Service Plan, as approved by Board of County Commissioners of Douglas County on April 3, 2023, provide the following services: mosquito control, parks and recreation, safety protection, sanitation, storm and sanitary sewers, flood and surface drainage, solid waste disposal facilities, collection and transportation of solid waste, street improvements, television relay and translation, water and other services as described in §§ 32-1-1001-1004, C.R.S.

TAXES AND DEBT

The Bear Ridge Metropolitan District is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by Section 20 of Article X of the Colorado constitution, include issuing debt, levying taxes, and imposing fees and charges. Information concerning directors, management, meetings, elections, and current taxes are provided annually in the Notice to Electors described in Section 32-1-809 (1), C.R.S., which can be found at the District office, on the District's website, on file at the division of local government in the state department of local affairs, or on file at the office of the clerk and recorder of each county in which the District is located.

DISTRICT MAP

A map of the District’s boundaries is attached hereto as **Exhibit A**.

EXHIBIT A

LEGAL DESCRIPTION

BEAR RIDGE METROPOLITAN DISTRICT

A PARCEL OF LAND, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2022023821, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF PARCEL A OF SAID DEED RECORDED AT RECEPTION NO. 2022023821, ALSO BEING THE SOUTHWEST CORNER OF LOT 18, BLOCK 4, PERRY PARK FILING NO. 6, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 139865, SAID DOUGLAS COUNTY RECORDS, THENCE ALONG THE TOP OF A RIDGE THE FOLLOWING THREE (3) COURSES:

1. N 34°14'14" W, A DISTANCE OF 1508.86 FEET;
2. N 54°28'53" W, A DISTANCE OF 360.23 FEET;
3. N 33°35'49" W, A DISTANCE OF 752.78 FEET TO THE NORTHWESTERLY END OF SAID RIDGE;

THENCE N 26°21'51" W, A DISTANCE OF 113.80 FEET TO THE SOUTHWEST CORNER OF THE BIERBAUM EXEMPTION, RECORDED AT RECEPTION NO. 2003101785, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTHEAST LINES OF SAID BIERBAUM EXEMPTION, THE FOLLOWING SEVEN (7) COURSES:

1. N 51°17'34" E, A DISTANCE OF 235.55 FEET;
2. N 40°30'35" E, A DISTANCE OF 311.75 FEET;
3. N 62°48'35" E, A DISTANCE OF 292.35 FEET;
4. N 51°15'29" E, A DISTANCE OF 49.82 FEET;
5. N 59°14'04" W, A DISTANCE OF 156.21 FEET;
6. N 81°32'33" W, A DISTANCE OF 140.46 FEET;
7. N 46°03'48" W, A DISTANCE OF 69.30 FEET TO A POINT ON THE EAST LINE OF THE PERRY PARK BOULEVARD RIGHT-OF-WAY;

THENCE N 38°38'59" E, ALONG THE EAST LINE OF SAID PERRY PARK BOULEVARD RIGHT-OF-WAY, A DISTANCE OF 280.92 FEET TO THE SOUTHWEST CORNER OF PARCEL C, DEED RECORDED AT SAID RECEPTION NO. 2022023821 AND A POINT OF CURVATURE;

THENCE ALONG THE WEST AND NORTH LINES OF SAID PARCEL C, THE FOLLOWING THREE (3) COURSES:

1. CONTINUING ALONG THE EAST LINE OF SAID PERRY PARK BOULEVARD RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1037.72 FEET, A CENTRAL ANGLE OF 13°11'55" AND AN ARC LENGTH OF 239.05 FEET, THE CHORD OF WHICH BEARS N 45°14'57" E, A DISTANCE OF 238.52 FEET;
2. N 52°00'26" E, CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 9.86 FEET TO THE NORTHWEST CORNER OF SAID DEED;
3. S 63°23'44" E, A DISTANCE OF 59.37 FEET TO A SOUTH CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2018057540 SAID DOUGLAS COUNTY



RECORDS AND THE NORTHWEST CORNER OF PARCEL A, SAID DEED RECORDED AT RECEPTION NO. 2022023821;

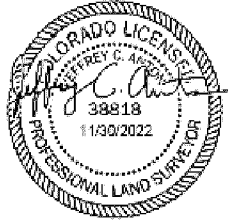
THENCE ALONG THE NORTH AND EAST LINES OF SAID PARCEL A, THE FOLLOWING THREE (3) COURSES:

1. S 62°56'09" E, A DISTANCE OF 1142.10 FEET;
2. S 03°41'44" W, A DISTANCE OF 393.80 FEET TO THE NORTHWEST CORNER OF SAID PERRY PARK FILING NO. 6;
3. S 03°41'10" W, ALONG THE WEST LINE OF SAID PERRY PARK FILING NO. 6, A DISTANCE OF 2342.85 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3,090,904 SQUARE FEET OR 70.957 ACRES, MORE OR LESS

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE DEED RECORDED AT RECEPTION NO. 2022023821, COINCIDENT WITH THE WEST LINE OF PERRY PARK FILING NO. 6, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 139865, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, BEING ASSUMED TO BEAR S 03°41'10" W FROM THE NORTHWEST CORNER OF SAID PERRY PARK FILING NO. 6 BEING MONUMENTED BY A #5 REBAR WITH NO CAP, TO THE SOUTH CORNER OF SAID DEED RECORDED AT RECEPTION NO. 2022023821, BEING MONUMENTED BY A #5 REBAR WITH A 1.25 INCH DIAMETER YELLOW PLASTIC CAP STAMPED "PLS 38534", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

JEFFREY C. ANTON
COLORADO PLS 38818
FOR AND ON BEHALF OF
CORE CONSULTANTS INC.



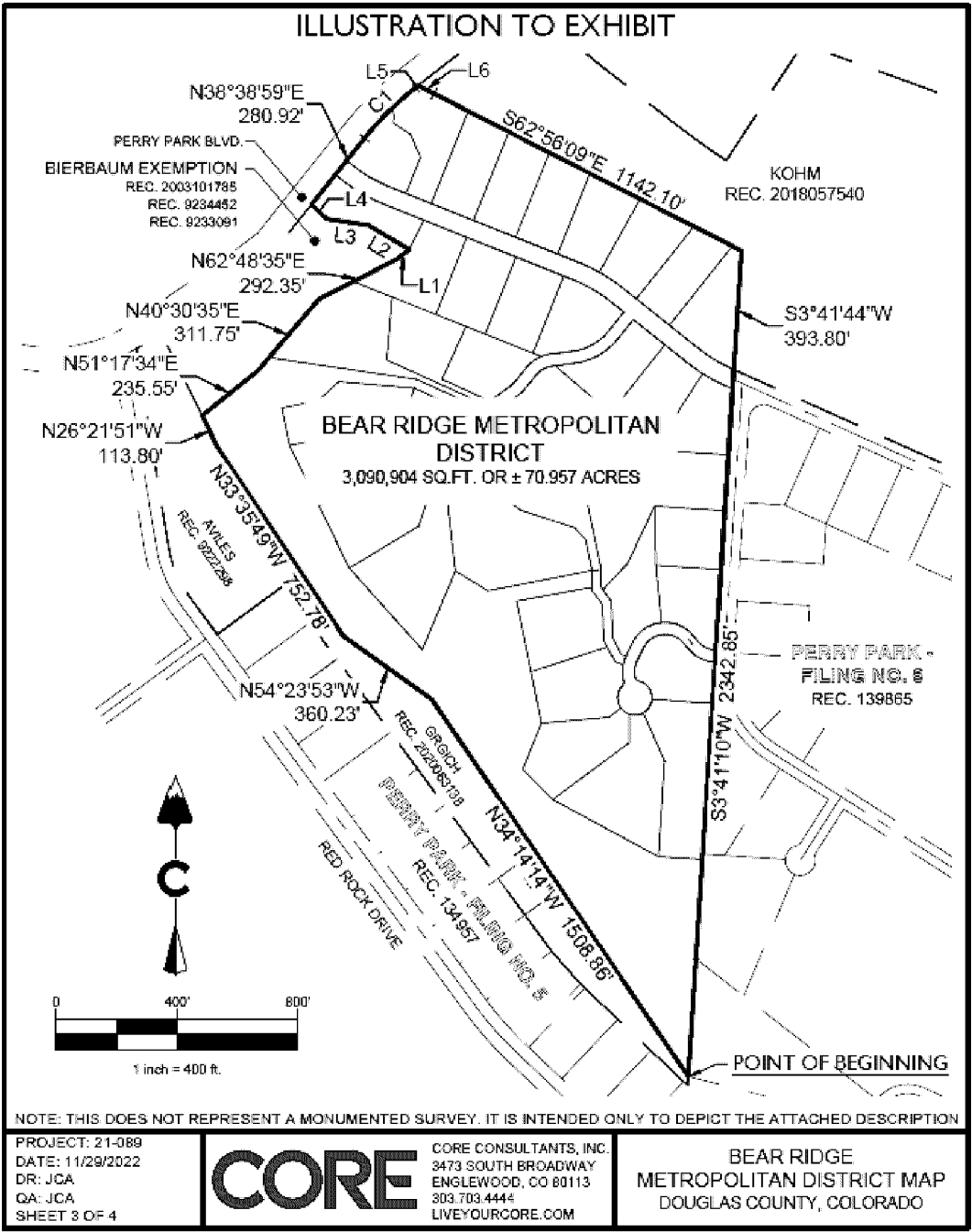


ILLUSTRATION TO EXHIBIT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	49.82'	N 51°15'29" E
L2	156.21'	N 59°14'04" W
L3	140.46'	N 81°32'33" W
L4	69.30'	N 46°03'48" W
L5	9.96'	N 52°00'26" E
L6	59.37'	S 63°23'44" E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	239.05'	1037.72'	13°11'55"	N45°14'57"E	238.52'

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 21-399
 DATE: 11/29/2022
 DR: JCA
 CA: JCA
 SHEET 4 OF 4



CORE CONSULTANTS, INC.
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 ENGLEWOOD, CO 80113
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BEAR RIDGE
 METROPOLITAN DISTRICT MAP
 DOUGLAS COUNTY, COLORADO