

Mountain Shadows Fee Resolution

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Electronically Recorded Jefferson County CO  
Pam Anderson, Clerk and Recorder TD1000 N

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**RESOLUTION OF MOUNTAIN SHADOWS METROPOLITAN DISTRICT (F/K/A  
JEFFERSON CENTER METROPOLITAN DISTRICT NO. 6) IMPOSING  
MAINTENANCE FEE**

WHEREAS, Mountain Shadows Metropolitan District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, the boundaries of the District include real property within the City of Arvada and in Jefferson County as more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference; and

WHEREAS, the District is authorized, pursuant to Section 32-1-1001(1)(j)(I), C.R.S., to fix and impose fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the District; and

WHEREAS, pursuant to its Service Plan, approved by the City of Arvada and the County of Jefferson on March 1, 2004, the District has the power and authority to provide for park and recreation improvements, including but not limited to landscaping and irrigation, within its service area (the "Landscaping Facilities"); and

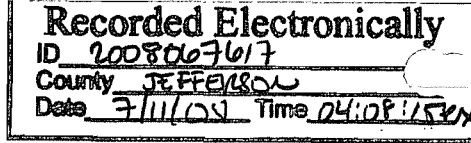
WHEREAS, pursuant to its Service Plan, the District is authorized to impose a fee for the operation and maintenance of the Improvements (as limited in the Service Plan), including the Landscaping Facilities.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Mountain Shadows Metropolitan District as follows:

1. The Board has determined, and does hereby determine, that it is in the best interests of the District and its residents and service users to exercise the District's power by



Security Title



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WHEREAS, pursuant to its Service Plan, approved by the City of Arvada and the County of Jefferson on March 1, 2004, the District has the power and authority to provide for park and recreation improvements, including but not limited to landscaping and irrigation, within its service area (the "Landscaping Facilities"); and

WHEREAS, pursuant to its Service Plan, the District is authorized to impose a fee for the operation and maintenance of the Improvements (as limited in the Service Plan), including the Landscaping Facilities.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Mountain Shadows Metropolitan District as follows:

1. The Board has determined, and does hereby determine, that it is in the best interests of the District and its residents and service users to exercise the District's power by



**Security  
Title**

imposing a non-recurring landscaping maintenance fee (the "Maintenance Fee") to fund maintenance expenses suffered or incurred by the District in maintaining the Landscaping Facilities.

The Fee is hereby imposed at the rate of \$565 on each Residential Unit within the District. A Residential Unit is a residential building intended for occupancy by one or more individuals and consisting of one self-contained living unit, whether attached or detached, as reasonably determined by the District. The Maintenance Fee shall be due upon the issuance of a certificate of occupancy by the City of Arvada or other governmental entity having jurisdiction, for such Residential Unit. The Districts reserve the right to amend this resolution in the future to increase the amount of the Maintenance Fee, to impose a Maintenance Fee on commercial property and to differentiate the Maintenance Fee for different residential uses.

2. **Liens.** Any unpaid Maintenance Fee shall constitute a statutory and perpetual lien against the applicable real property pursuant to Section 32-1-1001(1)(j)(I), C.R.S., such lien being a charge imposed for the provision of the services and facilities to the property. The lien shall be perpetual in nature as defined by the laws of the State of Colorado on the property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorders of Jefferson County, Colorado.

3. **Exclusion.** The Maintenance Fee shall not be imposed upon real properties conveyed to or owned by any governmental or quasi-governmental entity or a bona fide homeowners association, and any such real properties shall be released from the lien hereof.

4. **Default.** Failure to make payment of the Maintenance Fee within six (6) months from the date due hereunder shall constitute a default in the payment of such Maintenance Fee.

Upon a default, interest shall accrue on such total amount of Maintenance Fee due at the rate of 10% per annum and the District shall be entitled to institute such remedies and collection proceedings as may be authorized under Colorado law, including but not limited to foreclosure of its perpetual lien. The defaulting property owner shall pay all costs, including attorneys' fees, incurred by the District in connection with the foregoing.

5. **Invalidation.** Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstances, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

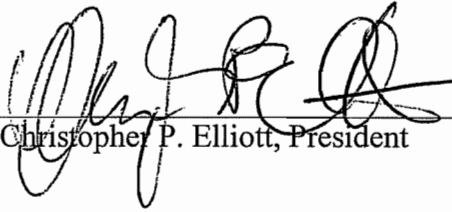
6. **Effective Date.** This Resolution shall take effect immediately upon its adoption and approval.

7. **Information.** Inquiries pertaining to the Maintenance Fee may be directed to the District's Manager at:

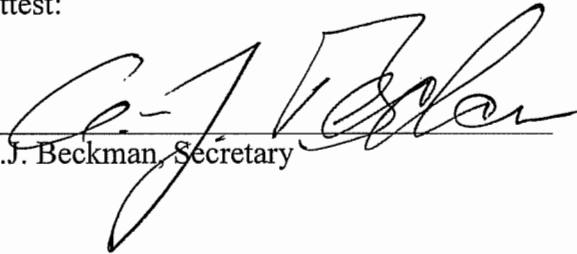
Special District Management Services  
141 Union Blvd, Suite 150  
Lakewood, CO 80228  
Telephone: 1-303-987-0835

APPROVED AND ADOPTED AS OF THIS 27<sup>th</sup> day of Nov, 2008.

**MOUNTAIN SHADOWS  
METROPOLITAN DISTRICT**

By:   
Christopher P. Elliott, President

Attest:

  
A.J. Beckman, Secretary

**EXHIBIT A**

**LEGAL DESCRIPTION OF  
MOUNTAIN SHADOWS METROPOLITAN DISTRICT**

## MOUNTAIN SHADOWS METROPOLITAN DISTRICT

REVISED 07.01.2008

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 19, THE NORTH HALF OF THE NORTH HALF OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 30 BEARS N 88°02'31" E AND MONUMENTED AS FOLLOWS:

*-THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF WHICH BEING 2.5" ALUM. CAP L.S.20683.*

*-THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF WHICH BEING A 3.25"ALUM. CAP LS 16837.*

COMMENCING AT SAID SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30;

THENCE N 88°02'31" E ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, A DISTANCE OF 673.84 FEET TO THE POINT OF BEGINNING;

THENCE N 00°16'39" W, A DISTANCE OF 762.08 FEET;

THENCE N 55°29'24" W, A DISTANCE OF 179.03 FEET;

THENCE N 67°31'59" W, A DISTANCE OF 339.62 FEET;

THENCE N 82°52'48" W, A DISTANCE OF 147.53 FEET;

THENCE S 89°43'21" W, A DISTANCE OF 37.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STREET, RECORDED AT RECEPTION NUMBER F0327915, JEFFERSON COUNTY PUBLIC RECORDS;

THENCE CONTINUING S 89°43'21" W, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30;

THENCE N 00°16'39" W ALONG SAID WEST LINE, A DISTANCE OF 288.30 FEET TO THE SOUTHWEST CORNER OF SECTION 19;

THENCE N 00°07'39" E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 58.09 FEET;

THENCE N 89°48'41" E, A DISTANCE OF 35.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA STREET, RECORDED AT RECEPTION NUMBER 94027386, JEFFERSON COUNTY PUBLIC RECORDS;

THENCE CONTINUING N 89°48'41" E, A DISTANCE OF 58.48 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31°27'08", A RADIUS OF 395.00 FEET, AN ARC LENGTH OF 216.83 FEET AND A CHORD BEARING S 74°27'45" E A DISTANCE OF 214.12 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°44'54", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 119.11 FEET AND A CHORD BEARING S 47°21'44" E A DISTANCE OF 118.33 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 9°14'07", A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 80.59 FEET AND A CHORD BEARING N 40°36'21" W A DISTANCE OF 80.51 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°04'16", A RADIUS OF 548.00 FEET, AN ARC LENGTH OF 325.87 FEET AND A CHORD BEARING S 62°15'32" E A DISTANCE OF 321.09 FEET;

THENCE N 00°16'39" W, A DISTANCE OF 776.01 FEET TO THE SOUTHERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. F0665155, JEFFERSON COUNTY PUBLIC RECORDS;

THENCE N 88°28'48" E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 445.69 FEET;

THENCE N 89°14'28" E ALONG THE SOUTHERLY LINE OF TWO PARCELS OF LAND RECORDED AT RECEPTION NUMBERS F0665155 AND 90024907, JEFFERSON COUNTY PUBLIC RECORDS, A DISTANCE OF 792.27 FEET;

THENCE ALONG THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NUMBER, 90024907, JEFFERSON COUNTY PUBLIC RECORDS THE FOLLOWING TWO (2) COURSES:

- 1) THENCE N 33°02'21" W, A DISTANCE OF 136.22 FEET;
- 2) THENCE N 20°25'15" W, A DISTANCE OF 135.09 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND AND THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NUMBER F1089907, JEFFERSON COUNTY PUBLIC RECORDS THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE N 04°53'01" E, A DISTANCE OF 325.30 FEET;
- 2) THENCE N 45°05'52" E, A DISTANCE OF 575.40 FEET;
- 3) THENCE N 23°04'28" E, A DISTANCE OF 103.53 FEET;
- 4) THENCE N 09°36'02" E, A DISTANCE OF 33.88 FEET;
- 5) THENCE N 00°23'47" E, A DISTANCE OF 321.17 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 87101593, JEFFERSON COUNTY PUBLIC RECORDS;

THENCE N 81°08'39" E ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 476.84 FEET TO THE WESTERLY RIGHT-OF-WAY OF CHURCH DITCH AS RECORDED IN RECEPTION NO. 91046239, PLAT BOOK 106, PAGES 1-20;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING (43) COURSES:

- 1) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42°00'21", A RADIUS OF 236.06 FEET, AN ARC LENGTH OF 173.06 FEET AND A CHORD BEARING S 11°38'18" E A DISTANCE OF 169.21 FEET;
- 2) THENCE S 09°21'52" W, A DISTANCE OF 197.19 FEET;
- 3) THENCE S 15°58'18" W, A DISTANCE OF 73.27 FEET;
- 4) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42°06'04", A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 124.92 FEET AND A CHORD BEARING S 05°04'44" E A DISTANCE OF 122.12 FEET;
- 5) THENCE S 26°07'46" E, A DISTANCE OF 244.40 FEET;
- 6) THENCE S 36°08'02" E, A DISTANCE OF 284.13 FEET;
- 7) THENCE S 25°57'18" E, A DISTANCE OF 168.82 FEET;
- 8) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°45'09", A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 120.96 FEET AND A CHORD BEARING S 13°34'44" E A DISTANCE OF 120.03 FEET;
- 9) THENCE S 01°12'09" E, A DISTANCE OF 104.86 FEET;
- 10) THENCE S 09°13'32" E, A DISTANCE OF 114.28 FEET;
- 11) THENCE S 15°13'49" E, A DISTANCE OF 105.73 FEET;
- 12) THENCE S 05°19'43" W, A DISTANCE OF 39.09 FEET;
- 13) THENCE S 16°28'17" E, A DISTANCE OF 31.21 FEET;
- 14) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53°58'03", A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 146.00 FEET AND A CHORD BEARING S 10°30'44" W A DISTANCE OF 140.66 FEET;
- 15) THENCE S 37°29'45" W, A DISTANCE OF 124.60 FEET;
- 16) THENCE S 44°01'08" W, A DISTANCE OF 143.35 FEET;
- 17) THENCE S 56°34'18" W, A DISTANCE OF 171.48 FEET;
- 18) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 57°44'42", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 15.12 FEET AND A CHORD BEARING S 85°26'39" W A DISTANCE OF 14.49 FEET;
- 19) THENCE N 65°41'00" W, A DISTANCE OF 56.67 FEET;
- 20) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 122°46'11", A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 117.85 FEET AND A CHORD BEARING S 52°55'55" W A DISTANCE OF 96.56 FEET;
- 21) THENCE S 08°27'11" E, A DISTANCE OF 51.93 FEET;
- 22) THENCE S 19°25'05" E, A DISTANCE OF 158.69 FEET;
- 23) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 57°10'49", A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 119.76 FEET AND A CHORD BEARING S 48°00'29" E A DISTANCE OF 114.85 FEET;
- 24) THENCE S 76°35'54" E, A DISTANCE OF 65.66 FEET;
- 25) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°50'42", A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 138.76 FEET AND A CHORD BEARING S 89°01'15" E A DISTANCE OF 137.68 FEET;
- 26) THENCE N 78°33'24" E, A DISTANCE OF 139.45 FEET;
- 27) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°13'42", A RADIUS OF 480.00 FEET, AN ARC LENGTH OF 102.44 FEET AND A CHORD BEARING N 84°40'14" E A DISTANCE OF 102.25 FEET;
- 28) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 50°25'59", A RADIUS OF 110.00 FEET, AN ARC LENGTH OF 96.82 FEET AND A CHORD BEARING N 65°34'05" E A DISTANCE OF 93.73 FEET;
- 29) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30°53'30", A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 97.05 FEET AND A CHORD BEARING N 55°47'51" E A DISTANCE OF 95.88 FEET;
- 30) THENCE N 46°25'32" E NON-TANGENT WITH THE LAST DESCRIBED CURVE, A DISTANCE OF 98.91 FEET;
- 31) THENCE N 35°18'34" E, A DISTANCE OF 41.82 FEET;



- 32) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°13'32", A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 77.66 FEET AND A CHORD BEARING N 52°25'20" E A DISTANCE OF 76.51 FEET;
- 33) THENCE N 69°32'06" E, A DISTANCE OF 152.18 FEET;
- 34) THENCE N 76°36'28" E, A DISTANCE OF 321.32 FEET;
- 35) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°18'22", A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 88.93 FEET AND A CHORD BEARING S 89°14'21" E A DISTANCE OF 88.02 FEET;
- 36) THENCE S 75°05'10" E, A DISTANCE OF 74.80 FEET;
- 37) THENCE S 50°56'13" E, A DISTANCE OF 49.46 FEET;
- 38) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 61°08'40", A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 58.69 FEET AND A CHORD BEARING S 81°30'33" E A DISTANCE OF 55.95 FEET;
- 39) THENCE N 67°55'07" E, A DISTANCE OF 108.69 FEET;
- 40) THENCE N 63°24'46" E, A DISTANCE OF 66.66 FEET;
- 41) THENCE N 71°10'51" E, A DISTANCE OF 126.39 FEET;
- 42) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 57°03'18", A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 189.20 FEET AND A CHORD BEARING S 80°17'30" E A DISTANCE OF 181.48 FEET;
- 43) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°26'55", A RADIUS OF 259.41 FEET, AN ARC LENGTH OF 151.44 FEET AND A CHORD BEARING S 68°29'18" E A DISTANCE OF 149.30 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ALKIRE STREET;

THENCE S 85°12'46" E, A DISTANCE OF 38.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ALKIRE STREET;

THENCE S 00°30'29" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1100.28 FEET;

THENCE S 88°02'31" W, A DISTANCE OF 30.02 FEET TO THE SOUTHEAST CORNER OF THE NORTH OF THE NORTH HALF OF SECTION 30;

THENCE S 88°02'31" W ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF THE NORTH HALF OF SECTION 30, A DISTANCE OF 4281.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 175.2820 ACRES, MORE OR LESS.

**TOGETHER WITH:**

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTH HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 30 BEARS N 88°02'31" E AND MONUMENTED AS FOLLOWS:

*-THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF WHICH BEING 2.5" ALUM. CAP L.S. 20683.*

*-THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF WHICH BEING A 3.25" ALUM. CAP LS 16837.*

COMMENCING AT SAID SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30;

THENCE N 88°02'31" E ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, A DISTANCE OF 4925.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ALKIRE STREET AS RECORDED AT RECEPTION NUMBER 79024504, JEFFERSON COUNTY PUBLIC RECORDS;

THENCE N 00°30'29" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1108.29 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CHURCH DITCH AS RECORDED AT RECEPTION NUMBER 91046239, PLAT BOOK 106, PAGE 1-20, JEFFERSON COUNTY PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHURCH DITCH ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 7°58'41", A RADIUS OF 259.41 FEET, AN ARC LENGTH OF 36.12 FEET AND A CHORD BEARING N 76°22'39" W A DISTANCE OF 36.09 FEET;

THENCE N 00°30'29" W, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 42.51 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CHURCH DITCH;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CHURCH DITCH THE FOLLOWING SEVENTEEN (17) COURSES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°10'12", A RADIUS OF 219.41 FEET, AN ARC LENGTH OF 65.75 FEET AND A CHORD BEARING N 60°20'57" W A DISTANCE OF 65.51 FEET;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 57°03'18", A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 229.03 FEET AND A CHORD BEARING N 80°17'30" W A DISTANCE OF 219.69 FEET;
- 3) THENCE S 71°10'51" W, A DISTANCE OF 129.11 FEET;
- 4) THENCE S 63°24'46" W, A DISTANCE OF 67.80 FEET;
- 5) THENCE S 67°55'07" W, A DISTANCE OF 107.11 FEET;
- 6) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 61°08'40", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 16.01 FEET AND A CHORD BEARING N 81°30'33" W A DISTANCE OF 15.26 FEET;
- 7) THENCE N 50°56'13" W, A DISTANCE OF 58.01 FEET;
- 8) THENCE N 75°05'10" W, A DISTANCE OF 83.36 FEET;
- 9) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°18'22", A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 108.69 FEET AND A CHORD BEARING N 89°14'21" W A DISTANCE OF 107.59 FEET;
- 10) THENCE S 76°36'28" W, A DISTANCE OF 323.79 FEET;
- 11) THENCE S 69°32'06" W, A DISTANCE OF 154.65 FEET;
- 12) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°13'32", A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 101.55 FEET AND A CHORD BEARING S 52°25'20" W A DISTANCE OF 100.05 FEET;
- 13) THENCE S 35°18'34" W, A DISTANCE OF 37.92 FEET;
- 14) THENCE S 46°25'32" W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 86.68 FEET;
- 15) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°29'25", A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 109.39 FEET AND A CHORD BEARING S 54°35'48" W A DISTANCE OF 108.27 FEET;
- 16) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 50°26'00", A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 61.62 FEET AND A CHORD BEARING S 65°34'05" W A DISTANCE OF 59.65 FEET;
- 17) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°19'06", A RADIUS OF 520.00 FEET, AN ARC LENGTH OF 39.19 FEET AND A CHORD BEARING S 88°37'32" W A DISTANCE OF 39.18 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER F0418433, JEFFERSON COUNTY PUBLIC RECORDS;

THENCE ALONG SAID EASTERLY LINE OF A PARCEL OF LAND THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE N 08°14'13" E, A DISTANCE OF 262.75 FEET;
- 2) THENCE N 02°46'52" W, A DISTANCE OF 70.25 FEET;
- 3) THENCE N 14°04'43" E, A DISTANCE OF 51.71 FEET;
- 4) THENCE N 84°05'13" E, A DISTANCE OF 242.21 FEET;
- 5) N 02°50'07" W, A DISTANCE OF 32.24 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NUMBER 91054465, JEFFERSON COUNTY PUBLIC RECORDS;

THENCE N 88°32'30" E ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 1417.67 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ALKIRE STREET;

THENCE S 00°30'29" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 180.35 FEET;

THENCE N 85°12'46" W, A DISTANCE OF 38.43 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 4°50'46", A RADIUS OF 259.41 FEET, AN ARC LENGTH OF 21.94 FEET AND A CHORD BEARING N 82°47'23" W A DISTANCE OF 21.94 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 239,476 S.F. OR 5.498 ACRES, MORE OR LESS.

WITH A COMBINED AREA OF 180.780 ACRES, MORE OR LESS.

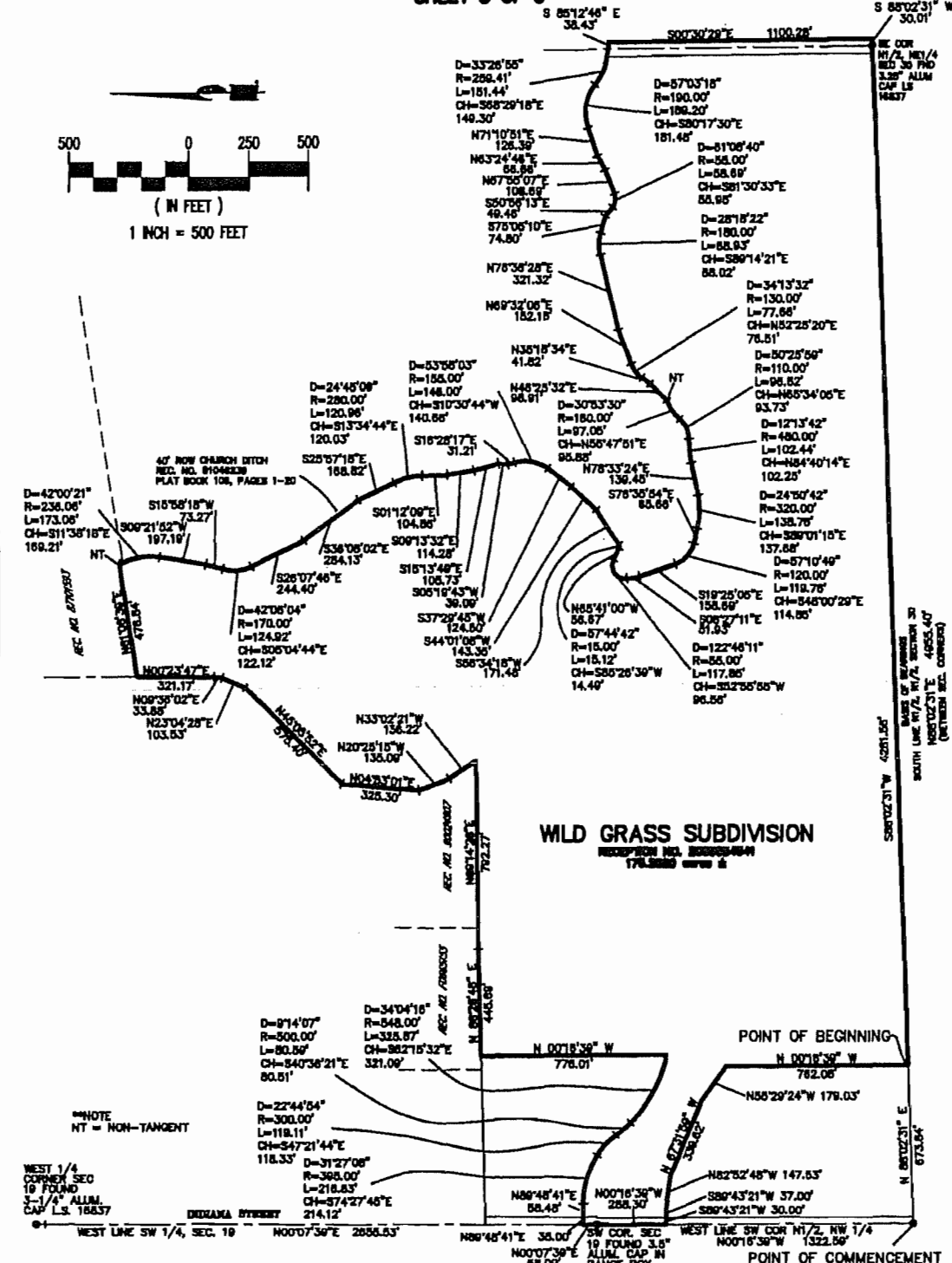
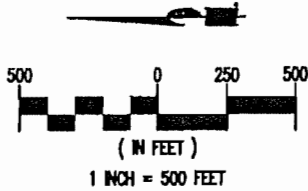
I, CHRISTOPHER H. McELVAIN, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

CHRISTOPHER H. McELVAIN  
 PROFESSIONAL LAND SURVEYOR  
 COLORADO REGISTRATION NO. 36561  
 FOR AND ON BEHALF OF JEHN ENGINEERING, INC.  
 5855 WADSWORTH BYPASS #A-100  
 ARVADA, CO. 80003

J:\1193\198-260.001\survey\DISTRICT-EXHIBITS\2008\8260PAR-C\_7-01-08.doc

# EXHIBIT

A PORTION OF WILD GRASS SUBDIVISION  
 LOCATED IN SEC 19 & 30, T2S, R69W, 6TH P.M.  
 COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 5 OF 6



NOTE  
 NT = NON-TANGENT

WEST 1/4 CORNER SEC 19 FOUND 3-1/4" ALLUM. CAP L.S. 18637

DIXIANA BYWAY

NOTES  
 THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. NO MONUMENTS WERE SET FOR THE PREPARATION OF THE ATTACHED LEGAL DESCRIPTION.

SW COR. SEC 19 FOUND 3.5" ALLUM. CAP IN RANGE BOX L.S. 18637, 1996'

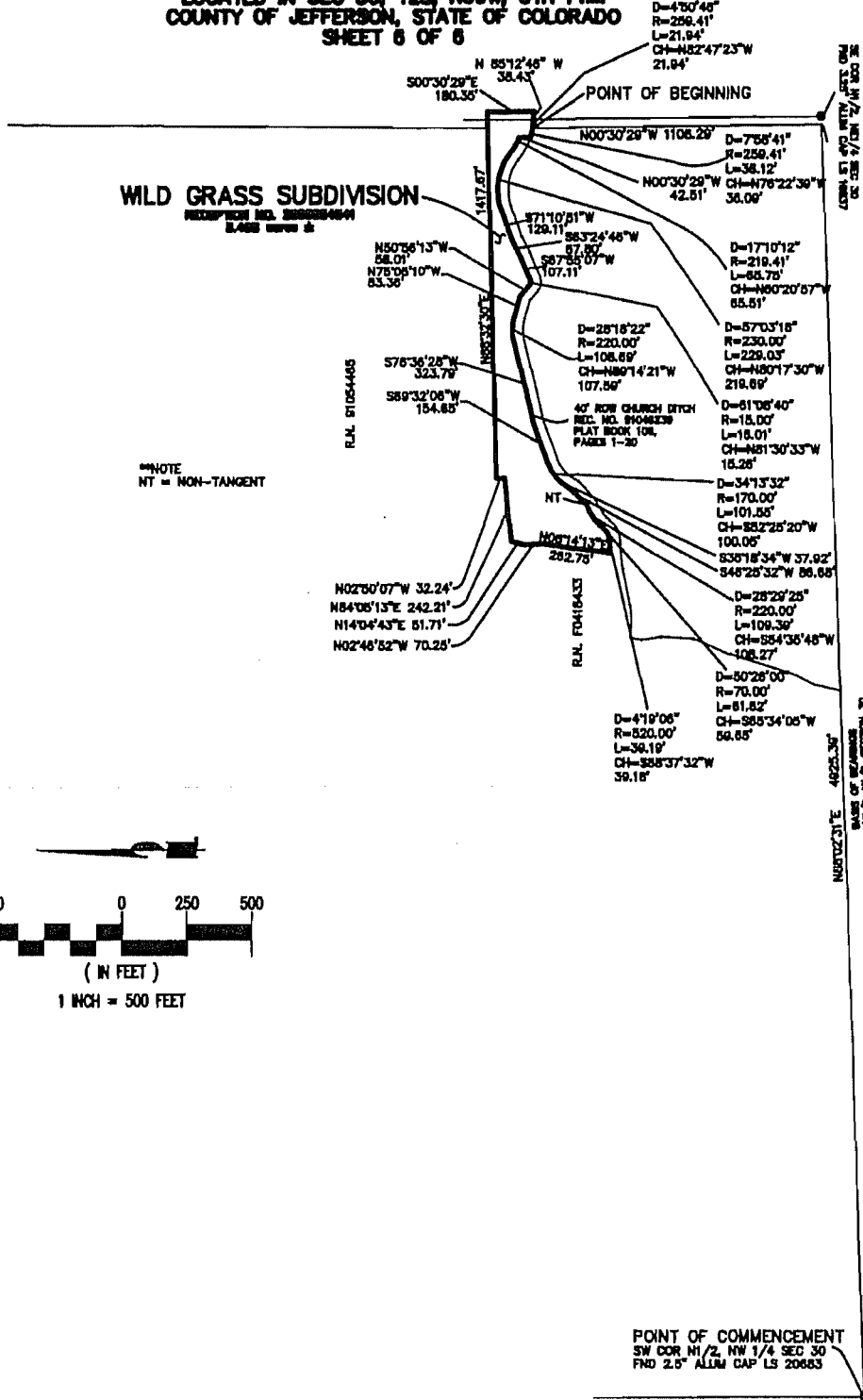
POINT OF COMMENCEMENT  
 SW COR. NW 1/2, NW 1/4 SEC 30  
 FND 2.5" ALLUM. CAP L.S. 20683

LOCATION: SEC 19 & 30, T2S, R69W, 6th P.M. AREA 178.2820 AC. ±

<p><b>JEHN</b> ENGINEERING, INC.</p> <p>2853 WADSWORTH BLVD., SUITE 110          ARAPAHO, COLORADO 80020          PH. (303) 423-8028 FAX (303) 487-6428</p>	TITLE: EXHIBIT- PARCEL C		
	SCALE: 1" = 500'	REVISED: 07.01.08	JOB #: 1193-06-260
		8260PAR-C	

# EXHIBIT

A PORTION OF WILD GRASS SUBDIVISION  
 LOCATED IN SEC 30, T2S, R69W, 6TH P.M.  
 COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 6 OF 8



**NOTE:**  
 THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. NO MONUMENTS  
 WERE SET FOR THE PREPARATION OF THE ATTACHED LEGAL DESCRIPTION.

\\1193\188-280.001\survey\DISTRICT-EXHIBITS\2008\8280PAR-D.DWG

<b>LOCATION:</b> SEC 30, T2S, R69W, 6th P.M.	<b>AREA:</b> 5.498 AC. ±
<b>TITLE:</b> EXHIBIT- PARCEL D	
<b>SCALE:</b> 1" = 500'	
7.01.08	1193-88-280
8280PAR-D	

