

NEUTOWNE METROPOLITAN DISTRICT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 21, 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 SOUTHWEST CORNER OF SAID SECTION 21;

THENCE NORTH 00°04'54" EAST ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 210.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF JORDAN ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 1, 2002, AT RECEPTION NO. 2002116352 IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY NORTH 00°04'54" EAST, A DISTANCE OF 302.29 FEET;

THENCE DEPARTING SAID WESTERLY LINE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES:

- 1) NORTH 03°53'45" EAST, A DISTANCE OF 117.12 FEET;
- 2) SOUTH 89°55'06" EAST, A DISTANCE OF 19.21 FEET;
- 3) NORTH 00°04'54" EAST, A DISTANCE OF 1016.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 874.00 FEET;
- 4) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°00'29", AN ARC LENGTH OF 137.41 FEET;
- 5) NORTH 09°05'23" EAST, A DISTANCE OF 289.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1457.18 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 81°37'12" WEST;
- 6) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°35'12", AN ARC LENGTH OF 91.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1044.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 85°55'00" WEST;
- 7) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°00'06", AN ARC LENGTH OF 72.91 FEET;
- 8) NORTH 00°04'54" EAST, A DISTANCE OF 296.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;
- 9) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'49", AN ARC LENGTH OF 78.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WEST MAIN STREET AS DESCRIBED IN EXHIBIT C OF SPECIAL WARRANTY DEED RECORDED NOVEMBER 1, 2002, AT RECEPTION NO. 2002116352 IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89°51'14" EAST, A DISTANCE OF 363.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1516.39 FEET;
- 2) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°30'50", AN ARC LENGTH OF 278.26 FEET;
- 3) NORTH 10°22'04" WEST, A DISTANCE OF 15.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1501.86 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 10°22'06" WEST;
- 4) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°55'19", AN ARC LENGTH OF 181.43 FEET;

THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°51'14" EAST, A DISTANCE OF 100.15 FEET;

THENCE NORTH 00°02'30" EAST, A DISTANCE OF 2.02 FEET TO THE SOUTHERLY LINE OF CLARKE FARMS SUBDIVISION FILING NO. 2A;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SEVEN (7) COURSES:

- 1) SOUTH 89°57'30" EAST, A DISTANCE OF 258.06 FEET;
- 2) SOUTH 89°58'38" EAST, A DISTANCE OF 117.35 FEET;
- 3) SOUTH 00°06'41" WEST, A DISTANCE OF 27.35 FEET;
- 4) NORTH 89°55'49" EAST, A DISTANCE OF 50.00 FEET;
- 5) NORTH 00°06'41" EAST, A DISTANCE OF 27.27 FEET;
- 6) SOUTH 89°58'38" EAST, A DISTANCE OF 233.68 FEET;
- 7) SOUTH 00°01'22" WEST, A DISTANCE OF 3.35 FEET TO THE WESTERLY LINE OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 2;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°23'46" WEST, A DISTANCE OF 682.11 FEET;

THENCE SOUTH 89°59'17" EAST, A DISTANCE OF 657.02 TO THE WESTERLY RIGHT-OF-WAY OF MOTSENBOCKER ROAD AS RECORDED AT RECEPTION NO. 2002116352 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES:

- 1) SOUTH 00°14'26" EAST, A DISTANCE OF 116.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 585.00 FEET;
- 2) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°13'36", AN ARC LENGTH OF 155.46 FEET;
- 3) SOUTH 15°28'01" EAST, A DISTANCE OF 308.05 FEET;
- 4) SOUTH 09°52'58" EAST, A DISTANCE OF 71.94 FEET;
- 5) SOUTH 15°28'01" EAST, A DISTANCE OF 79.96 FEET;

- 6) SOUTH 16°11'08" EAST, A DISTANCE OF 387.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 535.00 FEET;
- 7) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°56'43", AN ARC LENGTH OF 148.89 FEET;
- 8) SOUTH 00°14'26" EAST, A DISTANCE OF 608.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 175.00 FEET;
- 9) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°02'53", AN ARC LENGTH OF 45.96 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID EASTERLY LINE, SOUTH 00°14'26" EAST, A DISTANCE OF 81.36 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;

THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°52'04" WEST, A DISTANCE OF 380.00 FEET;

THENCE NORTH 00°14'26" WEST, A DISTANCE OF 210.00 FEET TO A LINE PARALLEL WITH AND 210.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°52'04" WEST, A DISTANCE OF 2,269.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 127.673 ACRES, (55,61,430 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DANIEL E. DAVIS, PLS NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
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NEUTOWNE METROPOLITAN DISTRICT



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\135718-01 - Neutowne Metro District Map\Draw\EXHIBITS
 DWG NAME: 135718-01 - NEUTOWN METRO DIST MAP.DWG
 DWG: KRW CHK: JRW
 DATE: 09/07/2018
 SCALE: 1" = 500'



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Neutowne Metropolitan District