

# EXHIBIT

## THE CANYONS METROPOLITAN DISTRICT NO. 3 A PORTION OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACT A, PARCELS 3 AND 5, PORTIONS OF PARCEL 4, AND PORTIONS OF CROSS CANYON TRAIL, CANYON FORGE DRIVE AND CANYONSIDE BOULEVARD RIGHT-OF-WAYS, AS SHOWN ON THE CANYONS SUPERBLOCK PLAT NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018040799, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING S 89°54'12" E, AS SHOWN ON SAID PLAT, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 2, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "PLS 33202", TO THE SOUTHEAST CORNER OF SAID SECTION 2, BEING MONUMENTED BY A STONE WITH A CHISELED CROSS, WITH ALL BEARINGS HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH QUARTER CORNER OF SAID SECTION 2, THENCE N 06°57'11" E, A DISTANCE OF 1183.06 FEET TO THE EAST CORNER OF SAID PARCEL 5 AND THE POINT OF BEGINNING.

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 5, THE FOLLOWING EIGHTEEN (18) COURSES:

1. S 58°36'09" W, A DISTANCE OF 108.57 FEET;
2. S 34°02'01" W, A DISTANCE OF 90.31 FEET;
3. S 31°53'36" W, A DISTANCE OF 180.70 FEET;
4. S 35°43'17" W, A DISTANCE OF 147.49 FEET;
5. S 48°20'46" W, A DISTANCE OF 250.55 FEET;
6. S 73°40'20" W, A DISTANCE OF 113.14 FEET;
7. S 78°22'21" W, A DISTANCE OF 64.98 FEET;
8. S 68°12'33" W, A DISTANCE OF 70.56 FEET;
9. S 58°00'30" W, A DISTANCE OF 176.58 FEET;
10. S 58°18'44" W, A DISTANCE OF 74.80 FEET;
11. S 66°48'45" W, A DISTANCE OF 85.53 FEET;
12. S 70°01'36" W, A DISTANCE OF 87.64 FEET;
13. S 67°23'28" W, A DISTANCE OF 97.34 FEET;
14. S 72°54'21" W, A DISTANCE OF 76.38 FEET;
15. S 72°04'52" W, A DISTANCE OF 66.89 FEET;
16. S 85°06'13" W, A DISTANCE OF 65.76 FEET;
17. N 75°43'36" W, A DISTANCE OF 195.93 FEET;
18. N 67°30'38" W, A DISTANCE OF 268.59 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 5, ALSO BEING A POINT ON THE EAST LINE OF SAID CANYONSIDE BOULEVARD RIGHT-OF-WAY;

THENCE CONTINUING N 67°30'38" W, A DISTANCE OF 153.74 FEET TO A POINT ON THE EAST LINE OF PARCEL 2, SAID CANYONS SUPERBLOCK NO. 2 PLAT, ALSO BEING A POINT ON THE WEST LINE OF SAID CANYONSIDE BOULEVARD AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID CANYONSIDE BOULEVARD RIGHT-OF-WAY AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS 769.50 FEET, A CENTRAL ANGLE OF 00°38'05" AND AN ARC LENGTH OF 8.53 FEET, THE CHORD OF WHICH BEARS N 29°09'16" E, A DISTANCE OF 8.53 FEET;

THENCE N 60°31'42" W, A DISTANCE OF 300.00 FEET;

THENCE N 29°28'18" E, A DISTANCE OF 400.00 FEET;

THENCE S 60°31'42" E, A DISTANCE OF 300.00 FEET TO A POINT ON THE WEST LINE OF SAID CANYONSIDE BOULEVARD RIGHT-OF-WAY;

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

PROJECT: 14-002

DATE: 09/25/2020

SHEET 1 OF 3

DR: J. ANTON

DS: T. GIRARD

P.M. K. ROHRBOUGH



**CORE**  
CONSULTANTS

CIVIL ENGINEERING  
DEVELOPMENT CONSULTING  
NATURAL RESOURCES  
LAND SURVEYING  
303.703.4444  
1950 W. Littleton Blvd., Ste. 109  
Littleton, CO 80120

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### LEGAL DESCRIPTION CONTINUED:

THENCE ALONG THE WEST LINE OF SAID CANYONSIDE BOULEVARD RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

1. N 29°28'18" E, A DISTANCE OF 221.95 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 988.50 FEET, A CENTRAL ANGLE OF 48°44'19" AND AN ARC LENGTH OF 840.87 FEET;
3. N 19°16'00" W, A DISTANCE OF 418.20 FEET TO A POINT ON THE SOUTH LINE OF THE HESS ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NOS. 2010006584 AND 2010006585, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING EIGHT (8) COURSES:

1. N 70°44'00" E, A DISTANCE OF 143.00 FEET;
2. N 19°16'00" W, A DISTANCE OF 150.00 FEET;
3. N 23°31'22" E, A DISTANCE OF 110.41 FEET TO A POINT OF NON-TANGENT CURVATURE;
4. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1384.00 FEET, A CENTRAL ANGLE OF 44°09'34" AND AN ARC LENGTH OF 1066.69 FEET, THE CHORD OF WHICH BEARS N 42°34'38" E, A DISTANCE OF 1040.48 FEET;
5. N 20°29'51" E, A DISTANCE OF 276.08 FEET
6. S 69°30'09" E, A DISTANCE OF 77.71 FEET;
7. N 28°40'15" E, A DISTANCE OF 285.00 FEET;
8. N 64°44'54" E, A DISTANCE OF 19.20 FEET;

THENCE S 88°48'52" E, A DISTANCE OF 1361.44 FEET TO A POINT ON THE SOUTH LINE OF THE REUTER-HESS RESERVOIR;  
THENCE ALONG THE SOUTH LINE OF THE REUTER-HESS RESERVOIR, THE FOLLOWING THIRTEEN (13) COURSES:

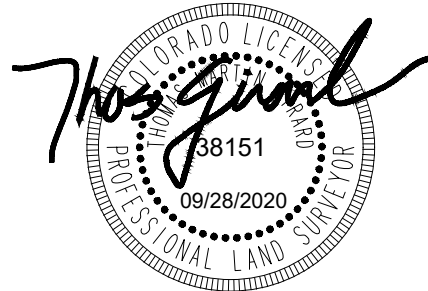
1. S 18°59'23" W, A DISTANCE OF 345.00 FEET;
2. S 82°28'32" W, A DISTANCE OF 110.00 FEET;
3. S 33°56'15" W, A DISTANCE OF 150.00 FEET;
4. S 31°25'01" E, A DISTANCE OF 155.00 FEET;
5. S 19°43'30" W, A DISTANCE OF 235.00 FEET;
6. S 12°31'11" W, A DISTANCE OF 310.00 FEET;
7. S 02°42'25" E, A DISTANCE OF 225.00 FEET;
8. S 13°07'44" W, A DISTANCE OF 260.00 FEET;
9. S 08°24'12" W, A DISTANCE OF 135.00 FEET;
10. S 06°05'13" W, A DISTANCE OF 250.00 FEET;
11. S 20°48'29" W, A DISTANCE OF 170.00 FEET;
12. S 39°21'53" W, A DISTANCE OF 221.31 FEET;
13. S 18°44'17" E, A DISTANCE OF 170.36 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 4;

THENCE S 60°57'18" W, ALONG SAID SOUTH LINE, A DISTANCE OF 97.16 FEET TO A POINT ON THE EAST LINE OF SAID CROSS CANYON TRAIL RIGHT-OF-WAY;

THENCE S 60°50'39" W, A DISTANCE OF 80.46 FEET TO A POINT ON THE WEST LINE OF SAID CROSS CANYON TRAIL RIGHT-OF-WAY AND THE POINT OF BEGINNING.

CONTAINING 5,755,538 SQUARE FEET, OR 132.219 ACRES, MORE OR LESS.

THOMAS M. GIRARD  
COLORADO PLS 38151  
FOR AND ON BEHALF OF  
CORE CONSULTANTS, INC.



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.  
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PROJECT: 14-002  
DATE: 09/25/2020  
SHEET 2 OF 3

DR: J. ANTON  
DS: T. GIRARD  
P.M. K. ROHRBOUGH

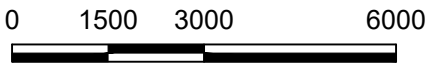
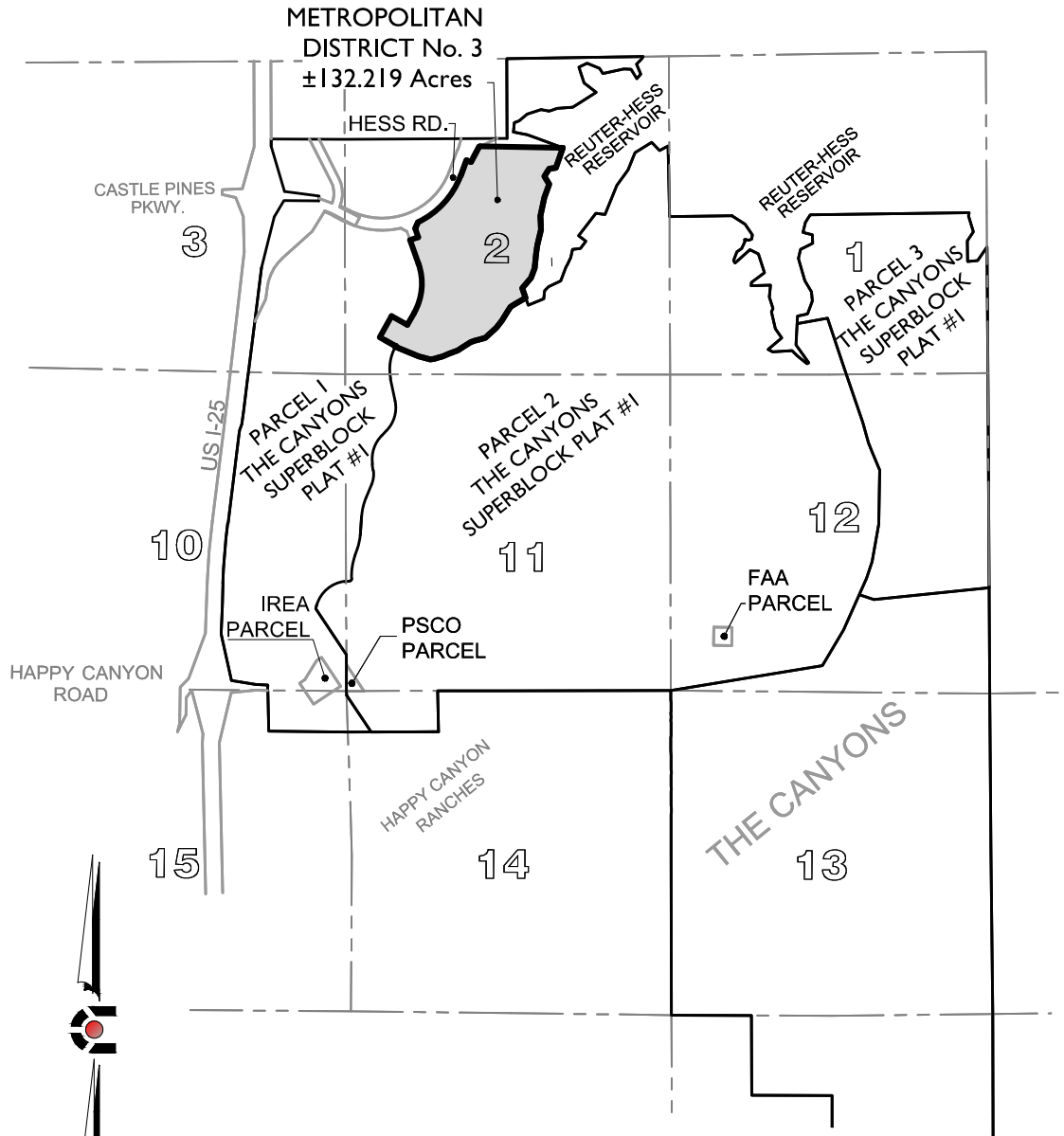


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CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO



SCALE: 1" = 3000'

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SHEET 3 OF 3

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