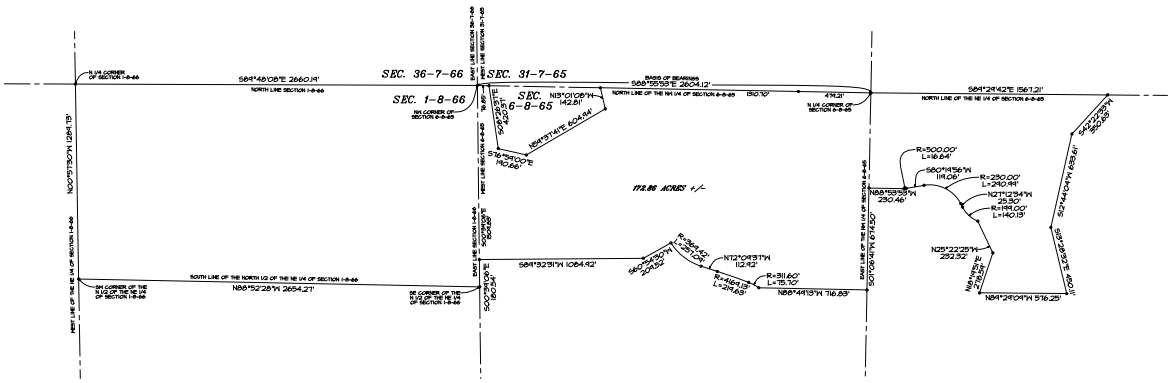
SUNDOWN OAKS METRO DISTRICT BOUNDARY

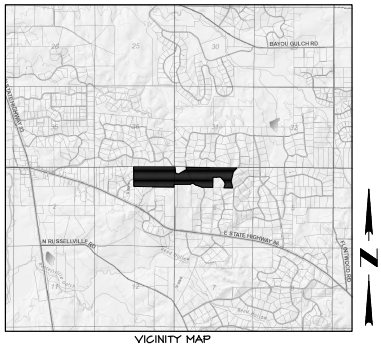
In Section 1, Township 8 South, Range 66 West, and In Section 6, Township 8 South, Range 65 West, 6th P.M., Douglas County, Colorado



PROPERTY DESCRIPTION:

A tract of land situated in the Northeast 1/4 of Section 1, Township 8 South, Range 66 West and in the North 1/2 of Section 6, Township 8 South, Range 65 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Beginning at the Northwest corner of the Northeast 1/4 of Section 6 and considering the North line of said Northeast 1/4 to bear S 88°28'42"E with all bearings contained herein relative thereto;
Thence S 88°28'42"E along said North line a distance of 1567.21 feet;
Thence S 42°23'33"W a distance of 280.83 feet;
Thence S 17°44'04"W a distance of 633.61 feet;
Thence S 13°28'32"E a distance of 450.11 feet;
Thence N 88°29'09"W a distance of 576.25 feet;
Thence N 18°19'51"E a distance of 278.58 feet;
Thence N 28°22'25"W a distance of 252.32 feet;
Thence Northwesterly along the arc of a curve to the right a distance of 140.13 feet, said curve has a radius of 199.00 feet, a central angle of 40°20'47" and a chord that bears N 47°22'57"W a distance of 137.25 feet to a point of tangent;
Thence N 27°12'34"W along said tangent a distance of 25.30 feet to a point of curve;
Thence Westerly along the arc of a curve to the left a distance of 280.98 feet, said curve has a radius of 230.00 feet and a central angle of 72°29'20" to a point of tangent;
Thence S 80°19'56"W along said tangent a distance of 119.06 feet to a point of curve;
Thence Westerly along the arc of a curve to the right a distance of 16.64 feet, said curve has a radius of 900.00 feet and a central angle of 01°04'26";
Thence N 88°53'53"W a distance of 250.46 feet to the East line of the Northwest 1/4 of Section 6;
Thence S 01°08'41"W along said East line a distance of 574.50 feet;
Thence N 88°49'13"W a distance of 716.83 feet;
Thence Northwesterly along the arc of a curve to the left a distance of 75.70 feet, said curve has a radius of 311.60 feet, a central angle of 13°55'11" and a chord that bears N 62°10'55"W a distance of 75.52 feet to a point of curve;
Thence Northwesterly along the arc of a curve to the left a distance of 219.83 feet, said curve has a radius of 4168.13 feet and a central angle of 03°01'06" to a point of tangent;
Thence N 72°09'37"W along said tangent a distance of 112.92 feet to a point of curve;
Thence Northwesterly along the arc of a curve to the right a distance of 257.09 feet, said curve has a radius of 368.42 feet and a central angle of 39°52'28";
Thence S 60°54'30"W a distance of 209.52 feet;
Thence S 89°32'31"W a distance of 1084.92 feet to the East line of the North 1/2 of the Northeast 1/4 of Section 1;
Thence S 00°39'06"E a distance of 180.54 feet to the Southeast corner of said North 1/2 of the Northeast 1/4;
Thence N 88°52'28"W a distance of 2654.27 feet to the Southwest corner of said North 1/2 of the Northeast 1/4;
Thence N 00°57'30"W a distance of 1289.73 feet to the Northwest corner of said North 1/2 of the Northeast 1/4;
Thence S 89°48'08"E a distance of 2660.19 feet to the Northeast corner of said North 1/2 of the Northeast 1/4;
Thence S 88°55'53"E along the North line of the Northwest 1/4 of Section 6 a distance of 76.85 feet;
Thence S 08°28'37"E a distance of 420.37 feet;
Thence S 76°59'00"E a distance of 180.66 feet;
Thence N 58°37'41"E a distance of 604.94 feet;
Thence N 13°01'08"W a distance of 142.81 feet to the North line of the Northwest 1/4 of Section 6;
Thence S 88°55'53"E a distance of 1789.91 feet to the Point of Beginning.

Containing a total of 172.86 acres, more or less.
This description was prepared under the direct supervision of Johnny Calvin Hicks, PLS36570 for and on behalf of David E. Archer and associates, Inc.



BASIS OF BEARINGS
Bearings are deeded and based on the consideration that the North line of the NW 1/4 of Section 6 bears N88°55'53"W as shown hereon between the identified monuments.

N

GRAPHIC SCALE 1"=300'
0 300 600 900

All measurements shown hereon are U.S. Survey Feet.

Conflicting boundary evidence is as shown.

REVISIONS			

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
100 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE 1"=300'
DATE 08-16-2021
BY JCH

TITLE: SUNDOWN OAKS METRO DISTRICT BOUNDARY
In Sec. 1, Township 8 South, Range 66 West, and in Sec. 6, Township 8 South, Range 65 West, 6th P.M., Douglas County, Colorado.
CLIENT: Sundown Oaks Metro District
Sheet 1 of 1
JOB NUMBER 21-1638

Plot Date: 08-16-2021 10:37am
G:\Projects\Sundown Oaks Metro District\Boundary\Sundown Oaks Metro District Boundary.dgn

DAVID E. ARCHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
105 Wilcox Street * Castle Rock, CO 80104
PHONE (303) 688-4642 * FAX (303) 688-4675 * karcher@davidearcher.com

Job No. 21-1638
August 16, 2021

PROPERTY DESCRIPTION:

A tract of land situated in the Northeast ¼ of Section 1, Township 8 South, Range 66 West and in the North ½ of Section 6, Township 8 South, Range 65 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Beginning at the Northwest corner of the Northeast ¼ of Section 6 and considering the North line of said Northeast ¼ to bear S 89°29'42"E with all bearings contained herein relative thereto;
Thence S 89°29'42"E along said North line a distance of 1567.21 feet;
Thence S 42°22'33"W a distance of 350.63 feet;
Thence S 12°44'04"W a distance of 633.61 feet;
Thence S 13°28'32"E a distance of 450.11 feet;
Thence N 89°29'09"W a distance of 576.25 feet;
Thence N 18°19'51"E a distance of 278.59 feet;
Thence N 25°22'25"W a distance of 232.32 feet;
Thence Northwesterly along the arc of a curve to the right a distance of 140.13 feet, said curve has a radius of 199.00 feet, a central angle of 40°20'47" and a chord that bears N 47°22'57"W a distance of 137.25 feet to a point of tangent;
Thence N 27°12'34"W along said tangent a distance of 25.30 feet to a point of curve;
Thence Westerly along the arc of a curve to the left a distance of 290.99 feet, said curve has a radius of 230.00 feet and a central angle of 72°29'20" to a point of tangent;
Thence S 80°19'56"W along said tangent a distance of 119.06 feet to a point of curve;
Thence Westerly along the arc of a curve to the right a distance of 16.64 feet, said curve has a radius of 500.00 feet and a central angle of 01°54'26";
Thence N 88°53'53"W a distance of 230.46 feet to the East line of the Northwest ¼ of Section 6;
Thence S 01°06'41"W along said East line a distance of 674.50 feet;
Thence N 88°49'13"W a distance of 716.83 feet;
Thence Northwesterly along the arc of a curve to the left a distance of 75.70 feet, said curve has a radius of 311.60 feet, a central angle of 13°55'11" and a chord that bears N 62°10'55"W a distance of 75.52 feet to a point of curve;
Thence Northwesterly along the arc of a curve to the left a distance of 219.63 feet, said curve has a radius of 4169.13 feet and a central angle of 03°01'06" to a point of tangent;
Thence N 72°09'37"W along said tangent a distance of 112.92 feet to a point of curve;

PROPERTY DESCRIPTION (continued)

Thence Northwesterly along the arc of a curve to the right a distance of 257.09 feet, said curve has a radius of 369.42 feet and a central angle of 39°52’28”;
Thence S 60°54’30”W a distance of 209.52 feet;
Thence S 89°32’31”W a distance of 1084.92 feet to the East line of the North ½ of the Northeast ¼ of Section 1;
Thence S 00°39’06”E a distance of 180.54 feet to the Southeast corner of said North ½ of the Northeast ¼;
Thence N 88°52’28”W a distance of 2654.27 feet to the Southwest corner of said North ½ of the Northeast ¼;
Thence N 00°57’30”W a distance of 1289.73 feet to the Northwest corner of said North ½ of the Northeast ¼;
Thence S 89°48’08”E a distance of 2660.19 feet to the Northeast corner of said North ½ of the Northeast ¼;
Thence S 88°55’53”E along the North line of the Northwest ¼ of Section 6 a distance of 76.85 feet;
Thence S 08°26’37”E a distance of 420.37 feet;
Thence S 76°59’00”E a distance of 190.66 feet;
Thence N 59°37’41”E a distance of 604.94 feet;
Thence N 13°01’08”W a distance of 142.81 feet to the North line of the Northwest ¼ of Section 6;
Thence S 88°55’53”E a distance of 1789.91 feet to the Point of Beginning.

Containing a total of 172.86 acres, more or less.
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