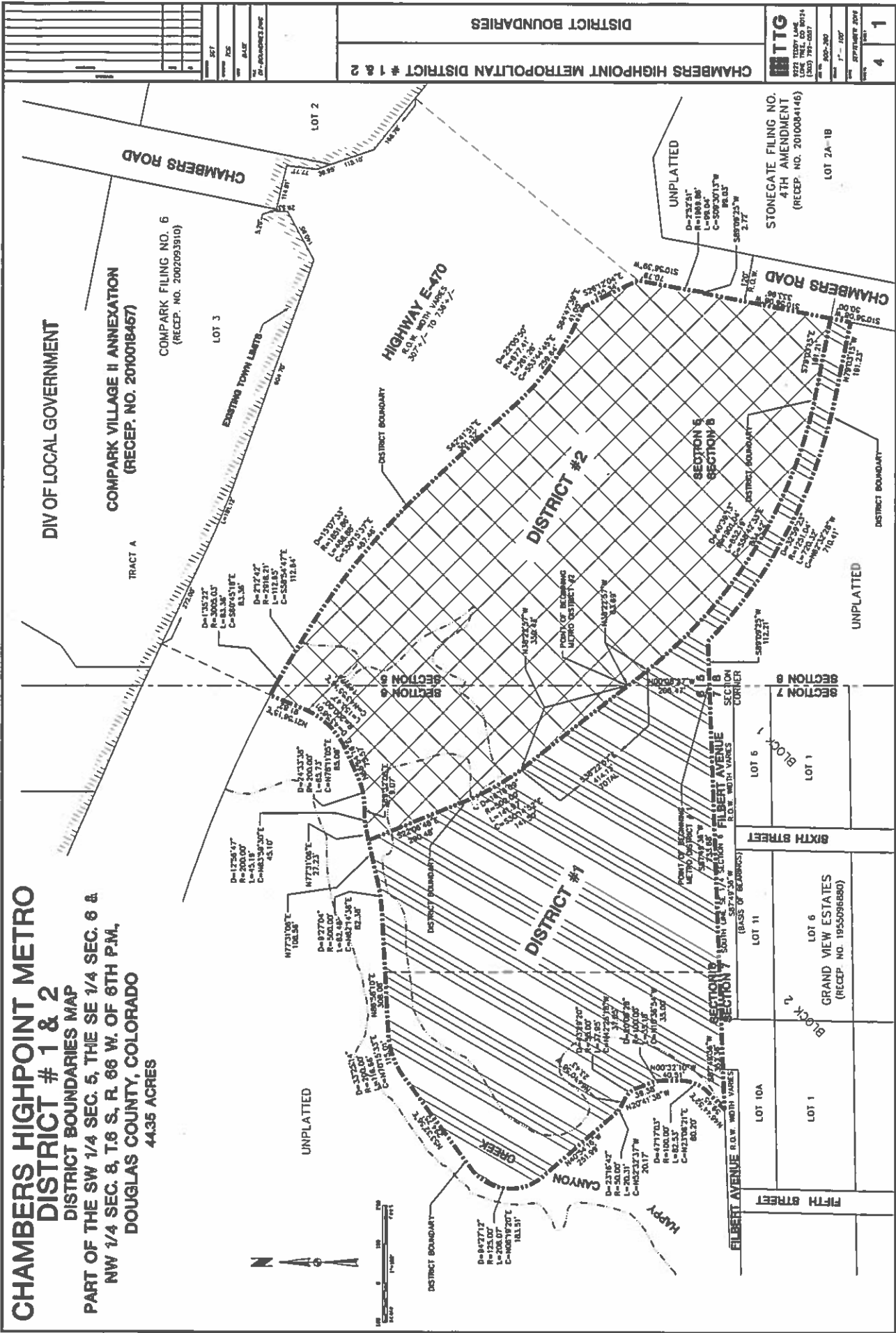


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DEC 16 2016

CHAMBERS HIGHPOINT METRO DISTRICT # 1 & 2

DISTRICT BOUNDARIES MAP
PART OF THE SW 1/4 SEC. 5, THE SE 1/4 SEC. 6 &
NW 1/4 SEC. 8, T.6 S., R. 66 W. OF 6TH P.M.,
DOUGLAS COUNTY, COLORADO
44.35 ACRES



DIV OF LOCAL GOVERNMENT
 COMPARK VILLAGE II ANNEXATION
 (RECEP. NO. 2010018457)

TRACT A
 LOT 3
 COMPARK FILING NO. 6
 (RECEP. NO. 2002093910)

HIGHWAY E-470
 50.0' W. WITH VARIES
 307.7' - TO 234.7'

DISTRICT #2

DISTRICT #1

UNPLATTED
 D-73251
 R-1908.88'
 L-68.04'
 C-50920157
 AREA 3.85
 S89W82.57°
 2.77'

STONEGATE FILING NO.
 4TH AMENDMENT
 (RECEP. NO. 2010084146)

LOT 2A-1B

SECTION 6
 SECTION 7
 SECTION 8

SECTION 6
 SECTION 7
 SECTION 8

SECTION 6
 SECTION 7
 SECTION 8

SECTION 6
 SECTION 7
 SECTION 8

DISTRICT BOUNDARIES

CHAMBERS HIGHPOINT METROPOLITAN DISTRICT # 1 & 2

TTG
 5025 118TH AVE., SUITE 114
 DENVER, CO 80231
 (303) 751-2051

DATE: 12/16/16
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SCALE: 1" = 100'

4 1

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DIV OF LOCAL GOVERNMENT



STRUCTURAL, MEP, CIVIL ENGINEERING & CONSTRUCTION SERVICES

Arizona California Colorado Florida Texas Lebanon Saudi Arabia U.A.E.

LEGAL DESCRIPTION - CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, IN THE SOUTHEAST QUARTER OF SECTION 6, AND IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 6, AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO BEAR SOUTH 87°49'36" WEST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE ALONG SAID SOUTH LINE, SOUTH 87°49'36" WEST, 733.88 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 87°49'36" WEST, 353.36 FEET, MORE OR LESS, TO THE CENTERLINE OF HAPPY CANYON CREEK; THENCE ALONG SAID CENTERLINE, THE FOLLOWING FIFTEEN (15) COURSES:

- 1) NORTH 46°44'52"EAST, 59.45 FEET;
- 2) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 47°17'03", A RADIUS OF 100.00 FEET AND AN ARC OF 82.53 FEET;
- 3) NORTH 00°32'10"WEST, 40.51 FEET;
- 4) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 20°09'28", A RADIUS OF 100.00 FEET AND AN ARC OF 35.18 FEET;
- 5) NORTH 20°41'38"WEST, 39.38 FEET;
- 6) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 43°29'20", A RADIUS OF 50.00 FEET AND AN ARC OF 37.95 FEET;
- 7) NORTH 64°10'58"WEST, 23.43 FEET;
- 8) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 23°16'42", A RADIUS OF 50.00 FEET AND AN ARC OF 20.31 FEET;
- 9) NORTH 40°54'16"WEST, 251.99 FEET;
- 10) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 94°27'12", A RADIUS OF 125.00 FEET AND AN ARC OF 206.07 FEET;
- 11) NORTH 53°32'56"EAST, 294.75 FEET;
- 12) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 33°25'14", A RADIUS OF 200.00 FEET AND AN ARC OF 116.66 FEET;
- 13) NORTH 86°58'10"EAST, 308.08 FEET;
- 14) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 09°27'04", A RADIUS OF 500.00 FEET AND AN ARC OF 82.48 FEET;
- 15) NORTH 77°31'06"EAST, 108.56 FEET TO THE PROPOSED CENTERLINE OF A 100.00 FOOT WIDE RIGHT-OF-WAY OF A FUTURE FRONTAGE ROAD;

THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 22°06'48"EAST, 290.48 FEET;
- 2) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 16°16'09", A RADIUS OF 500.00 FEET AND AN ARC OF 141.97 FEET;
- 3) SOUTH 38°22'57"EAST, 414.13 FEET;



- 4) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 40°39'13", A RADIUS OF 1201.04 FEET AND AN ARC OF 852.19 FEET;
- 5) SOUTH 79°03'15"EAST, 191.21 FEET TO THE WEST RIGHT-OF-WAY LINE OF CHAMBERS ROAD, AS PLATTED IN STONEGATE FILING NO. 16;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 10°56'08"WEST, 50.00 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF SAID 100.00 FOOT WIDE RIGHT-OF-WAY OF A FUTURE FRONTAGE ROAD;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, AND ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF SAID FUTURE FRONTAGE ROAD, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 79°03'15"WEST, 191.23 FEET;
- 2) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 32°59'23", A RADIUS OF 1251.04 FEET, AN ARC OF 720.32 FEET, AND A CHORD WHICH BEARS NORTH 62°32'28"WEST, 710.41 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°09'25" WEST, 112.21 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 20.42 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, MICHAEL C. CREGGER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, REGISTRATION NO. 22564, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FOR AND ON BEHALF OF TTG ENGINEERS, INC., ON SEPTEMBER 16, 2016, UTILIZING THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2008083843, AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY CARROLL & LANGE, INC. UNDER JOB NO. 1272, AND EXHIBITS AND LEGAL DESCRIPTIONS PREPARED BY SURVEY SYSTEMS, INC. UNDER JOB NO. 2009-349-01-035, AS PROVIDED TO TTG ENGINEERS, INC. BY COMPARK 190, LLC.