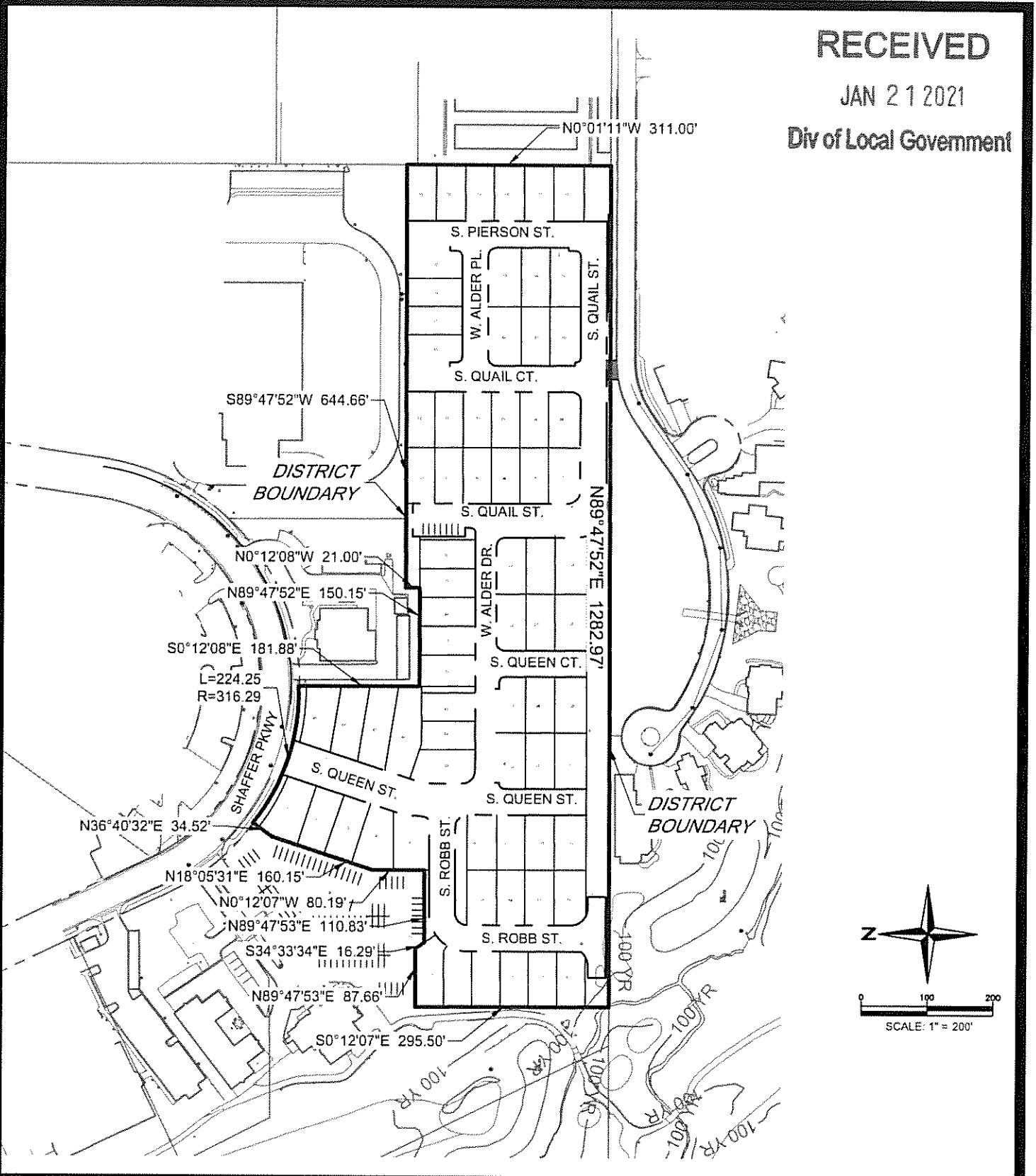


RECEIVED

JAN 21 2021

Div of Local Government

J:\2016\16005 - Deer Creek\CAD\Sheet Sets\CD\DISTRICT BOUNDARY.dwg Lab: 1A.8.5x11 Dec 13, 2019 - 1:26pm wconway



PARCEL 1A

DEER CREEK
DISTRICT BOUNDARY

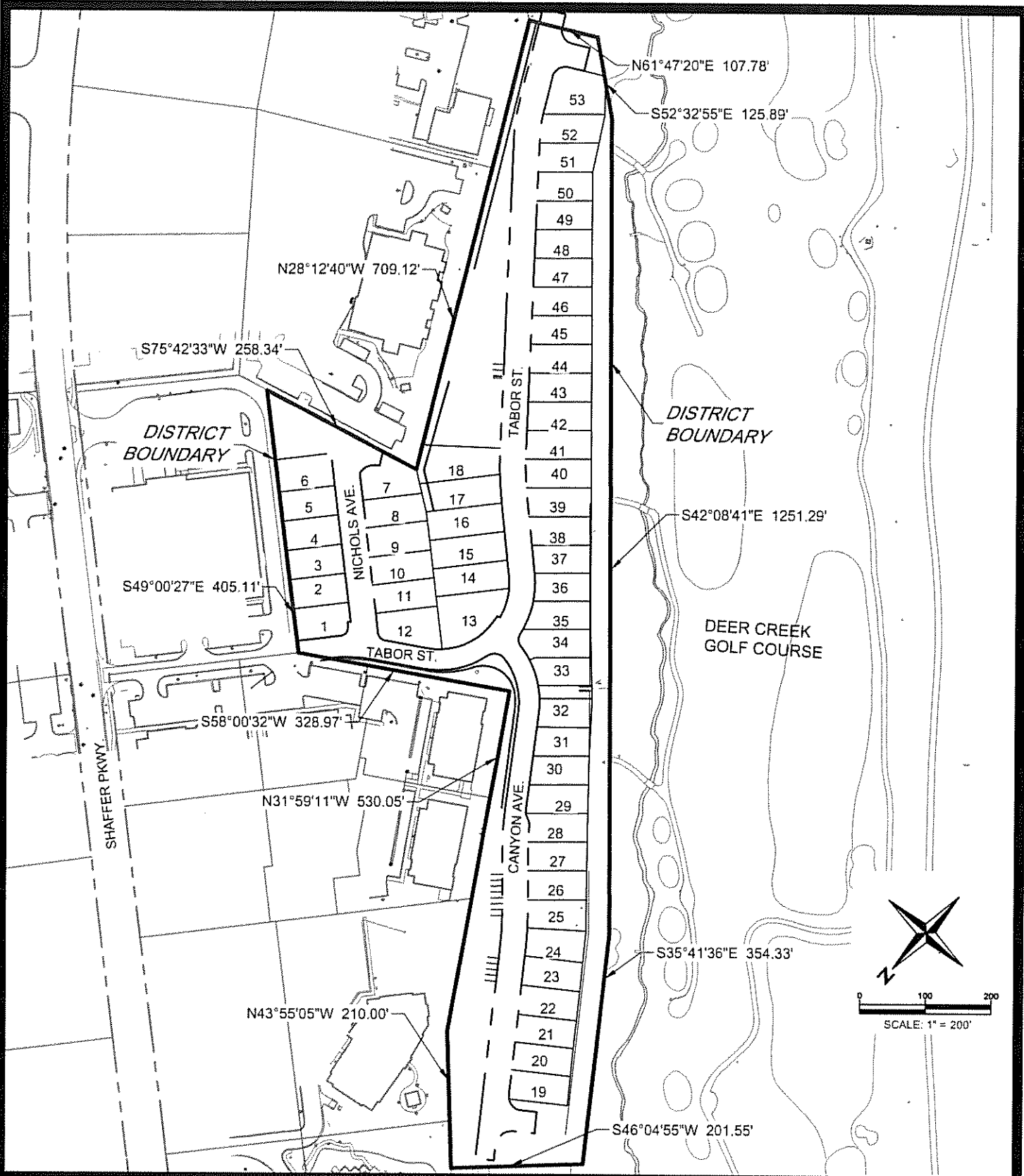
KEN CARYL CO

DATE 12/13/19

PROJ. NO. 16005

1 OF 2

M:\2016\16005 - Deer Creek\ADD\Sheet Sets\CDs\DISTRICT BOUNDARY.dwg Job: 1B.8.5x11 Dec.13. 2019 - 1:26pm wconway



Redland

WHERE GREAT PLACES BEGIN
100 West 12th Street
Portland, Oregon 97201
503.255.1234
REDLAND.COM

PARCEL 1B

DEER CREEK

DISTRICT BOUNDARY

KEN CARYL

CO

DATE 12/13/19

PROJ. NO. 16005

2 OF 2

EXHIBIT B
Map of Initial District Boundary

Deer Creek Villas Metropolitan District

RECEIVED

JAN 21 2021

Div of Local Government

EXHIBIT A
Legal Description of Initial District Boundary

PARCEL 1A

A PARCEL OF LAND BEING A PORTION OF TRACT A-1, KEN-CARYL BUSINESS CENTER PHASE 2 AMENDMENT NO. 1 EXEMPTION SURVEY NO. 5 AMENDMENT NO. 1 ADJUSTMENT 1, AS RECORDED AT RECEPTION NUMBER 2016097941, AND A PORTION OF LOT 14A, KEN-CARYL BUSINESS CENTER PHASE 2 AMENDMENT NO. 2, AS RECORDED AT RECEPTION NO. F0820362, BOTH BEING RECORDED IN THE RECORDS OF THE JEFFERSON COUNTY, COLORADO CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT A-1, BEING THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF SOUTH 89°47'53" WEST, A DISTANCE OF 1,341.34 FEET, AS SHOWN ON SAID KEN-CARYL BUSINESS CENTER PHASE 2 AMENDMENT NO. 1 EXEMPTION SURVEY NO. 5 AMENDMENT NO. 1 ADJUSTMENT 1, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A-1, SOUTH 89°47'53" WEST, A DISTANCE OF 1282.97 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 00°12'07" WEST, A DISTANCE OF 295.50 FEET;

THENCE NORTH 89°51'21" EAST, A DISTANCE OF 89.22 FEET;

THENCE SOUTH 34°33'34" EAST, A DISTANCE OF 16.18 FEET;

THENCE NORTH 89°47'53" EAST, A DISTANCE OF 110.83 FEET;

THENCE NORTH 00°12'07" WEST, A DISTANCE OF 80.19 FEET;

THENCE NORTH 18°05'31" EAST, A DISTANCE OF 160.15 FEET;

THENCE NORTH 36°40'32" EAST, A DISTANCE OF 34.52 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 14A AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 350.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°40'32" EAST;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID LOT 14A THE FOLLOWING TWO (2) COURSES:

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°42'20", AN ARC LENGTH OF 224.22 FEET;
2. SOUTH 00°12'08" EAST, A DISTANCE OF 181.88 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A-1;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID TRACT A-1 THE FOLLOWING FOUR (4) COURSES:

1. NORTH 89°47'52" EAST, A DISTANCE OF 150.16 FEET;
2. NORTH 00°12'07" WEST, A DISTANCE OF 21.00 FEET;
3. NORTH 89°47'52" EAST, A DISTANCE OF 644.66 FEET;
4. SOUTH 00°01'11" EAST, A DISTANCE OF 311.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 10.110 ACRES, (440,412 SQUARE FEET), MORE OR LESS.

PARCEL 1B

A PARCEL OF LAND BEING LOT 24A, BLOCK 1, KEN-CARYL BUSINESS CENTER PHASE 2 AMENDMENT 6, AS PLATTED UNDER RECEPTION NUMBER F2059684, TOGETHER WITH A PORTION OF PARCEL 2A, EXEMPTION SURVEY SECTION 32 AND 33, T 5 S, R 69 W. E42-10-96, AMENDMENT NO. 1, AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2019008464, BOTH IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF JEFFERSON, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 24A;

THENCE SOUTH 75°42'50" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 24A, A DISTANCE OF 258.35 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PORTION OF PARCEL 2A;

THENCE, ALONG THE BOUNDARY OF SAID PORTION OF PARCEL 2A, THE FOLLOWING EIGHT (8) COURSES;

1. SOUTH 28°12'40" EAST, A DISTANCE OF 709.12 FEET;
2. SOUTH 61°47'20" WEST, A DISTANCE OF 107.78 FEET;
3. NORTH 52°32'55" WEST, A DISTANCE OF 125.89 FEET;
4. NORTH 42°08'41" WEST, A DISTANCE OF 1251.29 FEET;
5. NORTH 35°41'36" WEST, A DISTANCE OF 354.33 FEET;
6. NORTH 46°04'55" EAST, A DISTANCE OF 201.55 FEET;
7. SOUTH 43°55'05" EAST, A DISTANCE OF 210.00 FEET;
8. SOUTH 31°59'11" EAST, A DISTANCE OF 530.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 24A;

THENCE, ALONG THE BOUNDARY OF SAID LOT 24A, THE FOLLOWING TWO (2) COURSES;

1. NORTH 58°00'32" EAST, A DISTANCE OF 328.97 FEET;

2. SOUTH 49°00'27" EAST, A DISTANCE OF 405.13 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10.605 ACRES, (461,970 SQUARE FEET), MORE OR LESS.

JAMES E. LYNCH PLS NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-189